



*The County of San Diego*

# Planning Commission Hearing Report

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|-------------------------|---|-----------------------|---|
| <b>Date:</b>            | May 10, 2019  | <b>Case/File No.:</b> | Jamul Commercial Major Use Permit and Tentative Parcel Map; PDS2018-MUP-18-008, PDS2018-TPM-21262, PDS2018-ER-18-19-008 |
| <b>Place:</b>           | County Conference Center<br>5520 Overland Avenue<br>San Diego, CA 92123 | <b>Project:</b>       | Major Use Permit and Tentative Parcel Map for a Commercial Development  |
| <b>Time:</b>            | 9:00 a.m.   | <b>Location:</b>      | 3018 Jefferson Road, Jamul  |
| <b>Agenda Item:</b>     | #2  | <b>General Plan:</b>  | Rural Commercial (RC)   |
| <b>Appeal Status:</b>   | Appealable to the Board of Supervisors                                  | <b>Zoning:</b>        | General Commercial (C36)  |
| <b>Applicant/Owner:</b> | Woodcrest Real Estate Ventures, Steve Powell                            | <b>Community:</b>     | Jamul/Dulzura Subregional Plan Area   |
| <b>Environmental:</b>   | CEQA §15183 Exemption   | <b>APN:</b>           | 596-071-60  |

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## A. EXECUTIVE SUMMARY

### 1. Introduction

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (PDS2018-MUP-18-008), Tentative Parcel Map (PDS2018-TPM-21262), and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Jamul Commercial project, submitted in 2018, is a proposed commercial development in the Jamul/Dulzura Subregional Plan area, and includes construction of a Tractor Supply Co. store and a self-storage facility. The property is zoned C36, or General Commercial, and has a "P" Special Area Designator which requires approval of a Major Use Permit (MUP) for any development on properties over five acres. A Tentative Parcel Map (TPM) is requested to divide the parcel into two legal lots. The 19.41 acre site is located north of Campo Road/State Route 94 (SR-94) and south of Lyons Valley Road. During processing of the application, the County received comments and concerns from stakeholders relating to traffic, community character, and biological resources.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, and the Planning & Development Services (PDS) recommendation.

The Planning Commission is asked to consider the project and either approve the project as submitted, approve the project with modifications, or deny the project. PDS analyzed the project for consistency with the General Plan, Zoning Ordinance, Subdivision Ordinance, and other applicable regulations, policies and ordinances and reviewed the project's potential impacts on the environment in accordance with CEQA. Based on this analysis, PDS has found the project to be consistent with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances with the inclusion of conditions in the MUP Form of Decision and the TPM Final Notice of Approval. Based on staff's analysis, it is the position of PDS that the findings can be made and recommends adoption of the Notice of Exemption, and approval of the project with the conditions explained in the report and incorporated in the attached Final Notice of Approval and Form of Decision (Attachments B and C).

## **2. Requested Actions**

This is a request for the Planning Commission to evaluate the proposed MUP and TPM for a commercial development, determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment E, which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.
- b. Adopt the Final Notice of Approval – Tentative Parcel Map No. TPM-21262, 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 Final Notice of Approval (Attachment B).
- c. Grant MUP PDS2018-MUP-18-008, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment C).

## **3. Key Requirements for Requested Actions**

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Jamul/Dulzura Subregional Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the proposed project consistent with the County's Subdivision Ordinance?
- e. Is the project consistent with other applicable County regulations?
- f. Does the project comply with CEQA?

## **B. DEVELOPMENT PROPOSAL**

### **1. Project Description**

The applicant requests a MUP and TPM to construct, operate, and maintain a Tractor Supply Co. store and a self-storage facility. The subject site is 19.41 acres and is located at 3018 Jefferson Road in the Jamul/Dulzura Subregional Plan area within the unincorporated County (Figure 1).



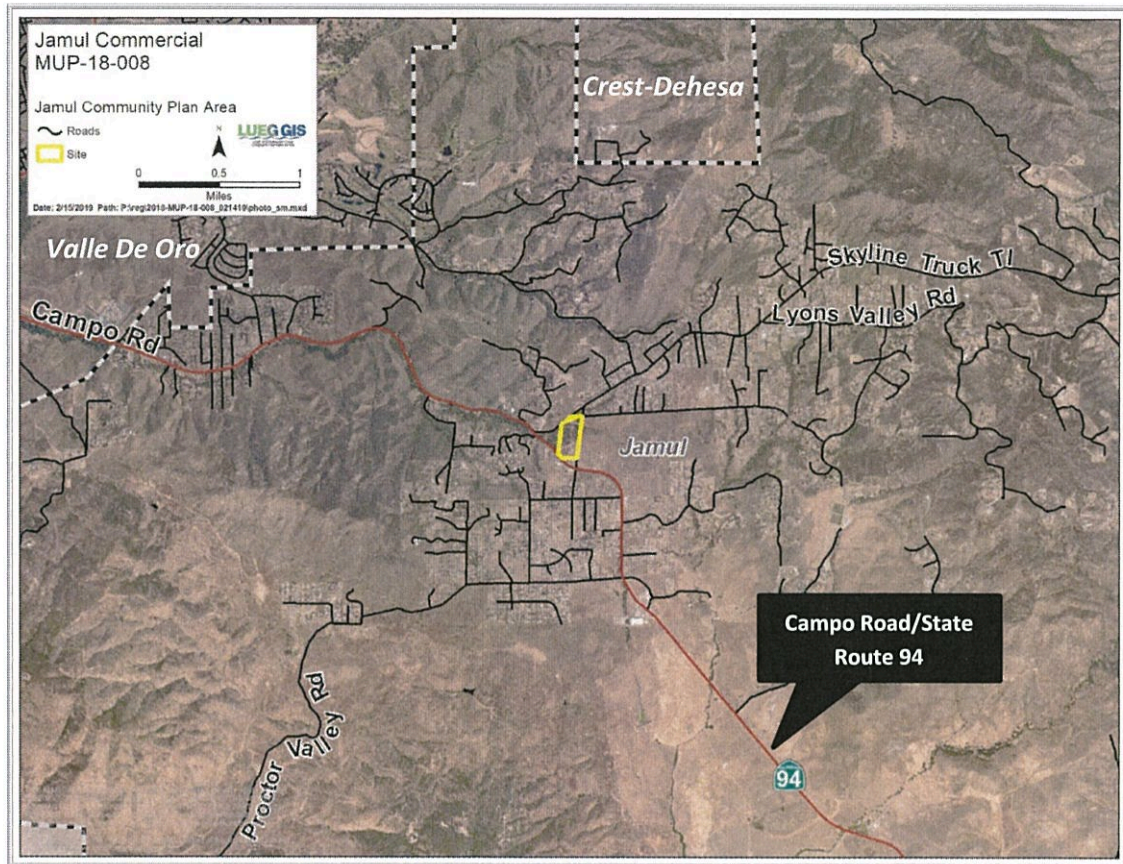


Figure 1: Vicinity Map

The project proposes dividing the 19.41 acre site into two parcels; the southern parcel will be 7.5 acres and the northern parcel will be 11.9 acres. The southern parcel will be developed with an 18,800 square foot (sf) Tractor Supply Co. store with a 15,000 sf fenced-in outdoor sales display which will include a 1,000 gallon propane tank for the sale of bulk propane. A 3,000 sf permanent trailer and equipment sales display area will be located on the north side of the building bounded by a driveway leading to the rear of the store. In front of the store, there will be approximately 3,200 sf of unenclosed outdoor display area, and a parking lot accommodating 83 vehicles. A loading dock and trash enclosure will be located at the rear of the store. The proposed Tractor Supply Co. store will have a maximum height of 30 feet (see Figures 2, 3, and 4).



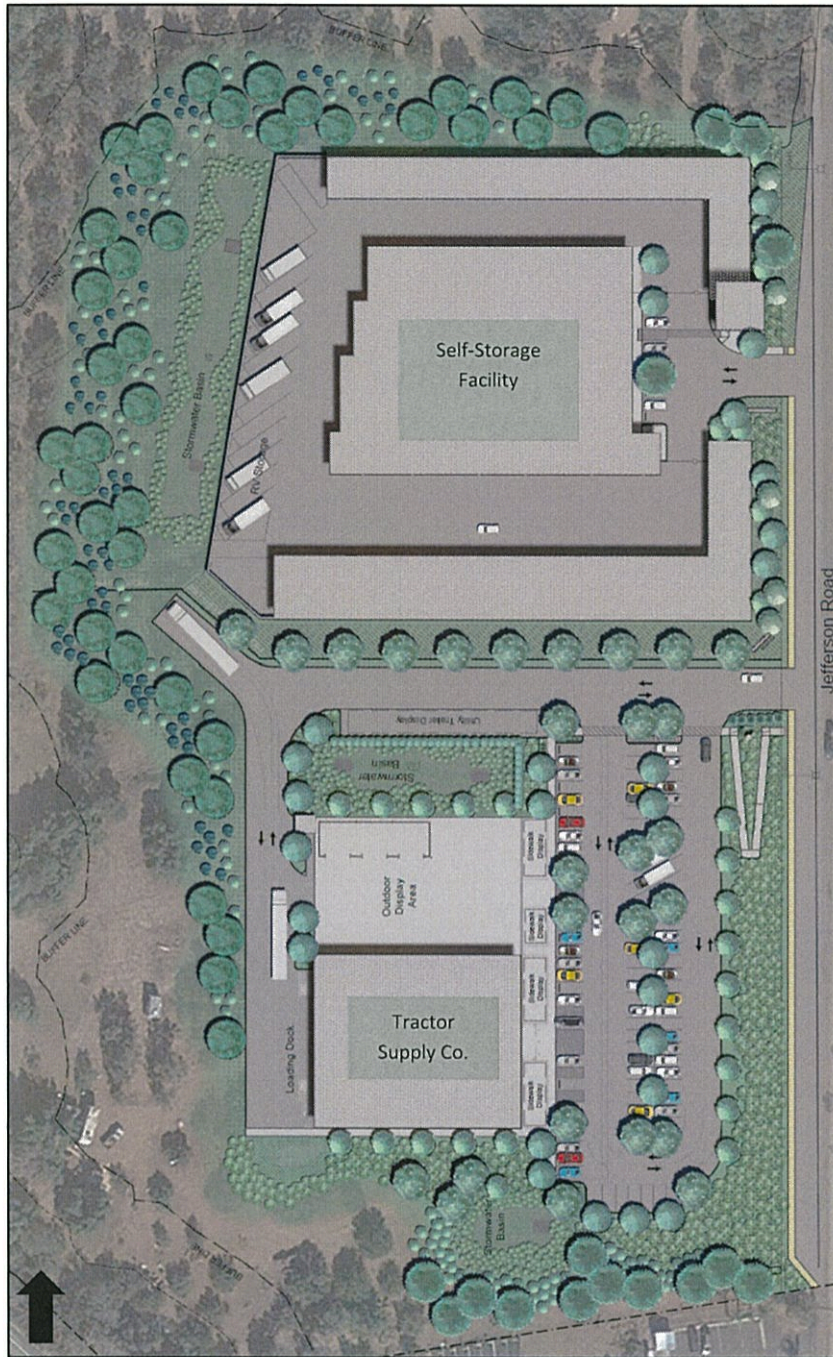


Figure 2: Proposed Landscape Plan and Project Layout

Landscaping will be installed in accordance with County guidelines, and a 27-foot tall pylon sign will be installed at the entrance to the parcel. Access is provided by a private driveway from Jefferson Road. Tractor Supply Co. is open seven days a week and operates daily from 8 AM to 10 PM. A total of eight to 10 employees will be hired to cover all shifts, with four to five employees on-site at any given time.



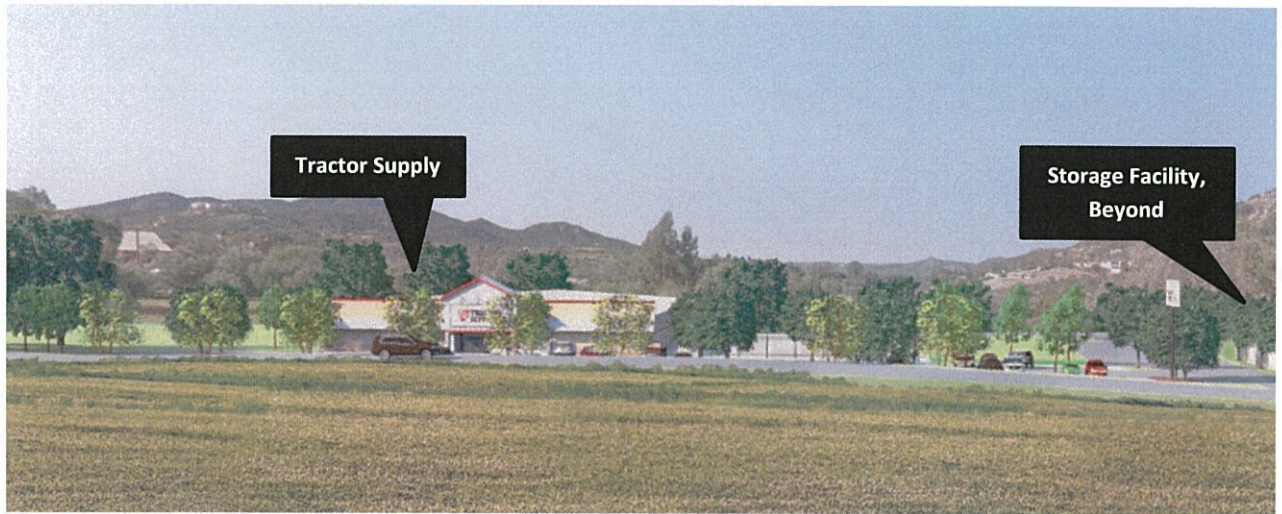


Figure 3: Photosimulation of Proposed Tractor Supply Co. Store, looking west.

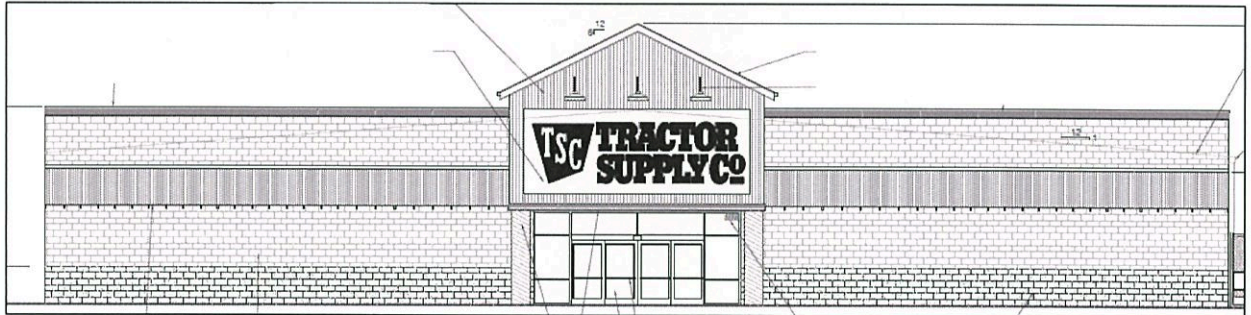


Figure 4: Elevation of Proposed Tractor Supply Co. Store, looking west.

The northern parcel will be developed with a 60,250 sf self-storage facility with a 1,200 sf administrative building and 247 units of varying size, including 13 open recreational vehicle (RV) storage spaces. Access will be provided by a separate private driveway from Jefferson Road, and two six-foot tall monument signs will be located near the entrance; one will be next to the southern property line and the other will be just south of the proposed driveway. A parking lot in the front of the facility will accommodate nine vehicles. The street-facing administrative building will be constructed at a maximum height of 35 feet; all other sections of the facility will be between 20 and 30 feet high (See Figures 2, 5 and 6).

The administrative building will include a lobby, manager's office, sales room, and restrooms. There will be one to two employees present seven days a week from 8 AM to 5 PM. A customer key pad will allow access to the facility after normal operating hours.





Figure 5: Photosimulation of Proposed Self Storage Facility, looking west.

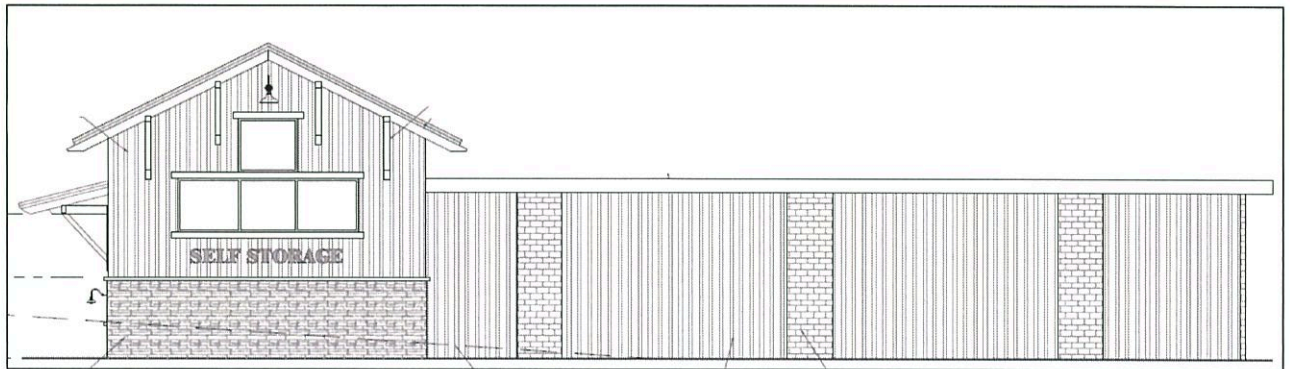


Figure 6: Elevation of Proposed Self Storage Facility, looking west.

Each parcel will be served by its own septic system, and water service will be provided by the Otay Water District via an existing 14-inch steel water main in Jefferson Road. Fire services will be provided by the San Diego County Fire Authority, with annexation into the existing County Service Area 135, Community Facilities District 04-1. Project Facility Availability Forms are included in Attachment G – Service Availability Forms.

Earthwork will consist of approximately 20,000 cubic yards (CY) of cut and approximately 110,000 CY of fill, requiring approximately 90,000 CY of soil import. A truck haul route plan is required to be implemented prior to issuance of the grading permit and start of soil import. The project is conditioned to dedicate a biological open space easement and a 100-foot limited building zone easement to protect coast live oak woodland and coastal sage scrub within and adjacent to a Resource Protection Ordinance (RPO) wetland.

Jefferson Road will be improved to half its ultimate buildout width along the project's developed frontage. This will include a 12-foot wide southbound travel lane, an eight-foot wide shoulder, a 12-foot wide left turn lane into each driveway, and maintenance of the existing 14-foot wide northbound travel lane. A five-foot wide decomposed granite (DG) walkway is proposed along the entire property frontage.

Please refer to Attachment A – Planning Documentation, to view the Plot Plan, elevations, Preliminary Grading Plan, Conceptual Landscape Plan, and Tentative Parcel Map.



## 2. Subject Property and Surrounding Land Uses

The project site is bounded by Jefferson Road to the east, Olive Vista Drive and Lyons Valley Road to the north, and Campo Road/SR-94 to the south. Directly west of the site is a small mobile home park. The project site is vacant, with remnants of past agricultural operations which ceased approximately 25 years ago, consisting primarily of rows of olive trees as shown in Figure 7. Over the years the property has been used intermittently by illegal homeless encampments, which have since been cleared by the current owners.

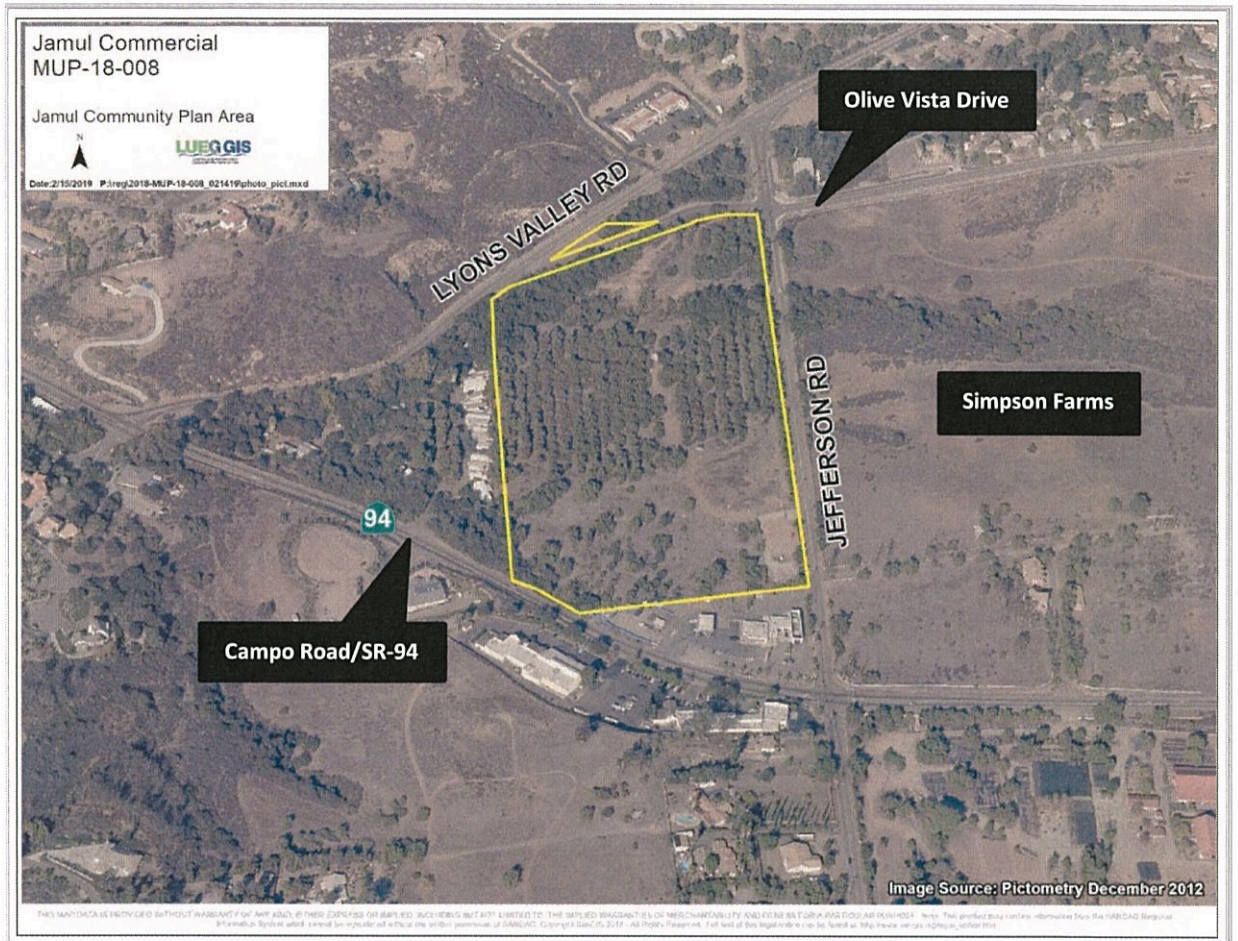


Figure 7: Aerial Photograph

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Rural Commercial, allowing for commercial, civic, and residential development. Surrounding land uses consist of vacant land, commercial uses, and single-family residential units on 1 acre lots. A Tentative Map for 95 residential lots and one commercial lot was approved by the Planning Commission in 2016 on the vacant land east of Jefferson Road (Simpson Farms). Zoning for the site is General Commercial (C36), which allows development of most commercial use types. This project site has a "P" Special Area Designator, requiring the processing of a MUP for any development on parcels over five acres. The "P" Special Area Designator was implemented on parcels in this area to ensure community review of commercial developments near Campo Road, which serves as a central commercial area of Jamul.



Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

*Table B-1: Surrounding Zoning and Land Uses*

| Location | General Plan                                       | Zoning      | Adjacent Streets                     | Description         |
|----------|--|-------------|--------------------------------------|---------------------|
| North    | Office Professional                                | C30         | Olive Vista Drive, Lyons Valley Road | Vacant, Commercial  |
| East     | Semi-Rural Residential (SR-1) and Rural Commercial | A70 and C37 | Jefferson Road                       | Vacant, Residential |
| South    | Semi-Rural Residential (SR-1) and Rural Commercial | C37 and RR  | Campo Road/SR-94                     | Commercial          |
| West     | Rural Commercial                                   | C36         | None                                 | Residential, Vacant |

## C. ANALYSIS AND DISCUSSION

The project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Jamul/Dulzura Subregional Plan, the County Zoning Ordinance, the County Subdivision Ordinance, and CEQA Guidelines. A discussion of the project's consistency with applicable codes, policies, and ordinances, as well as a description of Jamul/Dulzura Community Planning Group (CPG) concerns, is described on the following pages.

### 1. Project Analysis

#### Major Use Permit Findings

In accordance with Section 7358 of the Zoning Ordinance, findings must be made relating to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the proposed project in relation to each of these findings.

The location, size, design, and operating characteristics of the proposed development will be compatible with adjacent uses, residences, buildings, and structures. While the proposed structures are larger in scale than nearby structures, the project will be compatible with the community because of other commercial operations nearby. The proposed development will allow residents to shop for hobby farm equipment and items within their own community because nearby stores do not sell those items. Currently, residents would likely travel to existing Tractor Supply Co. stores located in Ramona or Lakeside to purchase hobby farm items. Residents currently travel to Rancho San Diego, approximately four miles away, to access self-storage facilities. The proposed self-storage facility will offer storage options within the community, and will also cater to storage of more rural items, such as trailers, RVs, farm equipment, and other large items and vehicles.



The Rural Commercial General Plan Land Use Designation allows for a Floor Area Ratio (FAR) of 0.35; the Tractor Supply Co. building will have a FAR of approximately 0.05, and the self-storage structure will have a FAR of approximately 0.11, much lower than the allowed FAR.

The proposed use is consistent with the General Plan and Zoning designations, and all necessary public facilities and services are available to the site as detailed in the service availability letters submitted for the project, and included in Attachment G.

A Traffic Impact Study was prepared for both developments which looked at how trips generated from the project potentially affected the surrounding roads. The proposed project will result in an additional 887 average daily trips (ADTs) to roads in the project area. The additional traffic does not exceed the County's traffic significance criteria for direct impacts. The project will be required to pay into the County's Transportation Impact Fee (TIF) program at building permit issuance to address the project's cumulative traffic impacts.

It has been demonstrated that the proposed project will not have a harmful effect upon the neighborhood character as visual, traffic, and noise impacts have been addressed during the discretionary review process through design considerations and conditions of approval. The proposed project complies with the General Plan as detailed in Table C-1 below. Finally, the project has been found to be exempt from further environmental review pursuant to CEQA Guidelines Section 15183; the Notice of Exemption and 15183 Checklist can be found in Attachment D.

As further detailed in the Form of Decision included in Attachment B, each of these findings have been made.

#### Jamul/Dulzura CPG Comments

The applicant and PDS staff attended two Jamul/Dulzura CPG meetings during processing of the project. The first meeting was in June of 2018, and the second was in March of 2019. During the first meeting, the CPG felt that the proposed Tractor Supply Co. store was appropriate for the Jamul community. However, the group had concerns with the proposed self-storage facility, questioning the need for such a facility in Jamul and expressing preference for a more community serving use, and concern with the visual impact of the proposed facility.

The CPG was concerned that many Jamul residents have large lots where they are able to store their belongings, and therefore do not need self-storage. The applicant provided information from a market feasibility study completed for the proposed facility, demonstrating that there is a demand for the facility based on analysis of a three to four mile radius market, and that the proposed facility would be supported by current and future area demographics.

The project site is one of only a few vacant commercial parcels in the Jamul community. Members of the CPG were concerned that the use of part of the site as a self-storage facility would not be beneficial to the community, and expressed a desire for development of a more community-serving use here, such as a grocery store, a community center, a community park, a locally-owned restaurant, or a farmers market. The applicant provided information about the need for the self-storage facility, and the CPG provided their recommendation of approval of the project.

The CPG was also concerned about the lack of pedestrian access along Jefferson Road and across Olive Vista Drive, especially because there is an elementary school nearby on Olive Vista Drive. Initially, the applicant did not include improvements to the existing walkway, however through project processing the proposal was revised to include improvements to the existing decomposed granite



(DG) walkway along the project frontage on Jefferson Road continuing to Olive Vista Drive, enhancing safety for children and residents.

The CPG was concerned about the potential visual impact to the community with the proposed development, particularly the self-storage facility, because it is proposed to be located closer to Jefferson Road than the Tractor Supply Co. structure. The applicant worked to ensure the landscape plan addressed screening of the proposed self-storage facility (see Figure 2 for Landscape Plan), and as demonstrated in Figure 4, the facility has been designed with a low profile, and with rural design qualities. The CPG reviewed the proposed landscape plans and the photosimulations and concluded that the design was appropriate, and the landscape screening will be adequate to address their concerns.

During the March 2019 CPG meeting, members of the group expressed concern about construction vehicles and trucks hauling fill to the site, which would present a hazard if driven to the site during commute hours. The motion to approve the project (see Section D, below) included a recommended condition to avoid truck trips during commute hours. Staff has conditioned the project to complete a Haul Route Plan for truck trips. The Haul Route Plan is reviewed and approved by the Department of Public Works (DPW) during the final engineering phase of the project. DPW's policy is to condition each Haul Route Plan on a case-by-case basis to restrict the hours that hauling can occur on Public Roads. The restrictions take into account high traffic volumes during peak commute hours, proximity to schools, and historical data related to the specific roads and routes indicated on the Haul Route Plan. Efforts will be made to minimize impacts to local roadways to address CPG concerns.

Another recommended condition included in the CPG motion was to ensure people are not able to reside in the storage units. While the applicant has confirmed that the units are not built for habitation, staff has included an ongoing condition for the MUP stating that no storage units shall be used for habitation. The applicant indicated that there will be security personnel on-site monitoring users, which will enforce the ongoing condition.

The CPG also raised concerns with lighting associated with the project. The project will comply with the County's Light Pollution Code, also known as the Dark Sky Ordinance, which requires design features (low lumens and shielding of lights) to reduce the amount of light entering the night sky and eliminate light spilling onto adjacent properties. Primarily, lighting associated with the project includes parking lot light poles and sensor lighting on the self-storage buildings. Compliance with the required design features of the Light Ordinance will ensure that the project will not create significant new sources of substantial light or glare.

The Jamul CPG ultimately recommended approval of the project with conditions to limit truck hauling to non-commute hours, and to ensure people do not reside in storage units, as detailed in Section D below. Staff has made every effort to respect the intent of the recommended conditions. Jamul CPG meeting minutes can be found in Attachment F.

### Traffic, Road Improvements and Parking

A Traffic Impact Study was prepared for the proposed project. The study looked at how trips generated from the project potentially affected the surrounding roads. Level of Service (LOS) is the qualitative measure used by the County to relate the quality of motor vehicle traffic service on roads. LOS is assigned using letters A through F, with A being the best and F being the worst, similar to academic grading. Per County standards, LOS E and F are considered unacceptable operating conditions, if the impact is caused by a project.



The project would generate 887 trips per day, on average. When adding the project traffic to the existing condition, the following road segments operate at an LOS E:

- 1) State Route (SR-) 94 Campo Road between Lyons Valley Road and Jefferson Rd, and
- 2) Segment of SR-94 Campo Rd between Jefferson Rd and Melody Rd.

It should be noted, however, that these segments currently operate at LOS E. Although the project would contribute traffic to these segments, the amount added to these segments does not exceed the County's traffic significance criteria for direct impacts. The project will be required to pay into the County's Transportation Impact Fee (TIF) program at building permit issuance to address the project's cumulative traffic impacts.

Jefferson Road is required to be improved to County public road standards along the project's developed frontage. Improvements include 12-foot wide left turn lanes into each proposed driveway, a 12-foot wide southbound travel lane, a 6-foot wide shoulder with a curb and gutter, and a 12-foot wide parkway, which includes a 5-foot wide DG walkway. Proposed improvements are consistent with improvements associated with the previously approved Simpson Farms Tentative Map (TM-5460) located on the east side of Jefferson Road.

An exception to public road standards was approved by DPW to allow road improvements along the developed frontage only, in order to avoid road widening within the Biological Open Space Easement north of the development. The approved exception also included an exemption from installing a raised median along the project frontage.

In accordance with Section 6762 and 6772 of the Zoning Ordinance, retail developments are required to provide 4.5 spaces per 1,000 sf of gross floor area, and self-storage facilities are required to provide 0.015 spaces per storage unit. The Tractor Supply Co. is approximately 18,800 sf, requiring 76 spaces, and the self-storage facility has 247 units, requiring four spaces. The applicant is proposing 78 spaces for the Tractor Supply Co. and seven for the self-storage facility, including the required amount of accessible spaces. The project will include installation of three Electric Vehicle charging stations for employee and public use, as well as one parking stall for clean vehicle parking only. The proposed project as designed meets all county and state code requirements.

### Biological Resources

A Biological Resources Report was prepared for the project which determined that the site contains 0.57 acres of Coastal Sage Scrub, 2.09 acres of Coast Live Oak Woodland and 16.75 acres of Disturbed Habitat. The project was designed to minimize impacts by placing the two structures on areas with Disturbed Habitat, with no direct or cumulative impacts associated with Coastal Sage Scrub or Coast Live Oak Woodlands. Indirect impacts to these resources have been reduced to less than significant through incorporation of design features, as well as biological open space easements, with associated limited building zone easements, over an onsite drainage which includes Coast Live Oak Woodland and Coastal Sage Scrub. The project is required to install and maintain signage to ensure protection of the habitat (see Figure 8). Additionally, construction operations within 100 feet of native habitat will be prohibited during the migratory bird breeding season (February 1<sup>st</sup> through September 15<sup>th</sup>). If construction is requested during this season, pre-construction avoidance surveys will be required to ensure sensitive or protected species are not present, or will be avoided.





Figure 8: Proposed Biological Open Space Easements



## 2. General Plan Consistency

The site is subject to the General Plan Regional Category Semi-Rural and Land Use Designation Rural Commercial. The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table C-1.

Table C-1: General Plan Conformance

| General Plan Policy  | Explanation of Project Conformance   |
|--|--|
| <b>POLICY LU-2.7 – Commercial Viability.</b> Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.  | The proposed commercial development will provide Jamul residents with services and amenities that do not currently exist in the community. The proposed development will complement existing residential and commercial uses by offering product types specific to hobby farmers, and by allowing storage of goods for nearby residents. |
| <b>POLICY LU-2.8 – Mitigation of Development Impacts.</b> 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.  | The proposed project will incorporate design features that minimize the impact of the use to surrounding areas. This includes extensive screening of the project frontage through the use of landscaping, large setbacks including open space easements, and ongoing compliance with the County Noise Ordinance.                         |
| <b>Policy LU-5.2 – Projects that Impede Non-Motorized Travel.</b> Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.   | The proposed development will enhance existing pedestrian and bicycle access routes through implementation of required road improvements and walkway enhancements. Proposed parking lots will not impede or block access on these routes as they are set back from the road and the existing DG walkway.                                 |
| <b>Policy LU-6.1 – Environmental Sustainability.</b> Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.  | The proposed project is conditioned to dedicate approximately 5.8 acres of open space for the purpose of protection of intact and sensitive natural resources.   |
| <b>Policy LU-6.5 – Sustainable Stormwater Management.</b> 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. | The proposed project has incorporated required stormwater management features in accordance with the County's LID Handbook.  |



| General Plan Policy  | Explanation of Project Conformance  |
|--|---|
| <p><b>Policy LU-10.2 – Development—Environmental Resource Relationship.</b> Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>   | <p>The proposed project is conditioned to dedicate approximately 5.8 acres of open space for the purpose of protection of intact and sensitive natural resources. No direct impacts to sensitive natural resources will occur as a result of the proposed project.</p>  |
| <p><b>Policy LU-10.4 – Commercial and Industrial Development.</b> Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.</p>   | <p>The project site is within Jamul's Rural Village area, is zoned for commercial development, and is near other commercial uses along Campo Road/SR-94, therefore is consistent with Policy LU-10.4.</p>   |
| <p><b>Policy LU-11.2 – Compatibility with Community Character.</b> Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.</p>   | <p>The proposed project is designed and sited to be compatible with the rural community character. The structures are set back from surrounding roads, and are screened extensively with landscaping. The design of each building is meant to reflect the rural character of the community, through the use of corrugated metal, brick walls, earth-tone colors, and wood paneling.</p> |
| <p><b>Policy COS-4.1 – Water Conservation.</b> 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 San Diego County's Water Conservation in Landscaping Ordinance and the County of San Diego Water Efficient Landscape Design Manual, which includes water conservation requirements and water efficient landscaping. These requirements are enforced during the building permit phase.</p>  |
| <p><b>Policy COS-2.1 – Protection, Restoration and Enhancement.</b> Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.</p> | <p>The project will protect natural habitat because it is conditioned to protect Resource Protection Ordinance wetlands in open space along with dedication of a 50-foot buffer and a 100-foot limited building zone easement.</p>  |



| General Plan Policy   | Explanation of Project Conformance  |
|---|---|
| <p><b>Policy S-3.6 – Fire Protection Measures.</b> 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 completed a Fire Protection Plan that incorporates the following measures: vegetation management; fire alarms and protection systems including sprinklers in all structures; and fuel modification to 100-feet around all structures. These measures will reduce the risk of structure and human loss due to wildfire.</p> |



## 3. Community Plan Consistency

The proposed project is consistent with the following relevant Jamul/Dulzura Subregional Plan goals, policies, and actions as described in Table C-2.

*Table C-2: Subregional Plan Conformance*

| Subregional Plan Policy  | Explanation of Project Conformance  |
|--|---|
| <b>LAND USE GOAL 1</b> – Development of the land in such a manner as to retain the rural densities and land uses of the community.   | The proposed project maintains the rural character of the community due to the siting and design of the two proposed commercial uses. The proposed project is within the Rural Village area, nearby other commercial uses, thereby maintaining consistency with surrounding land uses.  |
| <b>LAND USE POLICY 6</b> – The major business center for the Subregion should be limited to one centralized area as generally defined by Highway 94 and Jefferson. Other commercial areas should be neighborhood in type.  | The project conforms to this policy because it is located within the identified major business center for the Jamul community on Jefferson Road and Campo Road/SR-94. The proposed project offers retail uses not presently in the community.   |
| <b>LAND USE POLICY 7</b> – Commercial development should retain the rural character of the Subregion and meet the following criteria:<br>(a) Structures limited to two stories in height.<br>(b) Permanent exterior signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking lights.<br>(c) Non-permanent signage, such as inflatable advertisement, shall be limited to 90 days per year.<br>(d) Site Plan review should be done by the County, whenever possible, in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and the adjoining noncommercial development in terms of traffic, parking, lighting, landscaping, and service delivery. | The proposed commercial development meets all criteria identified in Land Use Policy 7. Both structures are one story in height and under the maximum height limit of 35 feet. Exterior signs conform to all County requirements, and non-permanent signage is not proposed.<br><br>The project site has a “P” Special Area Designator, requiring the processing of a Major Use Permit for any development on properties larger than five acres. MUP findings are required to be made to ensure consistency with community character. |



## 4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the General Commercial (C36) zone with the incorporation of conditions of approval (Table C-3).

Table C-3: Zoning Ordinance Development Regulations

| CURRENT ZONING REGULATIONS |           | CONSISTENT?               |
|----------------------------|-----------|---------------------------|
| Use Regulation:            | C36       | Yes                       |
| Animal Regulation:         | Q         | N/A                       |
| Density:                   | 1         | N/A                       |
| Lot Size:                  | 0.9 Acres | Yes                       |
| Building Type:             | W         | Yes                       |
| Height:                    | G         | Yes                       |
| Lot Coverage:              | -         | N/A                       |
| Setback:                   | O         | Yes                       |
| Open Space:                | A         | N/A                       |
| Special Area Regulations:  | P         | Yes, upon approval of MUP |

Table C-4: Zoning Ordinance Development Regulations Compliance Analysis

| Development Standard  | Proposed/Provided  | Complies?   |
|---|--|---|
| Section 2362 of the Zoning Ordinance allows for retail sales use types within the C36 zone by right. Section 2365 of the Zoning Ordinance allows for mini-warehouses in the C36 zone with approval of a Major Use Permit.                 | The project is for a retail store and a self-storage facility, classified as Retail Sales: General, and Wholesale Storage and Distribution: Mini-Warehouses, respectively. Therefore, the project will comply with the C36 Use Regulations upon approval of a MUP. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br><br>Upon approval of a MUP |
| Section 4600 of the Zoning Ordinance requires that the project meet the "G" height requirement of 35 feet.  | The maximum height of the proposed storage facility is 35 feet, and the maximum height of the proposed Tractor Supply Co. is 30 feet, meeting the 35-foot height requirement.  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                               |
| Section 4800 of the Zoning Ordinance requires that the project meet the "O" setback requirements of a 50-foot front yard setback, 0-foot interior side yard setback, 35-foot exterior side yard setback, and a 15-foot rear yard setback. | The proposed Tractor Supply Co. store is located outside of all required setbacks. The proposed self-storage facility is set back 50 feet from the front property line, and outside of all other setbacks.   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                               |



## 5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA, and a 15183 Checklist was prepared. California Public Resources Code Section 21083.3 and 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. The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the unincorporated County. The project is consistent with the analysis performed for the GPU EIR. 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. A Notice of Exemption as well as the Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist are included in Attachment D.

## 6. Applicable County Regulations

Table C-5: Applicable Regulations

| County Regulation Policy  | Explanation of Project Conformance  |
|---|---|
| a. Resource Protection Ordinance (RPO)  | The project site contains coast live oak woodland within an RPO wetland. The project has been conditioned to protect all RPO wetlands and associated habitat with a biological open space easement and a 50-foot buffer. Therefore, it has been found that the proposed project complies with the RPO. No cultural resources were identified that meet the criteria for importance under the RPO. |
| b. County Consolidated Fire Code  | The project has been reviewed by the County Fire Authority and has been found to comply with the County Consolidated Fire Code. A Fire Protection Plan was prepared in accordance with County guidelines.   |
| c. Noise Ordinance  | The project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.   |
| d. Light Pollution Code   | The project will implement outdoor lighting and glare controls to ensure compliance with the Light Pollution Code.  |
| e. Watershed Protection Ordinance (WPO)   | A Stormwater Quality Management Plan (SWQMP) was prepared for the project in compliance with the WPO.   |
| f. 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 D.  |

## D. COMMUNITY PLANNING GROUP (CPG)

On March 12, 2019, the Jamul/Dulzura CPG voted to recommend approval of the proposed project, with conditions, by a vote of 8-3-0-4 (8 ayes, 3 noes, 0 abstain, 4 vacant/absent). The CPG recommended conditions of approval to (1) ensure truck traffic to import fill is limited to non-commute hours, and (2) ensure storage unit operating policies are in place to prohibit use of units for habitation. These items



have been incorporated as described in section C.1, above, into the Conditions of Approval for the MUP, included in the Form of Decision in Attachment B. The Jamul/Dulzura CPG meeting minutes are included in Attachment F.

**E. PUBLIC INPUT**

The project was noticed to surrounding property owners upon application submittal and during the CEQA 15183 public disclosure period. Staff received one phone call from a neighbor residing in the adjacent mobile home park with questions about the development. No written comments were received as a result of the public notices sent at the time of application.

During the CEQA 15183 public disclosure period, comment letters were received from a member of the Jamul/Dulzura CPG, San Diego County Archaeological Society, and the California Department of Fish and Wildlife. These letters and responses from staff can be found in Attachment D, Environmental Documentation. Minor corrections were made to the CEQA documentation as a result of the comments received.

**F. RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment E which include a finding that the project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.
2. Adopt Final Notice of Approval – Tentative Parcel Map No. TPM-21262, 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 Final Notice of Approval (Attachment B).
3. Grant MUP PDS2018-MUP-18-008, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment C.

---

**Report Prepared By:**  
Denise Russell, Project Manager  
858-694-2019  
[denise.russell@sdcounty.ca.gov](mailto:denise.russell@sdcounty.ca.gov)

---

**Report Approved By:**  
Mark Wardlaw, Director  
858-694-2962  
[mark.wardlaw@sdcounty.ca.gov](mailto:mark.wardlaw@sdcounty.ca.gov)

AUTHORIZED REPRESENTATIVE: \_\_\_\_\_



MARK WARDLAW, DIRECTOR



**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Final Notice of Approval – Tentative Parcel Map No. TPM-21262

Attachment C – Form of Decision Approving PDS2018-MUP-18-008

Attachment D – Environmental Documentation

Attachment E – Environmental Findings

Attachment F – Public Documentation

Attachment G – Service Availability Forms

Attachment H – Ownership Disclosure

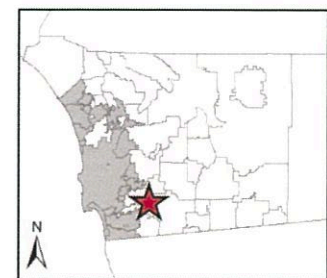


## **Attachment A – Planning Documentation**

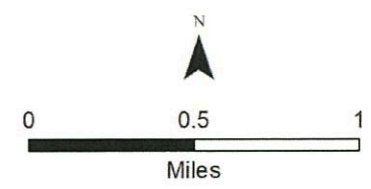
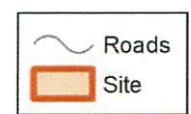


Jamul Commercial  
MUP-18-008  
Vicinity Map

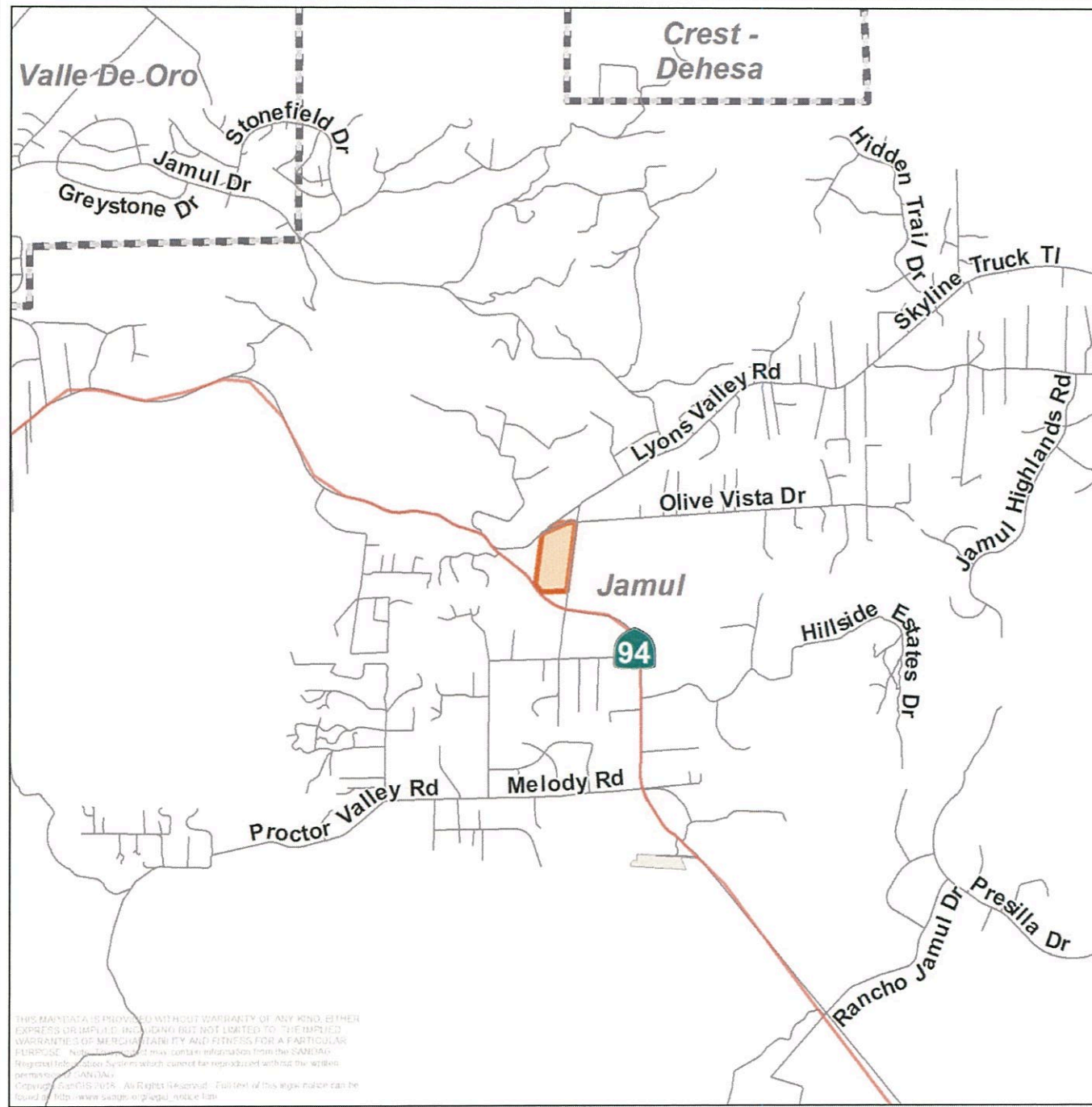
Jamul  
Community Plan Area



1:3,500,000



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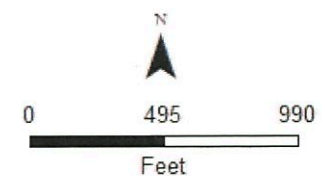
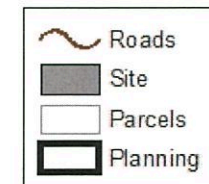
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# Jamul Commercial MUP-18-008 General Plan

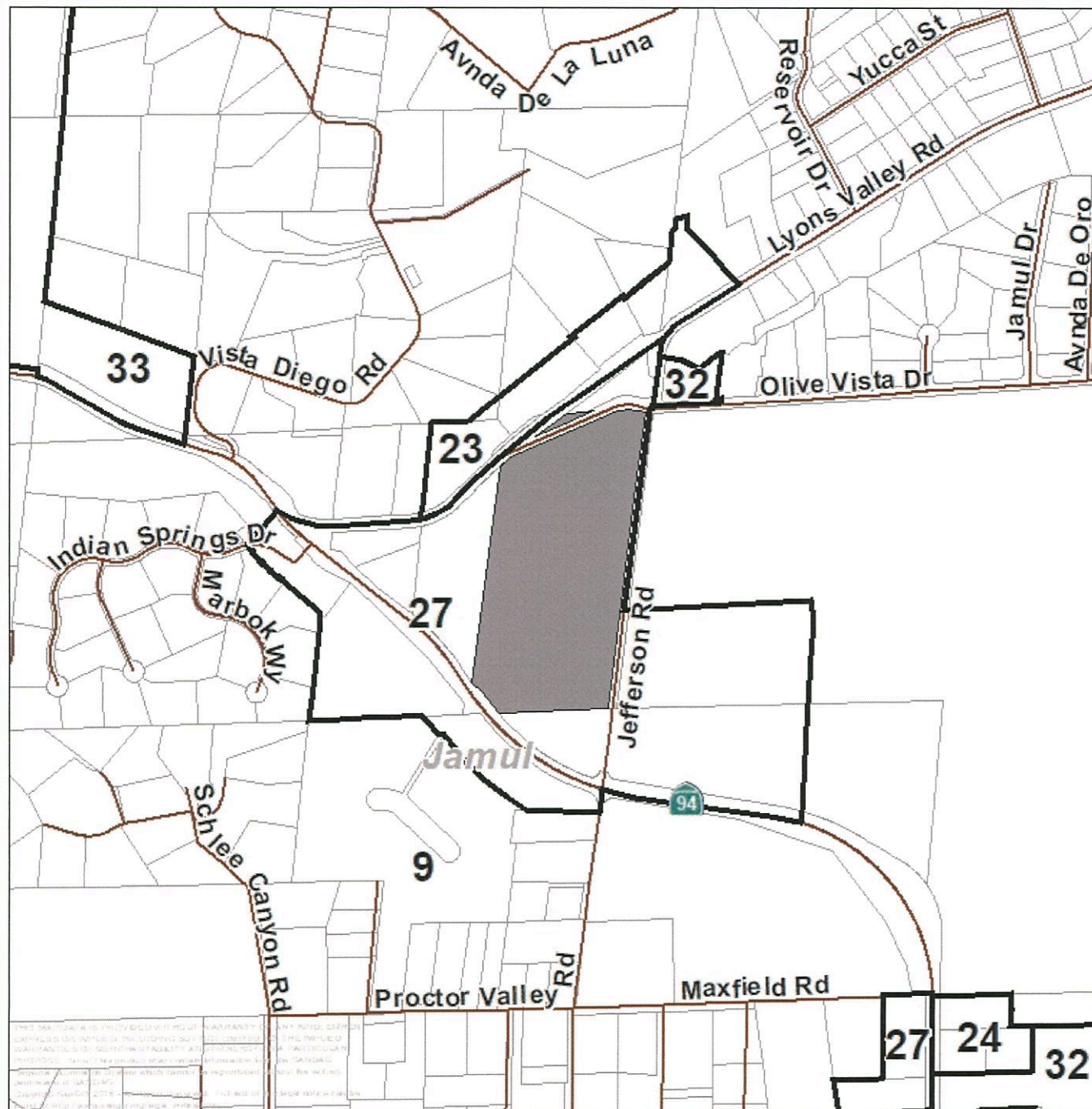
Jamul  
Community Plan Area

- (9) Semi-Rural Residential (SR-1)
- (23) Office Professional
- (24) Neighborhood Commercial
- (27) Rural Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands



**LUeG GIS**  
Landscape Use & Growth Institute

Date: 2/14/2019  
Path: P:\reg\2018-MUP-18-008\_021419\plan.mxd









Jamul Commercial  
MUP-18-008

Jamul Community Plan Area

~ Roads

□ Site



LUEGGIS

0 200 400

Feet

Date: 2/15/2019 Path: P:\regl\2018-MUP-18-008\_021419\photo\_fg.mxd

Olive Vista Dr

Lyons Valley Rd

Jefferson Rd

Marbook Wy

94

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Jamul Commercial  
MUP-18-008

Jamul Community Plan Area



Date:2/15/2019 P:\reg\2018-MUP-18-008\_021419\photo\_pict.mxd



Image Source: Pictometry December 2012

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Jamul Commercial  
MUP-18-008

Jamul Community Plan Area

~ Roads

Site

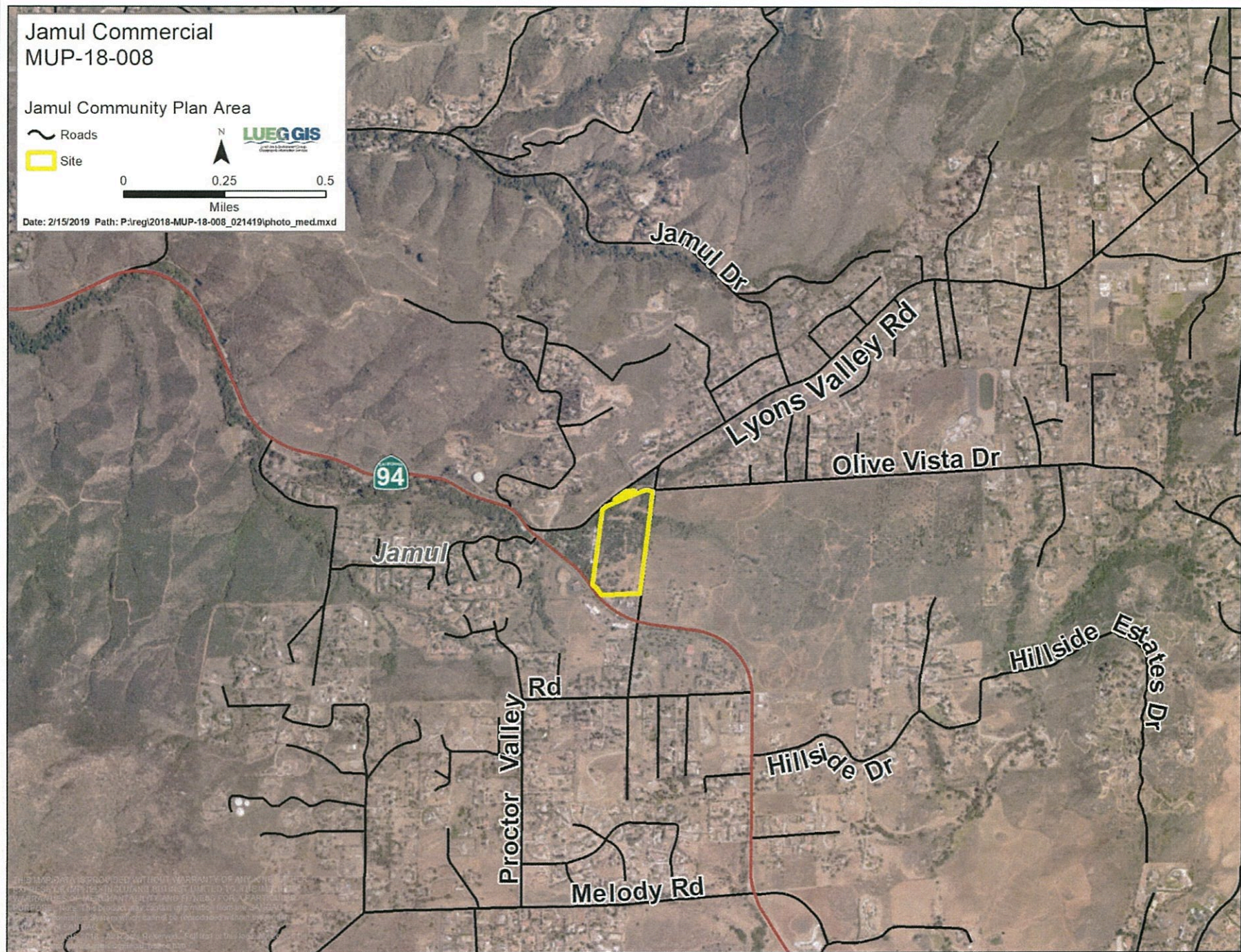


LUEGGIS  
Land Use & Development Group

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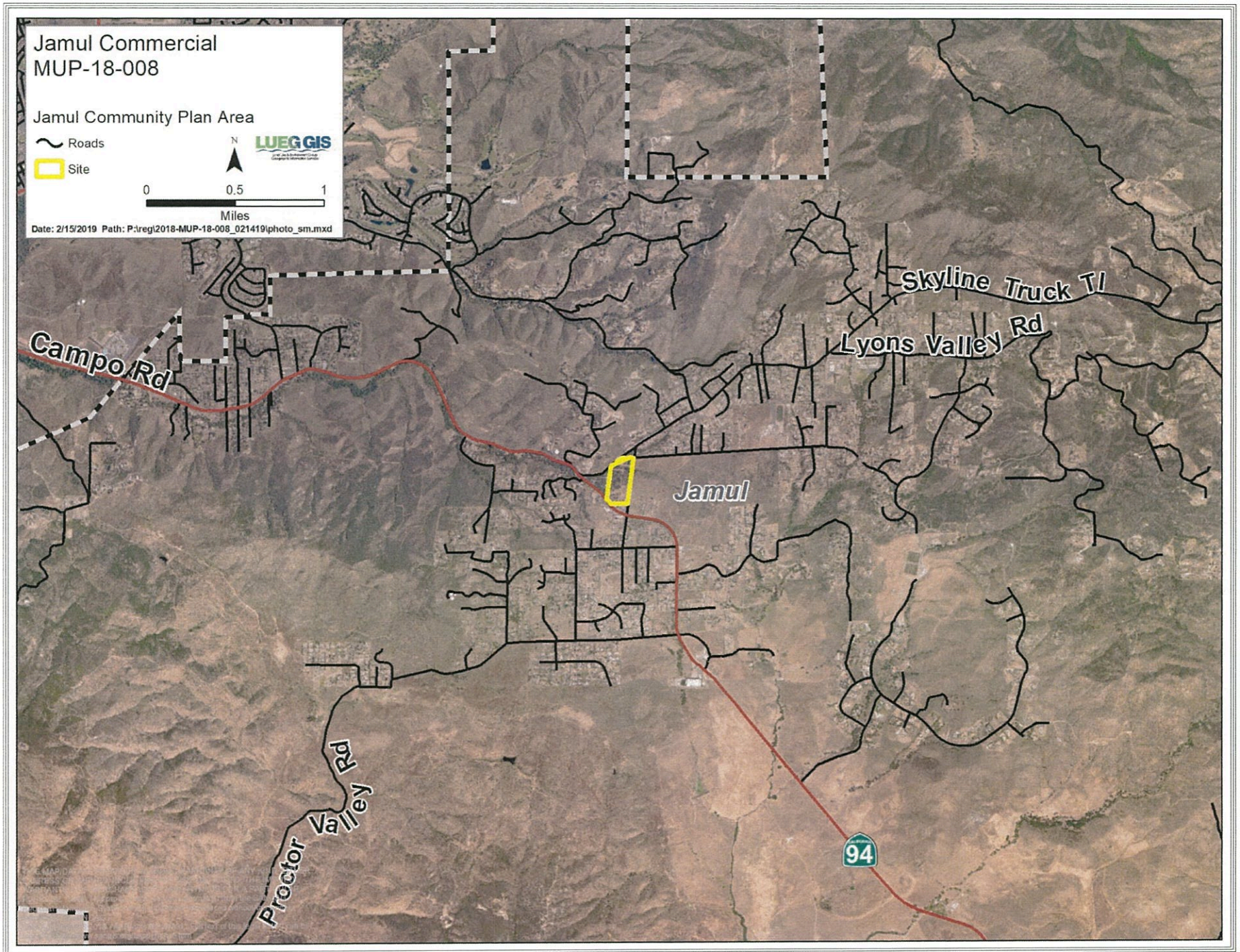
Miles

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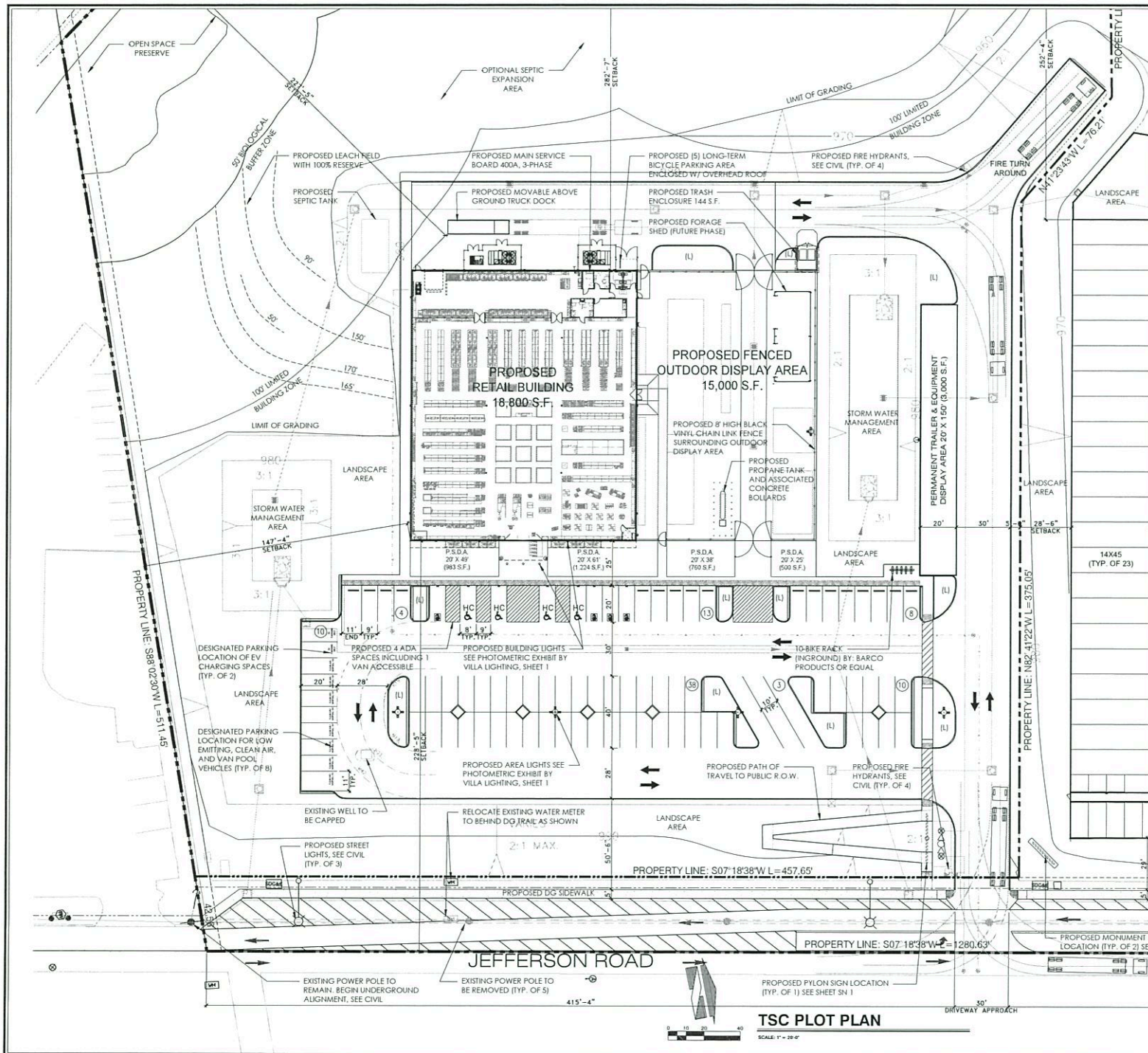












# SITE DATA

ADDRESS: 3018 JEFFERSON ROAD  
 JAMUL, CA 91935  
 PROJECT NO: 19-001  
 DATE: 10/10/2019  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT MANAGER: [Signature]  
 CLIENT: HIX SNEDEKER JAMUL, LLC  
 PROJECT DESCRIPTION: RETAIL BUILDING AND OUTDOOR DISPLAY AREA  
 SITE AREA: 1.00 ACRES (43,560 S.F.)  
 BUILDING AREA: 18,800 S.F.  
 BUILDING HEIGHT: 10' (MAX)  
 CONSTRUCTION TYPE: RETAIL BUILDING  
 OCCUPANCY: RETAIL  
 COMMUNITY PLAN: JAMUL COMMERCIAL  
 LAND USE DESIGNATION: JAMUL COMMERCIAL  
 ZONING: JAMUL COMMERCIAL (JC)  
 SPECIAL AREA: JAMUL COMMERCIAL  
 PARKING REQUIREMENTS: 40 SPACES (100% OF GROSS FLOOR AREA)  
 SITE REQUIREMENTS: RETAIL BUILDING  
 LOT COVERAGE: 100%  
 EARTHWORK QUANTITIES: 10,000 C.Y.

# VICINITY MAP



# EMPIRE DESIGN GROUP



24881 Redwood Ave.  
 Redwood City, CA 94061  
 Tel: 650-488-1000 Fax: 650-488-1001

Project of Record  
 HIX SNEDEKER JAMUL, LLC  
 3018 JEFFERSON ROAD  
 JAMUL, CA 91935

HIX SNEDEKER JAMUL, LLC  
 3018 JEFFERSON ROAD  
 JAMUL, CA 91935

JAMUL COMMERCIAL  
 APN: 596-071-60-00  
 3018 JEFFERSON ROAD  
 JAMUL, CA 91935



Date: 10/10/2019  
 Project Number: 19-001  
 Scale: 1" = 20'

DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT MANAGER: [Signature]

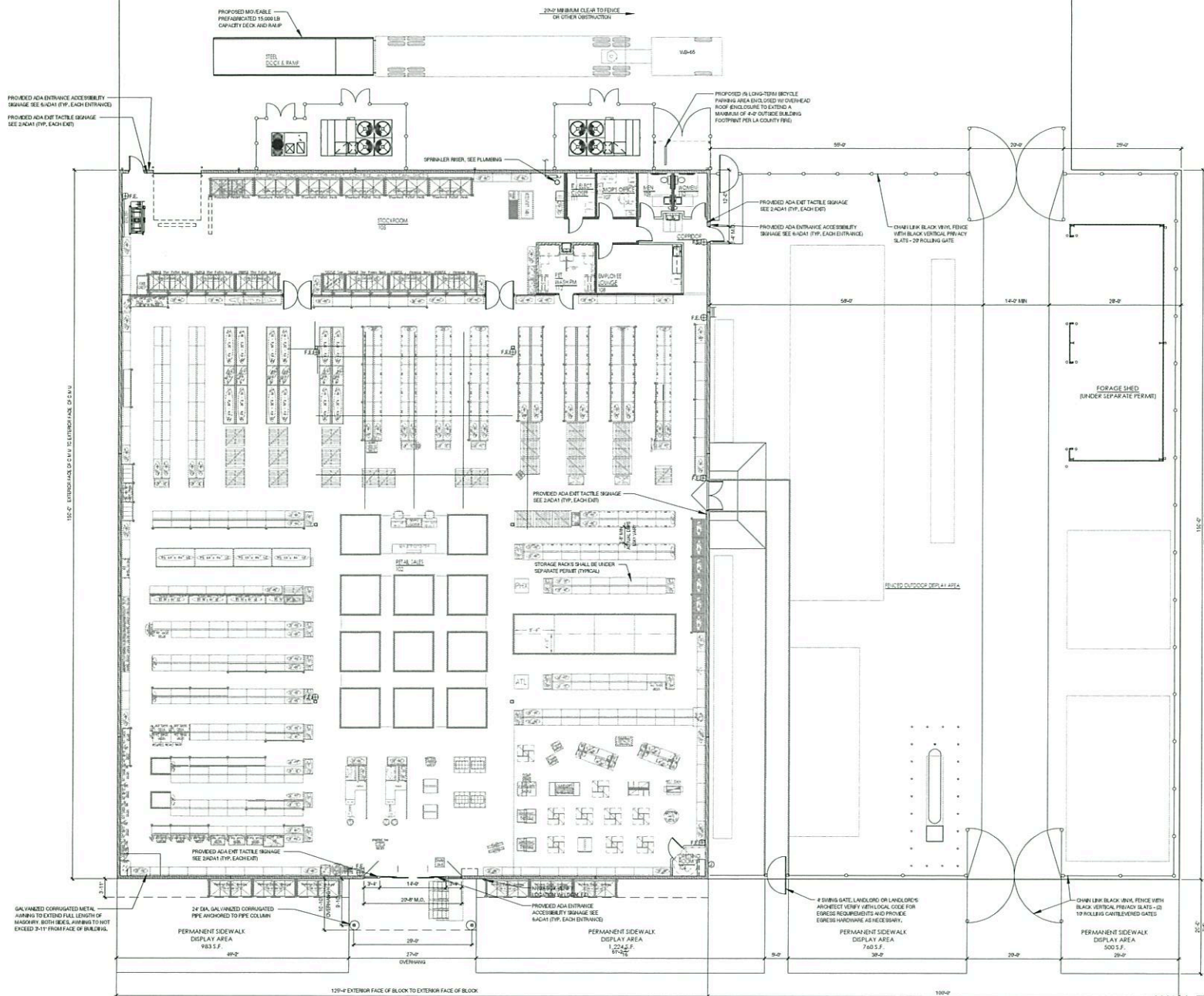
TSC PLOT PLAN

SHEET NO: AS1.0a









## WALL TYPES

|       |   |
|-------|---|
| ===== | CEILING WALL / METAL BUILDING ABOVE -<br>SEE STRUCTURAL                   |
| ===== | 5/8" TYPE "X" GYP. BD. BOTH SIDES ON<br>METAL STUDS TO 6" ABOVE CEILING   |
| ===== | 5/8" TYPE "X" GYP. BD. BOTH SIDES ON<br>METAL STUDS EXTENDED TO ROOF DECK |
| ===== | 1 HOUR FIRE RATED WALL  |

FLOOR PLAN

PLAY NORTH-





DEVELOPER TO USE LOWEST COST  
BUILDING METHOD CONSISTENT WITH  
APPEARANCE SHOWN HERE AND PER  
APPLICABLE REGULATIONS

**BUILDING PAINT COLORS**

- CONVENTIONAL BUILDINGS**
- THE FOUNDATION WALLS SHALL BE PAINTED "SANDERLING, SW 7037".
  - WALLS ABOVE THE FOUNDATION LINE SHALL BE URBAN PUTTY, SW7032.
  - THE BUILDING TRIM COLORS SHALL BE FIRESTONE "ALASKA" OR, ON BEHOLD "ALASKA".

**1 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

**2 EAST ELEVATION**  
SCALE: 1/8"=1'-0"

**3 WEST ELEVATION**  
SCALE: 1/8"=1'-0"

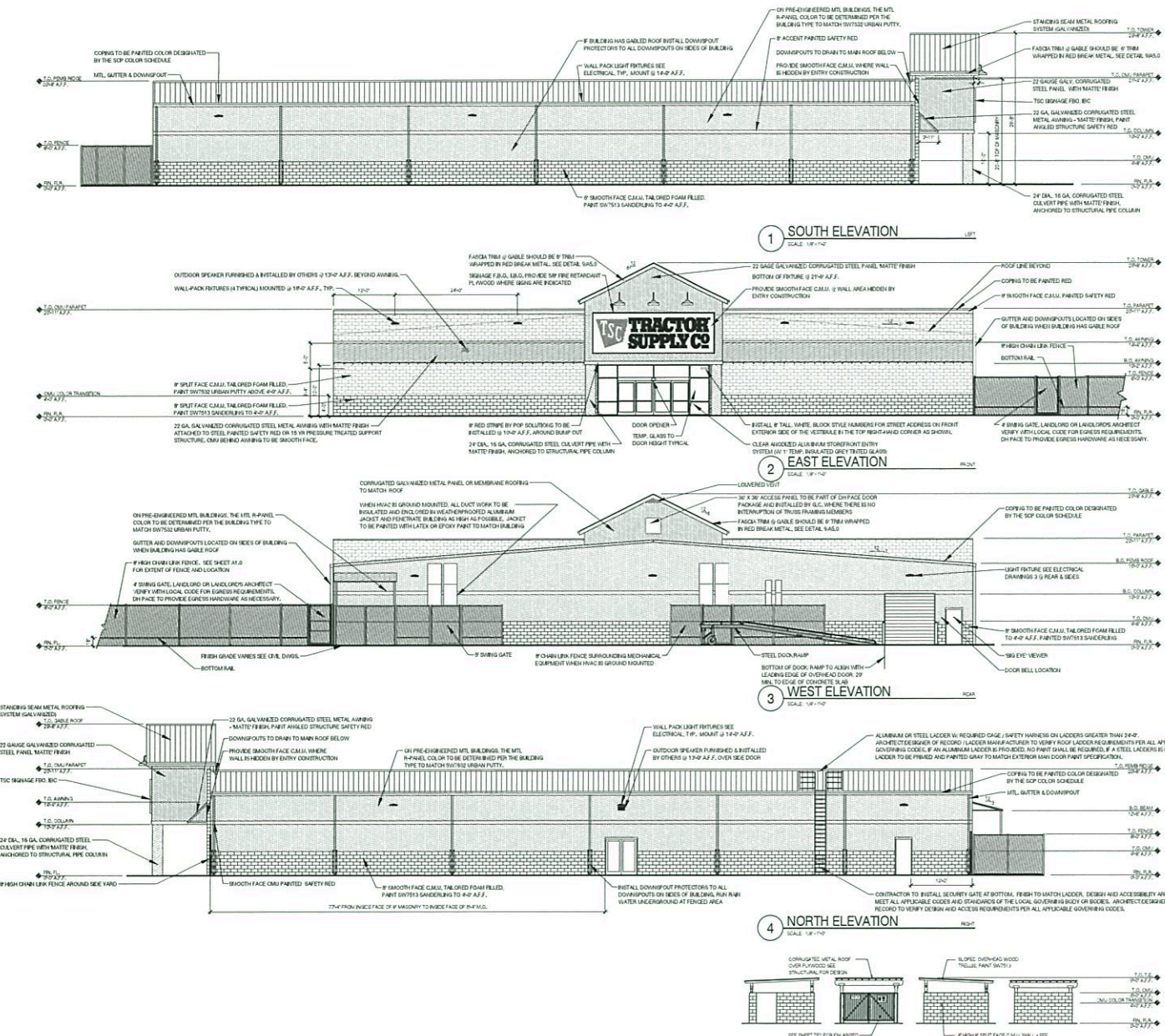
**4 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

**5 TRASH ENCLOSURE**  
SCALE: 1/8"=1'-0"

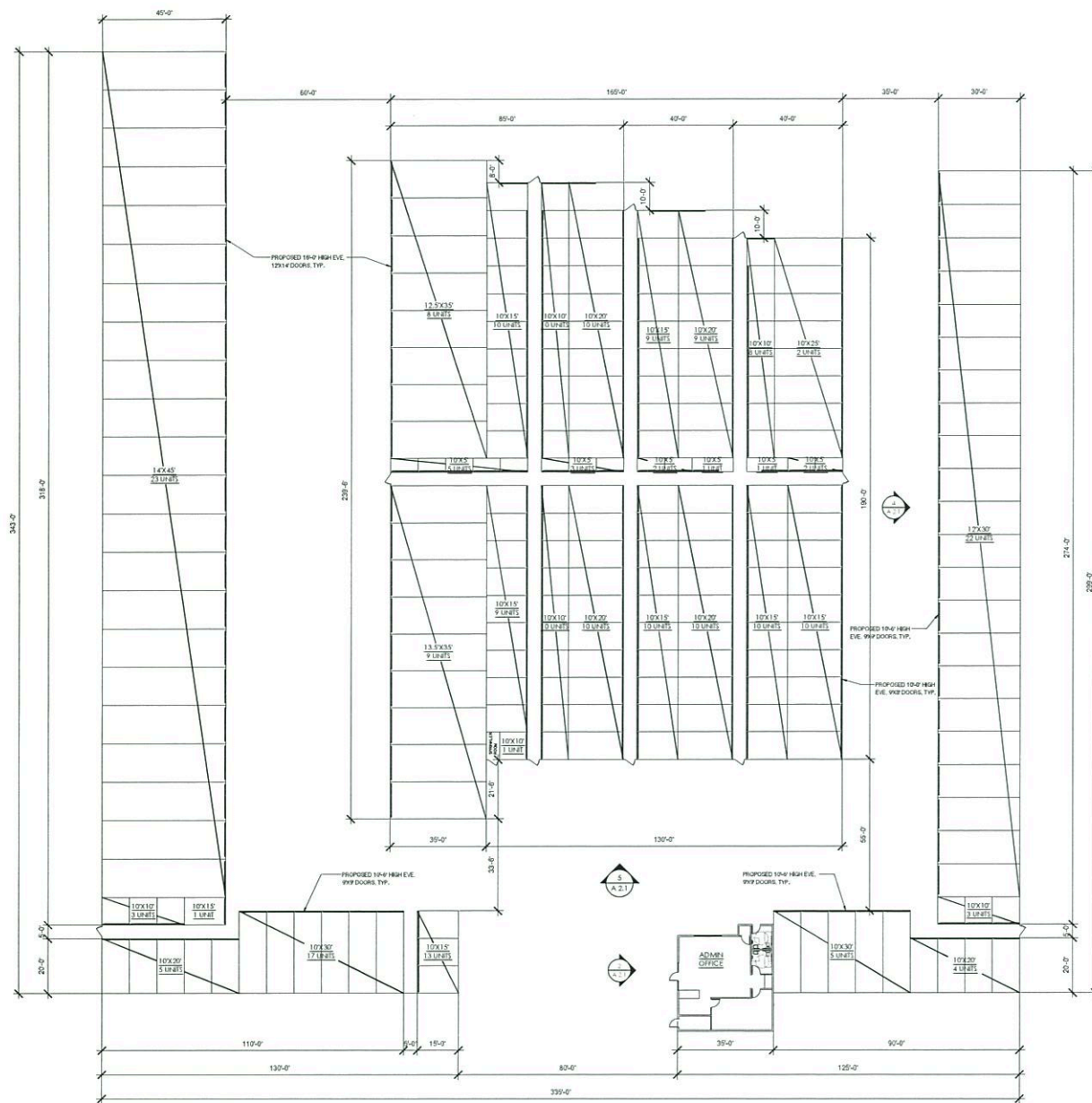
**EXTERIOR PENETRATIONS**  
FLASH FLASHING TOP AND BOTTOM AROUND ALL PENETRATIONS INCLUDING, BUT NOT LIMITED TO, PLUMBING PIPES AND VENTS, ELECTRICAL, WIRE AND CONDUITS, ELECTRICAL, OTHER MECHANICAL, SERVICES, AND IN SOME CASES, STRUCTURAL MEMBERS WITH A HIGH-ELECTRONIC ELASTOMERIC SEALANT. FLASHING SHALL BE ADHERED TO EFFECTIVE GARNET THROUGHOUT THE BUILDING ENCLOSURE. CHOOSE APPROPRIATE FLASHING MATERIALS AS REQUIRED. DO NOT EXCEED MANUFACTURER'S PUBLISHED TOLERANCES FOR MAXIMUM OPENING SIZES TO FLASHING. REFER TO ASTM C1183 FOR A STANDARD GUIDE FOR USE OF JOINT SEALANTS.

**NOTE:**  
GENERAL CONTRACTOR TO COORDINATE WITH TSC REPRESENTATIVE ALL MECHANICAL, PLUMBING AND ELECTRICAL WORKING NEAR EQUIPMENT LOCATIONS.

**MANUFACTURED ROOF SPECIFICATIONS**  
GENERAL CONTRACTOR TO DESIGN AND INSTALL A VAPOR, AIR, ELASTOMERIC SHEET ROOFING SYSTEM TO INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:  
1. ROOFING MANUFACTURER'S 15 YEAR WARRANTY.  
2. ONE EIGHT INCH THICK TREATED WOOD RAFTERS OR AS APPROVED EQUAL.  
3. EVALUATION TO MEET GOVERNING ENERGY CODES AND AS APPROVED BY THE TSC CONSTRUCTION MANAGER.  
4. METAL ROOFING EDGES, CORNERS, FLASHINGS AND WALKWAY FASCS TO MEET ROOFING MANUFACTURER'S WARRANTY.  
5. OTHER ROOFING RELATED ITEMS NECESSARY TO PROVIDE A COMPLETE MANUFACTURER'S WARRANTY AND WEATHERPROOF ROOFING SYSTEM.

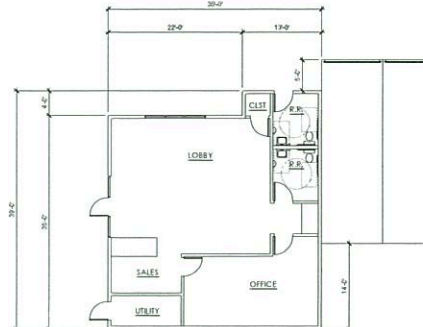






SELF STORAGE FLOOR PLAN

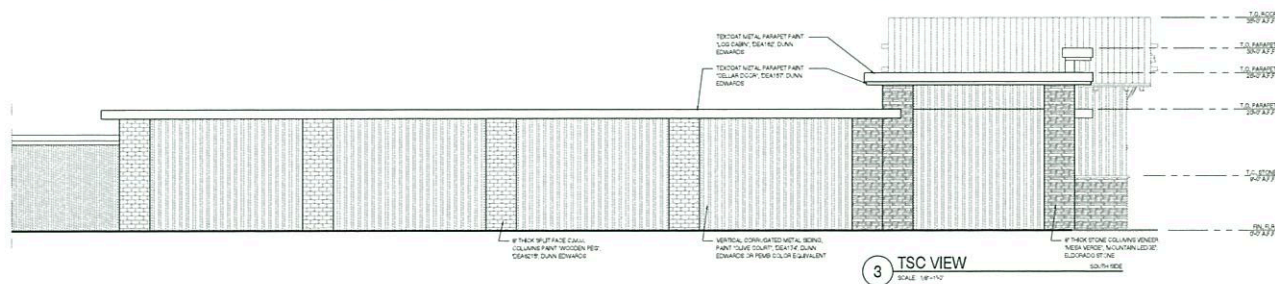
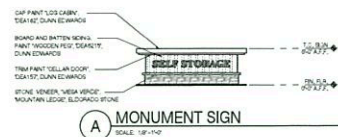
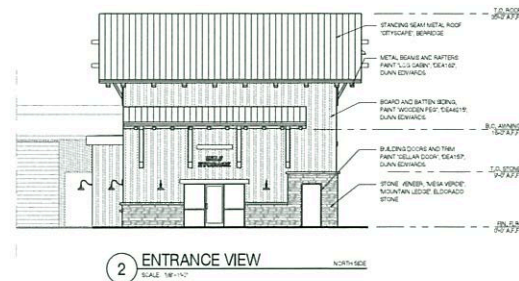
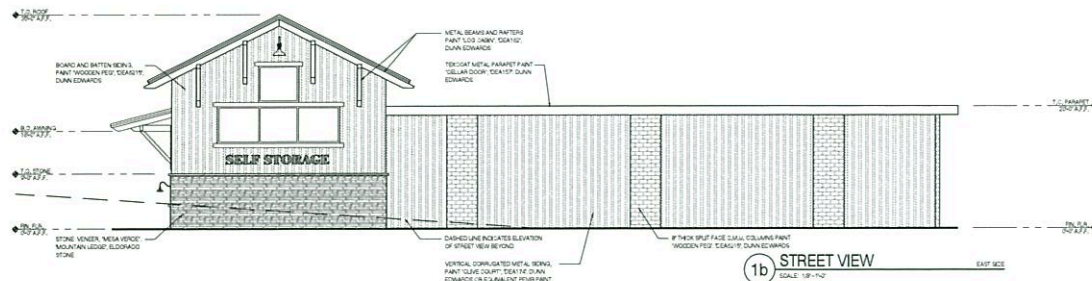
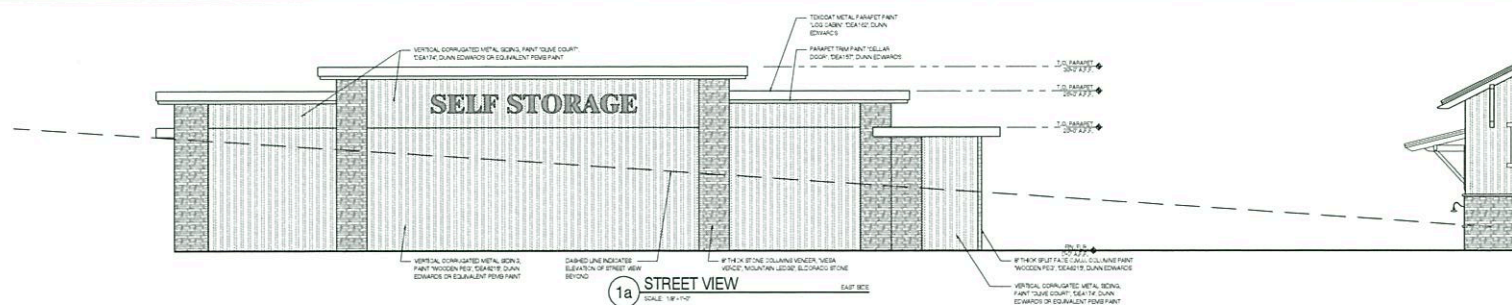
SCALE: 1/8" = 1'-0"



ENLARGED ADMIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



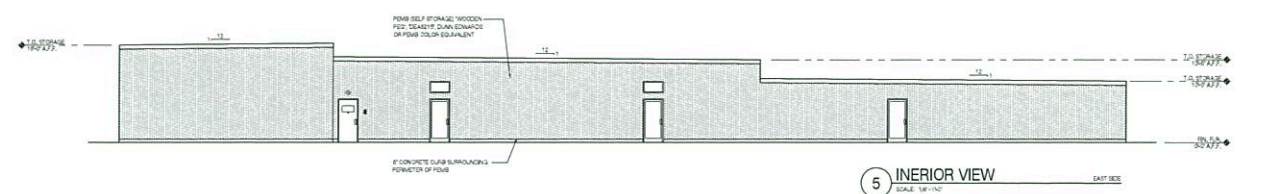
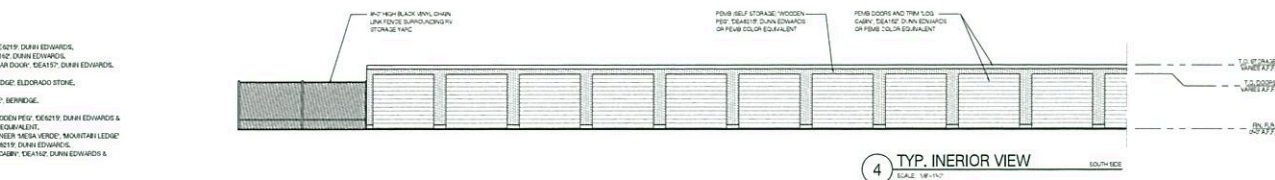


# **BUILDING PAINT COLORS**

- THE BUILDING SHALL BE PAINTED 'WOODEN PEEL' DEATHY DUNE EDWARDS.
- THE BUILDING BEAMS SHALL BE PAINTED 'LOU CHARY' DEATHY DUNE EDWARDS.
- THE BUILDING TRIM AND FURNITURE SHALL BE PAINTED 'CELLAR DOOR' DEATHY DUNE EDWARDS.
- THE STONE VENEER SHALL BE 'MESA VERDE' MOUNTAIN LEDES ELDORADO STONE.
- THE STANDING SEAM METAL ROOF SHALL BE 'CITYSCAPE' BERRIDGE.
- THE PARAPET WALLS SHALL BE PAINTED A MIXTURE OF 'WOODEN PEEL' DEATHY DUNE EDWARDS & 'LOU CHARY' DEATHY DUNE EDWARDS OR PEBB COLOR EQUIVALENT.
- THE PARAPET COLUMNS SHALL BE A MIXTURE OF STONE: 'JENSEN MESA VERDE' MOUNTAIN LEDES ELDORADO STONE, AND CHARPINTED 'WOODEN PEEL' DEATHY DUNE EDWARDS.
- THE PARAPET COPS SHALL BE PAINTED A MIXTURE OF 'LOU CHARY' DEATHY DUNE EDWARDS & 'CELLAR DOOR' DEATHY DUNE EDWARDS.

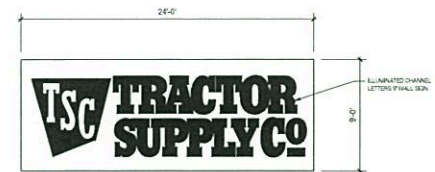
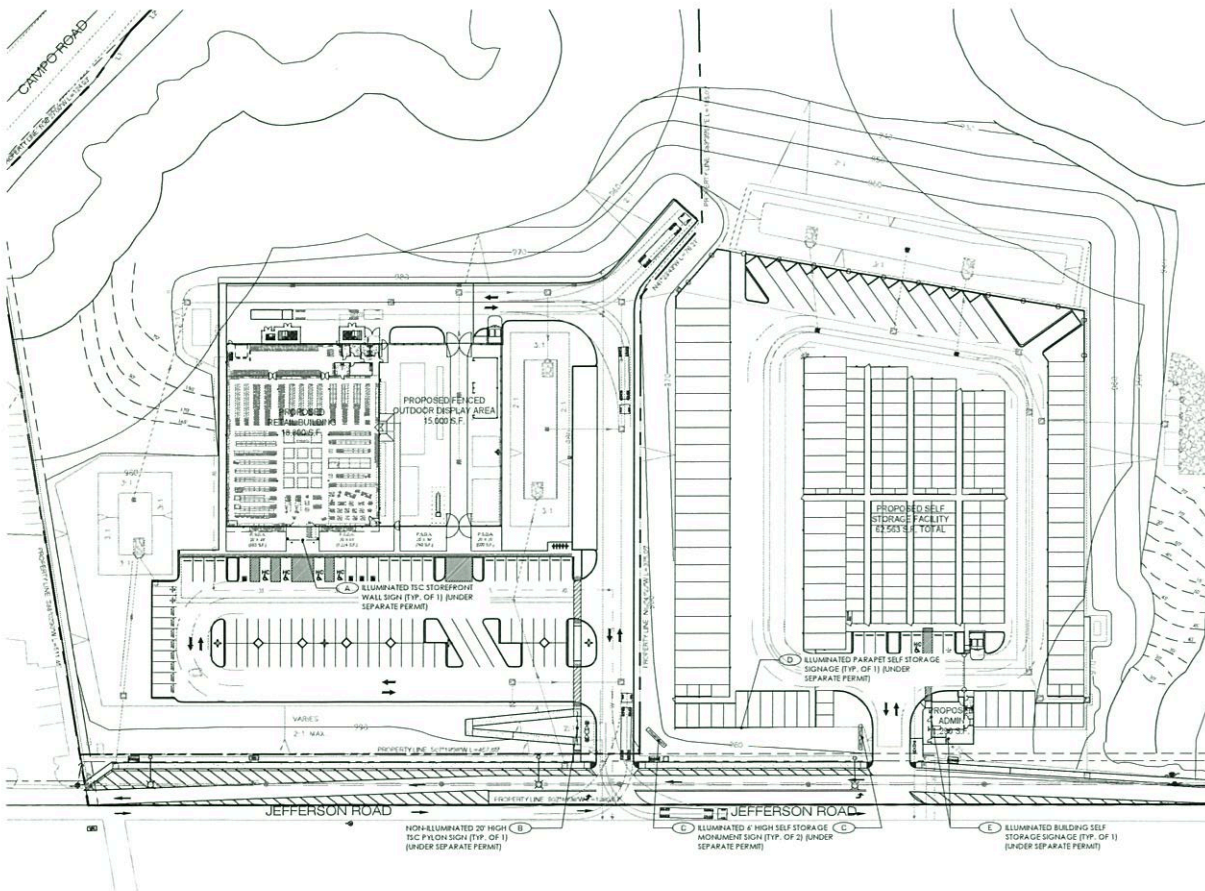
## **NOTE:**

- OR REMB COLOR EQUIVALENT.

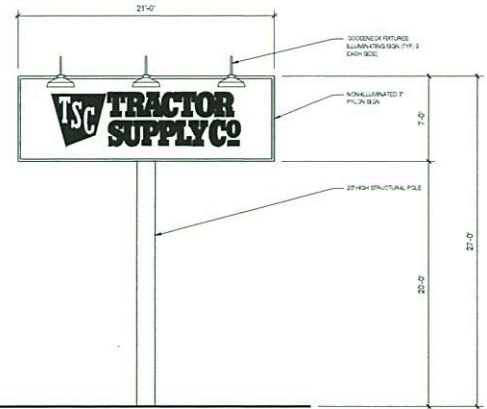




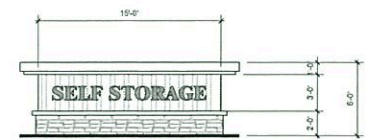
| SIGNAGE SUMMARY (UNDER SEPARATE PERMIT) |                 |          |              |            |
|---|-----------------|----------|--------------|------------|
| SIGN                                    | ILLUMINATION    | EX. S.F. | NEW S.F.     | DIFFERENCE |
| (A) (1) STOREFRONT WALL SIGN            | ILLUMINATED     | 0 S.F.   | (1) 216 S.F. | + 216 S.F. |
| (B) (1) PYLON SIGN                      | NON-ILLUMINATED | 0 S.F.   | (1) 243 S.F. | + 243 S.F. |
| (C) (2) MONUMENT SIGN                   | ILLUMINATED     | 0 S.F.   | (2) 44 S.F.  | + 88 S.F.  |
| (D) (1) PARAPET SIGNAGE                 | ILLUMINATED     | 0 S.F.   | (1) 102 S.F. | + 102 S.F. |
| (E) (1) BUILDING SIGNAGE                | ILLUMINATED     | 0 S.F.   | (1) 36 S.F.  | + 36 S.F.  |
| TOTAL                                   |                 | 0 S.F.   |              | + 685 S.F. |



(A) TSC WALL SIGN  
SCALE 1/4"=10'



(B) TSC PYLON SIGN  
SCALE 1/4"=10'



(C) SELF STORAGE MONUMENT  
SCALE 1/4"=10'



(D) PARAPET SIGNAGE  
SCALE 1/4"=10'



(E) BUILDING SIGNAGE  
SCALE 1/4"=10'

EMPIRE DESIGN GROUP...  
24851 Washington Ave.  
Riverside, CA 92518  
Tel: 951-686-1000 Fax: 951-686-1001

Architect of Record:  
JAMUL COMMERCIAL  
APN: 596-071-60-00  
3018 JEFFERSON ROAD  
JAMUL, CA 91935

HIX SNEDEKER JAMUL, LLC

JAMUL COMMERCIAL  
APN: 596-071-60-00  
3018 JEFFERSON ROAD  
JAMUL, CA 91935



Drawn: OCTOBER 16, 2017  
Project Number: EDCB 04472  
NO DATE REVISION DESCRIPTION  
10-20-18 10' BY 10' CORRECTIONS  
10-20-18 10' BY 10' CORRECTIONS

|              |    |
|--------------|----|
| DESIGNED BY: | GH |
| DRAWN BY:    | GH |
| CHECKED BY:  | GH |
| APPROVED BY: | GH |

SIGNAGE SUMMARY  
(UNDER SEPARATE PERMIT)

SN1.0

2-36

































**PRELIMINARY**



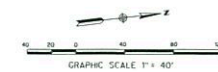




**LEGEND**

|                                |   |
|--------------------------------|---|
| PROJECT BOUNDARY               | _____   |
| CENTERLINE                     | _____   |
| EXISTING RIGHT OF WAY          | =====   |
| PROPOSED CURB                  | =====   |
| PROPOSED GUTTER                | =====   |
| PROPOSED PARKING               |    |
| PROPOSED HANDICAP PARKING      |    |
| PROPOSED PARKING STALL NUMBER  | _____   |
| PROPOSED DETECTABLE SURFACE    |    |
| PROPOSED PEDESTRIAN RAMP       |    |
| EXISTING EASEMENT              | -----   |
| 50' BUILDING ZONE              | =====   |
| R/O LIMITS                     | =====   |
| R/O 50' BUILDING BUFFER        | =====   |
| PROPOSED SLOPE                 |    |
| PROPOSED TOPOTYPE              | =====   |
| PROPOSED DITCH                 |    |
| PROPOSED SWALE                 |    |
| PROPOSED RETAINING WALL        | =====   |
| PROPOSED MAJOR CONTOUR         | -----   |
| EXISTING MAJOR CONTOUR         | -----   |
| EXISTING MINOR CONTOUR         | -----   |
| EXISTING EDGE OF PAVEMENT      | =====   |
| EXISTING FENCE                 | =====   |
| PROPOSED STORM DRAIN           | -----   |
| PROPOSED CURB INLET            |    |
| PROPOSED MANHOLE BOX           |    |
| PROPOSED CLEANDROP             |    |
| PROPOSED HEADWALL              |    |
| PROPOSED RIPRAP                |    |
| PROPOSED SEWER                 | -----   |
| PROPOSED MANHOLE               |    |
| PROPOSED SEWER FORCE MAIN      | -----   |
| PROPOSED T-WATER               | -----   |
| PROPOSED 8" FIRE SERVICE       | -----   |
| PROPOSED FIRE HYDRANT ASSEMBLY |    |
| EXISTING WATER MAIN            | -----   |
| EXISTING OVERHEAD ELECTRIC     | -----   |
| PROPOSED POWER POLE            |  |
| EXISTING POWER POLE            |  |
| 770 KVA TRANSFORMER (AS NOTED) |  |
| EXISTING UTILITY BOX           |  |
| EXISTING TRAFFIC SIGNAL        |  |
| PROPOSED STREET LIGHT          |  |
| PROPOSED DIRECTION OF FLOW     | -----   |
| PROPOSED BIKE RACK             |  |
| CULTURAL RESOURCE SITE         |  |
| MONUMENT                       |  |
| ELECTRIC VEHICLE PARKING       |  |

PRELIMINARY  
NOT FOR CONSTRUCTION



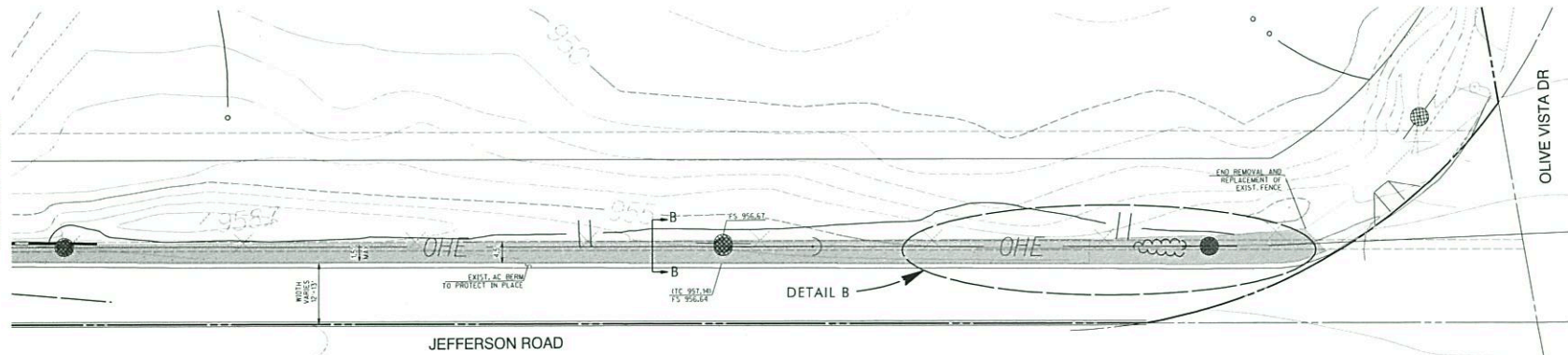
**RICK** 7620 FRISARS ROAD  
SAN DIEGO, CA 92118  
619-794-0707  
(FAX) 619-794-4165







SEE SHEET NO. 05

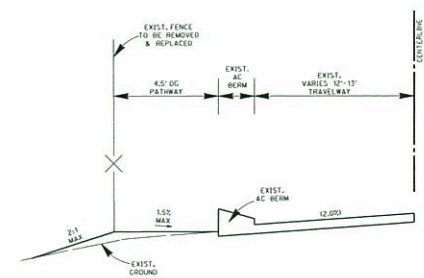
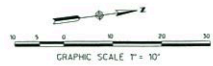


### LEGEND

- PROPOSED NEW OC
- EXISTING ASPHALT IN PATHWAY TO BE REMOVED
- FS AT CURB + FINISH SURFACE AT BACK OF BERM
- NEW OC IS TO MATCH EXISTING GRADES BEHIND AC BERM UNLESS OTHERWISE NOTED ON PLANS

OLIVE VISTA DR

JEFFERSON ROAD



### SECTION B-B

NOT TO SCALE



### DETAIL B

SCALE 1 inch = 5 feet



|                  |   |                     |                   |
|------------------|---|---------------------|-------------------|
| Prepared By:     | For: <u>Regenera Corp.</u>                    | Revision 14         |                   |
| Name:            | <u>5225 Paces Road</u>                        | Revision 13         |                   |
| Address:         | <u>San Diego, California 92118</u>            | Revision 12         |                   |
| Phone #:         | <u>(619) 291-0367</u>                         | Revision 11         |                   |
| Project Address: | <u>5225 Paces Road</u>                        | Revision 10         |                   |
|                  | <u>EAST OF LIONS VALLEY ROAD, SOUTH OF</u>    | Revision 9          |                   |
|                  | <u>OLIVE VISTA DR, NORTH OF CAMPS ROAD</u>    | Revision 8          |                   |
|                  | <u>JAMUL, COUNTY OF SAN DIEGO, CALIFORNIA</u> | Revision 7          |                   |
| Project Name:    | <u>JAMUL RETAIL CENTER</u>                    | Revision 6          |                   |
|                  |   | Revision 5          |                   |
|                  |   | Revision 4          |                   |
|                  |   | Revision 3          |                   |
|                  |   | Revision 2          |                   |
|                  |   | Revision 1          |                   |
| Sheet Title:     | <u>TENTATIVE PARCEL MAP</u>                   | Original Date:      | <u>24-08-2018</u> |
| Sheet #:         | <u>6</u>                                      | Sheet #:            | <u>6</u>          |
|                  |   | County of San Diego |                   |
|                  |   | Tract No. T2M 21262 |                   |

PRELIMINARY  
NOT FOR CONSTRUCTION



[illegible]





Sheet Title: **PRELIMINARY GRADING PLAN** Original Date: 04/09/2018

PRELIMINARY GRADING PLAN

Sheet 2 of 6

COUNTY OF SAN DIEGO  
TRACE NO. TDM 21223

TRACT NO. 1786



EASEMENT DATA BASED ON TITLE REPORT  
PREPARED BY CHICAGO TITLE COMPANY  
ORDER NO. 12205388-993-S02, DATED MAY-05-2015

| ITEM NO. | RECORDING DATE | DOCUMENT NO.              | DESCRIPTION  |
|----------|----------------|---------------------------|--|
| 1        | 7/10/1928      | BA 1888, PG. 413 OF DEEDS | EASEMENT FOR ROAD GRANTED TO STATE OF CALIFORNIA (PER LEGAL EXCEPTION 3) |
| 2        | 10/16/1981     | DOC. 1981-327755          | EASEMENT FOR ROAD GRANTED TO STATE OF CALIFORNIA (PER LEGAL EXCEPTION 3) |
| 3        | 10/16/1981     | DOC. 1981-327756          | EASEMENT FOR ROAD GRANTED TO STATE OF CALIFORNIA (PER LEGAL EXCEPTION 3) |
| 4        | 4/1/1980       | FILE NO. 80-11947         | SOCK EASEMENT  |
| 5        | 10/22/1922     | BA 1846, PG. 462          | SOCK EASEMENT  |
| 6        | 4/9/1980       | INSTRUMENT 1980-021427    | 100' FOR PUBLIC HIGHWAY  |
| 7        | 4/9/1980       | INSTRUMENT 1980-021428    | DEDICATED TO THE COUNTY OF SAN DIEGO PER EASEMENT FOR COUNTY HIGHWAY     |

# LEGEND

|   |     |
|---|-----|
| PROJECT BOUNDARY                              | --- |
| CENTERLINE                                    | --- |
| EXISTING RIGHT OF WAY                         | --- |
| PROPOSED CURB                                 | --- |
| PROPOSED DUTTER                               | --- |
| PROPOSED PARKING                              | --- |
| PROPOSED HANDICAP PARKING                     | --- |
| PROPOSED PARKING STALL NUMBER                 | --- |
| PROPOSED DETECTABLE SURFACE                   | --- |
| PROPOSED PEDESTRIAN RAMP                      | --- |
| EXISTING EASEMENT                             | --- |
| 50' BUILDING ZONE                             | --- |
| RPO LIMITS                                    | --- |
| RPO 50' BUILDING BUFFER                       | --- |
| PROPOSED SLOPE                                | --- |
| PROPOSED TOP/TOE                              | --- |
| PROPOSED DITCH                                | --- |
| PROPOSED STABLE                               | --- |
| PROPOSED RETAINING WALL                       | --- |
| PROPOSED MAJOR CONTOUR                        | --- |
| EXISTING MAJOR CONTOUR                        | --- |
| EXISTING MINOR CONTOUR                        | --- |
| EXISTING EDGE OF PAVEMENT                     | --- |
| EXISTING FENCE                                | --- |
| PROPOSED STORM DRAIN                          | --- |
| PROPOSED CURB INLET                           | --- |
| PROPOSED BROOKS BOX                           | --- |
| PROPOSED CLEAOUT                              | --- |
| PROPOSED HEADWALL                             | --- |
| PROPOSED INFLAT                               | --- |
| PROPOSED SEWER                                | --- |
| PROPOSED MANHOLE                              | --- |
| PROPOSED SEWER FORCE MAIN                     | --- |
| PROPOSED T-WATER                              | --- |
| PROPOSED BY-FIRE SERVICE                      | --- |
| PROPOSED FIRE HYDRANT ASSEMBLY                | --- |
| EXISTING WATER MAIN                           | --- |
| EXISTING OVERHEAD ELECTRIC                    | --- |
| PROPOSED POWER POLE                           | --- |
| EXISTING POWER POLE TO REMAIN/REMOVE AS NOTED | --- |
| EXISTING UTILITY BOX                          | --- |
| EXISTING TRAFFIC SIGNAL                       | --- |
| PROPOSED STREET LIGHT                         | --- |
| PROPOSED DIRECTION OF FLOW                    | --- |
| PROPOSED BIRE RACK                            | --- |
| CULTURAL RESOURCE SITE                        | --- |
| MONUMENT                                      | --- |
| LIGHT POLE                                    | --- |
| ELECTRIC VEHICLE PARKING                      | --- |

Prepared By: Ellis Engineering Company

Name: 3218 Pecos Road

Address: San Diego, California 92118

Phone #: (619) 294-0707

Project Address: 3218 Pecos Road

East of (Cross Valley Road) South of

East Valley Road, North of Campo Road

San Diego, County of San Diego, California

Project Name: JAMUL RETAIL CENTER

Revision 1: 01/20/2015

Revision 2: 10/09/2010

Revision 3: 04/09/2008

Sheet Title: PRELIMINARY GRADING PLAN

Sheet: 3 of 6

COUNTY OF SAN DIEGO TRACT NO. T1M 2126

PRELIMINARY  
NOT FOR CONSTRUCTION



NOTE:  
ANY EXISTING SEPTIC TANK ON PROJECT  
SITE MUST BE PUMPED, COLLAPSED AND  
BACKFILLED PRIOR TO COMMENCEMENT OF  
GRADING ACTIVITY.

CROSS SECTION: DRIVEWAY  
SCALE 1" = 20'

SEE SHEET NO. 4

SEE CROSS SECTION  
(TRACTOR SUPPLY CROSS SECTION)  
SHEET 2

SEE SHEET 2  
FOR CROSS SECTION

APN: 500-180-01

EXIST. POWER POLE TO BE REMOVED

EXIST. POWER POLE TO BE REMOVED

EXIST. POWER POLE TO BE REMOVED

EXIST. POWER POLE TO BE REMOVED

EXIST. POWER POLE TO BE REMOVED

EXIST. POWER POLE TO BE REMOVED

EXIST. POWER POLE TO BE REMOVED

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EXIST. POWER POLE TO BE REMOVED

EXIST. POWER POLE TO BE REMOVED

EXIST. POWER POLE TO BE REMOVED

EXIST. POWER POLE TO BE REMOVED

EXIST. POWER POLE TO BE REMOVED



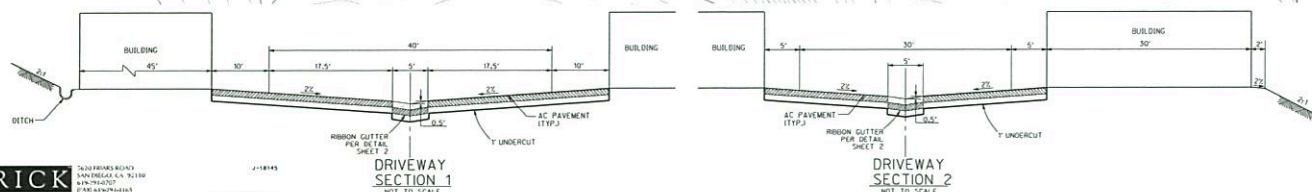
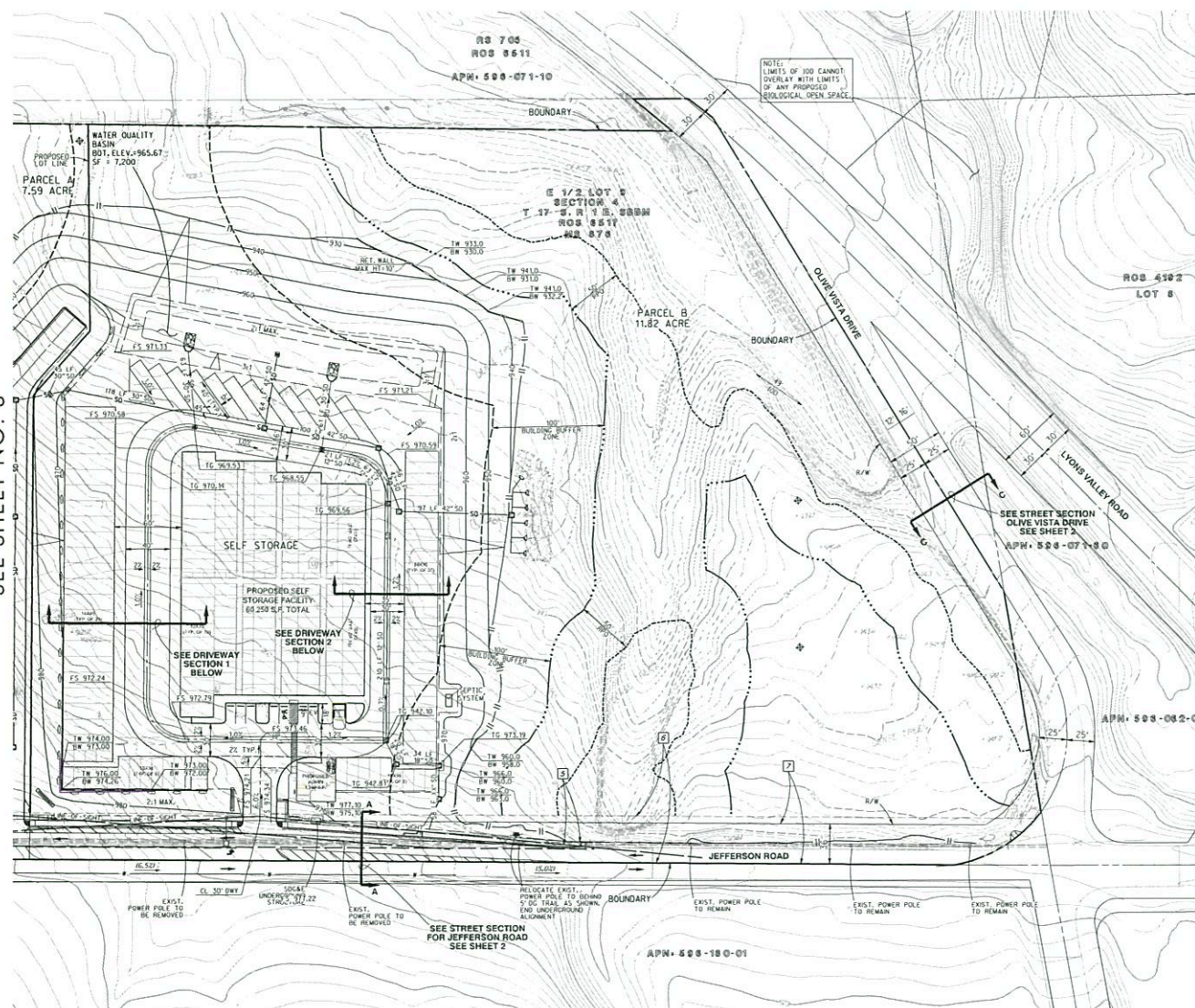
EASEMENT DATA BASED ON TITLE REPORT  
PREPARED BY CHICAGO TITLE COMPANY  
ORDER NO. 12205388-993-502, DATED MAY-05-2015

| ITEM NO. | RECORDING DATE | DOCUMENT NO.              | DESCRIPTION  |
|----------|----------------|---------------------------|--|
| 1        | 7/10/1928      | BK 1488, PG. 413 OF DEEDS | EASEMENT FOR COUNTY ROAD   |
| 2        | 10/16/1981     | DOC. 1981-327755          | EASEMENT FOR ROAD GRANTED TO STATE OF CALIFORNIA BY LEGAL EXCEPTION 3) |
| 3        | 10/16/1981     | DOC. 1981-327756          | EASEMENT FOR ROAD GRANTED TO STATE OF CALIFORNIA BY LEGAL EXCEPTION 4) |
| 4        | 4/1/1980       | FILE NO. 80-110547        | 50% EASEMENT   |
| 5        | 10/22/1982     | BK 1686, PG. 462          | 50% EASEMENT   |
| 6        | 4/9/1980       | INSTRUMENT 1980-021427    | 100' FOR PUBLIC HIGHWAY  |
| 7        | 4/9/1980       | INSTRUMENT 1980-021428    | DEDICATED TO THE COUNTY OF SAN DIEGO PER EASEMENT FOR COUNTY HIGHWAY   |

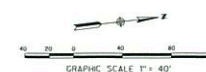
## LEGEND

|   |     |
|---|-----|
| PROJECT BOUNDARY                                | --- |
| CENTERLINE                                      | --- |
| EXISTING RIGHT OF WAY                           | --- |
| PROPOSED CURB                                   | --- |
| PROPOSED DUTTER                                 | --- |
| PROPOSED PARKING                                | --- |
| PROPOSED HANDICAP PARKING                       | --- |
| PROPOSED PARKING STALL NUMBER                   | --- |
| PROPOSED DETECTABLE SURFACE                     | --- |
| PROPOSED PEDESTRIAN RAMP                        | --- |
| EXISTING EASEMENT                               | --- |
| 50' BUILDING ZONE                               | --- |
| RPO LIMITS                                      | --- |
| RPO 50' BUILDING BUFFER                         | --- |
| PROPOSED SLOPE                                  | --- |
| PROPOSED TOP/DOE                                | --- |
| PROPOSED DITCH                                  | --- |
| PROPOSED SWALE                                  | --- |
| PROPOSED RETAINING WALL                         | --- |
| PROPOSED MAJOR CONTOUR                          | --- |
| EXISTING MAJOR CONTOUR                          | --- |
| EXISTING MINOR CONTOUR                          | --- |
| EXISTING EDGE OF PAVEMENT                       | --- |
| EXISTING FENCE                                  | --- |
| PROPOSED STORM DRAIN                            | --- |
| PROPOSED CURB INLET                             | --- |
| PROPOSED BROOKS BOX                             | --- |
| PROPOSED CLEANOUT                               | --- |
| PROPOSED HEADWALL                               | --- |
| PROPOSED RAMP                                   | --- |
| PROPOSED SLOPE                                  | --- |
| PROPOSED MANHOLE                                | --- |
| PROPOSED SLOPE FORCE MAIN                       | --- |
| PROPOSED FIRE WATER                             | --- |
| PROPOSED FIRE SERVICE                           | --- |
| PROPOSED FIRE HYDRANT ASSEMBLY                  | --- |
| EXISTING WATER MAIN                             | --- |
| EXISTING OVERHEAD ELECTRIC                      | --- |
| PROPOSED POWER POLE                             | --- |
| EXISTING POWER POLE (TO REMAIN/REMOVE AS NOTED) | --- |
| EXISTING UTILITY BOX                            | --- |
| EXISTING TRAFFIC SIGNAL                         | --- |
| PROPOSED STREET LIGHT                           | --- |
| PROPOSED DIRECTION OF FLOW                      | --- |
| PROPOSED BIKE RACK                              | --- |
| CULTURAL RESOURCE SITE                          | --- |
| MONUMENT  | --- |
| LIGHT POLE                                      | --- |
| ELECTRIC VEHICLE PARKING                        | --- |

SEE SHEET NO. 3



NOTE:  
ANY EXISTING SEPTIC TANK ON PROJECT  
SITE MUST BE PUMPED, COLLAPSED AND  
BACKFILLED PRIOR TO COMMENCEMENT OF  
GRADING ACTIVITY.



Prepared By: Rick Engineering Company

Name: Rick Engineering Company

Address: 1425 Pacific Road

Phone #: (619) 293-6767

Project Address: 14111 JEFFERSON ROAD

EAST OF LYONS VALLEY ROAD, SOUTH OF

OLIVE VISTA DRIVE, OLIVE VISTA DRIVE

JAMES, COUNTY OF SAN DIEGO, CALIFORNIA

Project Name: JAMUL RETAIL CENTER

Revision 1: 07/10/2018

Revision 2: 10/09/2018

Revision 3: 04/04/2019

Revision 4: 04/04/2019

Revision 5: 04/04/2019

Revision 6: 04/04/2019

Revision 7: 04/04/2019

Revision 8: 04/04/2019

Revision 9: 04/04/2019

Revision 10: 04/04/2019

Revision 11: 04/04/2019

Revision 12: 04/04/2019

Revision 13: 04/04/2019

Revision 14: 04/04/2019

Revision 15: 04/04/2019

Revision 16: 04/04/2019

Revision 17: 04/04/2019

Revision 18: 04/04/2019

Revision 19: 04/04/2019

Revision 20: 04/04/2019

Revision 21: 04/04/2019

Revision 22: 04/04/2019

Revision 23: 04/04/2019

Revision 24: 04/04/2019

Revision 25: 04/04/2019

Revision 26: 04/04/2019

Revision 27: 04/04/2019

Revision 28: 04/04/2019

Revision 29: 04/04/2019

Revision 30: 04/04/2019

Revision 31: 04/04/2019

Revision 32: 04/04/2019

Revision 33: 04/04/2019

Revision 34: 04/04/2019

Revision 35: 04/04/2019

Revision 36: 04/04/2019

Revision 37: 04/04/2019

Revision 38: 04/04/2019

Revision 39: 04/04/2019

Revision 40: 04/04/2019

Revision 41: 04/04/2019

Revision 42: 04/04/2019

Revision 43: 04/04/2019

Revision 44: 04/04/2019

Revision 45: 04/04/2019

Revision 46: 04/04/2019

Revision 47: 04/04/2019

Revision 48: 04/04/2019

Revision 49: 04/04/2019

Revision 50: 04/04/2019

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Revision 69: 04/04/2019

Revision 70: 04/04/2019

Revision 71: 04/04/2019

Revision 72: 04/04/2019

Revision 73: 04/04/2019

Revision 74: 04/04/2019

Revision 75: 04/04/2019

Revision 76: 04/04/2019

Revision 77: 04/04/2019

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Revision 79: 04/04/2019

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Revision 82: 04/04/2019

Revision 83: 04/04/2019

Revision 84: 04/04/2019

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Revision 86: 04/04/2019

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Revision 91: 04/04/2019

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Revision 94: 04/04/2019

Revision 95: 04/04/2019

Revision 96: 04/04/2019

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Revision 98: 04/04/2019

Revision 99: 04/04/2019

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Revision 111: 04/04/2019

Revision 112: 04/04/2019

Revision 113: 04/04/2019

Revision 114: 04/04/2019

Revision 115: 04/04/2019

Revision 116: 04/04/2019

Revision 117: 04/04/2019

Revision 118: 04/04/2019

Revision 119: 04/04/2019

Revision 120: 04/04/2019

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Revision 123: 04/04/2019

Revision 124: 04/04/2019

Revision 125: 04/04/2019

Revision 126: 04/04/2019

Revision 127: 04/04/2019

Revision 128: 04/04/2019

Revision 129: 04/04/2019

Revision 130: 04/04/2019

Revision 131: 04/04/2019

Revision 132: 04/04/2019

Revision 133: 04/04/2019

Revision 134: 04/04/2019

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Revision 143: 04/04/2019

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Revision 145: 04/04/2019

Revision 146: 04/04/2019

Revision 147: 04/04/2019

Revision 148: 04/04/2019

Revision 149: 04/04/2019

Revision 150: 04/04/2019

Revision 151: 04/04/2019

Revision 152: 04/04/2019

Revision 153: 04/04/2019

Revision 154: 04/04/2019

Revision 155: 04/04/2019

Revision 156: 04/04/2019

Revision 157: 04/04/2019

Revision 158: 04/04/2019

Revision 159: 04/04/2019

Revision 160: 04/04/2019

Revision 161: 04/04/2019

Revision 162: 04/04/2019

Revision 163: 04/04/2019

Revision 164: 04/04/2019

Revision 165: 04/04/2019

Revision 166: 04/04/2019

Revision 167: 04/04/2019

Revision 168: 04/04/2019

Revision 169: 04/04/2019

Revision 170: 04/04/2019

Revision 171: 04/04/2019

Revision 172: 04/04/2019

Revision 173: 04/04/2019

Revision 174: 04/04/2019

Revision 175: 04/04/2019

Revision 176: 04/04/2019

Revision 177: 04/04/2019

Revision 178: 04/04/2019

Revision 179: 04/04/2019

Revision 180: 04/04/2019

Revision 181: 04/04/2019

Revision 182: 04/04/2019

Revision 183: 04/04/2019

Revision 184: 04/04/2019

Revision 185: 04/04/2019

Revision 186: 04/04/2019

Revision 187: 04/04/2019

Revision 188: 04/04/2019

Revision 189: 04/04/2019

Revision 190: 04/04/2019

Revision 191: 04/04/2019

Revision 192: 04/04/2019

Revision 193: 04/04/2019

Revision 194: 04/04/2019

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Revision 196: 04/04/2019

Revision 197: 04/04/2019

Revision 198: 04/04/2019

Revision 199: 04/04/2019

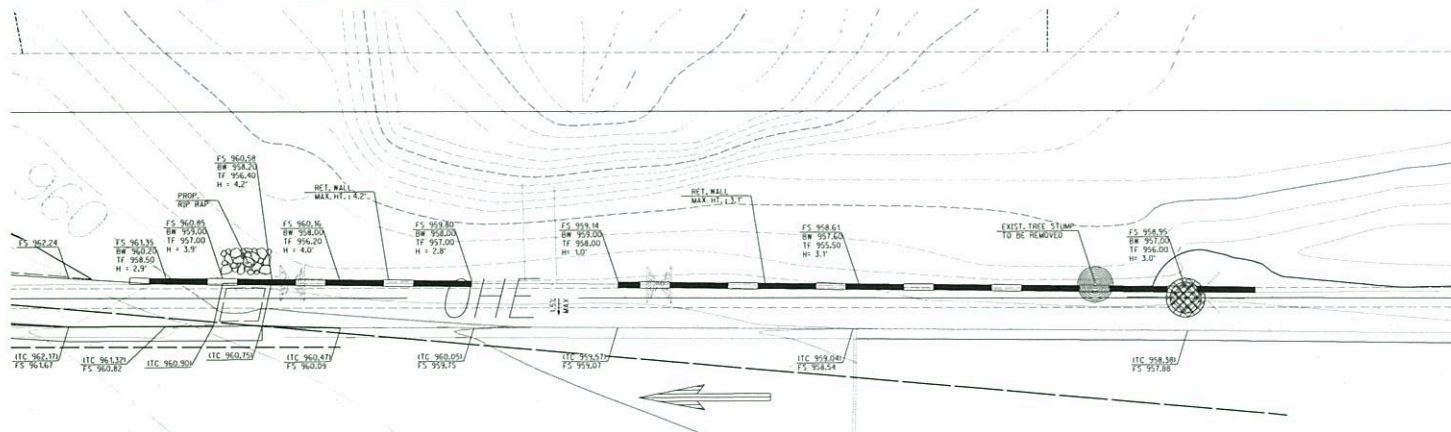
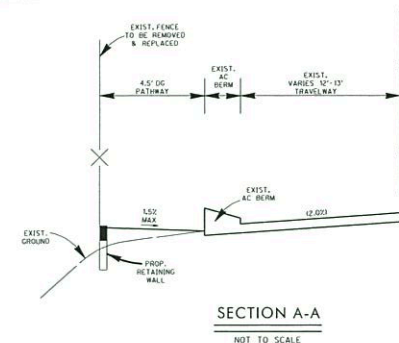
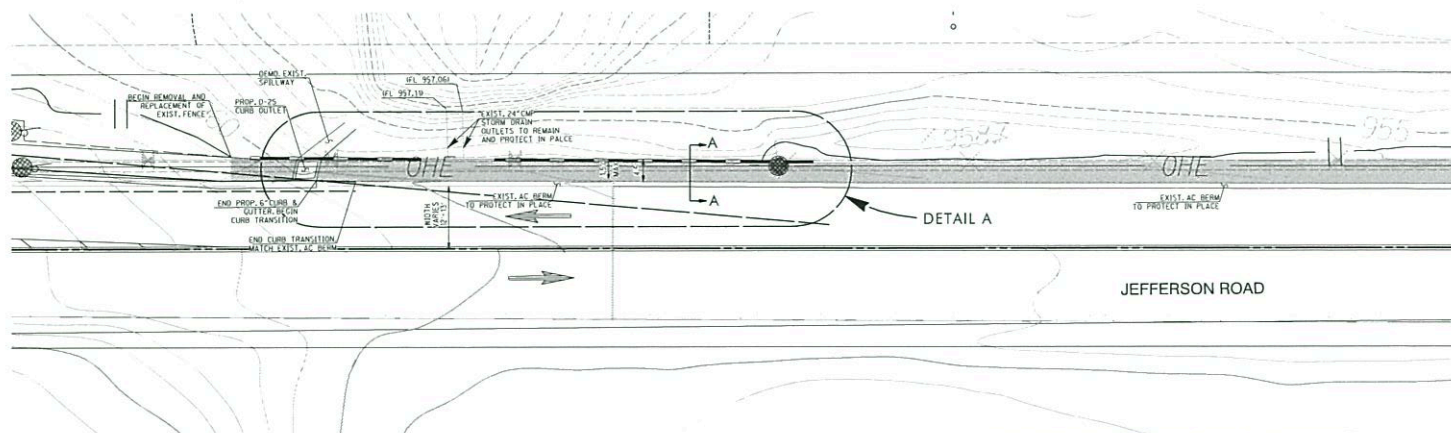
Revision 200: 04/04/2019



### LEGEND

- PROPOSED NEW DG •
- TREE STUMP TO BE REMOVED
- PROPOSED CURB OUTLET ID-25I
- PROPOSED RETAINING WALL
- FS AT CURB = FINISH SURFACE AT  
BACK OF DEERM
- NEW DG IS TO MATCH EXISTING  
GRADES REMOVED AC DEERM UNLESS  
OTHERWISE NOTED ON PLANS

SEE SHEET NO. 6



DETAIL A

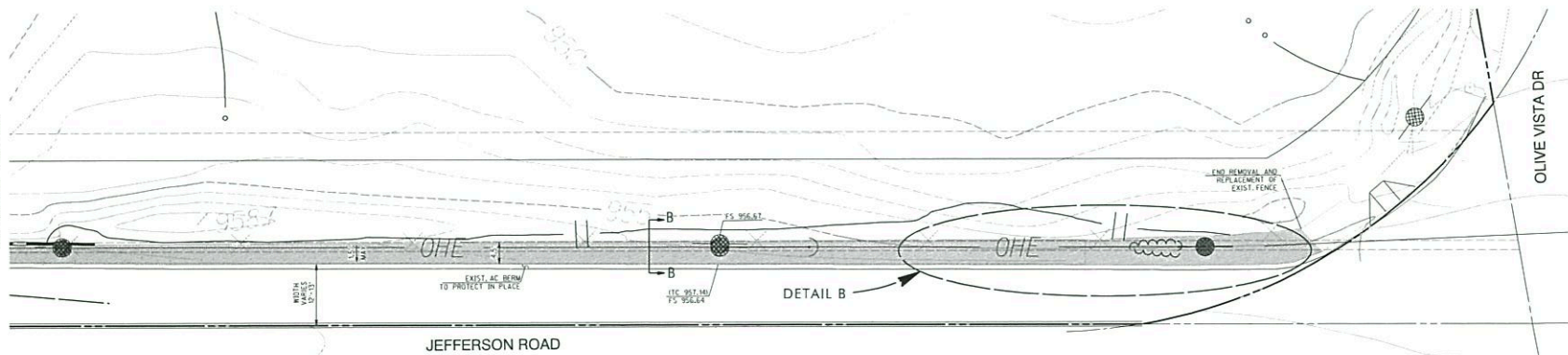
SCALE 1" = 5'

Prepared By: Eric Ferguson/eng Compco  
Name: \_\_\_\_\_  
Address: 1928 Peters Blvd  
San Diego, California 92110  
Phone #: (619) 293-6767  
Project Address: WEST SIDE HIGHWAY ROAD  
EAST OF LYONS VALLEY ROAD, SOUTH OF  
OLIVE VISTA RD, NORTH OF CARDO ROAD  
JAMUL, COUNTY OF SAN DIEGO, CALIFORNIA  
Project Name: JAMUL RETAIL CENTER  
Sheet Title: PRELIMINARY GRADING PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION

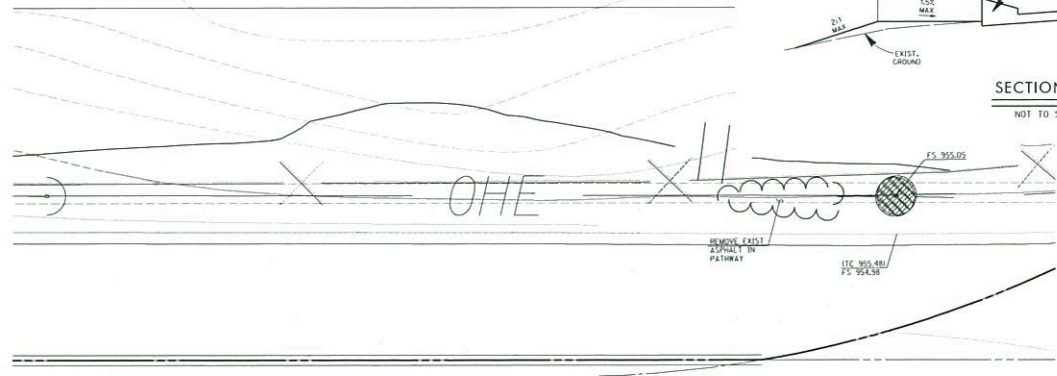
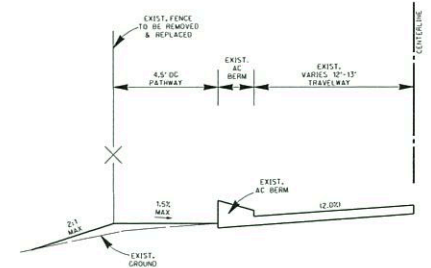


SEE SHEET NO. 05



# LEGEND

- PROPOSED NEW DC
- EXISTING ASPHALT IN PATHWAY TO BE REMOVED
- FS AT CURB + FINISH SURFACE AT BACK OF BEWM
- NEW DC IS TO MATCH EXISTING GRADE'S BEWM AC BEWM UNLESS OTHERWISE NOTED ON PLANS



## DETAIL B

SCALE 1" = 5'

|                  |                                       |                     |            |
|------------------|---------------------------------------|---------------------|------------|
| Prepared By:     | Rick Engineering Company              | Revision 11         |            |
| Name:            |                                       | Revision 10         |            |
| Address:         | 1420 Poplar Road                      | Revision 12         |            |
|                  | San Diego, California 92118           | Revision 11         |            |
| Phone #          | (619) 294-8187                        | Revision 10         |            |
| Project Address: |                                       | Revision 9          |            |
|                  | 1411-1413 JESSIEVILLE ROAD            | Revision 8          |            |
|                  | EAST OF LYONS VALLEY ROAD, 101004 04  | Revision 7          |            |
|                  | OLIVE VISTA DR, 101004 04 CAMPUS #110 | Revision 6          |            |
|                  | AMAL, COUNTY OF SAN DIEGO, CALIFORNIA | Revision 5          |            |
| Project Name:    | JAMUL RETAIL CENTER                   | Revision 4          | 03/20/2018 |
|                  |                                       | Revision 3          | 12/09/2018 |
|                  |                                       | Revision 2          | 07/20/2018 |
|                  |                                       | Revision 1          | 04/09/2018 |
| Sheet Title:     | PRELIMINARY GRADING PLAN              | Original Date:      | 04/09/2018 |
| Sheet            | 6                                     | of                  | 6          |
|                  |                                       | COUNTY OF SAN DIEGO |            |
|                  |                                       | TRACT NO. 7PM 21282 |            |



**Attachment B – Final Notice of Approval –  
Tentative Parcel Map No. TPM-21262**





## 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.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**KATHLEEN A. FLANNERY**  
ASSISTANT DIRECTOR

May 10, 2019

Hix Snedeker Jamul, LLC  
P.O Box 130  
Daphne, AL 36526

### FINAL NOTICE OF APPROVAL -- TENTATIVE PARCEL MAP NO. 21262

Your Tentative Parcel Map is conditionally approved by the Planning Commission pursuant to the Division of Land Ordinance and said Tentative Parcel Map is on file in the office of the Director of Planning & Development Services.

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

A Parcel Map pursuant to this Tentative Parcel Map must be filed within 36 months from the date of this Final Notice or from the date of action on an appeal of this Final Notice, unless an application for a time extension and the required fee are received prior to that date. The Director or, on appeal, the Board of Supervisors, may grant a time extension as provided by Section 81.618 of the County Subdivision Ordinance.

This Tentative Parcel Map is approved subject to the attached conditions of approval, which must be complied with before a Parcel Map thereof is approved by the County Department of Public Works and filed with the County Recorder of San Diego County.

No parcel shown on the approved Tentative Parcel Map shall be leased, sold, conveyed, or transferred, unless and until a Parcel Map is approved by the County Department of Public Works and has been filed in the office of the County Recorder.



May 10, 2019

TENTATIVE PARCEL MAP NO. 21262

THE COUNTY OF SAN DIEGO PLANNING COMMISSION HAS DETERMINED AND ORDERED that based on the findings attached herein, Tentative Parcel Map 21262 is hereby approved subject to the following conditions and requirements:

**MAP EXPIRATION:** The approval of this Tentative Parcel Map Expires Thirty-Six (36) Months after the date of issuance of the Final Notice of Approval at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.618 of the County Subdivision Ordinance](#).

**PRELIMINARY GRADING PLAN:** The approval of this Tentative Parcel Map hereby approves the Preliminary Grading and Improvement Plan dated December 19, 2018 consisting of six (6) sheets (Attached Herein as Exhibit A) pursuant to [Section 81.607 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 CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

**WAIVERS AND EXCEPTIONS:** This permit is hereby approved pursuant to the provisions of the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the County Public and Private Road Standards requirements to permit:

- (1) **Jefferson Road (SC 391)** is classified as a 2.2A Light Collector with a raised median and a Class II bike lane from Lyons Valley Road to State Route (SR)-94 under the Mobility Element Network of the County of San Diego General Plan. The project applicant submitted a Design Exception Request (DER) to omit the raised median and to not install full width improvements along the entire project frontage with exception of a 4.5 foot wide pathway, due to conflicts with Open Space Easements (See approval email dated April 2, 2019).



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

**1. GEN#1—COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO]**

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

**2. BIO#1—BIOLOGICAL EASEMENT**

In order to protect sensitive biological resources, pursuant to the [Biological Mitigation Ordinance \(BMO\)](#) and [Resource Protection Ordinance \(RPO\)](#), a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego and the California Department of Fish and Wildlife by separate document, an open space easement, or grant to the California Department of Fish and Wildlife a conservation easement, as shown on the approved Tentative Parcel Map. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exceptions to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments



thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.

- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEH.

**DOCUMENTATION:** The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] [DPR, TC] for satisfaction of the condition.

### 3. BIO#2-LBZ EASEMENT

**INTENT:** In order to protect sensitive biological resources, pursuant to the [Biological Mitigation Ordinance \(BMO\)](#) and [Resource Protection Ordinance \(RPO\)](#), a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Tentative Parcel Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

1. Decking, fences, and similar facilities.
2. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.
3. The portion of the self-storage structure shown on the approved plot plan for MUP 18-008.

**DOCUMENTATION:** The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the



easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

#### 4. CULT#1 - ARCHAEOLOGICAL MONITORING

**INTENT:** In order to avoid potential impacts to undiscovered buried archaeological resources and human remains, 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 earth disturbing 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 (sample) fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a 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 *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading



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

## 5. ROADS#1–ROAD IMPROVEMENTS

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [County Community Trails Master Plan](#), **Jefferson Road (SC 391)** shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Jefferson Road (SC 391)**, along the proposed Parcels 1 and 2 in accordance with Public Road Standards for a modified 2.2A Light Collector, to a half graded width of forty-two feet (42') and to a half improved width of thirty feet (30') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and five feet (5') Disintegrated Granite (DG) pathway. The face of the curb shall be located thirty feet (30') from official centerline. Provide transition, tapers, traffic striping to match existing pavement as shown on the approved plot plan. All of the above shall be to the satisfaction of the Director of Planning & Development Services and Director of Public Works.
- b. Provide a four and half feet (4.5') D.G. pathway along **Jefferson Road (SC 391)** as shown in the approved Preliminary Grading Plan, dated December 19, 2019, from northerly boundary of proposed Parcel 2 to Olive Vista Drive intersection. Provide curb ramps at the intersection of Jefferson Road and Olive Vista Drive. All of the above shall be to the satisfaction of the Director of Planning & Development Services and Director of Public Works.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

**DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve Jefferson Road (SC 391).



- b. Provide Secured Agreements. The required security shall be in accordance with Section 7613 of the Zoning Ordinance.
- c. Pay all applicable inspection fees with [DPW, PDCI].
- d. 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.
- e. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the County Service Area No. 135 Fire Protection District and the [PDS, LDR].
- f. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to approval of any plan or issuance of any permits, and prior to use of the premises in reliance of this permit, the plans shall be approved and securities must be provided. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. 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 before any work can commence.

## 6. ROADS#2–ROAD DEDICATION

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [Community Trails Master Plan](#), road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego an easement for road purposes:

- a. Grant by separate document to the County of San Diego an easement for road purposes a one-half right-of-way width of forty-two feet (42') from centerline, plus slope rights and drainage easements for **Jefferson Road (SC 391)** along the proposed Parcels 1 and 2 in accordance with modified 2.2A Light Collector Public Road Standards.
- b. The grant of right-of-way 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. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements to assure compliance with this condition.

## 7. ROADS#3–IRREVOCABLE OFFER OF DEDICATION

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County of San Diego Public Road Standards](#), and the [Community Trails Master Plan](#), an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County.

### **DESCRIPTION OF REQUIREMENT:**

- a. Execute an Irrevocable Offer to Dedicate (IOD) real property along **Campo Road**, for public road purposes, to the County of San Diego. The IOD shall provide a one-half right-of-way width of forty-nine feet (49') from the ultimate centerline, plus slope rights and drainage easements for **Campo Road** along the frontage of the project.
- b. Execute an Irrevocable Offer to Dedicate (IOD) real property along **Jefferson Road (SC 391)**, for public road purposes, to the County of San Diego. The IOD shall provide a one-half right-of-way width of forty-two feet (42') from the ultimate centerline, plus slope rights and drainage easements for **Jefferson Road (SC 391)** along the frontage of the project.
- c. The IOD shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted in the future for public use as determined by the Director of Planning & Development Services and Department of Public Works. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services and Department of Public Works.

**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation



of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the IOD shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the IOD documents for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the IOD to assure compliance with this condition.

## 8. ROADS#4–RELINQUISH ACCESS

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

- a. Relinquish access rights onto **Jefferson Road (SC 391)** with the exception of the driveways as shown on the approved plot plan. Only the two access points are permitted along Jefferson Road as indicated on the approved plot plan.
- b. Relinquish access rights onto **Campo Road** along the project frontage.
- c. Relinquish access rights onto **Lyons Valley Road (SA 390.1)** along the project frontage.
- d. 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 legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

## 9. UTILITIES#1–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 approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** [PDS, LDR] shall review the acknowledgement letter to determine compliance with the condition.

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

#### 10. AQ/GHG#1—CONSTRUCTION EXHAUST EMISSIONS

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

- a. The project shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4 diesel engines. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.
- b. The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained in accordance with manufacturer's specifications before and for the duration of on-site operation.
- c. Simultaneous operation of multiple construction equipment units shall be minimized. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes and shall turn their engines off when not in use to reduce vehicle emissions.
- d. Electrical hookups shall be provided on site for the use of hand tools such as saws, drills, and compressors used for building construction to reduce the need for electric generators and other fuel-powered equipment. The use of electrical construction equipment shall be employed, where feasible.
- e. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.
- f. Haul truck staging areas shall be provided for loading and unloading soil and materials, and shall be located away from sensitive receptors at the furthest feasible distance (at least 1,000 feet)



- g. A Construction Traffic Control Plan shall be developed to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the amount of large pieces of equipment operating simultaneously during peak construction periods, scheduling of vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities and increase construction employee carpooling.

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

#### 11. AQ/GHG#2—FUGITIVE DUST PLAN

**INTENT:** In order to reduce fugitive dust. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall prepare and implement a Fugitive Dust Plan demonstrating compliance with San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), to the satisfaction of the County. Measures shall include but not limited to:

- a. Water, or utilize another SDAPCD-approved dust control non-toxic agent on the grading areas at least three times daily to minimize fugitive dust.
- b. All main roadways shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads.
- c. Building pads shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth moving operations.
- d. Grading areas shall be stabilized as quickly as possible to minimize fugitive dust.
- e. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path shall be paved within the construction site prior to public road entry, and for all haul roads.
- f. Wheel washers shall be installed adjacent to the apron for tire inspection and washing prior to vehicle entry on public roads.
- g. Any visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks or similar method within 30 minutes of occurrence.
- h. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads.



- i. Unpaved construction site egress points shall be graveled to prevent track-out.
- j. Construction access points shall be wet-washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred.
- k. Transported material in haul trucks shall be watered or treated with SDAPCD-approved non-toxic dust control agent.
- l. Haul trucks shall be covered or shall maintain at least two feet of freeboard to reduce blow-off during hauling.
- m. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour (mph).
- n. On-site stockpiles of excavated material shall be covered.
- o. A 15-mph speed limit on unpaved surfaces shall be enforced.
- p. Haul truck staging areas shall be provided for loading and unloading of soil and materials.
- q. Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.

**DOCUMENTATION:** The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The Fugitive Dust Plan shall be prepared prior to approval of any grading permits and the following actions shall occur throughout the duration of construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

## 12. AQ/GHG#3—CONSTRUCTION RELATIONS OFFICER

**INTENT:** In order to provide public notification and contact for project related construction activities. **DESCRIPTION OF REQUIREMENT:** Prior to construction activities, the project applicant shall employ a construction relations officer who will address Community concerns regarding on-site construction activity. The applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer who will document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations along Jefferson Road and noted on grading and improvement plans. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Prior to issuance of the any grading or improvement permits and throughout the duration of the grading and construction. **MONITORING:** The [DPW, PDCI] shall make sure the contractor complies with the requirements of this condition and shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

## 13. DEH#1—WELL DESTRUCTION



**INTENT:** In order to ensure that the water wells located on the property are removed, and to comply with the [County Regulatory Code Section 67.431](#), the wells shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** The water wells on-site, not approved for ongoing use, 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 any plan, issuance of any permit (Excluding Well Destruction Permit), and prior to occupancy or use of the premises in reliance of this permit, the applicant shall destroy the wells. **MONITORING:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the wells have been properly destroyed. The destruction logs shall be stamped and returned to the applicant.

#### 14. BIO#4–BIOLOGICAL MONITORING

**INTENT:** In order to prevent inadvertent disturbance to sensitive wildlife species, all grading shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities that include further ground disturbance. The following shall be completed:

- a. The Biologist shall perform the monitoring duties before, during and after construction activities that include further ground disturbance pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds or bonded separately with Planning & Development Services.

**DOCUMENTATION:** The applicant shall provide a copy of the biological monitoring contract, cost estimate, and [MOU](#) to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [PDS, PCC] shall review the contract, [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. The [PDS, LDR] shall add the cost of the monitoring to the grading bond costs.

#### 15. ROADS#6–TRAFFIC CONTROL PLAN



**INTENT:** In order to reduce 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, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

#### 16. ROADS#7-HAUL ROUTE PLAN

**INTENT:** In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation. The applicant shall implement efficiency practices to minimize traffic impacts to local roadways.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and off-site County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute



a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [PDS, PP and LDR] shall review the HRP for compliance with this condition.

#### 17. 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:**

- 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 any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; execution of the recorded agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

#### 18. 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 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 process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved and the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the Erosion Control Plan adequately satisfies 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.

**The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.**

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

#### **(BIOLOGICAL RESOURCES)**

##### **1. BIO#GP1–BIOLOGICAL MONITORING [PDS, FEE X3]**

**INTENT:** In order to prevent inadvertent disturbance to sensitive wildlife species, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities that include further ground disturbance. The Project Biologist shall also perform the



following duties before construction to comply with the conditions of this Grading Plan, Major Use Permit and Tentative Parcel Map:

1. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the [PDS, PCC].
2. The Biologist shall attend the preconstruction meetings and other related meetings to discuss construction requirements. Such meeting shall include the [PDS, PCC].

**DOCUMENTATION:** The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDC] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

## 2. BIO#GP2—TEMPORARY FENCING [PDS, FEE]

**INTENT:** In order to prevent inadvertent disturbance to onsite Resource Protection Ordinance (RPO) wetlands, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Additionally, grubbing that may be required for installation of fencing shall be approved by PDS. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant."



**3. BIO#GP3-RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to nesting 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 within 100 feet of native habitat during the breeding season of migratory birds. The breeding season is defined as occurring between February 1<sup>st</sup> and September 15<sup>th</sup>. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no nesting 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)****4. 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 (sample) fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and 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.



**5. CULT#GR-2 - TEMPORARY FENCING – CA-SDI-17242: [PDS, PPD] [DPW, PDCI]**

**INTENT:** In order to mitigate for potential impacts to sites CA-SDI-17242 during construction, a temporary fencing plan shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and [CEQA Section 15064.5 and 15064.7](#). **DESCRIPTION OF REQUIREMENT:** Prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-SDI-17242 during any grading activities within one hundred feet (100') of these archaeological site(s), as shown on the temporary fencing exhibit provided in the confidential appendix of the cultural study. The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Kumeyaay Native American monitor. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

a. Provide evidence to the Director of Planning & Development Services that the following notes have been placed on the Grading and/or Improvement Plan:

(1) In the event that construction activities are to take place within 100 feet of archaeological site(s) CA-SDI-17242, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:

- The project archaeologist shall identify the site boundaries.
- The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist and the Kumeyaay Native American monitor.
- Upon approval of buffers, install fencing under the supervision of the project archaeologist.
- Submit to Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-SDI-17242.
- Fencing may be removed after the conclusion of construction activities.

**DOCUMENTATION:** Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-SDI-17242. **TIMING:** Prior to any clearing,



grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [PDS, PPD] shall review the signed and stamped statement for compliance this condition.

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

## (BIOLOGICAL RESOURCES)

### 6. BIO#GP4—BIOLOGICAL MONITORING [PDS, FEE X3]

**INTENT:** In order to prevent inadvertent disturbance to sensitive wildlife species, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities that involve further ground disturbance. The Project Biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The monitor(s) shall be on site during all grading and clearing activities that are in or adjacent to any Biological open space areas or sensitive habitats. If there are disturbances, the monitor must report them immediately to the [PDS PCC]. Additionally, the biologist shall perform the following duties:

1. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector;
2. Perform periodical monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
3. Conduct training for contractors and construction personnel, including the purpose for resource protection, and the conservation measures that should be implemented during project construction;
4. If lighting is utilized, monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
5. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
6. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [PDS PCC] within 24 hours; (8) produce periodic (monthly during grading) and final reports and submit to PDS (final report will release bond);
7. Attend construction meetings and other meetings as necessary.

**DOCUMENTATION:** The Project Biologist shall prepare and submit to the satisfaction the [PDS, PCC] monitoring reports, which indicate that the monitoring has occurred as indicated above. **TIMING:** The following actions shall occur



throughout the duration of the grading construction. **MONITORING:** The [DPW, PDC] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [DPW, PDC] shall contact the [PDS, PCC] if the Project Biologist or applicant fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.

## (CULTURAL RESOURCES)

### 7. 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 the 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 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 (sample) 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.

#### 8. NOISE#3—TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

**INTENT:** In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

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

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



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

## (BIOLOGICAL RESOURCES)

### 9. BIO#GP5–BIOLOGICAL MONITORING [PDS, FEE]

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources](#), a Grading Monitoring Program shall be implemented.

**DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional sensitive biological resources. The report shall conform to the [County of San Diego Report Format Guidelines for Biological Resources](#). It shall also include but not be limited to the following items:

- a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
- b. Monitoring logs showing the date and time that the monitor was on site.
- c. Photos of the site after the grading and clearing activities.

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

## (CULTURAL RESOURCES)

### 10. 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:

- 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 [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 who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** [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).*

## **(BIOLOGICAL RESOURCES)**

### **11. BIO#GP6–OPEN SPACE SIGNAGE [PDS, FEE]**

**INTENT:** In order to comply with Condition BIO#3 pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP), the open space signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent open space signs shall be placed along the open space boundary as shown on these plans and the approved Tentative Parcel Map.

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources  
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services  
Reference: PDS2018-MUP-18-008, PDS2018-TPM-21262

**DOCUMENTATION:** The applicant shall install the signage and provide the documentation photos and certification statement to the [PDS, PCC]. **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)) the signage shall be



installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

## 12. BIO#GP7–EASEMENT AVOIDANCE [PDS, FEE]

**INTENT:** In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided.

**DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the [County Grading Ordinance Section 87.112](#) and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcountry.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEH.

**DOCUMENTATION:** The applicant shall provide a letter statement to the [PDS, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [DPW, PDC] shall not allow any grading, clearing or encroachment into the open space easement.”

(CULTURAL RESOURCES)



**13. 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 shall include the following, if applicable:

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

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. 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 [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, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

**TENTATIVE PARCEL MAP FINDINGS:** The San Diego County Planning Commission finds that:

1. The Tentative Parcel Map is consistent with all Elements of the San Diego County General Plan and with the Rural Commercial Land Use Designation of the General Plan because it proposes a commercial use type; and
2. The Tentative Parcel Map is consistent with the Zoning Ordinance because it proposes a commercial use type with a minimum net parcel size of 0.9 acres in the C36 Use Regulation; and
3. The design and improvements of the proposed subdivision are consistent with all Elements of the San Diego County General Plan and with the Jamul/Dulzura Subregional Plan and comply with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code; and
4. The site is physically suitable for the proposed commercial development because it is relatively flat in the middle and front, providing a large area suitable for development; and
5. The site is physically suitable for the proposed density of development because all services are available to serve the subdivision; and
6. The design of the subdivision or the type of improvements will not cause public health problems because adequate water supply and sewage disposal services



are available, per Department of Environmental Health preliminary approval, and the project Service Availability Letter from the Otay Water District; and

7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat based upon the findings of a Categorical Exemption dated February 28, 2019; and
8. The design of the subdivision or the type of improvements does not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and
9. The division and development of the property in the manner set forth on the approved Tentative Parcel Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way easement.

**MAP PROCESSING REQUIREMENTS:** The parcel map shall comply with the following processing requirements pursuant to the [Sections 81.801 through 81.814 of the Subdivision Ordinance](#) and the [Minor Subdivision Map Processing Manual](#).

- ☐ The parcel map shall show an accurate and detailed vicinity map.
- ☐ The Basis of Bearings for the Parcel Map shall comply with [Sections 81.814 and 81.507 of the Subdivision Ordinance](#).
- ☐ The following notes shall appear on the Parcel Map:
  - ☐ All parcels within this subdivision have a minimum of 100 square feet of solar access for each future commercial unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
  - ☐ At the time of recordation of the Parcel Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
  - ☐ Prior to the approval of the Parcel Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Parcel Map report from a qualified title insurance company.
  - ☐ The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.



- ☐ The Zoning regulations require that each parcel shall contain a minimum net area of 0.9 acres. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Parcel Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.
- ☐ Certification by the Department of Environmental Health with respect to sewage disposal shall be shown on the Parcel Map. [PDS]

**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. 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 Quality Management Plan (SWQMP), 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 the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.*

The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)



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

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

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill pursuant to [Section 87.201 of the County Code](#).

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

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

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

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, 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 plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment (including HVAC units and pool equipment) 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.

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

**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:** To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

**NOTICE:** TIME EXTENSION REQUESTS CANNOT BE PROCESSED WITHOUT UPDATED PROJECT INFORMATION INCLUDING NEW DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATION OF SEPTIC SYSTEMS. SINCE DEPARTMENT OF ENVIRONMENTAL HEALTH REVIEW MAY TAKE SEVERAL MONTHS, APPLICANTS ANTICIPATING THE NEED FOR TIME EXTENSIONS FOR THEIR PROJECTS ARE ADVISED TO SUBMIT APPLICATIONS FOR SEPTIC



CERTIFICATION TO THE DEPARTMENT OF ENVIRONMENTAL HEALTH SEVERAL MONTHS PRIOR TO THE EXPIRATION OF THEIR TENTATIVE PARCEL MAP.

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

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

If you have any questions regarding this matter, please contact Denise Russell at (858) 694-2019.

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY



BY:

Darin Neufeld, Chief  
Project Planning Division

cc: Woodcrest Real Estate Ventures, 1410 Main Street, Suite C, Ramona, CA 92065  
Rick Engineering Attn: Karen Van Ert, 5620 Friars Road, San Diego, CA 92110  
James Pine, San Diego County Fire Authority  
Otay Water District  
Jamul/Dulzura Community Planning Group  
Map Processing Section, Department of Public Works, M.S. O336

email cc:

Ed Sinsay, Project Manager, Land Development, PDS  
Ashley Smith, Planning Manager, Planning & Development Services



**Attachment C – Form of Decision Approving  
PDS2018-MUP-18-008**





**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

MARK WARDLAW  
*Director*

KATHLEEN FLANNERY  
*Assistant Director*

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**COMMISSIONERS**

Michael Seiler (Chairman)  
Douglas Barnhart (Vice  
Chairman)  
Michael Beck  
Yolanda Calvo  
Michael Edwards  
David Pallinger  
Bryan Woods

May 10, 2019

**PERMITEE:** HIX SNEDEKER JAMUL, LLC  
**MAJOR USE PERMIT:** PDS2018-MUP-18-008  
**E.R. NUMBER:** PDS2018-ER-18-19-008  
**PROPERTY:** 3018 JEFFERSON ROAD, JAMUL  
**APN:** 596-071-60

**DECISION OF THE PLANNING COMMISSION**

This Major Use Permit for MUP-18-008 consists of eight (8) sheets including site plan, parking plan, floor plans, and elevations dated October 17, 2018. This permit authorizes (1) the development and operation of an approximately 18,800 square foot hobby farm store (Tractor Supply Company) which includes an approximately 15,000 square foot contiguous fenced-in outdoor display area and an approximately 6,500 square foot unenclosed outdoor display area, and (2) an approximately 65,000 square foot self-storage facility with up to 0.5 acre of unenclosed recreational vehicle storage, and an approximately 1,300 square foot administrative building, pursuant to Sections 2360, 5800, and 7358 of the Zoning Ordinance.

The granting of this permit also approves the Preliminary Grading Plan dated December 19, 2018 consisting of six (6) sheets. 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 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 \(Sec 87.701 et. al.\)](#).

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **May 10, 2021** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....  
**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions shall be established before the property can be used in reliance upon this Major Use Permit. Where



specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

**1. GEN#1—COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO]**

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

**2. GEN#2—RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**

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

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

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, 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 earth disturbing 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 (sample) fill soils to determine that



they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

- b. The Project Archeologist shall provide evidence that a 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 [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

**TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

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

#### 4. PLN#1—PLAN CONFORMANCE: [DPW, ESU] [GP, IP,] [DPR, TC, PP]

**INTENT:** In order to implement the required mitigation measures for the project, the required Major Use Permit shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance.

**DESCRIPTION OF REQUIREMENT:** The Major Use Permit shall conform to the approved Conceptual Grading and Development Plan, which includes all of the following mitigation measures: BIO-GP#1-7. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, Environmental Services Unit Division, DPR, TC, or PDS, Building Division for Minor Grading] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.



**Building Permit:** (Prior to approval of any building plan and the issuance of any building permit).

#### 5. AQ/GHG#1—CONSTRUCTION ARCHITECTURAL COATINGS

**INTENT:** In order to reduce emissions of volatile organic compounds (VOC).

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

- a. The project shall use architectural coatings with a VOC content of 100 grams per liter (g/l) or less for exterior coatings and 50 g/l or less for interior coatings.

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

#### 6. AQ/GHG#2—SITE DESIGN

**INTENT:** In order to implement a sustainable project design that would minimize energy consumption, and air quality and greenhouse gas emissions. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project.

- a. The project will install three (3) Level 2 electric vehicle (EV) charging stations in the project parking areas.
- b. All lighting installed on the project site, indoor and outdoor, will be high-efficiency Light Emitting Diode (LED) lights.
- c. The project will install smart meters to monitor energy use on-site.

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

#### 7. AQ/GHG#3—WATER USE REDUCTION

**INTENT:** In order to reduce the impacts related to project water use and GHG emissions. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project.

- a. The project will install low-flow water fixtures with the maximum service pressure set to 60 pounds per square inch to reduce potential leakage and prevent excessive flow of water from appliances and fixtures.
- b. The project will comply with the Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7 (Section 490 et seq.).



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

#### 8. AQ/GHG#4—COUNTY CLIMATE ACTION PLAN SATISFACTION

**INTENT:** In order to comply with the County's Climate Action Plan (CAP) measures, the project shall include the following features. **DESCRIPTION OF REQUIREMENT:** The project shall implement or install the following measures or features as required within Step 2 of the CAP Measure Consistency Checklist.

- a. **Measure 2:** The project will incorporate the following on-site design features to reduce commute vehicle miles traveled:
  - i. The project will provide dedicated parking stalls for clean-air vehicles.
  - ii. The project will promote carpool programs for employee use by including carpool and SANDAG iCommute information in tenant/employee orientation packets.
- b. **Measure 6:** The project shall submit a Landscape Document Package that complies with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.

**DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Prior to the approval of the final map and prior to the approval of any plan and issuance of any permit. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with **Measure 6** of this condition. The [PDS, BPPR] shall verify that the Building Plans comply with **Measure 2** of this condition. The [PDS, PCC] shall verify that the sustainable design features as required by **Measure 2** have been implemented and monitored.

#### 9. LNDSCP#1—LANDSCAPE DOCUMENTATION PACKAGE

**INTENT:** In order to provide adequate Landscaping that addresses screening a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading Ordinance, and the County's Climate Action Plan. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate,



- native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system for each of the two parcels including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system. Irrigation lines shall not cross over on to adjacent parcel. Irrigation systems shall be separate.
  - d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas (biological buffer and open space preserve), structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
  - e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
  - f. The location and detail of all walls (including retaining), fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
  - g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
  - h. Parking areas shall be landscaped and designed pursuant to the [Parking Design Manual](#) and the County Zoning Ordinance Section 6792.
  - i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: Parking lots over five spaces shall have a minimum of 14 square feet of landscaping provided for each parking stall, including the RV storage area. Landscaping within parking lot islands and around the perimeter of the lot may be counted towards meeting this requirement.
  - j. Parking stall widths shall be compliant with Section III.1.a and b, wheel stops with Section III.C.5 (b) and Figure 7, landscaping compliant with Section III.C.7 and Figure 9, and Stormwater Treatment techniques compliant with Section III.C.8 of the County's Parking Design Manual. These requirements also apply to the RV storage area.
  - k. Water budget calculations shall be compliant with Measure W-1.2 (Reduce Outdoor Water Use) of the County's Climate Action Plan (CAP). The Evapotranspiration Adjustment Factor (ETAF) to use within the MAWA (maximum applied water allowance) formula will now be 0.42 instead of the previous ETAF of 0.7. This represents a 40% reduction from the formula in place during the baseline year of the CAP, which is 2014. Calculations shall be established for each parcel independent of each other.
  - l. Screening of the RV storage area shall be a combination of evergreen trees and shrubs for all year screening. Species, container sizes (minimum 24" boxed trees and 15 gallon shrubs), and on-center spacing shall be capable of providing sufficient screening within two growing seasons.
  - m. All trees shown on slopes shall be a minimum of a 15G container size, all shrubs shall be upsized from the requirements of the Grading Ordinance to the next industry standard size to address screening, in addition to erosion control, of the slopes from adjacent properties. All trees shown along street frontages and used



for screening of the parking lot and proposed buildings, shall be a minimum of a 24" boxed container.

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

**OCCUPANCY FOR TRACTOR SUPPLY CO. (TSC) STRUCTURE:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

**10. PLN#2—INSPECTION FEE (TSC): [PDS, ZONING][PDS, PCO] [UO][DPR, TC, PP].**

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

**11. PLN#3—SITE PLAN IMPLEMENTATION (TSC): [PDS, BI] [UO] [DPR, TC, PP].**

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

**12. BIO#1—BIOLOGICAL MONITORING (TSC)**

**INTENT:** In order to ensure that the biological monitoring occurred during the grading phase of the project, a final Biological Monitoring Report shall be prepared. **DESCRIPTION OF REQUIREMENT:** The "Project Biologist" shall prepare final biological monitoring report. The report shall substantiate the supervision of the grading activities, and state that grading or construction activities did not impact any additional areas of habitat or any other sensitive biological resources. The report shall conform to



the County of San Diego Report Format Guidelines for Biological Resources, and include the following items:

- a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
- b. Monitoring logs showing the date and time that the monitor was on site.
- c. Photos of the site after the grading and clearing activities.

**DOCUMENTATION:** The Biologist shall prepare the final report and submit it to the [PDS, PCC] for review and approval. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be approved. **MONITORING:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon approval of the report, [PDS, PCC] 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, PCC] shall inform [PDS, FISCAL] to release the bond back to the applicant.

### 13. ROADS#1–ACCESS IMPROVEMENTS (TSC)

**INTENT:** In order to promote orderly development and to comply with the [Policy I-18](#) and the [County Consolidated Fire Code Sec. 503 et al.](#), a project access shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. The project driveway, which shall be designed and constructed per standard drawing G14A or DS7 to the satisfaction of the Director of Planning & Development Services.
- b. Obtain approval for the design and construction of all driveways, and turnarounds to the satisfaction of the County Service Area 135 Fire Protection District and the Director of Planning and Development Services.
- c. The Pavement taper from the ultimate right-of-way line to the existing edge of pavement, with asphalt concrete to the satisfaction of the Director of Planning & Development Services.

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

- d. Process and obtain approval of Improvement Plans to improve the project driveway and the pavement taper on **Jefferson Road (SC 391)**.
- e. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).



- f. Pay all applicable inspection fees with [DPW, PDC].
- g. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- h. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the San Diego County Fire Authority and the [PDS, LDR].
- i. Obtain a Construction Permit for any work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to occupancy or use of the premises in reliance of this permit, the plans shall be approved and securities must be provided. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. 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 before any work can commence.

#### 14. ROADS#2–ANNEX TO LIGHTING DISTRICT (TSC)

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [County of San Diego Board Policy I-18](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

#### 15. ROADS#3–INSTALL STREETLIGHTS (TSC)

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [County of San Diego Board Policy I-18](#), street lights shall be installed and energized. **DESCRIPTION OF REQUIREMENT:** Install or arrange to install streetlights to County standards and the satisfaction of the Director of PDS, and deposit with PDS, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR], and arrange for the installation and energizing of the streetlights. **TIMING:** Prior to occupancy of the first



structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed and all fees paid.

**MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [PDS, LDR] shall ensure that the streetlights have been installed and all fees have been paid.

#### 16. ROADS#4–SIGHT DISTANCE (TSC)

**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 from the proposed driveways along **Jefferson Road (SC 391)** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy or use of the premises of the first structure in reliance on this permit, the sight distance shall be verified.

**MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

#### 17. STRMWTR#1–VERIFICATION OF STRUCTURAL BMPs (TSC)

**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.](#), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms with [DPW, PDCI] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:**

The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.



**18. STRMWTR#2–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER (TSC)**

**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.](#), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

- a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
- b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.
- c. Sample copies of the following:
  - 1) A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
  - 2) One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

**DOCUMENTATION:** The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants.

**TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed.

**MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the applicant for consistency with the condition and County Standards.

**19. NOISE#1-NOISE CONTROL DESIGN MEASURES (TSC)**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building and/or landscape plans: The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

1. Should rooftop HVAC equipment be installed, a parapet wall noise control feature at least a one-foot in height taller than the rooftop HVAC unit shall be installed.

**TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational.

**MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and/or landscape plans, and this permit's conditions.

**20. HAZ#1–HEALTH AND SAFETY PLAN (TSC)**

**INTENT:** In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California



Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Joan Swanson, (858) 505-6880 or by email at [joan.swanson@sdcounty.ca.gov](mailto:joan.swanson@sdcounty.ca.gov). **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

## 21. CULT#2 - CULTURAL RESOURCES MONITORING REPORT (TSC)

**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 all cultural materials collected during the survey, testing, and archaeological monitoring program have been curated and/or repatriated 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, 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 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.

## 22. LNDSCP#2—CERTIFICATION OF INSTALLATION (TSC)

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

## 23. BIO#2—OPEN SPACE SIGNAGE (TSC)

**INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open



space signs shall be placed along the biological open space boundary as indicated on the approved Tentative Parcel Map. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources  
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services

Reference: PDS2018-MUP-18-008, PDS2018-TPM-21262

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release the signage shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

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

**24. PLN#4—INSPECTION FEE (SS): [PDS, ZONING][PDS, PCO] [UO][DPR, TC, PP].**

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

**25. PLN#5—SITE PLAN IMPLEMENTATION (SS): [PDS, BI] [UO] [DPR, TC, PP].**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: improving all parking areas, pathways, parks and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in



reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans

## 26. BIO#3–BIOLOGICAL MONITORING (SS).

**INTENT:** In order to ensure that the biological monitoring occurred during the grading phase of the project, a final Biological Monitoring Report shall be prepared.

**DESCRIPTION OF REQUIREMENT:** The “Project Biologist” shall prepare final biological monitoring report. The report shall substantiate the supervision of the grading activities, and state that grading or construction activities did not impact any additional areas of habitat or any other sensitive biological resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources, and include the following items:

- a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
- b. Monitoring logs showing the date and time that the monitor was on site.
- c. Photos of the site after the grading and clearing activities.

**DOCUMENTATION:** The Biologist shall prepare the final report and submit it to the [PDS, PCC] for review and approval. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be approved. **MONITORING:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon approval of the report, [PDS, PCC] 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, PCC] shall inform [PDS, FISCAL] to release the bond back to the applicant.

## 27. ROADS#5–ACCESS IMPROVEMENTS (SS)

**INTENT:** In order to promote orderly development and to comply with the [Policy I-18](#) and the [County Consolidated Fire Code Sec. 503 et al.](#), a project access shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. The project driveway, which shall be designed and constructed per standard drawing G14A or DS7 to the satisfaction of the Director of Planning & Development Services.
- b. Obtain approval for the design and construction of all driveways, and turnarounds to the satisfaction of the County Service Area 135 Fire Protection District and the Director of Planning and Development Services.
- c. The Pavement taper from the ultimate right-of-way line to the existing edge of pavement, with asphalt concrete to the satisfaction of the Director of Planning & Development Services.



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

- a. Process and obtain approval of Improvement Plans to improve the project driveway and the pavement taper on **Jefferson Road (SC 391)**.
- b. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- c. Pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the San Diego County Fire Authority and the [PDS, LDR].
- f. Obtain a Construction Permit for any work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to occupancy or use of the premises in reliance of this permit, the plans shall be approved and securities must be provided. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. 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 before any work can commence.

## 28. ROADS#6--ANNEX TO LIGHTING DISTRICT (SS)

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [County of San Diego Board Policy I-18](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall provide documentation demonstrating payment of the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this



permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

## 29. ROADS#7–INSTALL STREETLIGHTS (SS)

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [County of San Diego Board Policy I-18](#), street lights shall be installed and energized. **DESCRIPTION OF REQUIREMENT:** Install or arrange to install streetlights to County standards and the satisfaction of the Director of PDS, and deposit with PDS, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A. **DOCUMENTATION:** The applicant shall provide documentation demonstrating payment of the Zone A Lighting District Annexation Fee at the [PDS, LDR], and arrange for the installation and energizing of the streetlights. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed and all fees paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [PDS, LDR] shall ensure that the streetlights have been installed and all fees have been paid.

## 30. ROADS#8–SIGHT DISTANCE (SS)

**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:**

- c. 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 from the proposed driveways along **Jefferson Road (SC 391)** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- d. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy or use of the premises of the first structure in reliance on this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.



**31. STRMWTR#3–VERIFICATION OF STRUCTURAL BMPs (SS)**

**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.](#), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms *with* [DPW, PDC] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

**32. STRMWTR#4–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER (SS)**

**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.](#), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

- d. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
- e. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.
- f. Sample copies of the following:
  - 1) A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
  - 2) One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

**DOCUMENTATION:** The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the applicant for consistency with the condition and County Standards.

**33. NOISE#2-NOISE CONTROL DESIGN MEASURES (SS)**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building and/or landscape plans: The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:



- a. Should rooftop HVAC equipment be installed, a parapet wall noise control feature at least one-foot in height taller than the rooftop HVAC unit shall be installed.

**TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational.

**MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and/or landscape plans, and this permit's conditions.

#### 34. HAZ#2-HEALTH AND SAFETY PLAN (SS)

**INTENT:** In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Joan Swanson, (858) 505-6880 or by email at [joan.swanson@sdcounty.ca.gov](mailto:joan.swanson@sdcounty.ca.gov). **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

#### 35. CULT#3 - CULTURAL RESOURCES MONITORING REPORT (SS)

**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
- d. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been curated and/or repatriated 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, 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 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.

### 36. LNDSCP#3—CERTIFICATION OF INSTALLATION (SS)

**INTENT:** In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, and the Climate Action Plan, all landscaping shall be installed.

**DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the



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

### 37. BIO#4—OPEN SPACE SIGNAGE (SS)

**INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Tentative Parcel Map. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

#### Sensitive Environmental Resources Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services

Reference: PDS2018-MUP-18-008, PDS2018-TPM-21262

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release the signage shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

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

### 38. PLN#6—SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to the following:

- a. Maintaining all pathways, and driveways areas;
- b. Maintaining all parking areas, including 86 vehicle spaces for Tractor Supply Company and nine vehicle spaces for the self-storage facility;
- c. Watering and maintaining all landscaping at all times;



- d. Painting all necessary aesthetics design features indicated in the approved plot plans;
- e. Maintaining all approved lighting, fencing, and required signage;
- f. Maintaining Tractor Supply Company hours of operation as Monday through Sunday from 8AM to 10PM, and 6AM to 12AM during seasonal sale promotions;
- g. Maintaining self-storage facility hours of operation as Monday through Sunday 8:00AM to 5:00PM; and
- h. Implementing and enforcing a policy to prohibit habitation of self-storage units.

Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

#### **39. FIRE#1—ON-GOING FIRE PROTECTION: [PDS, PCC] [OG]**

**INTENT:** In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4903 and 96.1.4907, the site shall be maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The requirements approved in the Fire Protection Plan shall be implemented and maintained. **DOCUMENTATION:** The applicant shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The [fire agency] shall be responsible for long-term implementation of fire clearing requirements.

#### **40. ROADS#9—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 maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along **Jefferson Road (SC 391)** from the project driveway openings for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.



**41. STRMWTR#5—SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER**

**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.](#), an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with [DPW, WPP]. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPW, WPP] is responsible for compliance of this permit.

**42. NOISE#3—ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.
- b. The operations of any mechanical unit associated with this Site Plan shall conform to the daytime and nighttime sound level limits for uses pursuant to Section 36.404.
- c. All mechanical equipment may incorporate (if needed for noise ordinance compliance) noise reducing measures such as, but not limited to, screen walls, noise barriers, increased setbacks to the property line, placement of equipment behind structures, etc.

**DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

**MAJOR USE PERMIT FINDINGS**

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit (MUP) are made:

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*



1. *Harmony in scale, bulk, coverage, and density*

Scale and Bulk

The project proposes development of a hobby farm store and a rural self-storage facility on a 19-acre parcel. The plot plans, photosimulations, and elevations illustrate that the proposed buildings are unobtrusive to the surrounding viewshed as they are low in height and are set back from public roads. Buildings of similar style and size are present in the Jamul community, including churches, schools, and commercial buildings. More specifically, a nearby shopping center on the south side of Campo Road/SR-94 has structures of similar height, scale, and bulk. The proposed development will fit in with the existing development pattern in the surrounding area.

Proposed landscaping on all sides of the structures, as well as required open space easements on the north and south sides of the parcel, will further screen views of the development from nearby public roadways. For these reasons, the proposed project is found to be compatible with adjacent commercial and agricultural uses in terms of bulk and scale.

Coverage

The project would not result in coverage that is out of character with the surroundings. The subject property is approximately 19 acres and is vacant. The surrounding area is characterized as rural residential and agricultural. Surrounding land uses include residential, commercial, and agricultural lands on larger lots. Coverage of the surrounding properties ranges from zero percent for undeveloped lots to approximately three (3) percent for residential lots. Nearby commercial lots, including the shopping center across Campo Road, have a coverage of up to 28 percent. The coverage of the site with the proposed development would be approximately nine (9) percent, and will maintain the rural character of the surrounding community.

Density

The proposed project is a MUP for a commercial development, and does not proposed residential uses. The project is not subject to the density requirements.

2. *The availability of public facilities, services, and utilities*

All necessary public facilities and services are available as detailed in the service availability letters submitted for the project. The project will be served by an on-site septic system and will be served by the Otay Water District for water service. Fire service will be provided by the San Diego County Fire Authority, with annexation into the existing County Service Area 135. As such, all necessary public facilities and services are available.



3. *The harmful effect, if any, upon desirable neighborhood character:*

The proposed project is a MUP to allow the development of two commercial uses on a vacant property in the Jamul community. The project site is located in central Jamul, and is zoned to allow for general commercial uses. Therefore the proposed project meets the intent of the zone. The proposed project is designed to fit with the existing rural neighborhood character.

The surrounding land uses primarily consist of commercial uses, single family residences, and agricultural operations. The proposed project will be compatible with the surrounding area in terms of visual character and aesthetics because the two stores are designed to be low in profile, and will employ design features such as corrugated metal, wood paneling, and earth tone colors so as not to create a negative visual impact.

A Traffic Impact Study prepared for the project concludes that the proposed project would result in an additional 887 average daily trips (ADTs) to nearby roads, and will not introduce a significant impact to road segments or intersections in the area. The project will be required to pay into the County's TIF program at building permit issuance. Jefferson Road is required to be improved to County public road standards along the project's developed frontage.

The project would not result in harmful noise impacts to the surrounding uses. Primary noise sources associated with the project include construction and traffic related noise. There will be no use of generator units, no outdoor events and no use of amplified equipment that would exceed County noise standards. The project has been conditioned to require that all noise generating equipment and operations conform to the County Noise Ordinance.

The project would not result in light pollution to the surrounding areas. All proposed lighting will be required to comply with the County's Light Pollution Code. All light fixtures are required to be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance and the Light Pollution Code.

When considering that potential visual, traffic, noise and lighting impacts have been addressed during the discretionary review process through design considerations and conditions of approval, and all potential impacts have been adequately addressed, it has been demonstrated that the proposed project will not have harmful effect upon desirable neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

A Traffic Impact Study prepared for the project concludes that the proposed project would result in an additional 887 ADTs to nearby roads, and will not introduce a significant impact to road segments or intersections in the area.



Jefferson Road is required to be improved to County public road standards along the project's developed frontage. Improvements include 12-foot wide left turn lanes into each proposed driveway, a 12-foot wide southbound travel lane, a 6-foot wide breakdown lane with a curb and gutter, and a 12-foot wide parkway, which includes a 5-foot wide DG trail or walkway. Proposed improvements are consistent with improvements associated with the previously approved Simpson Farms Tentative Map (TM-5460) located on the east side of Jefferson Road.

Potential cumulative traffic impacts will be mitigated by payment into the County's TIF program. Traffic associated with the proposed project will not generate a significant amount of new traffic that would create a significant traffic impact or alter the physical character of surrounding streets.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The design and site layout of the proposed project is similar to nearby existing commercial facilities along Campo Road. The proposed project will dedicate biological open space easements on the north and south sides of the property to protect existing resources, allowing the development to be compatible with the existing topography of the project site. The proposed buildings will not exceed 30 feet tall, so will not introduce a negative visual impact. Therefore, the type and intensity of the proposed use is suitable for the project site.

6. *Any other relevant impact of the proposed use:*

No relevant impacts were identified.

- (b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The proposed project is subject to the General Plan Land Use Designation Rural Commercial, and the Regional Category Semi Rural. The project is consistent with the Rural Commercial General Plan Land Use Designation because it proposes a commercial development that would serve the needs of County residents. The project is also consistent with the goals and policies within the General Plan, such as compatibility of uses with community character, wastewater disposal, and avoidance of environmental impacts.

- (c) *That the requirements of the California Environmental Quality Act have been complied with:*

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. The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the



unincorporated County. The project is consistent with the analysis performed for the GPU EIR. 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.

.....

**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. 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 Quality Management Plan (SWQMP), 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 the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.*

The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

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

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and



any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill pursuant to [Section 87.201 of the County Code](#).

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

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

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

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, 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 plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment (including HVAC units and pool equipment) 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.

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



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

**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.

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

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE



PDS2018-MUP-18-008

May 10, 2019

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. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

BY:

Darin Neufeld, Chief  
Project Planning Division  
Planning & Development Services

cc: Steve Powell, 1410 Main Street, Suite C, Ramona, CA 92065  
Hix Snedeker Jamul, LLC, P.O Box 130, Daphne, AL 36526

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS  
Ashley Smith, Planning Manager, Project Planning, PDS



## **Attachment D – 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.sdcounty.ca.gov/pds](http://www.sdcounty.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:** May 10, 2019  
**Project Title:** Jamul Commercial MUP/TPM  
**Record ID:** PDS2018-MUP-18-008, PDS2018-TPM-21262; PDS2018-ER-18-19-002  
**Plan Area:** Jamul/Dulzura Community Plan Area  
**GP Designation:** Rural Commercial  
**Density:** N/A  
**Zoning:** C36 (General Commercial)  
**Min. Lot Size:** 0.9 acre  
**Special Area Reg.:** P – Planned Development  
**Lot Size:** 18.65 acres  
**Applicant:** Steve Powell – (760) 271-9400  
**Staff Contact:** Denise Russell - (858) 694-2019  
[Denise.russell@sdcounty.ca.gov](mailto:Denise.russell@sdcounty.ca.gov)

#### **Project Description**

##### Location

The proposed project is located at 3018 Jefferson in the Jamul-Dulzura Community Plan Area in the unincorporated County of San Diego. The site is one legal lot, with the following Assessor's Parcel Number (APN): 596-071-60-00.

##### Site Description

The 19.41-acre project site is located in the valley bottom of Jamul. The site has an elevational range of approximately 40 feet. On-site elevations generally range from approximately 960 feet above mean sea level (amsl) on the majority of the project site down to 920 feet amsl in the northwestern portion of the site within the creek (Steele Canyon). The site has historically been used for agricultural purposes.

##### Discretionary Actions

The project consists of the following discretionary actions: Major Use Permit (MUP) and Tentative Parcel Map (TPM).

The MUP would allow for the proposed uses, self-storage and retail, with the "P" Special Area Designator within the General Commercial (C-36) zone.



The TPM would divide the 19.41-acre parcel into two separate legal lots: 1) 7.59 acres for the proposed retail site and 2) 11.82 acres for the proposed self-storage site.

#### Project Description

The project proposes a Major Use Permit and Tentative Parcel Map to subdivide the property into two legal lots for a Hobby Farm retail store (Tractor Supply Co.) and a self-storage facility. Access would be provided by two private driveways connecting each parcel to Jefferson Road (County Maintained). Water service would be provided by the Otay Water District and individual on-site wastewater systems (supplemental treatment systems) are proposed. Proposed earthwork quantities for the project consist of 20,000 cubic yards of cut and 108,000 cubic yards of fill with approximately 90,000 cubic yards of import and no export required.

The project site is subject to the Semi-Rural Regional Category and the Rural Commercial (C-4) Land Use Designation. The Zoning Use Regulation for the site is of General Commercial (C-36) with a "P" Special Area Designator. 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 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



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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 Jamul Commercial MUP/TPM 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](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.

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

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**

The project would subdivide a 19.41-acre parcel into two (2) parcels for a Hobby Farm retail store (Tractor Supply Co.) and a self-storage facility. No residential development is proposed and is therefore consistent with the General Commercial Zoning Designation as well as the Rural Commercial and the Semi-Rural Regional Category density both 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 project site is no different than other properties in the surrounding area for the exception of a creek existing in the northern portion of the site with riparian vegetation. The GPU FEIR identified significant effects to riparian habitat and other sensitive natural communities. The following mitigation measures for riparian vegetation were applied to the GPU FEIR and incorporated into the proposed project:

Bio-1.5, Bio-1.6

Moreover, the proposed project is consistent with the County's Resource Protection Ordinance. The creek is proposed to be placed within a Biological Open Space Easement with incorporated setback measures for the development from the creek. The sensitive riparian habitat and creek



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would not be impacted as part of the proposed project. Pursuant to the above findings, the proposed 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 use characteristics and limitations of the development considered by the GPU EIR through the application of an MUP 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.

|   |                                       |
|---|---------------------------------------|
| <hr/> Signature                             | <hr/> <b>May 10, 2019</b><br>Date     |
| <hr/> <b>Denise Russell</b><br>Printed Name | <hr/> <b>Project Manager</b><br>Title |



## CEQA Guidelines §15183 Exemption Checklist

### Overview

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

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

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

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



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

**Discussion**

- 1(a) Scenic vistas are available in the project vicinity from San Miguel/Jamul Mountains and Lawson Peak. However the proposed project would not have a substantial adverse effect on a scenic vista for the following reasons: the relatively small size of the proposed project within the viewshed; the project's consistency with existing visual and community character of the region; the similar design of individual structures associated with the project to other structural design seen elsewhere in the vicinity; the relative distance of the project site from the scenic vistas and trails (2.25 miles from the San Miguel/Jamul Mountains and 8.0 miles from Lawson Peak); the location of the property within the valley where other development occurs; and the extremely limited nature of views to the property from identified trails.
- 1(b) The property is not within the viewshed of a County or state scenic highway. The closest County-designated scenic highway to the project site is a portion of SR-94 between SR-125 and Interstate 8, approximately 7.8 miles northwest. The northern portion of the project site does support prominent scenic resources within the Indian Springs Resource Conservation Area, including Riparian and Oak Woodlands. However, the proposed project is designed to avoid all impacts to the resource and is in compliance with the County Resource Protection Ordinance.
- 1(c) The project would be consistent with existing community character of the Jamul/Dulzura Subregional Plan. The project is located in the Rural Village Boundary and in an area characterized by commercial use types in the immediate vicinity and residential use types slightly further out. The inclusion of the commercial lots would not substantially degrade the visual quality of the site or its surroundings. Although the visual character of the site would change from existing conditions, it would not change the relative scale of development planned in the area, as the project would be consistent with semi-rural designation applied to the site within the 2011 GPU.

The project provides detailed site design and layout, architecture criteria, and guidance related to lighting, walls, fences and landscape palettes; design of individual structures within the project would not be notably different from structural design seen elsewhere in the immediate vicinity. In addition, the project has incorporated a number of design measures to ensure that the off-site viewer's experience remains positive in terms of visual diversity and consistency with the existing and planned character of the area. These



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measures include structure styles that incorporate rural design elements, open space, and landscaping for aesthetic and screening purposes. Further, the project would be consistent with applicable goals and policies related to aesthetics contained within the County General Plan, the Valley Center Community Plan and the Valley Center Design Guidelines. Based on the aforementioned, development of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.

- 1(d) The Jamul/Dulzura Subregional Plan identifies dark skies as an important rural character of the community. The project's lighting would be required to conform with the County's Light Pollution Code and Zoning Ordinance to prevent spillover onto adjacent properties and to minimize impacts to dark skies. Therefore, the proposed project would not adversely affect day or nighttime views in the area, which would 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.

|  | Significant<br>Project<br>Impact | Impact not<br>identified by GPU<br>EIR | Substantial<br>New<br>Information |
|--|----------------------------------|--|-----------------------------------|
| <b>2. Agriculture/Forestry Resources–</b> 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 has land designated as Farmland of Statewide and Local Importance as well as unique according to the State Farmland Mapping and Monitoring Program (FMMP). The site also has land designated as Statewide Candidate Soils pursuant to the



## 15183 Exemption Checklist

County Guidelines for Determining Significance. However, the site does not have existing water infrastructure connections on-site and is located on fractured crystalline rock. Pursuant the aforementioned guidelines, the site is not considered an agricultural resource due the overall water rating as "low". Thus, the proposed project would not convert agricultural resources to a non-agricultural use. Additionally, the site is zoned for commercial and designated by the general plan as "rural commercial". Any impacts to agricultural resources has been previously analyzed in the GPU EIR for this site.

- 2(b) The project site is not located within or adjacent to a Williamson Act contract. The nearest agricultural contract is approximately 1.6 miles to the north. Additionally, the project site is a commercial zone. 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 commercial and residential use types. Across from Jefferson St., is vacant land and no agricultural production is taking place. 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.

### 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<br>Project<br>Impact | Impact not<br>identified by GPU<br>EIR | Substantial<br>New<br>Information |
|---|----------------------------------|--|-----------------------------------|
| <b>3. Air Quality – Would the Project:</b>  |                                  |  |                                   |
| 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"/>          |



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

☐☐☐**Discussion**

3(a) An Air Quality Study was prepared by Ldn Consulting, Inc. on January 12<sup>th</sup>, 2019. The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. Additionally, the proposed project is allowed under the general plan, and is considered less intensive since the floor area ratio is less than the allowed 0.35 and would generate fewer daily trips than what would have been assumed under General Plan buildout. 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) In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. 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.

Two commercial lots is proposed which would require grading 20,000 cubic yards of cut and 108,000 cubic yards of fill with 90,000 cubic yards of material import and no export required. Emissions from the construction phase would temporary and localized. The project would utilize Tier 4 diesel equipment with diesel particulate filters that would result in daily construction emissions below County thresholds. 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 measures that would reduce fugitive dust and diesel exhaust emissions.

During project operations, the vehicle trips generated from the project will result in an additional 887 Average Daily Trips. Daily emissions of criteria pollutants associated with these mobile sources, as well as emissions from operational area and energy sources, were estimated in the Air Quality Study and Supplemental Air Quality and Greenhouse Gas Letter, dated April 11, 2019. The project would generate operational daily emissions at levels below County thresholds. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation during project operations.

Project construction and operational emissions associated with the development of the proposed commercial development 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) San Diego County is presently in non-attainment for the National and California Ambient Air Quality Standard (NAAQS and CAAQS, respectively) for ozone (O<sub>3</sub>). San Diego County is also presently in non-attainment for concentrations of Particulate Matter less

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than or equal to 10 microns (PM<sub>10</sub>) and Particulate Matter less than or equal to 2.5 microns (PM<sub>2.5</sub>) under the CAAQS. O<sub>3</sub> is formed when volatile organic compounds (VOCs) and oxides of nitrogen (NO<sub>x</sub>) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM<sub>10</sub> in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The project would contribute PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, 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. The project would utilize Tier 4 construction equipment with diesel particulate filters which would reduce diesel particulate matter and NO<sub>x</sub> emissions generated during construction activities. The project would generate PM<sub>10</sub>, PM<sub>2.5</sub>, and NO<sub>x</sub> emissions during project operations primarily from mobile sources (i.e. vehicle trips), and VOCs from area and mobile sources. Operational emissions would not be anticipated to exceed the County's SLTs.3(d). The project would introduce two commercial lots and are not considered sensitive receptors. Air quality regulators typically define sensitive receptors as schools (Preschool – 12<sup>th</sup> Grade), hospitals, resident care facilities, day-care centers, residencies, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

The proposed project would also not be considered a point-source of significant emissions. The closest sensitive receptor to the project site is a residential development west of the project. The project would potentially expose this nearby sensitive receptor to pollutants during construction activities. The Air Quality Study identified that with the implementation of Tier 4 construction equipment with diesel particulate filters, and due to the relatively short construction exposure period, the project would not expose sensitive receptors to excessive levels of air pollutants.

- 3(e) The project could produce objectionable odors during construction from paving, painting, and equipment operation; however, these substances, if present at all, would be minimal and temporary. The operation of retail and storage uses are not associated with typical odor generating uses. Subsequently, no significant air quality odor impacts are expected to affect surrounding receptors. Therefore, the proposed project would not create objectionable odors that would affect a substantial number of people. Moreover, the effects of objectionable odors are localized to the immediate surrounding area and would not contribute to a cumulatively considerable odor impact.

### 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<br>Project<br>Impact | Impact not<br>identified by<br>GPU EIR | Substantial<br>New<br>Information |
|----------------------------------|--|-----------------------------------|

### 4. Biological Resources – Would the Project:



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

**Discussion**

- 4(a) Biological resources on the project site were evaluated in a Biological Resources Report prepared by Blackhawk Environmental, dated February 18, 2019. The site contains 0.57 acres of Coastal Sage Scrub, 2.09 acres of Coast Live Oak Woodland and 16.75 acres of Disturbed Habitat. Project-related impacts are primarily restricted to Disturbed Habitat with no direct or cumulative impacts associated with Coastal Sage Scrub or Coast Live Oak Woodlands. Indirect impacts to the aforementioned habitats are possible but have been reduced to less than significant through incorporated design features and mitigation measures. Sensitive wildlife species identified on-site include Cooper's hawk, red-shouldered hawk, turkey vulture, and Belding's orange-throated whiptail. Sensitive plant species identified on-site include Engelmann oak and San Diego County viguiera. The site is located within the Metro-Lakeside-Jamul segment of MSCP.

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: biological monitoring, Storm Water Pollution Prevention Plan, dust and litter control measures, invasive plant control measures, construction equipment maintenance, lighting measures, dedication of biological open space and a limited building zone easement, the installation of open space signage and breeding season avoidance

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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, wetlands or jurisdictional waters were not found within the project development footprint. Non-wetland Waters of the United States and California Fish and Wildlife jurisdictional areas do occur within the area of the Coast Live Oak Woodland near the northern and southern boundaries of the project site but no Project Impacts are proposed in these areas.

The following sensitive habitats were identified on the site: Coastal Sage Scrub and Coast Live Oak Woodlands. As detailed in response a) above, no direct impacts would result from the project and potential indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act are reduced through incorporated design features and mitigation measures.

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: biological monitoring, Storm Water Pollution Prevention Plan, dust and litter control measures, invasive plant control measures, construction equipment maintenance, lighting measures, dedication of biological open space and a limited building zone easement, the installation of open space signage 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 contain wetlands as defined by Section 404 of the Clean Water Act. However, the wetlands are limited to the areas within the Coast Live Oak Woodland areas near the northern and southern boundaries of the project site and are located outside the project footprint and within biological open space. No impacts are to occur to wetlands and permitting would not be required through Regional Water Quality Control Board.
- 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 proposed site development would not interfere with a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. A biological open space easement is proposed over the onsite drainage including coast live oak woodland and the adjacent coastal sage scrub. This open space also complies with the Resource Protection Ordinance wetland buffer criteria.

The onsite open space may contribute to local wildlife movement. Therefore, with the incorporation of onsite open space, 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 (BMO), and Resource Protection Ordinance (RPO). Conformance with the MSCP and BMO is demonstrated in the Multiple Species Conservation Program Conformance Statement dated February 28, 2019. No impacts would occur to sensitive biological wildlife or species because of the project site design with integrated biological open space. Additionally a biological monitor would be present during grading and construction activities.

## Conclusion



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

|  | Significant<br>Project<br>Impact | Impact not<br>identified by<br>GPU EIR | Substantial<br>New<br>Information |
|--|----------------------------------|--|-----------------------------------|
| <b>5. Cultural Resources – Would the Project:</b>  |                                  |  |                                   |
| 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 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**

5(a) A cultural resources study was completed for the proposed project by a County-approved historian (Sue A. Wade 2018). Structural remains of a historic-age farm were identified within the project, however, it was determined that the resource is not significant. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

5(b) A cultural resources study was completed for the proposed project by a County-approved archaeologist (Sue A. Wade 2018). One archaeological site, CA-SDI-17242, was identified. The site is outside the proposed disturbance area, and will be protected by temporary fencing during grading.

In addition, the potential exists for undiscovered, subsurface, cultural resources to be encountered during grading. As considered by the GPU EIR, potential impacts to undiscovered, buried, cultural resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: grading monitoring under the supervision of a County-approved archaeologist and a Native American monitor and conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-2.5.

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

## 15183 Exemption Checklist

formations that have no potential to contain unique paleontological resources. Therefore, no impacts would occur.

- 5(e) Based on a cultural study completed by a County-approved archaeologist (Sue A. Wade 2018), 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

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

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

### Discussion

- 6(a)(i) The project 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.



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- 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 Cienega very rocky coarse sandy loam, Fallbrook Sandy Loam, Placentia Sandy Loam and Ramona Sandy Loam that have a moderate 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 not underlain by expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). Additionally, the project will not result in substantial risks to life or 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 September 4, 2018. 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.

|   |   |  |
|---|---|--|
| <b>Significant<br/>Project<br/>Impact</b> | <b>Impact not<br/>identified by<br/>GPU EIR</b> | <b>Substantial<br/>New<br/>Information</b> |
|---|---|--|

**7. Greenhouse Gas Emissions – Would the Project:**

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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ ☐ ☐

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

☐ ☐ ☐
**Discussion**

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.

The County of San Diego adopted a Climate Action Plan on February 14, 2018 which outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reductions targets. Implementation of the CAP requires that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help streamline this review and determine consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). The proposed project would implement all applicable measures identified in the Checklist and would therefore be consistent with the County's Climate Action Plan. Proposed incorporated measures from the CAP Checklist include the following: Carpool/vanpool-only parking spaces, Electric Vehicle-only parking spaces with three electric vehicle charging station, and a landscape documentation package which is required to demonstrate a 40 percent reduction in outdoor water use. The proposed project would also incorporate additional design features: 100% LED lighting for both interior and exterior lighting and smart meters; low flow water fixtures separate waste containers for simpler material separations; a waste collection service that recycles the materials in accordance with AB 341 to achieve 75% waste diversion, while all green waste would be recycled as mulch; and Tier IV compliant construction diesel equipment which includes Diesel Particulate Filters (DPF).

In order to supplement the CAP checklist, a Global Climate Change Analysis was prepared by Ldn Consulting, dated February 21, 2019. This analysis indicates the project would generate fewer emissions than current Zoning would allow, and would not generate emissions in excess of standard screening level thresholds.

The California Air Pollution Control Officers Association (CAPCOA) prepared a white paper which recommends a 900 metric tons (MT) of carbon dioxide equivalent (CO<sub>2</sub>e) per year screening level to determine the size of projects that would be likely to have a less than considerable contribution to the cumulative impact of climate change. Grading and construction of the project would generate approximately 938.39 MT CO<sub>2</sub>e over the construction life of the project. The South Coast Air Quality Management District (SCAQMD) recommends averaging the MT CO<sub>2</sub>e emission over a project lifetime, typically a 30-year period, because the proposed project's MT CO<sub>2</sub>e emissions from construction would only occur at the beginning of the project. Based on SCAQMD methodology, the annual construction emissions would be 31.30 MT CO<sub>2</sub>e per year. Adding both the annual construction emissions and the expected operational source emissions (from area, energy, mobile, solid waste and water emissions sources), the project would generate 864.69 MT CO<sub>2</sub>e per year. Given this, the proposed project is below the CAPCOA screening level of 900 MT CO<sub>2</sub>e annually.



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The project would be consistent with the County's Climate Action Plan and General Plan assumptions through the implementation of measures identified in the County's CAP Checklist. The project's consistency with these Plans is further demonstrated through the project's Global Climate Change Analysis, in which the project would result in fewer GHG emissions than the maximum allowed, General Plan consistent use. Additionally, the project would generate GHG emissions at a level less than the CAPCOA screening level threshold of 900 MT CO<sub>2</sub>e annually. Therefore, the project would not generate GHG emissions that would have a significant impact on the environment.

7(b) The project is zoned General Commercial (C36), which would allow a total of 211,000 square feet of retail floor space. The project is proposing 84,000 square feet of floor space, of which only 20,000 square feet is designed for retail. The project would also result in reduced vehicle miles traveled (VMT). Currently Jamul residents would drive to Lakeside for the nearest Tractor Supply store. By providing the retail service in the Jamul rural Village Center, VMT would be reduced by this project for Jamul residents traveling to a Tractor Supply Store. As analyzed in the Global Climate Change Analysis, the project would generate approximately 2,465 MT CO<sub>2</sub>e less what would be emitted assuming full buildout of the project site based on the General Plan land use assumptions. Therefore, the project is less intensive than what is allowed by-right.

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<br>Project<br>Impact | Impact not<br>identified by<br>GPU EIR | Substantial<br>New<br>Information |
|--|----------------------------------|--|-----------------------------------|
| <b>8. Hazards and Hazardous Materials – Would the Project:</b>   |                                  |  |                                   |
| 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"/>          |

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c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐

d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐

e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

☐ ☐ ☐
**Discussion**

8(a) The project is a Major use Permit and Tentative Parcel Map for commercial development of a 19.4 acre property. The project would involve the routine use and storage of hazardous materials. However, the project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which



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describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

Therefore, due to the strict requirements that regulate hazardous substances outlined above and the fact that the initial planning, ongoing monitoring, and inspections will occur in compliance with local, State, and Federal regulation; the project will not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances or related to the accidental explosion or release of hazardous substances.

- 8(b) The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.
- 8(c) Based on a site visit conducted May 14, 2018 by Earth Strata Geotechnical Services (ESGS) and regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). 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), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or 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. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.
- 8(e) The proposed project is not within one mile of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area.

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- 8(f)(i) **OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:** The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) **SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.
- 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 Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.
- 8(f)(v) **DAM EVACUATION PLAN:** The project is not located within a dam inundation zone.
- 8(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process. Also, a Fire Service Availability Letter, dated April 3, 2018, has been received from the San Diego County Fire Authority. The service availability is contingent upon annexation. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be 3 minutes. The Maximum Travel Time allowed pursuant to the Safety Element is 5 minutes. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and through compliance with the San Diego County Fire Authority, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.
- 8(h) The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as



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equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

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

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- |  |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|
| 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 Rick Engineering Company October 10, 2018. 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 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 Jamacha (909.21) hydrolic 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 watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.
- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project would obtain its water supply from the Otay Water Disrict 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 was prepared by Rick Engineering Company October 10, 2018 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



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reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff.

- 9(f) The Drainage Study determined that the proposed project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. The proposed project would convey drainage to natural drainage channels. 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 proposes to convey drainage to natural drainage channels. Therefore, 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) The proposed project is for a commercial center. Moreover, no structures would be placed within a 100-year flood hazard area.
- 9(j) No 100-year flood hazard areas were identified on the project site or off-site improvement locations. Therefore, no structures would be placed within a 100-year flood hazard area which would impede or redirect flood flows.
- 9(k) The project site lies outside any identified special flood hazard area. Additionally, the FEMA FIRM indicates that the project is located in a Zone X, which is an area of minimal flooding.
- 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<br>Project<br>Impact | Impact not<br>identified by<br>GPU EIR | Substantial<br>New<br>Information |
|---|----------------------------------|--|-----------------------------------|
| <b>10. Land Use and Planning – Would the Project:</b> |                                  |  |                                   |
| a) Physically divide an established community?        | <input type="checkbox"/>         | <input type="checkbox"/>               | <input type="checkbox"/>          |

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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?

☐☐☐**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. The project is not currently served by a water district and is proposed to connect to Otay Water District. However, no extension of water infrastructure would be required due to an existing water main located on Jefferson Road. Additionally, build-out of this site was anticipated in the GPU EIR and GPU EIR mitigation measures Lan-1.1 through Lan-1.3 requiring coordination efforts to ensure that development of the site would not divide an established community.

10(b) The proposed project is to subdivide a 19.41-acre parcel for the use types of a self-storage facility and retail business. These use types are consistent with the County General Plan Semi-Rural Designation and Regional Category, Jamul-Dulzura Community Plan "Village Area" and with the County Zoning Ordinance, through the application of a Major Use Permit. The project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

**Conclusion**

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

|  | Significant<br>Project<br>Impact | Impact not<br>identified by<br>GPU EIR | Substantial<br>New<br>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?

☐☐☐

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 intermixed commercial and 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.



## 15183 Exemption Checklist

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

**Discussion**

- 12(a) A Noise Assessment has been prepared by Ldn Consulting Inc. July 19, 2018. 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 – Existing transportation noise sources near the project site include Jefferson Road and Campo Road (SR-94). Campo Road is classified as a State Route with a speed limit of 55 MPH. The proposed project is a commercial development and is not a sensitive receptor to noise impacts. The existing sensitive receptors to noise impacts from the proposed commercial development would include housing north and south of the

## 15183 Exemption Checklist

project site. Based on the Traffic Study, the increase in ADT to Jefferson Road, Melody Road, and Lyons Valley Road produced by the proposed project would not constitute a substantial increase to noise levels that would result in off-site impacts to the existing residences. Moreover, the commercial development is consistent with the existing General Plan Land Use Designation. The project related traffic contributions to nearby roadways would not result in significant off-site noise impacts that would exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404: The project is a commercial development. Primary non-transportational noise sources from the project site during operation would include delivery truck “reverse signals”, a forklift, an outside cardboard baler, and rooftop Heating, Ventilation and Air Conditioning (HVAC) units. Due to distance of the proposed project site from sensitive receptors, the resultant noise level at property line would comply with County noise standards. Additionally, a parapet wall is proposed on the building that would be roughly one foot (1 ft.) higher than the HVAC unit, shielding it acoustically. Due to the aforementioned factors, the project demonstrated conformance with the County Noise Element.

Noise Ordinance – Section 36-409: Based on the Noise Analysis prepared by Ldn Consulting, Inc. July 19, 2018, noise from grading and construction activities would include haul trucks, water trucks, graders, dozers, loaders and scrapers which can reach relatively high levels. However, the project would not generate construction noise in excess of Noise Ordinance standards. The County Noise Ordinance, Section 36.409, allows an eight-hour average 75 dBA sound level limit at the boundary of an occupied structure for the operations of construction equipment. At an average distance of 150-feet, noise level and grading activities are not anticipated to exceed 75-dBA. The proposed project anticipates an average distance of more than 300-feet from adjacent property lines with the activities to be spread out over the project site. Additionally, construction and grading operations will occur only during permitted hours of operation. 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 proposed project is not a sensitive receptor to groundborne noise or vibration, nor does the project propose any major, new, or expanded infrastructure such as mass transit, highways, major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.
- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to direct or cumulative noise impacts over existing ambient noise levels.
- 12(d) The project involves the following permanent noise sources that may increase the ambient noise level: Vehicular traffic on nearby roadways and heating, ventilation and air conditioning (HVAC) equipment. The project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Impacts would be less than significant.



## 15183 Exemption Checklist

The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, consistent with GPU EIR mitigation measure Noi-4.1, the project must comply with the Noise Ordinance; general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than eight hours during a 24 hour period.

12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within two miles of a public airport or public use airport.

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

### Conclusion

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

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

### Discussion

13(a) The proposed project is for a commercial development. No residential units are proposed by the project. Further, the project does not required the extension of roads or other infrastructure. Therefore, the proposed project would not induce substantial population growth in the area.

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

13(c) The project site does not contain existing residences and would therefore not displace a substantial number of people.

### Conclusion

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

|  | Significant<br>Project<br>Impact | Impact not<br>identified by<br>GPU EIR | Substantial<br>New<br>Information |
|--|----------------------------------|--|-----------------------------------|
| <b>14. Public Services – Would the Project:</b>  |                                  |  |                                   |
| 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) The project does not include construction of new or altered governmental facilities. The proposed commercial development is consistent with the General Plan projections, therefore, service ratios for public services associated with the project were analyzed within the GPU EIR and the project is generally not anticipated to require additional services.

**Conclusion**

As concluded 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<br>Project<br>Impact | Impact not<br>identified by<br>GPU EIR | Substantial<br>New<br>Information |
|--|----------------------------------|--|-----------------------------------|
| <b>15. Recreation – Would the Project:</b>   |                                  |  |                                   |
| 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"/>          |

**Discussion**

15(a) The project would potentially increase the use of existing parks and other recreational facilities. However, consistent with GPU EIR mitigation measure Rec-1.5, to avoid substantial physical deterioration of local recreation facilities the project will be required to pay in-lieu fees pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land



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Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County.

- 15(b) The project does not include recreational facilities and is for a commercial center. As described above in 15(a), the project will pay in-lieu fees pursuant to the PLDO, therefore, the project would not have an adverse physical effect on the environment through the construction of recreational facilities.

**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<br>Project<br>Impact | Impact not<br>identified by<br>GPU EIR | Substantial<br>New<br>Information |
|--|----------------------------------|--|-----------------------------------|
| <b>16. Transportation and Traffic – Would the Project:</b>   |                                  |  |                                   |
| 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"/>          |

**Discussion**

- 16(a) Level of Service (LOS) is a professional industry standard by which the operating conditions of a given roadway segment or intersection is measured. Level of Service is

## 15183 Exemption Checklist

defined on a scale of A to F; where LOS A represents the best operating conditions and LOS F represents the worst operating conditions. LOS A facilities are characterized as having free flowing traffic conditions with no restrictions on maneuvering or operating speeds; traffic volumes are low and travel speeds are high. LOS F facilities are characterized as having forced flow with many stoppages and low operating speeds.

A Traffic Impact Study has been prepared by LOS Engineering, Inc. July 18, 2018. The proposed project would result in an additional 887 average daily trips (ADTs) to roadways in the project area. All project intersection and road segment level of service were projected to operate at a LOS D or better with the exception of two segments: SR-94 Campo Rd between Lyons Valley Road and Jefferson Rd (LOS E Daily) and SR-94 Campo Rd between Jefferson Rd and Melody Rd (LOS E Daily). However, under existing conditions, the aforementioned road segments operate at an LOS E. The addition of project traffic by does not exceed the significant thresholds established by the County's Guidelines for determining Significance and would not result in any significant direct impacts. Additionally, since the proposed project is located within the Jamul/Dulzura TIF area, the project applicant proposed to pay into the TIF program to mitigate any potential cumulative impacts. 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 887 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. The project would not conflict with an applicable congestion management program or other standards established by the County Congestion Management agency for designated roads or highways.
- 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. Therefore, the project would not result in a change in air traffic patterns that results in substantial safety risks.
- 16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.
- 16(e) The San Diego County Fire Authority has 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.



## 15183 Exemption Checklist

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

**Discussion**

17(a) The project 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 September 4, 2018. 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.

### 15183 Exemption Checklist

- 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.
- 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:

Blackhawk Environmental, Kris Alberts (February 18, 2019). Biological Resources Letter Report, Jamul Commercial, PDS2018-MUP-18-008 and PDS2018-TPM-21262.

C.W. La Monte Company Inc., Clifford W. La Monte (April 5, 2018). Geotechnical Investigation and Preliminary Infiltration Study, Proposed Commercial Development Jefferson Road Between Olive Vista Drive and Campo Road Jamul, California.

Earth Strata Geotechnical Services, Inc., William Doyle (June 28, 2018). Phase I Environmental Site Assessment of Vacant Property, Assessor's Parcel Number APN 596-071-60-00, Jamul, CA 91935.

Firewise 2000, Inc., Ronald J. Woychak (February 2019). Fire Protection Plan for Jamul Commercial MUP-18-008, 3018 Jefferson Road, Jamul, CA 91935.

Heritage Resources, Sue A. Wade (July 16, 2018). Cultural Resources Survey for the Jamul Commercial Project (County # PDS2018-MUP-18-008), Jamul California.

Ldn Consulting, Inc., Jeremy Loudon (July 19, 2018). Noise Assessment for Jamul Commercial Development, Jamul, CA.

Ldn Consulting, Inc., Jeremy Loudon (February 2019). Air Quality Assessment for Jamul Commercial Development, Jamul, CA.

Ldn Consulting, Inc., Jeremy Loudon (February 2019). Global Climate Change – Jamul Commercial, Jamul, CA.

Ldn Consulting, Jeremy Loudon (January 2019). Appendix A: Final Climate Action Plan Consistency Review Checklist, Permit Number PDS2018-MUP-18-008.

LOS Engineering, Inc., Justin Rosas (July 18, 2018). Traffic Impact Study for Jamul Commercial, MUP-18-008 & TPM-21262, 3018 Jefferson Road, Jamul, California.

Rick Engineering Company; Brendan Hastie (October 10, 2018). Drainage Study for Jamul Retail Center (Preliminary Engineering) County of San Diego Record ID: PDS2018-MUP-18-008 & PDS2018-TPM-21262.

Rick Engineering Company; Brendan Hastie (October 10, 2018). Priority Development Project (PDP) SWQMP, Jamul Retail Center, West Side of Jefferson Road, Jamul CA, 91935.

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](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  
JAMUL COMMERCIAL; PDS2018-MUP-18-008, PDS2018-TPM-21262;  
PDS2018-ER-18-19-008

May 10, 2019

**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 with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated May 10, 2019.

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The project will obtain potable water from the Otay Water District that obtains water from surface reservoirs and/or other 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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | NOT APPLICABLE/EXEMPT<br><input type="checkbox"/> |
| The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?   | YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | NOT APPLICABLE/EXEMPT<br><input type="checkbox"/> |
| The <u>Steep Slope</u> section (Section 86.604(e))?  | YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | NOT APPLICABLE/EXEMPT<br><input type="checkbox"/> |
| The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?                    | YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | NOT APPLICABLE/EXEMPT<br><input type="checkbox"/> |
| The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance? | YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | NOT APPLICABLE/EXEMPT<br><input type="checkbox"/> |

#### Discussion:

##### ***Wetland and Wetland Buffers:***

The site contains coast live oak woodland within an RPO wetland, which if disturbed would result in a significant impact. The entire area of coast live oak woodland as well as adjacent coastal sage scrub, will be placed in an open space easement prior to issuance of improvement or grading plans or prior to recordation of the Parcel Map and prior to obtaining any subsequent permit and prior to construction or use in reliance on the permit. There will be no net loss of wetlands and therefore no significant impact will occur. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

##### ***Floodways and Floodplain Fringe:***

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

##### ***Steep Slopes:***

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

##### ***Sensitive Habitats:***

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife



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

***Significant Prehistoric and Historic Sites:***

The property has been surveyed by a County of San Diego approved archaeologist/historian and it has been determined there is one archaeological site (CA-SDI-17242), and one historical site (P-37-037348) present. It was determined that P-37-037348, the structural remains of a historic-age farm, is not a significant site and does not need to be preserved under the Resource Protection Ordinance. Archaeological site, CA-SDI-17242, will be avoided by project design. Therefore, the project complies with the RPO.

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

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

Discussion:

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

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

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

Discussion:

Staff has reviewed the noise report prepared by Ldn Consulting Inc. dated December 19, 2018 and project plot plans for PDS2018-MUP-18-008. Documentation is considered acceptable. The project is the Jamul Commercial, comprised of a Tractor Supply Company store of 18,800 square foot (SF) and a separate self-storage facility of up to 600 storage units/vaults and up to 0.5 acres of outdoor RV/Boat parking. The project is subject to the County Noise Ordinance, which does not allow the noise level from the project to exceed the noise limit to the nearest property lines. The site project as well surrounding parcels are zoned commercial, which is subject to the daytime noise level of 60 dBA and 55 dBA night time. The adjacent parcel along the northeast area is zoned Limited Agriculture (A70), which is subject to the arithmetic mean noise levels of 55 dBA daytime and 50 dBA night time limit. Permanent noise sources such as the mechanical equipment, HVAC units, and pool pumps, etc. are subject to the County Noise Ordinance one-hour average sound level limit at the property line pursuant to Section 36.404. As part of the project design, a parapet wall, approximately one foot in height taller than the

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rooftop HVAC units would be installed to shield the direct line of sight for the nearest property line. Incorporation of this noise control feature would reduce mechanical equipment noise to levels of 50 dBA and below at the worst-case property line. The project will be conditioned to implement this design and would result in all mechanical equipment demonstrating compliance with the County Noise Ordinance.

Temporary grading operations to prep the site were also assessed. The construction equipment would be spread out over the site and at a distance of approximately 150-feet away from the adjacent property lines. Construction equipment associated with the grading includes a scraper, backhoe, and loader. Grading would result in a temporary activity while no materials processing would occur on site. Given the spatial separation of the equipment, the noise level would comply with the noise level limit of 75 dBA as specify in the Noise Ordinance, Section 36.409. Furthermore, drilling and blasting is not proposed and based on the noise report, noise level are not anticipated to exceed the 75 dBA eight hour average at any occupied property line. Therefore, design measures will be incorporated into the Major Use Permit decision to ensure Noise Ordinance compliance and General Plan Noise Element conformance.



**MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT**  
**For Jamul Commercial Major Use Permit and Tentative Parcel Map;**  
**PDS2018-MUP-18-008, PDS2018-TPM-21262; PDS2018-ER-18-19-002**  
**APN 596-071-60**

**May 10, 2019**

**I. Introduction**

The project proposes a Major Use Permit and Tentative Parcel Map to subdivide the property into two legal lots for a Hobby Farm retail store (Tractor Supply Co.) and a self-storage facility. The proposed project is located at 3018 Jefferson Road in the Jamul-Dulzura Community Plan Area in the unincorporated County of San Diego (APN 596-071-60-00). Access would be provided by two private driveways connecting each parcel to Jefferson Road (County Maintained). Water service would be provided by the Otay Water District and individual on-site wastewater systems (supplemental treatment systems) are proposed. Proposed earthwork quantities for the project consist of 20,000 cubic yards of cut and 65,000 cubic yards of fill with no export required.

The project site is subject to the Semi-Rural Regional Category and the Rural Commercial (C-4) Land Use Designation. The Zoning Use Regulation for the site is of General Commercial (C-36) with a Special Use Regulation for a Planned Development Area (P).

The project is located within the Metro-Lakeside-Jamul Area of the Multiple Species Conservation Plan (MSCP). With the exception of a small sliver in the southeast corner of the property, the project is located outside the Pre-Approved Mitigation Area (PAMA). The site contains 0.57 acres of Coastal Sage Scrub, 2.09 acres of Coast Live Oak Woodland and 16.75 acres of Disturbed Habitat. Sensitive wildlife species identified on-site include Cooper's hawk, red-shouldered hawk, turkey vulture, and Belding's orange-throated whiptail. Sensitive plant species identified on-site include Engelmann oak and San Diego County viguiera.

Table 1. Impacts to Habitat and Required Mitigation

| <b>Habitat Type</b>     | <b>Tier Level</b> | <b>Existing On-site (ac.)</b> | <b>Proposed Impacts (ac.)</b> | <b>Impact Neutral (ac.)</b> | <b>Mitigation Ratio</b> | <b>Required Mitigation</b> |
|-------------------------|-------------------|-------------------------------|-------------------------------|-----------------------------|-------------------------|----------------------------|
| Disturbed Habitat       | IV                | 16.75                         | 12.8                          | 3.95                        | --                      | 0                          |
| Coastal Sage Scrub      | II                | 0.57                          | 0                             | 0.57                        | 1:1                     | 0                          |
| Coast Live Oak Woodland | I                 | 2.09                          | 0                             | 2.09                        | 3:1                     | 0                          |
| <b>Total:</b>           | --                | 19.41                         | 12.80                         | 6.61                        | --                      | 0                          |

The findings contained within this document are based on County records, staff field site visits and the Biological Resources Letter Report prepared by Blackhawk Environmental, dated February 18, 2019. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in

circumstance shall need to have new findings completed based on the environmental conditions at that time.

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

## **II. Biological Resource Core Area Determination**

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

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

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

#### **i. The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

With the exception of a small sliver (0.52 acre) in the southeast corner of the property, the project is located outside the Pre-Approved Mitigation Area (PAMA).

#### **ii. The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

The site is not located in an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species as the majority of the site is disturbed.

#### **iii. The land is part of a regional linkage/corridor. A regional linkage/corridor is either:**

- a. Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and**



**contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or**

- b. Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

While the onsite drainage may function as a local wildlife movement corridor, the site is not part of a regional linkage or corridor.

- iv. The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.**

The northwestern and western edges of the site is shown as very high on the Habitat Evaluation Model; however, these portions of the site are avoided through the dedication of an easement over the corresponding drainage and have therefore been avoided by design. The remainder of the site is shown as agriculture and developed on the Habitat Evaluation Model.

- v. The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.**

The land is not within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat.

- vi. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**
  - a. Gabbroic rock;**
  - b. Metavolcanic rock;**
  - c. Clay;**
  - d. Coastal sandstone**

The site does not contain a high number of sensitive species (sensitive wildlife species identified on-site include Cooper's hawk, red-shouldered hawk, turkey vulture, and Belding's orange-throated whiptail and sensitive plant species identified on-site include Engelmann oak and San Diego County viguiera) as much of the site is disturbed. The site also does not contain geologic formations which are known to support sensitive species.

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

The open space proposed on-site for this project is solely for purposes of avoiding a sensitive resource. This open space is not considered a Biological Resource Core Area and therefore, is not considered part of the regional MSCP preserve system. The requirements relating to the "Preserve" outlined in the County's Subarea Plan, the Implementation Agreement and the Final MSCP Plan will not apply to this open space.

**III. Biological Mitigation Ordinance Findings****A. Project Design Criteria (Section 86.505(a))**

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

The project does not propose impacts to Critical Populations of Sensitive Plant Species, Significant Populations of Narrow Endemic Animal Species, Narrow Endemic Plant Species, Sensitive Plants, or a Biological Resource Core Area. Therefore, the Project Design Criteria Findings do not apply.

**B. Preserve Design Criteria (Attachment G)**

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

With the exception of a small sliver in the northwestern portion of the site, the project is not located within PAMA and the site is not Preserve land. Therefore, the Preserve Design Criteria do not apply.

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

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

The site is not located within a regional linkage or corridor. While the project site contains a drainage along the northwestern and southwestern boundaries of the property which may contribute to local wildlife movement, this area is avoided by



project design as it is located within an open space easement as required by the Resource Protection Ordinance (RPO).

#### 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 contains a drainages along the northern and southwestern boundaries of the property. The drainages are avoided as they will be placed in biological open space. The project has maintained a minimum 50-foot setback from the drainage and therefore there will be no wetland impacts and therefore no net loss of wetlands.

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

All native habitat onsite (coastal sage scrub and coast live oak woodland) will be conserved onsite within an open space easement. Therefore the habitat structural diversity has been maximized to the extent feasible.

**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 a drainages along the northern and southwestern boundaries of the property which are ranked as very high by the habitat evaluation model. The entirety of the drainages as well as adjacent coastal sage scrub habitat will be conserved onsite within an open space easement.

**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 site contains a drainages along the northern and southwestern boundaries of the property which will be conserved onsite within an open space easement. The open space easement will include all native habitat onsite and edge effects will be reduced by the inclusion of a limited building zone easement and open space fencing and signage.

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

The project will develop entirely within existing disturbed habitat onsite. The onsite drainages and all native habitat onsite will be conserved within an open space easement and therefore, the project provides for the development of the least sensitive habitat areas.

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

No threatened, endangered, narrow endemic species were detected on the project site. Developing the site will not eliminate highly sensitive habitat or impact key populations of covered species.

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

The site is small and not located within a large interconnecting block of habitat; however, all native habitat onsite will be conserved within an open space easement which could contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate.

- 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 site does not support critical populations or narrow endemics.

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

The project will not jeopardize the assembly of a preserve system because the site is does not qualify as a BRCA and is not within an area of regional significance with regard to conservation of sensitive species and habitats. Developing the site will not hinder possible preserve systems.

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

The onsite drainages and all native habitat onsite will be conserved within an open space easement. While the open space is not counted toward project mitigation requirements, the project will implement a limited building zone and open space fencing and signage which will reduce potential edge effects.



Jamul Commercial  
MUP 18-008, TPM-21262

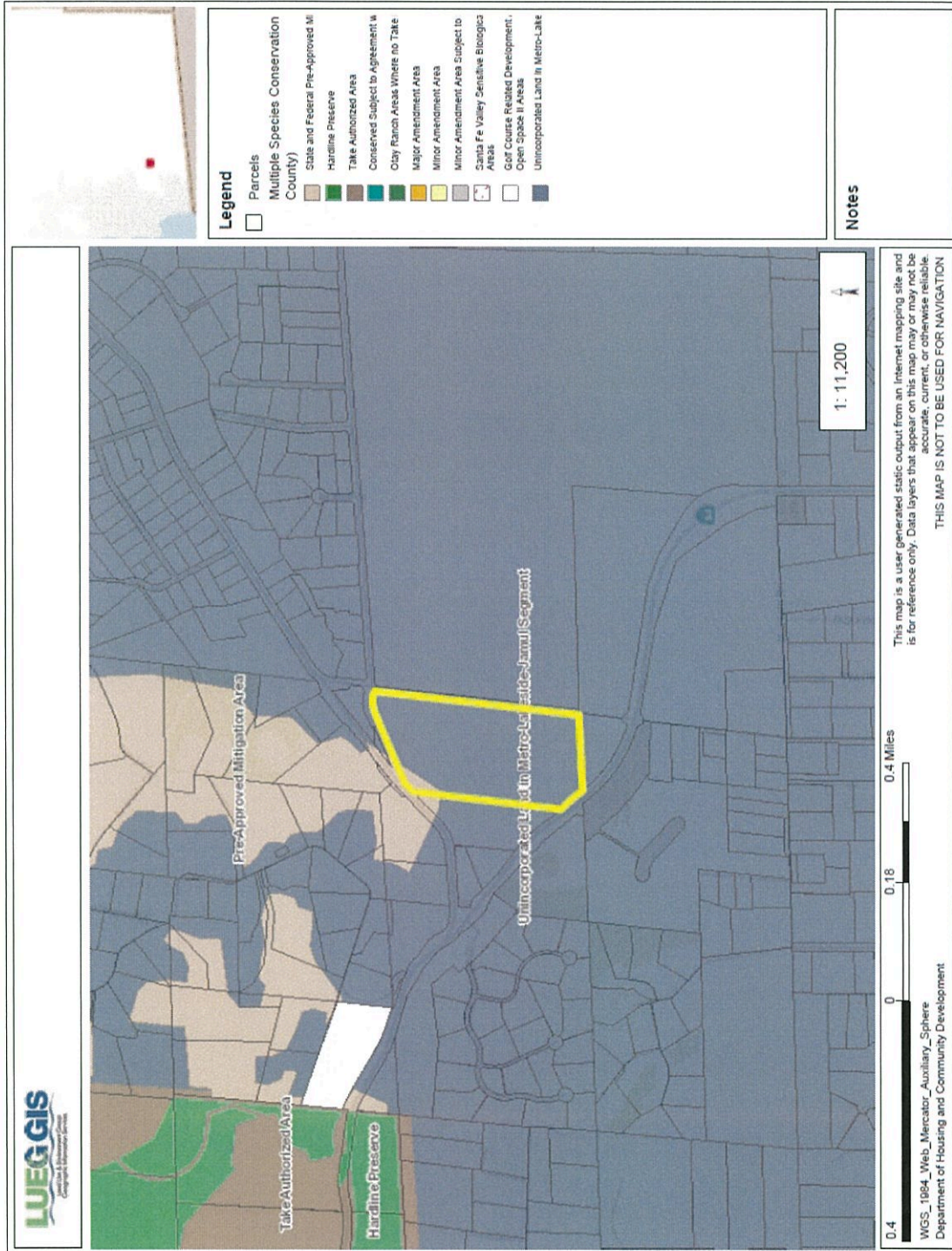
MSCP Conformance Findings  
May 10, 2019

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

The project site does not qualify as a BRCA. The project includes the preservation of all native habitat onsite (coastal sage scrub and coast live oak woodland) and development of the existing disturbed areas. No threatened, endangered, narrow endemic species were detected on the project site. The project will implement a limited building zone and open space fencing and signage which will reduce potential edge effects. Therefore, every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

Ashley Smith, Planning & Development Services  
February 28, 2019

MSCP Designation For  
Jamul Commercial Major Use Permit and Tentative Parcel Map;  
PDS2018-MUP-18-008, PDS2018-TPM-21262; PDS2018-ER-18-19-002  
APN 596-071-60





## **Attachment E – Environmental Findings**

**JAMUL COMMERCIAL**

**PDS2018-MUP-18-008; PDS2018-TPM-21262  
PDS2018-ER-18-19-008**

**ENVIRONMENTAL FINDINGS  
May 10, 2019**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**

- 1) In accordance with State CEQA Guidelines Section 15183, find the project is exempt from further environmental review as explained in the 15183 Statement of Reasons dated February 28, 2019, because the project is consistent with the General Plan Update (GPU) for which an environmental impact report (EIR) dated August 2011 on file with Planning & Development Services (PS) as Environmental Review Number 02-ZA-001 was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project, as explained in the 15183 Statement of Reasons dated February 28, 2019.
- 2) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
- 3) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).
- 4) 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 May 10, 2019 on file with Planning & Development Services as Environmental Review Number PDS2018-ER-19-008.



## **Attachment F – Public Documentation**

**JAMUL DULZURA COMMUNITY PLANNING GROUP  
FINAL MINUTES**

**March 12, 2019 APPROVED**

**MARCH 26, 2019**

**Oak Grove Middle School Library**

**7:30 p.m.**

1. **Dan Neirinckx, Chair, called the meeting to order at 7:33 p.m.**

2. **ROLL CALL:**

**Present:** Hannah Gbeh, Michael Casinelli, Janet Mulder, Dan Neirinckx, Eve Nasby, Kevin May, Richard Marzec, Darren Greenhalgh, Joe Stuyvesant, Steve Wragg, Streeter Parker

**Absent:** Preston Brown

**Excused:**

**Vacant Seats:** 6, 12 & 14.

3. **APPROVAL** of the agenda for March 12, 2019, and approval of the Final Minutes for the meeting of February 26, 2019 as presented. **Motion carried 10, yes 0, No 1 Abstention (Wragg).**

4. **OPEN FORUM:**

- a. **Eve Nasby introduced a possible new member, Ed Mollon** and welcomed him to the meeting.
- b. **Richard Marzec** will be absent on March 26, 2019
- c. **Kevin May attended the Historic Site Board meeting online**, and attended the meeting on Bees representing the Planning Group as well and will be glad to give anyone a brief summary of the meeting.
- d. **Hannah Gbeh will be absent on April 9, 2019**
- e. **Michael Casinelli spoke with Mark Robak, Board Member of Otay Water District** regarding their sewer line construction timeline as it seems much longer than they led us to believe when they began the project. **Mark Robak** informed him that Otay has run into some unexpected problems including electrical conduits and some utilities that needed to be moved, and the timeline has consequently become longer until completion.
- d. **Michael Casinelli pointed out that Denise Russell from County** was in audience and wanted to ask her a question regarding voting on a project to see if there was a hard and fast time limit...**Denise said "no"** we could still vote after the County had completed their work and turn in our opinions to the County. **Michael** also asked after we make a recommendation and the applicant has made changes can we re-look at the project and was assured we could.



- e. **Dan Neirinckx attended the Land Development Code meeting held in Spring Valley** and found that they are considering some changes to the code. They will come to the Planning Group in the next few months.
- f. **Dan Neirinckx alerted the public that CalTrans realignment on Highway 94 west of Freezer Road in Dulzura will end up with one lane of traffic and may take up to a year.**

5. **JAMUL COMMERCIAL; PDS2018-MUP-18-008, PDS2018-TPM-21262; PDS2018-ER-18-19-008, 3018 JEFFERSON RD, Applicant - Steve Powell, -- Darren**

**Greenhalgh – reporting on Tractor Supply and RV Storage.** Darren stated he has had communication with Steve Powell and Denise Russell as well as the owners of Tractor Supply and RV Storage in Lakeside.

**Darren** introduced **Steve Powell** who gave a brief history on the project located behind the Arco on an expired map. In 2017 they did assessments on the property and are proposing splitting it leaving part in Open Space as it is environmentally sensitive. Going through the Planning process they need to identify the use and evaluate the property, which has resulted in a proposed self-storage roughly 62,000 square feet with about half in enclosed self-storage. Originally they planned to build the self-storage with the first floor underground and one floor above the ground. In the final proposal, which is out for review, they are working with all of the factors which has resulted in the fill and grading almost doubling in numbers within the same construction timeframe.

They will improve the frontage which includes, Jefferson from Arco to the edge of the environmental area, with only trail improvements, but in front of proposed facility they are adding a lane, with a curb and the trail improvements from Olive Vista across the frontage will be rebuilt.

**Darren** pointed out that the traffic supply is far enough away to not make a problem, and the storage facility is down in a hole so will not be seen because of the trees screening the area. Both elements were evaluated by the County and felt that the design was consistent with the corporate look that the Tractor Supply has put onto the Storage Supply so they blend together. Both the road department and PDS feel that it is consistent with the County ordinances relating to road improvement and undergrounding. Mitigation includes the fact that they are utilizing 13 acres of the disturbed area and the other areas are considered non-significant.

**Steve Wragg** asked if the road improvements were consistent with the Plan and if they were putting in an easement. The answer was yes and there is an existing trail. The entrance with the Tractor Supply aligns with Simpson Farms entrance, which is across the street. The question was asked as to how were they handling run-off – Natural retention basins are being used. **Steve** said he liked the undergrounding in front of the facility but was concerned about the lack of undergrounding at the environmentally sensitive area. They propose enhanced landscaping in front of the area, which screens the building using 24 to 36 boxed trees. The gates will be inside the property and not seen from the street. Fire department turnaround cannot be seen from the street but does exist.

**Michael Casinelli** thanked them for using a good team, and he believes that a tractor supply would do well in this area. He visited other self-storage sites, and his concern questions the need for a self-storage facility in Jamul as the research had not shown the demand analysis of our area. Since he was not given the study they did, he looked online

and found that people usually store within 15 miles of their homes and there is not much demand or use in rural areas. His concern is that the people who use it might be outside of our area, and that there are several alternative sites available for them nearby.

**Dan Neirinckx** asked about the signage planned and was shown the location of three proposed signs that **Steve Powell** said were designed according to the community plan.

**Dan** asked if there was to be outside storage and **Steve Powell** said that there are 13 RV storage places in the back with key card entrance. **Dan** asked, how do you prevent people from living in their units? **Steve Powell** said they would have security, an on-site manager and rules against it. **Dan** asked about the number of construction truck trips and hours they would be moving, suggesting that it should be other than commute time.

**Hannah Gbeh** pointed out that she is a huge fan of Tractor Supply and not as much of the Storage Facility, but also as a fan of property rights, it is their choice, and feels it should be successful.

**Rich Marzec** asked about the lighting in their facility realizing that we have dark skies policy, and asked what size the poles are. **Steve Powell** said that it is downward facing lights and they are very cognizant of the importance of light. He also addressed the question of dark skies stating that their other locations have honored that policy.

**Eve Nasby** pointed out that it was curious that they have not shared the study they did on need in our area, as she is concerned that there is little need for such a storage facility on our mostly large parcels. **Steve Powell** told us that this facility is larger than people have at their homes, and has ability to charge their motor homes within the facility. Their study showed that there was a need in East County and **Eve** suggested it would be interesting to see what the people of Jamul needed.

**Kevin May** asked if they would consider Italian Cyprus trees out in front? **Darren Greenhalgh** pointed out that the olive trees they proposed are consistent with what exists in the area.

**Joe Stuyvesant** said he supported the project and thanked them for being thorough.

**Steve Wragg** asked if they decided not to build the storage facility would they have to come back and modify the permit. **Steve Powell** felt that they would.

**Darren Greengage** said that he felt that this project would be a good edition to our community.

**Michael Casinelli** is concerned that the County is forcing them to make a decision on both and is concerned that there are five existing facilities within two miles of SR 94 and SR 54, where TGI Friday's is located and a sixth proposed at Steele Canyon Dr and SR 94. He feels that part of our job is to look at what is needed in our area.

**Dan Neirinckx** is concerned about the visual impacts of the design as it is across the street from an expensive housing development and **Janet Mulder** echoed his concern.

**Eve Nasby** pointed out that her neighbors store their RVs on their property and **Steve Powell** pointed out that the storage facility would be for various types of vehicles, not just RVs.

**Darren Greenhalgh** moved that Jamul Dulzura Community Planning Group recommend approval of the project as proposed. Vote recorded: 7, Yes; 4, Opposed. Motion did not pass.



**Hannah Gbeh moved that the Jamul Dulzura Community Planning Group recommend conditional approval of the project with the following suggested provisions: the imported and exported fill truck trips be outside of morning and evening commute times; and the operation of the facility to include a policy in place to prevent onsite living in the storage facility. Motion passed 8, Yes; 3 Opposed.**

- 6. MINOR SUBDIVISION LOT SPLIT, PDS2017-TPM-21255 – JAMUL HIGHLANDS Road, APN 596-152-04-00, Applicant - William and Marianne Roetzheim Revocable Trust- Dan Neirinckx** reported 10.5 acres divided into four parcels with net acreage 2.0 acres or more per parcel. One pad graded and he stated that not all of the scoping letters' concerns had been resolved. **Denise Russell, San Diego County PDS** said that the latest letter is correct. **Dan** asked if the storm water requirement from the County could be solved in different ways and asked the engineer **Larry Cole** if he has any provisions for conditions including storm water runoff. **Dan** visited during the last rain and there was a great quantity of water run-off. He also asked when the three tree wells would be completed. **Larry Cole** and **William Roetzheim** pointed out that the tree wells are to take the water from the pads so the other pads need to be approved and then the pads can begin to be built and the tree wells will be installed. The tree wells just take the water from the pad and the existing roadway. **Dan Neirinckx** asked about the Horizontal Seepage pit as whether it was primary and leach lines were reserve. **William Roetzheim** said the reverse is true and **Dan** said that the plans need to reflect that. **Steve Wragg** asked if DEH approved it and the answer from the applicant was yes.

**Dan Neirinckx** asked if the applicant submitted an "as built" to DEH on the location of the well, as it was previously shown in the roadway on the plans and has the Health Department approved it?

**Michael Casinelli** said he would recuse himself from the JDCPG vote as it could be perceived as a conflict of interest as he is a neighbor of this project. He is concerned that they knew they were going to subdivide the property and yet they did not come before our group as it was submitted as just a permit rather than a multiple project use. He would want to make sure that this is not precedent setting as there are other parcels in the area that could conceivably come with a single permit request when they really wanted to subdivide their property later. In addition, he voiced a concern about this project setting a precedent with the overbuilt driveway that he felt was out of community character. His concern at lack of openness, was amplified when they dynamited without notice and did damage to his property.

**Dan Neirinckx** said he felt that the owner/applicant followed the procedures.

**Hannah Gbeh** said she felt the applicant had been put through the ringer and stated that **Michael Casinelli** should recuse himself and not make comments on the project.

**Kevin May** pointed out that **Michael** should leave the room during the vote.

**Joe Stuyvesant** pointed out that he objected to **Michael's** comments coming from his seat at the table when it should come from the audience.

**Marianne Roetheim** said they have lived in Jamul for thirty years and have been good neighbors as have their children. They all have their house plans and want to be able to move into their homes, and were frustrated by the accusations, but she still loves Jamul. **Dan Neirinckx** moved that we recommend approval of the map as proposed with the condition that the applicant meets all of the remaining requirements put forward by the County. 8, Yes; 2, No; 1 Recused: (Casinelli) Motion passed.

7. **PDS2019-STP-19-002 SITE PLAN, Nursery at SR94 and Steele Canyon, Jamul-- Steve Wragg. Located off of Campo Road – south of 94 – the existing nursery.** There is no scoping letter as of now. It is zoned C-40 and split RR-4 (They are not using the RR-4) They are proposing a gas station, 12 pumps 3000sq ft 500 sq ft office, 24,040 sq. ft warehouse possibly for self-storage, and parking which is on the south side of SR94. They will have entrance off Steele Canyon/SR94. He introduced **Vincent Kattoula, resident of Jamul, who is representing the owner** and he showed a “D” Designator concept site plan. He heard during the earlier presentation, that the Group is not excited about Storage and would look at the other possibilities. The original plan suggested a development above, but it is off the books right now. They have looked at the leach lines located south-east portion of warehouse. Wildlife Agency permits and Army Corps of Engineers and have proposed 2000 cuts and 2000 fill. There is a question regarding possible leakage of gas pumps from 7/11. He has a request into DEH regarding the possible leakage.  
They created some preliminary drawings utilizing browns and stucco to give the feeling of our community. **Michael Casinelli** asked about the **55 parking** spaces that have been proposed and the fact that Caltrans had required widening of SR94 of the Jamul Indians with the casino proposal. He suggested a right turn only out of the development and questioned the proposed “one way in and out”. Question arose, had the increased rain caused a problem, and need to make sure it would not be a problem.  
**Steve Wragg** said that there could be parking problems and likes the fact they are not proposing crossing the creek. Fire department will need to give input. Landscape plan will be proposed.  
**Darren Greenhalgh** pointed out that they would need to have landscaping along SR-94. **Hannah Gbeh** asked him to look at something other than storage facility.  
**Eve Nashby** asked them to be sensitive to the surrounding businesses. **Steve Wragg** reminded us that we need to be careful to not dictate what they should do with their property.  
**Kevin May** is concerned about putting gas station and gas tanks so close to the creek bed. **Vincent Kattoula** pointed out that the newer gas tanks are much more leak proof than before and the Department of Environmental Health will give significant input into the highest safety regulations before anything would be approved.

**Due to the lateness of the hour, Chair Dan Neirinckx held the rest of the agenda items until the March 26, 2019 meeting, (apologizing to new applicant for JDCPG membership, Summer Piper, assuring her we would put it earlier in the agenda next meeting.)**

**ADJOURNMENT – Dan Neirinckx, Chair, adjourned the meeting at 9:45 p.m.**



Respectfully submitted:  
Janet Mulder, Secretary

**AGENDA ITEMS POSTPONED BY CHAIR UNTIL NEXT MEETING.**

8. APPLICATION FOR PLANNING GROUP MEMBERSHIP – SUMMER PIPER -
9. JAMUL INDIAN VILLAGE UPDATE
10. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS – Discussion on CPG improvements

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, March 26, 2019**

**OAK GROVE MIDDLE SCHOOL LIBRARY**

**Meeting minutes and agendas can be accessed at**

<http://www.sdcountry.ca.gov/pds/CommunityGroups.html>

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

Record ID(s): PDS 2018-MUP-18-008, PDS <sup>TAM</sup> 21262, PDS 2018-18-19-008

Project Name: TRACTOR SUPPLY

Planning/Sponsor Group: JAMUL DULZURA CAP

Results of Planning/Sponsor Group Review

Meeting Date: MARCH 12, 2019

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

CONCERN ABOUT CONSTRUCTION IMPACTS ON "RUSH HOUR"  
COMMUTES, VISUAL IMPACTS, STORAGE UNIT ABUSE,

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

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

MOTION: ☐ Approve without conditions  
☒ Approve with recommended conditions  
☐ Deny  
☐ Continue

VOTE: 8 Yes 3 No 0 Abstain 4 Vacant/Absent

C. Recommended conditions of approval:

TRUCK TRAFFIC TO IMPORT FILL DIRT TO BE LIMITED TO NON  
MORNING + EVENING COMMUTE TIMES.

STORAGE UNIT OPERATING POLICIES TO PROHIBIT ONSITE  
USE FOR/ AS 'LIVING' SPACES

Reported by: DAN NEIRINCKX Position: CHAIR Date: 3/19/2019

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

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

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







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

Record ID(s): PDS 2018-MUP-18-008, PDS-TPM 21262, PDS 2018-ER-19-008

Project Name: TRACTOR SUPPLY

Project Manager: \_\_\_\_\_

Project Manager's Phone: \_\_\_\_\_

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be notified when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.

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

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**Memorandum**

**TO:** File

**FROM:** Denise Russell, Project Manager

**SUBJECT:** Response to Comments; Jamul Commercial, PDS2018-MUP-18-008, PDS2018-TPM-21262, PDS2018-ER-18-19-008

**DATE:** May 10, 2019

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The following are staff's responses to comments received during the public disclosure notice period for findings pursuant to CEQA Section 15183 dated February 28, 2019. The public disclosure documentation was circulated for public disclosure from February 28, 2019 through March 29, 2019, and three comment letters were received during that time.

**Response to comments received from Darren Greenhaulgh, Jamul/Dulzura Community Planning Group:**

- A1. The County acknowledges and appreciates the review and comments in your email dated March 5, 2019. The writer asks if the utility poles along the project frontage will be undergrounded, and if the plan is consistent with the County's utility undergrounding policy. He also asks if the CPG is required to vote on the undergrounding action.

The County has accepted the proposed plan to underground the existing utility poles along the developed frontage of the project. The existing utility poles located along the Open Space Easement frontage will remain. This complies with the County's undergrounding policy, and has been accepted by Planning and Development Services and the Department of Public Works. No vote from the CPG is necessary for the proposed undergrounding plan.

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

- A2. The County acknowledges and appreciates the review and comments in your email dated March 5, 2019. The writer asks if DPW has approved the road improvement design as proposed by the applicant, which consists of half-width improvements along the developed project frontage on Jefferson Road. The writer asks if the CPG is required to provide a vote on the Design Exception.

DPW has reviewed and approved all proposed road improvements as shown on the plans, and confirmed that they comply with all County ordinances. A vote from the CPG on road standard exceptions is not necessary.

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



- A3. The County acknowledges and appreciates the review and comments in your email dated March 5, 2019. The writer asks if the square footage of the proposed Tractor Supply store is 18,800 square feet.

The County confirms that the proposed Tractor Supply store is 18,800 square feet.

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

- A4. The County acknowledges and appreciates the review and comments in your email dated March 5, 2019. The writer questions whether the grading quantities identified in the Air Quality report are accurate, as the grading quantities identified on the Preliminary Grading Plan (PGP) are different. He also asks if there is a discussion of truck routes proposed for importing fill for the project.

The County has clarified that the proposed grading quantities noted on the PGP are correct. The Air Quality study has been revised via a supplementary analysis letter (LDN Consulting, Inc., April 11, 2019) showing no additional impacts will occur with the increased grading quantities. The writer is correct in noting the Air Quality study assumed there would be 45,000 cubic yards (CY) of import, though the correct amount of import is 88,000 CY. Updated modeling was conducted based on the correct earthwork quantities and it was demonstrated that the proposed project does not meet the threshold of significance for construction emissions.

The 15183 Checklist has been revised to reflect the correct grading quantities as a result of this comment (see pages 2 and 7 of the 15183 checklist).

- A5. The County acknowledges and appreciates the review and comments in your email dated March 5, 2019. The writer asks if the proposed design is consistent with other nearby facilities, and if there are any other factors that justify the determination that the design is consistent with the existing community character.

The County reviews proposed projects for compliance with the General Plan, Zoning Ordinance, and Community Plan. Major Use Permit findings must be made which address scale, bulk, height, and coverage of buildings to determine consistency with community character. The proposed project has been determined to be consistent and to not introduce a negative visual impact. No specific design guidelines existing for the Jamul/Dulzura Community however staff has found that the proposed project is consistent with the policies and land use guidelines set forth in the Community Plan.

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

**Response to comments received from James W. Royle, Jr., Chairperson, San Diego County Archaeological Society, Inc.**

- B1. The County acknowledges and appreciates this comment letter dated March 28, 2019. The writer agrees with the cultural impact analysis, and requests that a mitigation measure be added stating that, should archaeological material be encountered which will not be curated and available for future scientific study, the

project archaeologist be allowed to select items of particular interest for 3D scanning, to be submitted to the Archaeological Society for curation.

CEQA requires that any cultural material encountered during archaeological monitoring to be analyzed at the time of the find. CEQA does not require 3D scanning of archaeological material for future scientific study.

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

**Response to comments received from California Department of Fish and Wildlife:**

- C1. The County acknowledges and appreciates this comment letter dated March 29, 2019. The writer summarizes their review of the Biological Resources Letter Report (BLR), 15183 Checklist, and MSCP Conformance Statement. The writer also explains CDFW's role in administering the Natural Community Conservation Planning program.

Comment noted.

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

- C2. The County acknowledges and appreciates this comment. The writer provides a description of the project including a summary of the vegetation communities supported on the site, per the BLR. The writer also notes that the BLR does not quantify the amount of pre-approved mitigation area (PAMA) present on the site.

Comment noted.

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

- C3. The County acknowledges and appreciates this comment. The writer suggests that the 16.75 acres of disturbed habitat identified on-site in the BLR historically has consisted of agricultural lands and non-native grasslands, which is expected to provide foraging habitat for raptors and other avian species. The writer also suggests that the habitat on the project site is essentially contiguous with the Simpson Farms project across Jefferson Road, which was mapped as non-native grassland. CDFW believes the Jamul Commercial BLR should reclassify the disturbed habitat as non-native grassland, and mitigate consistent with requirements for Tier III habitat.

The BLR identifies the potential for raptor foraging and nesting on-site, however it states that the habitat most suitable for nesting would be preserved as Biological Open Space. Other suitable foraging habitat exists in the open, disturbed habitat that will be cleared for development. Notably, this disturbed habitat has been subject to decades of heavy human disturbance due to transient habitation on-site, therefore any impacts to foraging habitat are considered less than significant. The Open Space Easement proposed to be dedicated on-site will protect suitable nesting habitat in perpetuity.

Habitat on the project site has been determined to be disturbed habitat based on extensive field surveys and aerial photographs. The historic use of the property as an olive grove contributed to the findings. The Simpson Farms project across



Jefferson Road is a much larger area, and does not have the same landscape as the subject property, which is apparent when looking at an aerial map of the two properties. The determination of disturbed habitat for the project site is consistent with the habitat identification requirements set forth in the County Report Format and Content Requirements for Biological Resources.

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

- C4. The County acknowledges and appreciates this comment. The writer acknowledges that a reduction in the required fuel modification zone was approved by the County Fire Marshall. The writer recommends that a signed approval letter from the County Fire Marshall be included as part of the record, and recommends the project design be revised to accommodate a full 100-foot buffer.

The Fire Protection Plan prepared for the project (Firewise 2000, Inc. 2018) has been accepted by the County Fire Marshall, which includes the reduction in the Fuel Modification Zone to 59 feet in the northeast corner of Parcel 2.

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

- C5. The County acknowledges and appreciates this comment. The writer identifies that the BLR and the MSCP Conformance statement both state that a "sliver" of PAMA is located on the project site. The writer recommends the exact acreage of PAMA be quantified.

The exact amount of PAMA on-site is 0.52 acre, which is not proposed to be disturbed. The MSCP Conformance Statement has been revised to include the exact acreage.

- C6. The County acknowledges and appreciates this comment. The writer points out that acreage for vegetation communities found on the project site are inconsistent within the MSCP Conformance Statement.

The County has revised the MSCP Conformance Statement with the correct amounts of each vegetation community.

**From:** Teresa Greenhalgh  
**To:** [Russell, Denise](#)  
**Cc:** [Daniel Neirinckx](#)  
**Subject:** Re: Hobby Farm in Jamul  
**Date:** Tuesday, March 05, 2019 11:58:48 AM

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Denise

The Tractor Supply and storage facility are on the March 12th agenda. We start at 7:30 at the usual place. I have a few questions that I could not find in the CEQA docs, and confirmations of other things I think I see.

A-1 1. The power poles appear to be undergrounded in front of both the Tractor Supply and the Storage facility but there is a note that they will be relocated out of the DG path in front of the Open Space. When here last time there was a question of our Board to approve not undergrounding the power lines as an acceptance to the standard requirement. Is the current plan consistent with the County's utility undergrounding policy because the poles remaining are in front of the new open space? If so I expect you will not need a separate vote from us on acceptance of the partial undergrounding?

A-2 2. The road widening is now set at happening only in front of the two commercial lots with the open space frontage remaining the as is except that a 4.5 dg path and new fence would be placed. Has the Pubic Works Department approved that design without the full width improvements along all of Jefferson? The same is true of Olive Vista. Do you need a specific vote from us regarding the developer not making full width improvements in front of the open space?

A-3 3. I did not see the square footage for the new proposed Tractor Supply anywhere. Last summer it was 18,800 sf and appears to be the same. Please confirm? I did see that the storage facility is about 900 sf smaller and that makes sense given the changes in grading on the pad.

A-4 4. The grading plan you sent says there is 20,000 cy of cut and 108,000 CY of fill with 88,000 cy being imported. The CEQA checklist says there is 20,000 cy of cut and 65,000 cy of fill with no reference to import. Is the grading plans you sent the latest greatest? The Air Quality report assumed there would be 45,000 CY of import not the 88,000 CY shown on the grading plans? In our discussions we had talked about the having specific routing of these trucking operations. It would make sense to us if the trucks used the intersection at 94 and Jefferson for egress because of the traffic on Lyons Valley Road and the unusual intersections that would need to be maneuvered through when leaving that way. I've seen no discussion about routing of truck traffic in the documents provided. Did I miss it?

A-5 I saw no building elevations but did go through the "visual impacts" section. I am looking for reasoning to provide to the group related to visual impact. The aesthetics of the buildings were deemed consistent with other buildings in the area in the Checklist. I realize the tractor supply has a "Corporate" look and the storage facility was designed to have the same architecture. Is that consistency enough to deem them consistent with other facilities? I realize the Tractor supply has a finished floor of 14 feet less than the road and is located about 150 away from the edge of the road. With all the box trees and planting plan the visual impact will be limited. The storage facility is as close to the road as possible but will have limited viewing from the road because vehicles heading south on Jefferson will be screened from the



A-5

facility until they reach the edge of the road widening in front of the facility and heading North on Jefferson will be a little over 20 feet higher than finish floor at the SE corner of the lot. The road starts dropping significantly about the boundary between the two lots. Drivers will not see the facility until they reach its property line and then all they will see is maybe the roof, but with trees and shrubs that too may be screened. What else might have justified the determination that the design was consistent with the Community?

Looking forward to hearing this next week.

Darren Greenhalgh P.E.

On Thu, Feb 28, 2019 at 11:32 AM Russell, Denise <[Denise.Russell@sdcounty.ca.gov](mailto:Denise.Russell@sdcounty.ca.gov)> wrote:

Hi Darren and Dan,

Please find the CEQA 15183 Checklist document here on our website, along with all accepted technical studies for your review: <https://www.sandiegocounty.gov/content/sdc/pds/ceqa/MUP-18-008/>

Please share this with your group members if they are interested, and **please confirm that the project is on your CPG agenda for March 12<sup>th</sup> for a formal recommendation.**

Thank you,

**Denise Russell**

Land Use/Environmental Planner

858.694.2019

**From:** Teresa Greenhalgh [mailto:[dgtgathome@gmail.com](mailto:dgtgathome@gmail.com)]

**Sent:** Wednesday, February 27, 2019 9:20 AM

**To:** Russell, Denise <[Denise.Russell@sdcounty.ca.gov](mailto:Denise.Russell@sdcounty.ca.gov)>

**Subject:** Re: Hobby Farm in Jamul

Denise



## San Diego County Archaeological Society, Inc.

Environmental Review Committee

28 March 2019

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

Subject: Intent to Adopt Finding Pursuant to CEQA Section 15183  
Jamul Commercial  
PDS2018-MUP-18-008, PDS2018-TPM-21262, PDS2018-18-19-008

Dear Ms. Russell:


I have reviewed the subject documents on behalf of this committee of the San Diego County Archaeological Society.

B-1

Based on the information contained in the documents provided on the PDS website, including the Heritage Resources cultural resources report, we agree with the impact analysis. Regarding the mitigation measures, we would request that, should archaeological material be encountered which will not be curated and available for future scientific study, the project archaeologist be allowed to select items of particular interest for 3D scanning. Any scans should be 3D-printed to confirm printability and the print and digital files should be submitted for curation.

Thank you for the opportunity to participate in the public review of this project's environmental documents.

Sincerely,

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

cc: Heritage Resources  
SDCAS President  
File





State of California – Natural Resources Agency  
 DEPARTMENT OF FISH AND WILDLIFE  
 South Coast Region  
 3883 Ruffin Road  
 San Diego, CA 92123  
 (858) 467-4201  
 www.wildlife.ca.gov

GAVIN NEWSOM, Governor  
 CHARLTON H. BONHAM, Director



March 29, 2019

Ms. Denise Russell, Project Manager  
 County of San Diego  
 Planning and Development Services  
 5510 Overland Avenue, Suite 110  
 San Diego, CA 92123

**Subject: Comments on the Notice of Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act, Jamul Commercial (PDS2018-MUP-18-008; PDS2018-TPM-21262; PDS2018-ER-18-19-008), San Diego County, California**

Dear Ms. Russell:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Intent (NOI) to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act (PDS2018-MUP-18-008; PDS2018-TPM-21262; PDS2018-ER-18-19-008), dated February 28, 2019, for the Jamul Commercial Project (Project). The comments provided herein are based on the Biological Resources Letter Report for the Project (Blackhawk Environmental 2019; BLR), the accompanying 15183 Checklist and MSCP Conformance Statement, our knowledge of sensitive and declining vegetation communities in the County of San Diego, and our participation in regional conservation planning efforts.

The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA; §§15386 and 15381, respectively) and is responsible for ensuring appropriate conservation of the State's biological resources, including rare, threatened, and endangered plant and animal species pursuant to the California Endangered Species Act (Fish and Game Code §2050 *et seq.*) and other sections of the Fish and Game Code. The Department also administers the Natural Community Conservation Planning (NCCP) program (Fish and Game Code 2800, *et seq.*). The County of San Diego (County) participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan (SAP).

The proposed Project is a subdivision of 19 acres into two commercial lots and one open space area. The parcel is located north of Campo Road and south of Olive Vista Drive at 3018 Jefferson Road in the unincorporated community of Jamul. The site is bounded to the north by Olive Vista Drive, to the south by Campo Road, to the west by development, and to the east by Jefferson Road. Earthwork will consist of approximately 85,000 cubic yards of cut and fill. According to the BLR, the Project site supports three vegetation communities including coast live oak woodland (2.09 acres), coastal sage scrub (0.57 acre), and disturbed (16.75 acres). In addition, six sensitive species occur on the Project site including Cooper's hawk (*Accipiter striatus*), red-shouldered hawk (*Buteo lineatus*), turkey vulture (*Cathartes aura*), Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), San Diego viguiera (*Bahiopsis lacinata*), and Engelmann oak (*Quercus engelmannii*). The Project area is located within the Metro-Lakeside-Jamul planning segment of the MSCP, and although the BLR did not quantify the amount of "pre-approved mitigation area" (PAMA) present on site, none is proposed to be impacted by the proposed Project.



Ms. Denise Russell, Project Manager  
 County of San Diego  
 March 29, 2019  
 Page 2 of 3

C-2

As stated in the BLR, the proposed Project footprint consists of 12.8 acres of impacts to disturbed habitat with no impacts to the coast live oak woodland or coastal sage scrub habitats also found on site. Under the MSCP SAP, disturbed habitat is considered a Tier IV habitat and would not require mitigation under the currently described habitats in the BLR.

The Department offers the following comments and recommendations to assist the County in avoiding or minimizing potential Project-related impacts to biological resources to be addressed prior to the public hearing for this Project:

C-3

1. The BLR states that 16.75 acres of disturbed habitat occur on site. Historically, the disturbed habitat consisted of agricultural lands and non-native grasslands, while more recent disturbance has occurred from trespass and transient use of the property. However, the habitat is expected to provide foraging habitat for raptors, including the MSCP-covered Cooper's hawk, and other avian species as documented in the BLR (see the Raptor Nesting and Foraging section and Appendix A). In addition, although separated by Jefferson Road, the on-site disturbed habitat is essentially contiguous with habitats on the Simpson Farms Project site to the east. According to the Biological Technical Report for the Simpson Farms project (Helix Environmental 2016), much of that site was mapped as non-native grassland consisting of soft chess (*Bromus hordeaceus*), foxtail chess (*Bromus madritensis*), black mustard (*Brassica nigra*), Italian thistle (*Carduus pycnocephalus*), and long-stem filaree (*Erodium botrys*). These species and similar non-native grassland species were also documented on the Project site. Therefore, the Department believes the BLR for the Jamul Commercial project should reclassify the disturbed habitat as non-native grassland and mitigate consistent with the SAP's requirements for Tier III habitat.

C-4

2. Per the County's Defensible Space for Fire Protection Ordinance (June 2011), a defensible space of 100 feet is required unless an authorized reduction is approved by the Fire Marshall. As stated in the BLR, a Fuel Modification Zone (FMZ) of 59 feet was approved by the Assistant Fire Marshall and accepted by the County. The Department recommends that a copy of a signed letter of approval from the County Fire Marshall be provided as record of this agreement prior to adoption of findings. In general, the Department does not support a reduction of the 100-foot FMZ for the Project because if the additional 41 feet is later required in the future by order of a new Fire Marshall, then impacts would likely occur to the habitat being conserved on site. Instead, we recommend a revised Project design to accommodate a full 100-foot buffer.

C-5

3. Both the BLR and the MSCP Conformance Statement state that a "sliver" of PAMA is located on the Project site. Although the Project will not be impacting the on-site PAMA, the Department recommends that the exact acreage of on-site PAMA be quantified and disclosed in the final environmental documents.

C-6

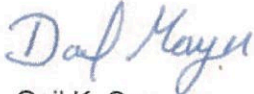
4. The MSCP Conformance Statement introduction discloses acreage for vegetation communities found on the Project site that are inconsistent from the acreages presented in Table 1 of the same document. For example, the third introductory paragraph states there are 0.57 acre of coastal sage scrub, 3.11 acres of coast live oak woodland, and 15.72 acres of disturbed habitat while Table 1 states there are 16.75 acres of disturbed habitat, 0.57 acre of coastal sage scrub, and 2.09 acres of coast live oak woodland. Please clarify this discrepancy.



Ms. Denise Russell, Project Manager  
County of San Diego  
March 29, 2019  
Page 3 of 3

The Department appreciates the opportunity to comment on the referenced NOI. Questions regarding this letter and further coordination on these issues should be directed to Patrick Tilley at (858) 467-4237 or [Patrick.Tilley@wildlife.ca.gov](mailto:Patrick.Tilley@wildlife.ca.gov).

Sincerely,



FOR

Gail K. Sevens  
Environmental Program Manager  
South Coast Region

cc: Karen Goebel, Carlsbad Fish and Wildlife Office  
Scott Morgan, State Clearinghouse

Reference

Osmundson, Karl. January 19, 2016. Biological Technical Report. Pages 1-37.  
Prepared by Helix Environmental Planning.

## **Attachment G – Service Availability Forms**





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - FIRE**  
**ZONING DIVISION**

|                             |                  |       |  |
|-----------------------------|------------------|-------|--|
| Please type or use pen      |                  |       | <b>F</b><br>ORG _____<br>ACCT _____<br>ACT _____<br>TASK _____<br>DATE _____ |
| Hix Snedeker Jamul, LLC     | 760-271-9400 (c) |       |  |
| Owner's Name                | Phone            |       |  |
| 1410 Main Street, Suite C   |                  |       |  |
| Owner's Mailing Address     | Street           |       |  |
| Ramona                      | California       | 92065 |  |
| City                        | State            | Zip   |  |
|                             |                  |       | AMT \$ _____   |
| DISTRICT CASHIER'S USE ONLY |                  |       |  |

**SECTION 1. PROJECT DESCRIPTION****TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment  
☒ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☐ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☒ Major Use Permit (MUP), purpose: General Commercial  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_
- B. ☐ Residential ..... Total number of dwelling units: \_\_\_\_\_  
☒ Commercial ..... Gross floor area 60021-19,000 sq. ft. + 11002-67,000 sq. ft.  
☐ Industrial ..... Gross floor area \_\_\_\_\_ = 80,000 sq. ft.  
☐ Other ..... Gross floor area \_\_\_\_\_
- C. Total Project acreage 18.7 Total lots 1 Smallest proposed lot 18.7

 Assessor's Parcel Number(s)  
 (Add extra if necessary)

596-071-60-00

Thomas Guide. Page 1292 Grid H1

3018 Jefferson Road

Project address \_\_\_\_\_ Street \_\_\_\_\_

Jamul, California

91935

Community Planning Area/Subregion \_\_\_\_\_

Zip \_\_\_\_\_

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: \_\_\_\_\_

Date: 03/12/2018Address: 1410 Main Street, Suite C, Ramona CA 92065Phone: 760-271-9400

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

**SECTION 2: FACILITY AVAILABILITY****TO BE COMPLETED BY DISTRICT**District Name: San Diego County Fire Authority

Indicate the location and distance of the primary fire station that will serve the proposed project:

FS 36, 14029 Peace Valley Ranch Rd., 1.4 miles

- A. ☐ Project is in the District and eligible for service.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and not within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.
- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 3.05 minutes. \*Contingent upon annexation into CFD 04-1
- C. ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.  
☐ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☒ District will submit conditions at a later date.

**SECTION 3. FUELBREAK REQUIREMENTS**

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.  
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: \_\_\_\_\_

JAMES PINE, Asst. FM.  
 Print Name and Title
Phone: 858-495-5434Date: 4/3/18

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399F (Rev. 09/21/2012) **SDC PDS RCVD 04-10-18**  
**MUP18-008**



County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - WATER**  
**ZONING DIVISION**

Please type or use pen

|   |  |   |
|---|--|---|
| Hix Snedeker Jamul, LLC<br>Owner's Name<br>1410 Main Street, Suite C<br>Owner's Mailing Address<br>Ramona<br>City | 760-271-9400 (c)<br>Phone<br>California 92065<br>State Zip | ORG _____<br>ACCT _____<br>ACT _____<br>TASK _____<br>DATE _____<br>AMT \$ _____<br>DISTRICT CASHIER'S USE ONLY |
|---|--|---|

W

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**SECTION 1. PROJECT DESCRIPTION** **TO BE COMPLETED BY APPLICANT**

A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment  
☒ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☒ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☒ Major Use Permit (MUP), purpose: Retail Commercial  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

B. ☐ Residential ..... Total number of dwelling units \_\_\_\_\_  
☒ Commercial ..... Gross floor area 19,000 sq ft  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

C. ☒ Total Project acreage 18.65 Total number of lots ONE (1)

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No  
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s)  
 (Add extra if necessary)

|               |  |
|---------------|--|
| 596-071-60-00 |  |
|               |  |
|               |  |
|               |  |

Thomas Guide Page 1292 Grid H1  
 3018 Jefferson Road  
 Project address Street  
 Jamul, California 91935  
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: \_\_\_\_\_ Date: 12/13/2017  
 Address: 1410 Main Street, Suite C, Ramona, California Phone: 760-271-9400 (c), 760-789-5493 (o)

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

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**SECTION 2: FACILITY AVAILABILITY** **TO BE COMPLETED BY DISTRICT**

District Name: Otay Water District Service area ID. 9

A. ☒ Project is in the district.  
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the district and is not within its Sphere of Influence boundary.  
☐ The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached \_\_\_\_\_. (Number of sheets)  
☐ Project will not be served for the following reason(s): \_\_\_\_\_

C. ☒ District conditions are attached. Number of sheets attached: 2  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☐ District will submit conditions at a later date.

D. ☐ How far will the pipeline(s) have to be extended to serve the project? \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: \_\_\_\_\_ Print Name: Tanya Ayala-Mason  
 Print Title: Permit Technician Phone: 619/670-2241 Date: 12/19/17

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT  
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399W (Rev. 09/21/2012)

SDC PDS RCVD 04-10-18

MUP18-008

THIS APPROVAL OF AVAILABILITY IS  
 SUBJECT TO ALL OTAY WATER DISTRICT  
 REQUIREMENTS IN EFFECT AT THE TIME OF  
 APPLICATION FOR SERVICE.





*...Dedicated to Community Service*

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004  
TELEPHONE: 670-2222, AREA CODE 619

[www.otaywater.gov](http://www.otaywater.gov)

*Sent via USPS and electronic mail to:  
steve@woodcrestrev.com*

December 20, 2017

Project: P1438-000000  
Activity: 3307

Steve Powell  
Woodcrest Homes, Inc.  
P.O. Box 823  
Ramona, CA 92065

Subject: Project Facility Availability: Water  
Project Address: 3018 Jefferson Road, Jamul, CA 91935  
APN: 596-071-60-00

Dear Mr. Powell:

As per Section 62.01 of the Otay Water District's Code of Ordinances, "To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public street must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served."

Otay Water District (District) has no objection to the subject Project (Project) consisting of one (1) commercial building. The Project can be served by an existing 14-inch steel water main located on Jefferson Road.

The Project site is not currently served by any existing meters. The developer will be required to submit plans and plumbing fixture unit counts for District review and approval prior to water meter purchase and pay all fees, including plan review, inspection, water meter installation, and capacity fees prior to any work. If service laterals do not exist for the Project, the applicant must pay to have the District install them. The District requires that the design and construction of the new facilities be in conformance with the Water Agencies' Standards and that the District's plan check and approval of the plans be completed prior to commencement of the Project.

When a customer requests water service on a parcel of land with potable irrigated landscape equal to 5,000 square feet or more, a separate meter will be required for irrigation purposes on the site.

Fire service plans must be designed to Water Agencies' Standards. Each service must have an approved reduced pressure principle backflow prevention device (R/P) purchased and installed by the developer after District review and approval. The

Steve Powell

Project Facility Availability: Water

Project Address: 3018 Jefferson Road, Jamul, CA 91935

December 20, 2017

Page 2 of 2.

developer should contact the Project's fire agency for any fire protection requirements and determine early on how the fire protection requirements can be met from the existing pressure zone.

The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for a fire hydrant or fire sprinkler service on privately owned land, the service shall be provided by the District at the property line of land to be served.

**Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.**

The District's Engineering Public Services Division can be contacted at (619) 670-2241 or visit the website at [www.otaywater.gov/engineering](http://www.otaywater.gov/engineering) for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, meter costs. Also, visit the website at [www.otaywater.gov/code-of-ordinances](http://www.otaywater.gov/code-of-ordinances) for sections pertaining to the Project and any other conditions that may have arisen since this letter was written for this Project.

Enclosed is the document you forwarded with your review request.

Sincerely,  
OTAY WATER DISTRICT



Dan Martin, P.E.  
Engineering Manager

DM:mlc

Enclosure



## **Attachment H – Ownership Disclosure**



County of San Diego, Planning & Development Services  
**APPLICANT'S DISCLOSURE OF OWNERSHIP  
 INTERESTS ON APPLICATION FOR ZONING  
 PERMITS/ APPROVALS**  
 ZONING DIVISION

Record ID(s) PDS2018-MUP-18-008

Assessor's Parcel Number(s) 596-071-60-00

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.

Jamul Towne Center, Raphael Djemal - General Managing Partner

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.

V.A.J. Investments, Inc. - c/o Alfred Selah

Ibrahim A. Dabah, Trustee - FBO/M., Djemal Trust

Sobhi Sankari

Selma Dabah

Joal Investments Corp, N.V.

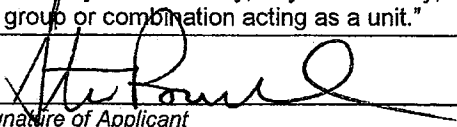
Raphael Djemal (General Managing Partner, authorized signer)

Positano Investment Realty Co., N.V. - c/o Joyce Horn Darwish

Irving Okovita

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

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

  
 Signature of Applicant

Steve Powell

Print Name

03/28/2018

Date

----- OFFICIAL USE ONLY -----

**SDC PDS RCVD 04-10-18  
 MUP18-008**

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

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

