



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	September 13, 2019	<b>Case/File No.:</b>	El Nopal Tentative Map PDS2017-TM-5619 PDS2017-ER-17-14-002
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Tentative Map for Single Family Residences
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	11320 El Nopal, Lakeside
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	Village Residential 7.3 (VR-7.3)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Single Family Residential (RS)
<b>Applicant/Owner:</b>	SCSS Development, LLC.	<b>Community:</b>	Lakeside Community Plan Area
<b>Environmental:</b>	CEQA §15183 Exemption	<b>APN:</b>	379-023-39

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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 Tentative Map (PDS2017-TM-5619) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The request is for a Tentative Map to allow for a 17-lot single family residential subdivision in the Lakeside Community Plan area. An existing residence and accessory structures would be removed from the 3.86-acre site to allow for the development.

The sections contained in this report describe in detail the following: development proposal, analysis and discussion, 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 conducted a detailed analysis of the project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances. 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 Tentative Map (TM) Resolution. PDS recommends adoption of the Notice of Exemption pursuant to CEQA Section 15183 and approval of the TM with the conditions explained in the report and incorporated in the attached Resolution (Attachment C).

## **2. Requested Actions**

This is a request for the Planning Commission to evaluate the proposed TM for a residential subdivision, determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of CEQA.
- b. Adopt the TM Resolution PDS2017-TM-5619, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego (County) Regulations as set forth in the Resolution of Approval (Attachment B).

## **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 Lakeside Community 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. BACKGROUND**

The 3.86-acre site has not previously been involved in a discretionary application. The site is currently developed with an existing house and garage, which will be removed if the subdivision is developed.

## **C. DEVELOPMENT PROPOSAL**

### **1. Project Description**

The applicant requests a TM on a 3.86-acre site for a residential subdivision consisting of 17 single-family detached units, one private street and one bioretention lot (Figure 1). Prior to construction, building permits will be required for the single-family units. The site is located north of El Nopal Road, in the Lakeside Community Plan area (Figures 2 and 3).



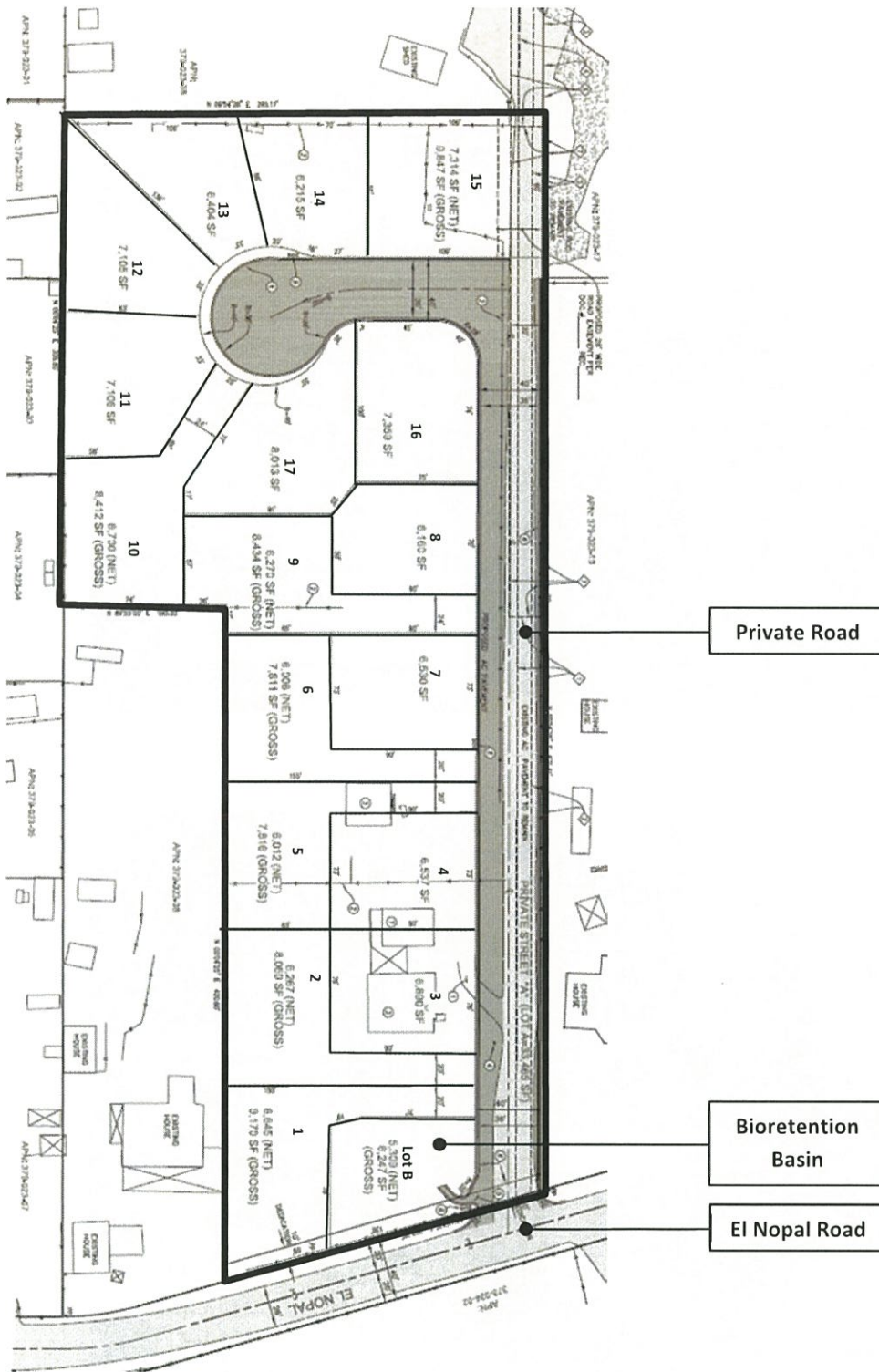


Figure 1: Tentative Map

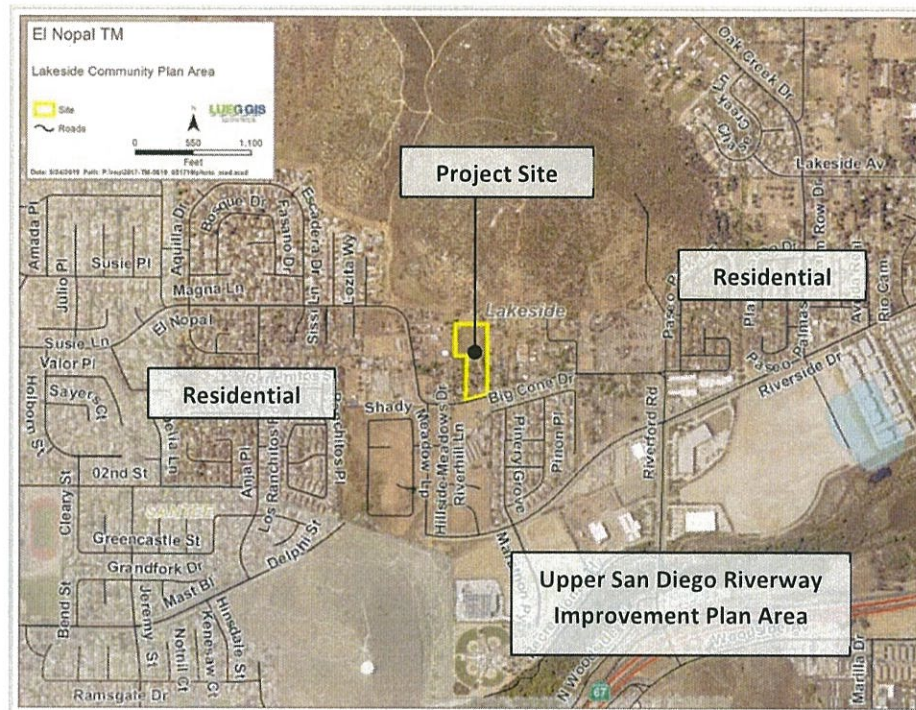


Figure 2: Vicinity Map

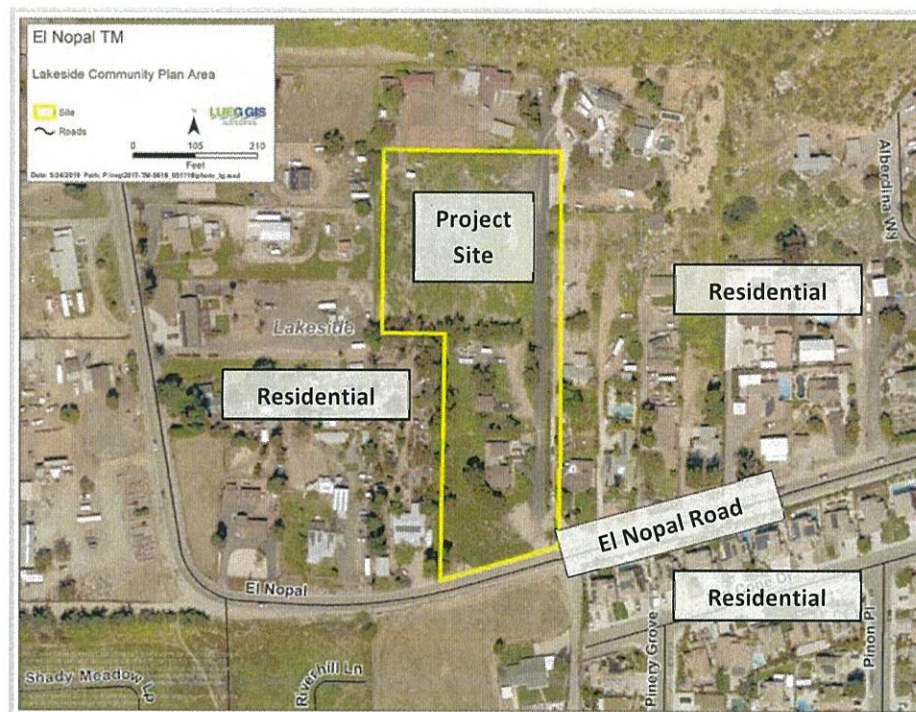


Figure 3: Aerial Map



The project is located approximately 0.6 miles northwest of State Route 67 (SR 67) and is accessed from a private road, connecting to El Nopal Road. Site improvements include improving the existing driveway to a 36-foot paved width and will include a 40-foot private road easement to meet County private road standards. This new private road will extend north, serving the project's 17 residential units, as well as an on-site single-family residence to the north. Earthwork will consist of 9,000 cubic yards of cut and fill, balanced on-site.

The project has demonstrated that all necessary services and facilities are available to serve the proposed development as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services). The project will receive sewer and water service through Padre Dam Municipal Water District. Fire service will be provided by the Lakeside Fire Protection District. School service will be provided by the Grossmont Union High School District and the Lakeside Union Middle School District. Project Facility Availability Forms have been provided for all services and are included in Attachment F.

## 2. Subject Property and Surrounding Land uses

The 3.86-acre site has a gentle slope south to north, rising approximately 55 feet. Surrounding land uses consist of single-family residential uses to the east and west. Open space uses are directly to the north. The Upper San Diego River Improvement Plan Specific Planning Area is located to the south and contains a mix of residential and industrial uses (Figure 2).

Zoning for the site is Single Family Residential (RS). To the east and west, zoning consists of RS, to the south is Specific Plan (S88). To the north is Open Space (S80). Table C-1 provides a summary of the surrounding land uses. The proposed project is similar in density and lot sizes to the existing developments in the surrounding area.

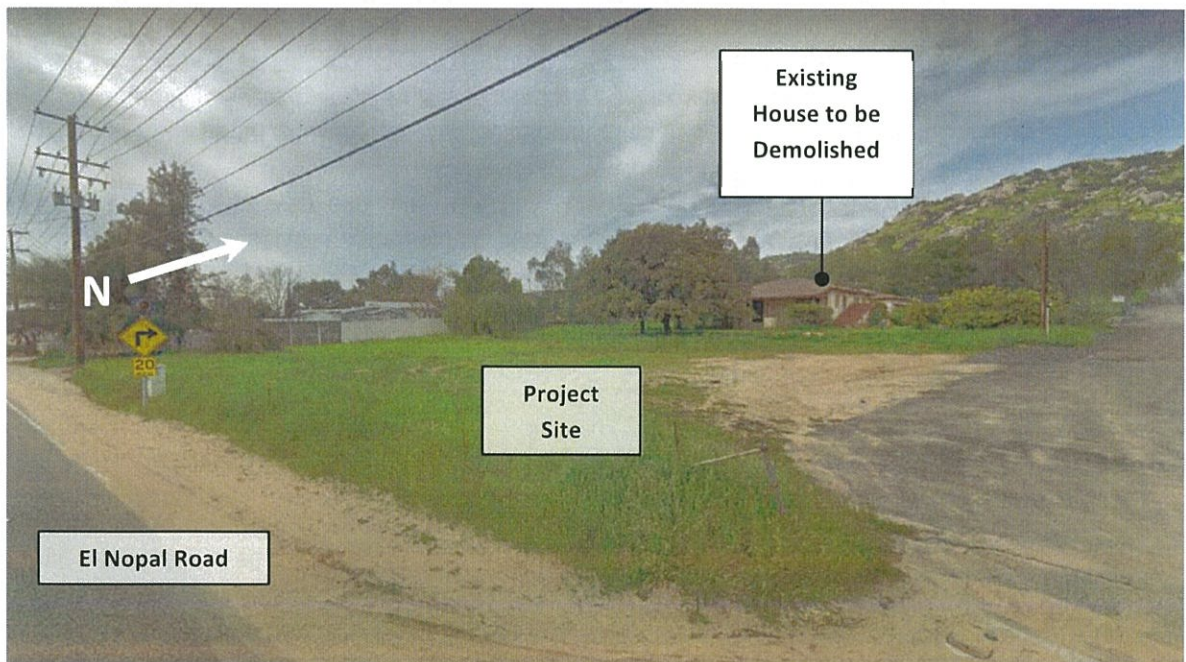


Figure 4 View of Project Site along El Nopal looking Northwest



Table C-1: Surrounding Zoning and Land Uses

Location	Land Use	Zoning	Adjacent Streets	Description
North	OS	S80	n/a	Undeveloped Open Space
East	VR-4.3	RS	n/a	Residential
South	Specific Plan Area	S88	El Nopal Road	Residential/Industrial
West	VR-4.3	RS	n/a	Residential

#### D. ANALYSIS AND DISCUSSION

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

##### 1. **Project Analysis**

###### General Plan Land Use, Density and Community Compatibility

The site is subject to the Village Residential (VR-7.3) General Plan Land Use Designation, which authorizes a maximum density of 7.3 dwelling units per acre (du/ac), and the Zoning Ordinance Use Regulation of Single Family Residential (RS), with a building type development regulation that authorizes single-family detached residential units on individual lots. The project will develop residential units at an overall density of 4.4 du/ac. Therefore, the proposed project complies with the density requirements of the General Plan and the Use Regulations of the Zoning Ordinance. The full density of 7.3 du/ca is not achieved because of site constraints (road alignment, topography and slope) and the implementation of bioretention basins for stormwater treatment.

Surrounding properties share the same or similar land use designation. The majority of lots surrounding the property are developed with single-family residences. The proposed project complies with the allowed density and is compatible with lot size and densities of the surrounding community. As part of the project's review, the adjacency of an existing chicken ranch was considered. The project has been conditioned to disclose the potential of nuisances originating from the chicken ranch to future residents.

###### Circulation and Traffic

The project has been conditioned to improve the existing driveway which extends from El Nopal Road, north, along the project's eastern boundary. This driveway will be improved to a 36-foot paved width and will include a 40-foot private road easement to meet County private road standards. The segment of El Nopal Road, along the project frontage, has approximately 9,810 average daily trips (ADTs). The existing Level of Service (LOS) along this segment is D. The project will result in 160

additional ADTs. When these 160 ADTs are added to the existing traffic volumes, the segment LOS will remain unchanged, which is acceptable by County standards. The project will pay into the Transportation Impact Fee (TIF) for cumulative impacts. A Sight Distance Certification was prepared by Walsh Engineering & Surveying, Inc, which certified that the project will meet County standards for the sight distance in both directions from the new private road on El Nopal.

### Drainage

A Storm Water Quality Management Plan (SQWMP) and Preliminary Drainage study have been prepared for the project, which concluded that the project will adequately retain and treat stormwater, and will not alter or increase drainage flows. Stormwater runoff caused by the development will be mitigated to pre-project levels through the use of an infiltration basin and other stormwater Best Management Practices (BMPs) identified in the SWQMP. It was determined that the project will not substantially alter the existing drainage pattern of the project site or surrounding area, and will not cause flooding or erosion.

## **2. General Plan Consistency**

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

*Table D-1: General Plan Conformance*

<b>General Plan Policy</b>	<b>Explanation of Project Conformance</b>
<b>LU-1.9 – Achievement of Planned Densities.</b> Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site-specific characteristics render such densities infeasible.	The site is subject to Village Residential (VR-7.3) General Plan Land Use Designation which authorizes a maximum density of 7.3 du/ac. The proposed project will achieve a density of 4.4 du/ac, conforming to the allowed General Plan density for the site. The full density of 7.3 du/ac is not achieved because of constraints related to the implementation of bioretention basins for stormwater treatment.
<b>LU-2.3 – Development Densities and Lot Sizes.</b> Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Surrounding residential uses have similar General Plan Land Use and Zoning designations. The project has been developed such that it realizes the same development potential as the surrounding uses.
<b>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 project has been designed to minimize significant impacts to surrounding areas. The project will not introduce new uses that will create or cause excessive noise or vibrations. The project will not result in odors or ongoing dust impacts.

<b>General Plan Policy</b>	<b>Explanation of Project Conformance</b>
<p><b>LU-5: Climate Change and Land Use.</b> A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.</p>	<p>The project has completed, and complies with, the County of San Diego Climate Action Plan (CAP) Checklist, demonstrating that the project falls below the County's threshold for determining significance for Greenhouse Gas Emissions.</p>
<p><b>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.</p>	<p>A Storm Water Quality Management Plan (SWQMP) has been prepared and identifies how stormwater will be adequately captured and treated on-site. The project will utilize a stormwater detention basin to capture runoff.</p>
<p><b>LU-6.9: Development Conformance with Topography:</b> Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>The project does not contain steep slopes as defined by the RPO. The applicant has designed the residential pad locations to maintain the natural topography to the extent feasible and to minimize the grading required for the project. The Drainage Study prepared for this project concludes that the natural drainage pattern and conveyance of stormwater will not be substantially altered. The project will construct a storm drain system that will utilize natural drainage patterns.</p>
<p><b>LU-13.2: Commitment of Water Supply.</b> Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The Padre Dam Municipal Water District issued a signed Project Facility Service Availability Form for this development. The project will be required to obtain a commitment letter prior to approval of the Final Map.</p>
<p><b>S-3.4 – Service Availability.</b> Plan for development where fire and emergency services are available or planned.</p>	<p>Project Facility Availability Forms have been provided for school, fire, water and sewer services and are included in Attachment F.</p>
<p><b>S-6.4 – Fire Protection Services for Development.</b> Require that development demonstrate that fire services can be provided that meet the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).</p>	<p>The maximum travel time based on the site's Regional Category of Village is five minutes. The travel time to the project site is 3.2 minutes based on the Fire Service Availability Form. The project complies with the minimum five-minute travel time as set forth in the General Plan.</p>



### 3. Community Plan Consistency

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

Table D-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<b>Land Use 3 –</b> Confine higher density residential development to the areas that: <ul style="list-style-type: none"> <li>a) Have all necessary public facilities;</li> <li>b) Are within the existing sewer districts; and</li> <li>c) Are adjacent to major roads and commercial areas.</li> </ul>	<p>Project Facility Availability Forms have been provided for school, fire, water and sewer services and are included in Attachment F.</p> <p>The project site is located within the Padre Dam Municipal Water District for sewer service. The project is required to extend the existing sewer line approximately 1,100 feet from Big Cone Drive to El Nopal to service the project site.</p> <p>The project site is located directly adjacent to El Nopal Road, is approximately 0.6 miles from SR 67, and is approximately 1.3 miles from downtown Lakeside.</p>
<b>Housing H-2.1: Housing that Respects Community Character.</b> Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element.	<p>The project proposes a development which is consistent with the site and surrounding area General Plan and Zoning designations.</p>

### 4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the Single Family Residential (RS) zone with the incorporation of conditions of approval.

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RS	Yes
Animal Regulation:	Q	Yes
Density:	--	Yes
Lot Size:	6,000 SF	Yes
Maximum Floor Area:	--	Yes
Floor Area Ratio	--	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	--	Yes
Setback:	H	Yes

CURRENT ZONING REGULATIONS		CONSISTENT?
Open Space:	--	Yes
Special Area Regulations:	C	Yes, no structure over 60' is proposed

## 5. Subdivision Ordinance Consistency

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

## 6. Applicable County Regulations

Table E-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1 Multiple Species Conservation Program (MSCP)	The proposed project and any off-site improvements related to the proposed project are within the boundaries of the MSCP. The project conforms with the MSCP and the BMO as discussed in the MSCP Findings dated November 20, 2018 (Attachment D).
2 Resource Protection Ordinance (RPO)	The project complies with the RPO because it will not impact any wetlands, steep slopes, floodplains/floodways, or sensitive habitat lands. Archaeological monitoring is proposed to ensure archaeological resources are not disturbed. The project does not contain any steep slopes. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.
3 Noise Ordinance	The project was analyzed and it was determined that the project would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance.
4 County Consolidated Fire Code	The project has been reviewed by the County Fire Authority and Lakeside Fire Protection District and has been found to comply with the County Consolidated Fire Code.
5 Watershed Protection Ordinance (WPO)	A SWQMP has been prepared for the project and found to be in compliance with the WPO.

## **7. California Environmental Quality Act (CEQA) Compliance**

The project has been reviewed in 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 project is consistent with the analysis performed for the County of San Diego General Plan Update EIR that 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. The Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist are included in Attachment C.

### **E. COMMUNITY PLANNING GROUP**

On April 5, 2017, the Lakeside Community Planning Group (CPG) recommended approval of the project by a vote of 9-1-1 (Ayes – 9, Noes – 1, Abstain – 1). As over a year had elapsed, staff coordinated with the CPG to determine if there was a need for the project to be reheard. On June 6, 2018, the Lakeside CPG confirmed that they did not need to revote on the project. The CPG meeting minutes have been included in Attachment E.

### **F. PUBLIC INPUT**

Staff received one comment letter from the City of Santee during the 30-day public disclosure period for the project (May 2, 2019 to May 31, 2019). The City raised questions regarding improvements to El Nopal Road and its General Plan Mobility Element classification, and concerns related to the project's proximity to an adjacent chicken farm. Additionally, staff received one phone call from the owner the adjacent chicken ranch, who requested that lots sold within the development include a notice to buyers, informing them of the existing agricultural uses occurring in the immediate vicinity, so as to reduce potential complaints. Staff prepared a response to, and spoke with, the City of Santee explaining how the project's conditions addressed their concerns. The City of Santee did not express further concerns. Staff has conditioned project road improvements in accordance to County requirements. Nuisances related to odors and dust originating from the adjacent chicken farm are regulated by the Department of Agriculture, Weights and Measures and the Air Pollution Control District. The project has been conditioned that prior to the recordation of the Final Map, the applicant must provide evidence that an application for a Final Public Report has been prepared and submitted to the State of California Department of Real Estate, and discloses that the project is located within one quarter mile of a commercial egg ranch. A copy of the City of Santee's comment letter, and staff's response has been included in Attachment E.



**G. RECOMMENDATIONS**

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

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA).
- b. Adopt the TM Resolution PDS2017-TM-5619, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego (County) Regulations as set forth in the Resolution of Approval (Attachment B).

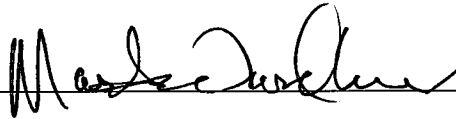
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Mark Wardlaw, Director  
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AUTHORIZED REPRESENTATIVE: \_\_\_\_\_



MARK WARDLAW, DIRECTOR

**ATTACHMENTS:**

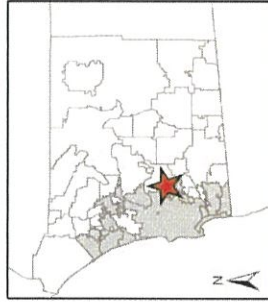
Attachment A – Planning Documentation  
Attachment B – Resolution Approving PDS2017-TM-5619  
Attachment C – Environmental Documentation  
Attachment D – Environmental Findings  
Attachment E – Public Documentation  
Attachment F – Service Availability Forms  
Attachment G – Ownership Disclosure

## **Attachment A – Planning Documentation**

El Nopal TM

Vicinity Map

Lakeside  
Community Plan Area

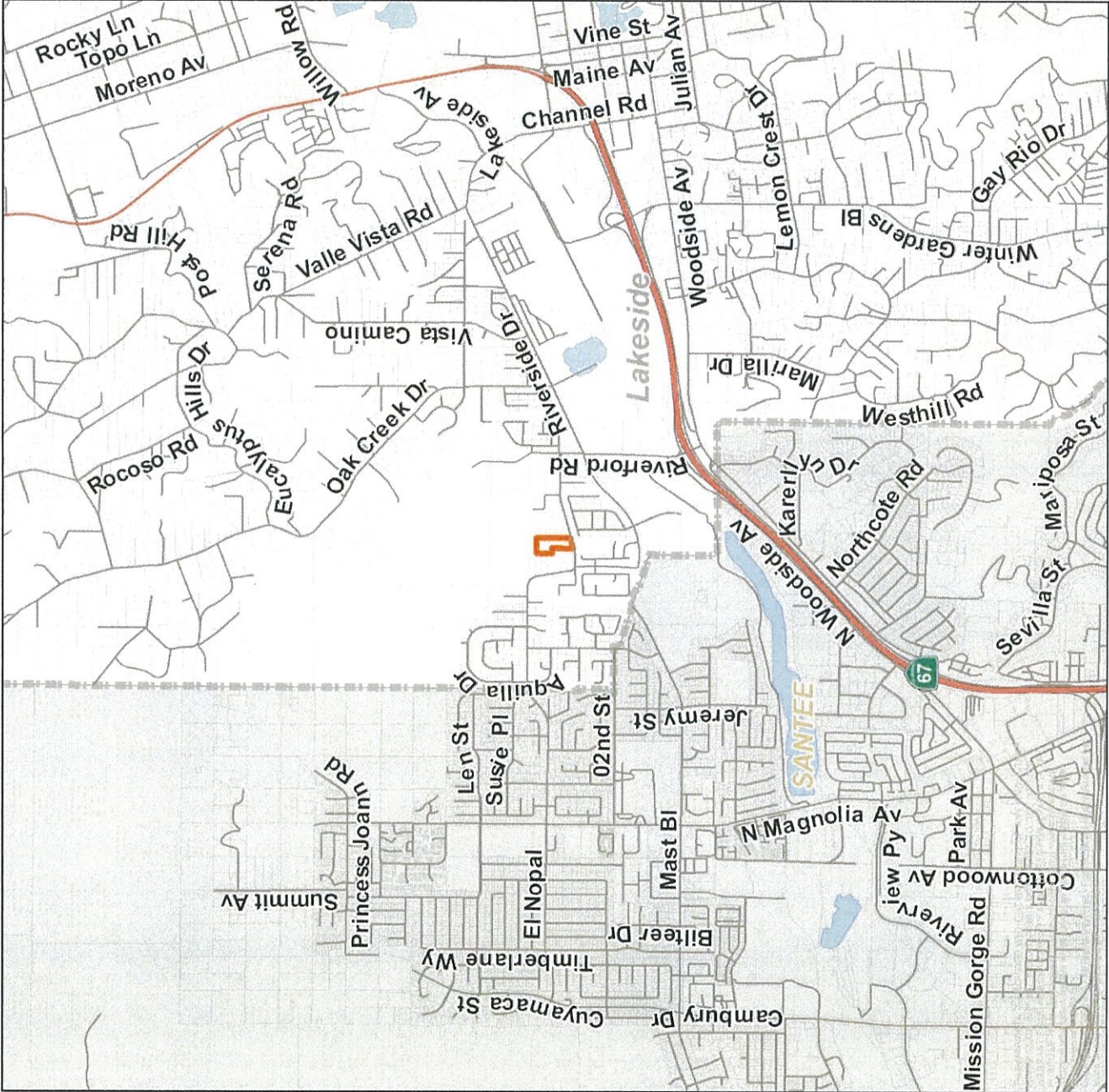


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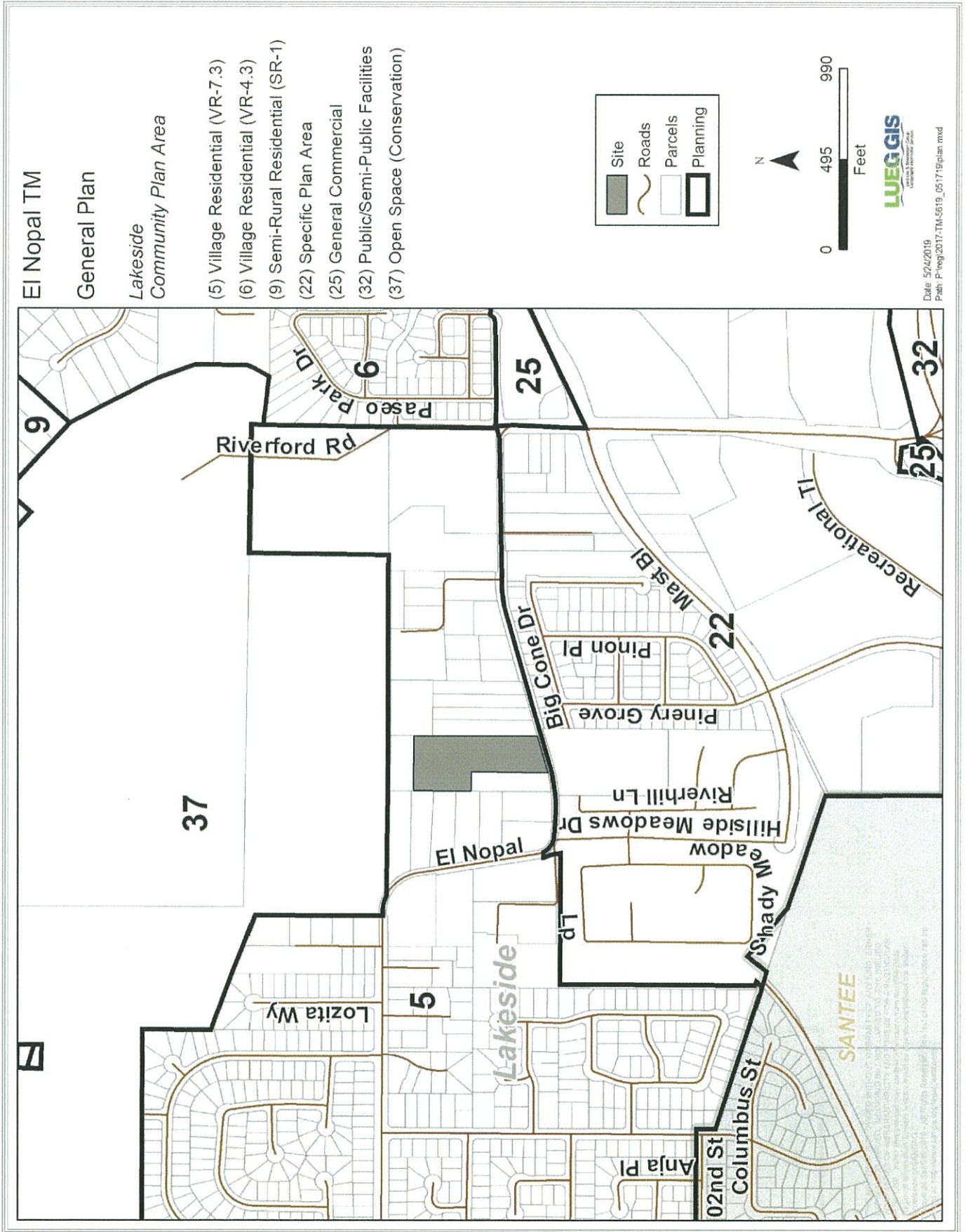


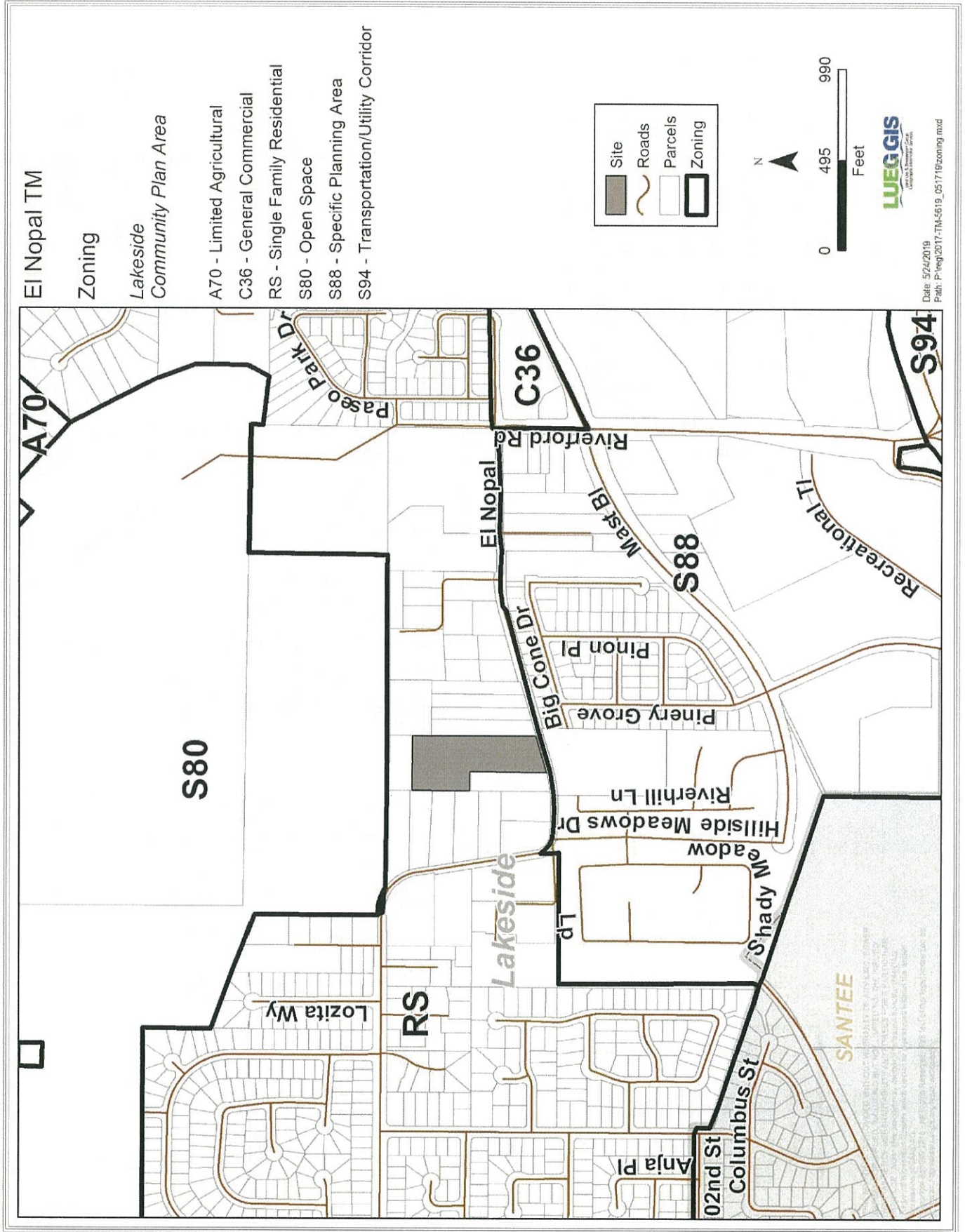
**LUEGIS**  
Landscape User Engagement GIS

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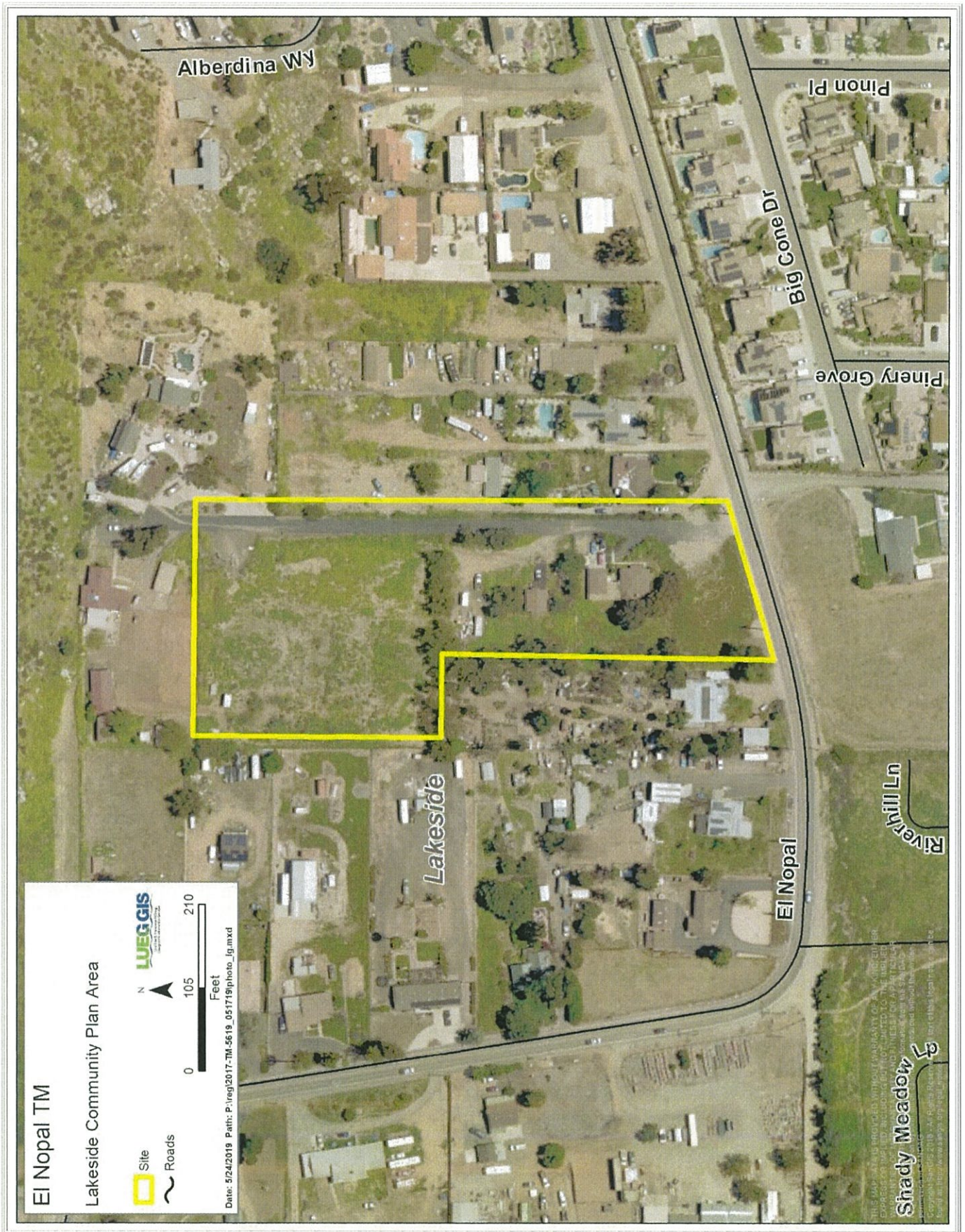




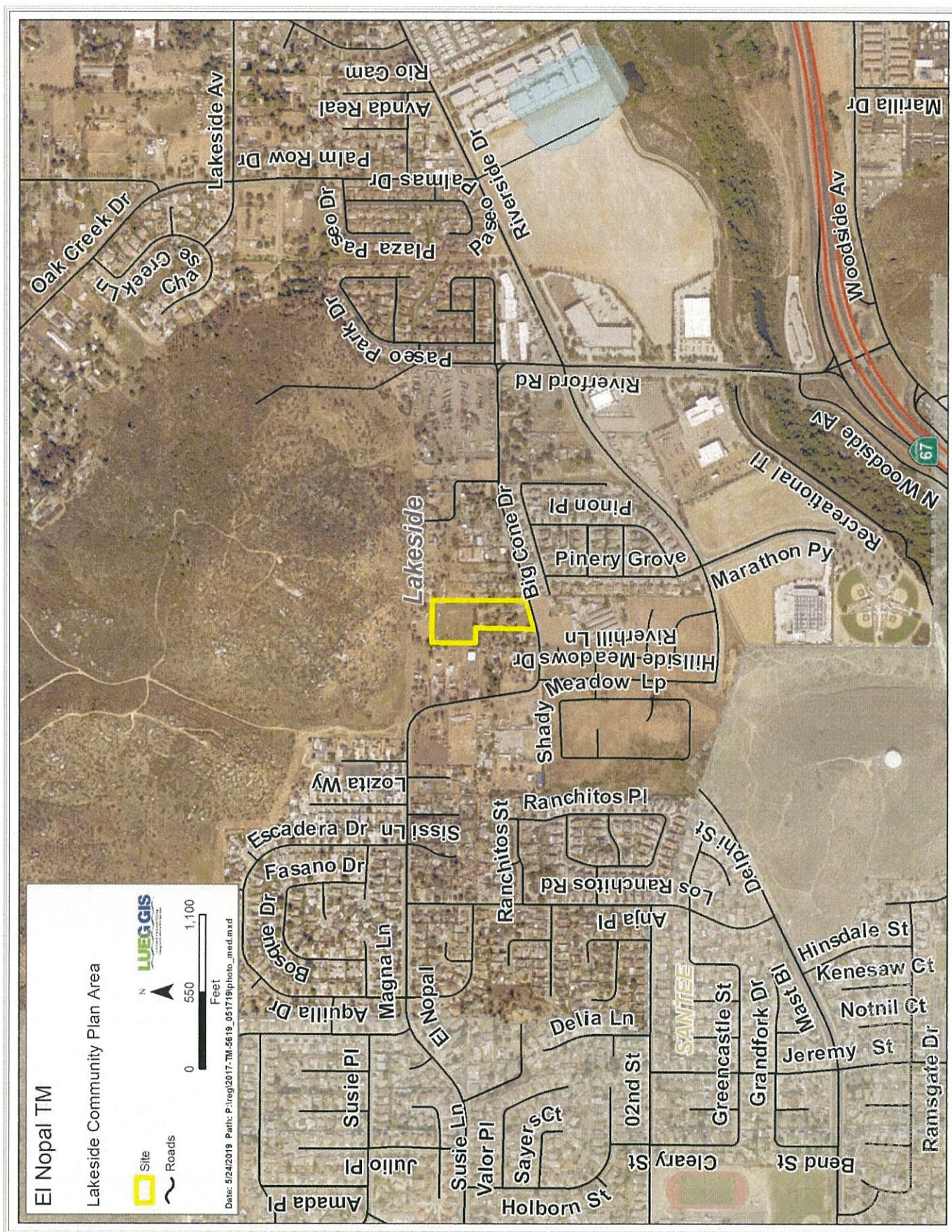




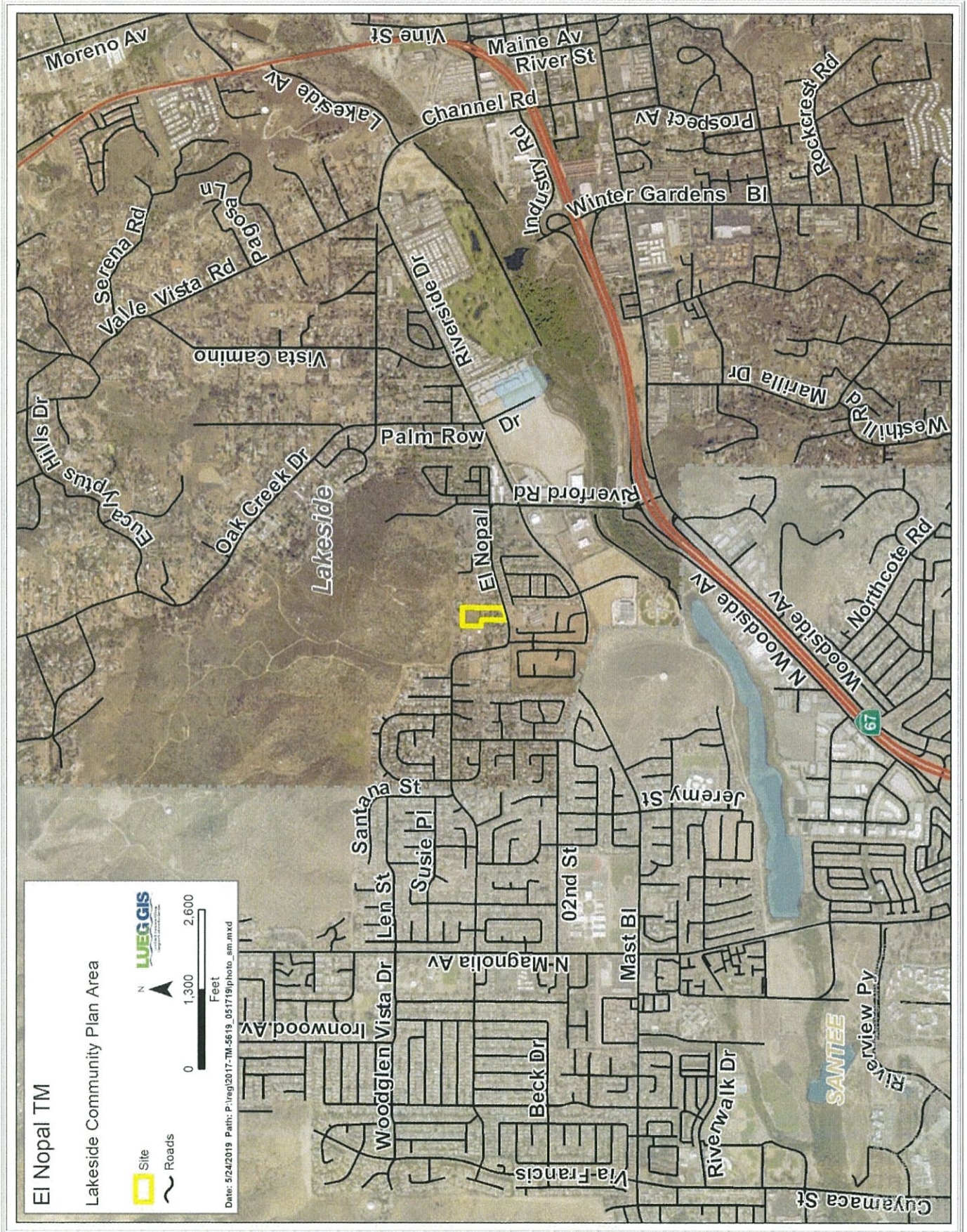


















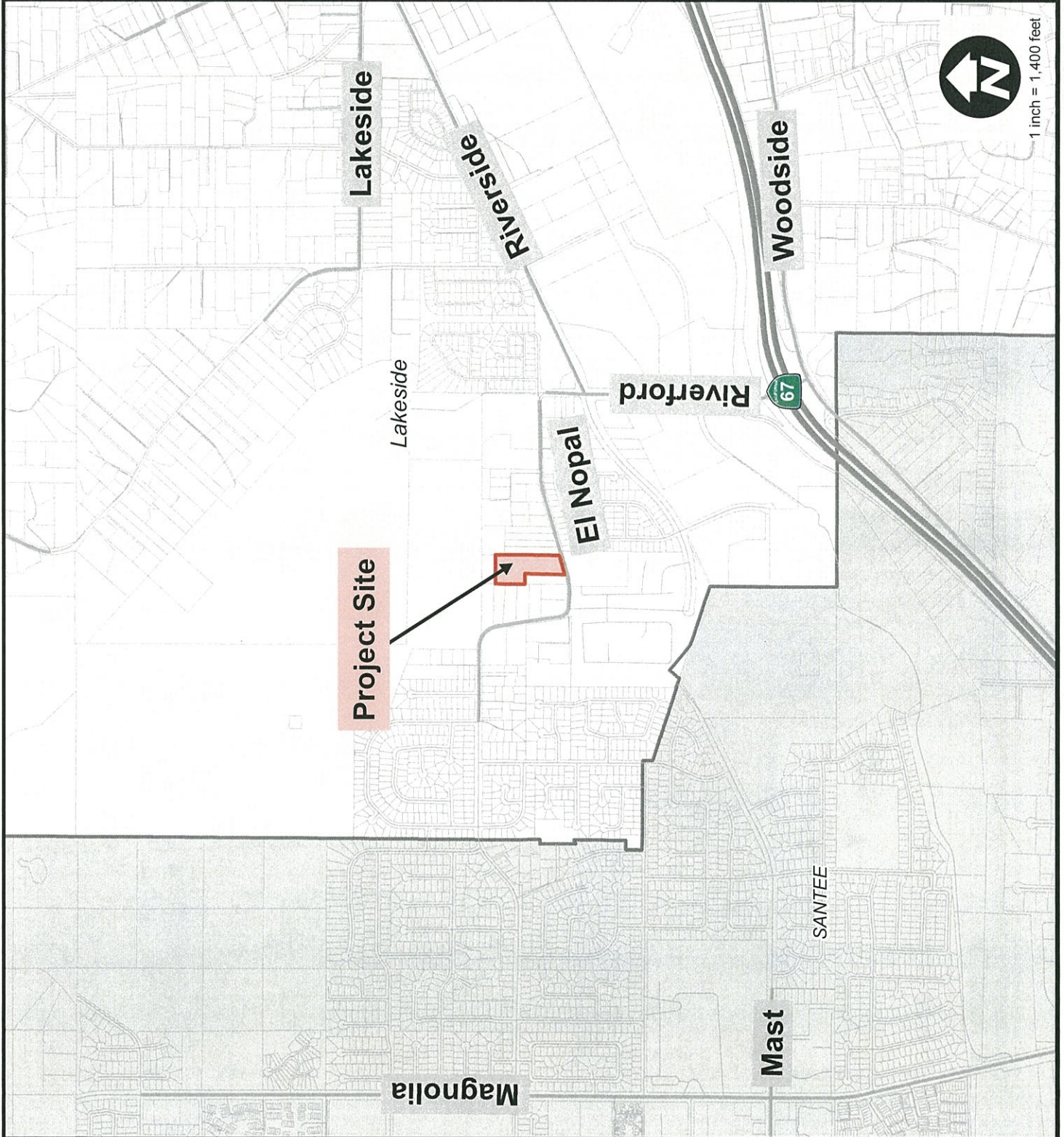
# El Nopal TM

-  Project Area
-  Parcel
-  Freeway
-  Major Road



**LUEGGIS**  
THE LAND DEVELOPMENT GROUP

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# TENTATIVE MAP (TM 5619)

LEGAL DESCRIPTION:  
 UNDIVIDED PART OF THE SAN DIEGO STATE OF  
 CALIFORNIA, ACCORDING TO THE CERTIFICATE OF COMPLIANCE  
 RECORDED 3-26-15 AS DOC # 2015-0142449.

## TENTATIVE MAP NOTES:

1. TAX ASSESSOR'S PARCEL NUMBER: 379-023-39
2. TAX RATE AREA: 80227
3. ACREAGE: TOTAL GROSS = 3.86 ACRES; NET = 3.51 ACRES
4. MINIMUM LOT SIZE: 6,000 SF
5. TOTAL NUMBER OF LOTS: 17 RESIDENTIAL
6. GENERAL PLAN REGIONAL CATEGORY: VILLAGE
7. GENERAL PLAN LAND USE DESIGNATION: VR-7.3
8. COMMUNITY PLAN: LAKESIDE
9. EXISTING ZONING:

USE	ZONE	PERMITTED
RESIDENTIAL	RS	YES
COMMERCIAL	CM	NO
INDUSTRIAL	IS	NO
OFFICE	OF	NO
RETAIL	RT	NO
HOUSING TYPE		6,000 SF
MINIMUM LOT AREA		6,000 SF
MINIMUM LOT WIDTH		30 FT
MINIMUM LOT DEPTH		30 FT
MINIMUM LOT AREA		6,000 SF
MINIMUM LOT DEPTH		30 FT
MINIMUM LOT AREA		6,000 SF
MINIMUM LOT DEPTH		30 FT
MINIMUM LOT AREA		6,000 SF
MINIMUM LOT DEPTH		30 FT
MINIMUM LOT AREA		6,000 SF
MINIMUM LOT DEPTH		30 FT
MINIMUM LOT AREA		6,000 SF
MINIMUM LOT DEPTH		30 FT

10. DISTRICTS:  
 FIRE: LAKESIDE FIRE PROTECTION DISTRICT  
 WATER: PACE DAM MUNICIPAL WATER DISTRICT  
 ELEMENTARY: GROSSMONT UNION HIGH SCHOOL DISTRICT
11. PARK LAND DEDICATION STATEMENT: WILL PAY IN-LIEU

12. STREET LIGHTS WILL BE PER COUNTY STANDARDS.
13. SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS MAP SHALL BE SUBJECT TO THE SOLAR ACCESS ACT OF 2016 (SAA) AND THE SOLAR ACCESS ACT OF 2017 (SAA2). THE SAA AND SAA2 REQUIRE THE SUBMISSION OF A SOLAR ACCESS STATEMENT WITH THE TENTATIVE MAP APPLICATION. THE SOLAR ACCESS STATEMENT SHALL BE SUBMITTED TO THE SAN DIEGO COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL. THE SOLAR ACCESS STATEMENT SHALL BE SUBMITTED TO THE SAN DIEGO COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL. THE SOLAR ACCESS STATEMENT SHALL BE SUBMITTED TO THE SAN DIEGO COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL.

14. TOPOGRAPHIC SURVEY PROVIDED BY PHOTOGRAPHIC, INC. FLOW ON JULY 13, 2013
15. GRADING: CUT = 9,000 CY  
 IMPORT/EXPORT = 0 CY
16. ASSOCIATED PERMITS: NONE
17. PERCENT OF TOTAL SITE GRADED: 90%
18. SPECIAL ASSESSMENT ACT PROCEDURES:  
 STATEMENT WILL NOT OPPOSE AN ASSESSMENT DISTRICT.

19. AT THE TIME OF RECOGNITION OF THE FINAL MAP, THE FINAL MAP SHALL BE SUBJECT TO THE SOLAR ACCESS ACT OF 2016 (SAA) AND THE SOLAR ACCESS ACT OF 2017 (SAA2). THE SAA AND SAA2 REQUIRE THE SUBMISSION OF A SOLAR ACCESS STATEMENT WITH THE TENTATIVE MAP APPLICATION. THE SOLAR ACCESS STATEMENT SHALL BE SUBMITTED TO THE SAN DIEGO COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL. THE SOLAR ACCESS STATEMENT SHALL BE SUBMITTED TO THE SAN DIEGO COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL. THE SOLAR ACCESS STATEMENT SHALL BE SUBMITTED TO THE SAN DIEGO COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL.
20. CERTIFICATION BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH WITH RESPECT TO SWAGE DISPOSAL SHALL BE SHOWN ON THE FINAL MAP.

## SITE ADDRESS:

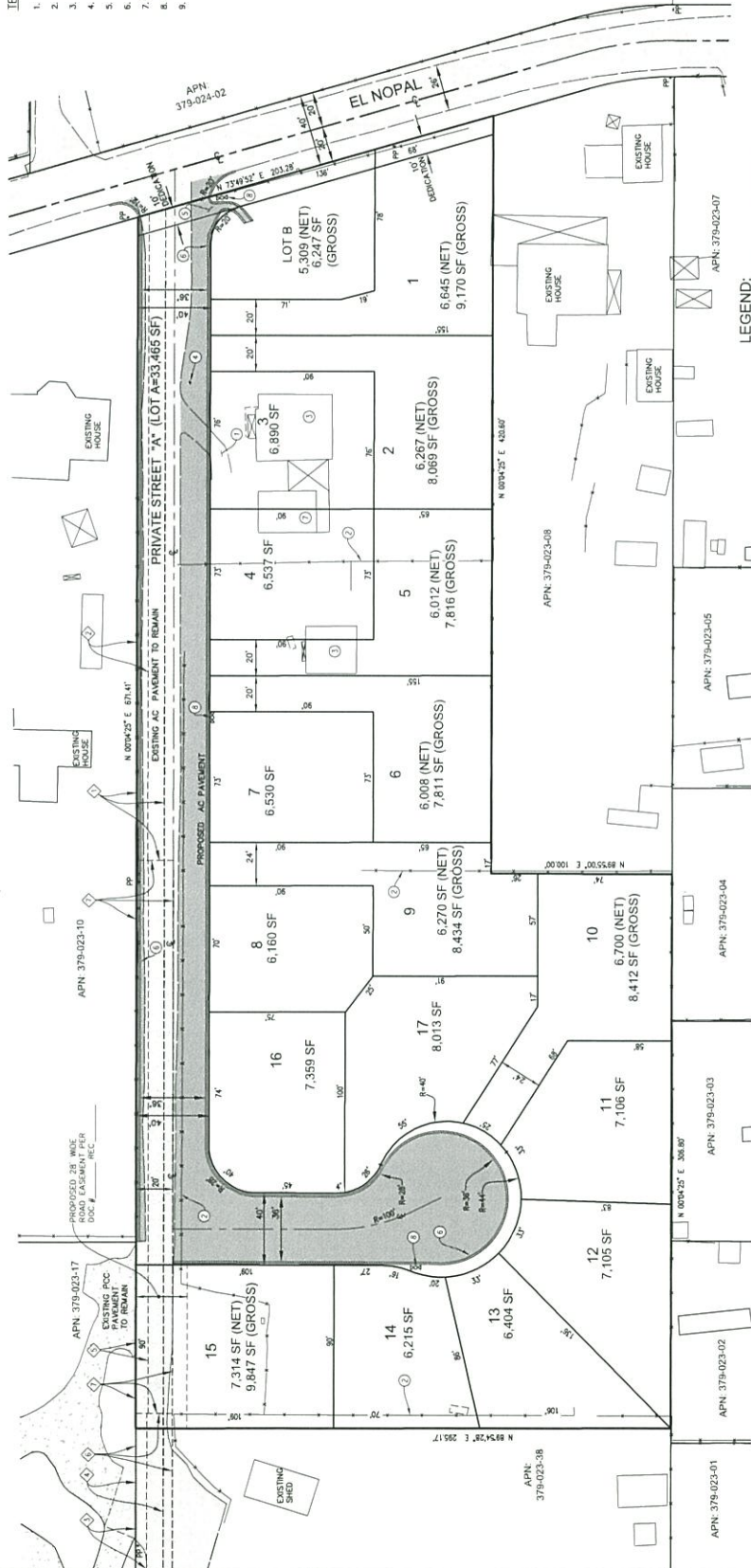
1515 EL NOPAL  
 LAKESIDE, CA 92040  
 (APN 379-023-39)

## OWNERS/SUBDIVIDERS

*[Signature]*  
 SALIM MARI, MANAGING MEMBER  
 MARI ENGINEERING & SURVEYING, LLC  
 12805 SEDGE CT.  
 SAN DIEGO, CA 92129

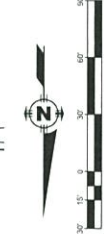
TENTATIVE MAP PREPARED BY:

*[Signature]*  
 JAMES W. WHEEL  
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 467 Alhambra Road, El Cajon, CA 92020  
 (619) 566-8747 619-750-1227 Fax



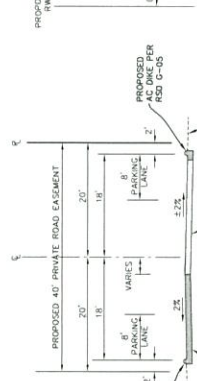
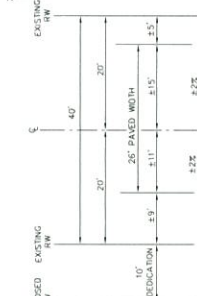
## LEGEND:

1. EXISTING AC DRIVEWAY TO BE REMOVED
2. EXISTING FENCE TO BE REMOVED
3. EXISTING STRUCTURE/HOME TO BE REMOVED
4. EXISTING POWER POLE TO BE REMOVED
5. PROPOSED AC DRIVEWAY PER RSD 0-22
6. PROPOSED AC DRIVEWAY PER RSD 0-5
7. EXISTING GARAGE TO BE REMOVED
8. PROPOSED FIRE HYDRANT



## EASEMENT NOTES:

- EASEMENTS PLOTTED PER PRELIMINARY REPORT PREPARED BY CORINTHIAN TITLE COMPANY AS ORDER NO. 67821-90 DATED MAY 6, 2013.
- 15' WIDE EASEMENTS FOR ROAD AND PUBLIC UTILITIES RECORDED 3-11-1949 IN BOOK 3138, PAGE 17, AND 15' WIDE EASEMENTS FOR ROAD AND PUBLIC UTILITIES RECORDED 4-16-1951 IN BOOK 4056, PAGE 165, O.R.
- 6' WIDE EASEMENT FOR SOGAE RECORDED 10-25-1956 IN BOOK 6315, PAGE 398, O.R.
- EASEMENT FOR SOGAE RECORDED 5-11-1949 IN BOOK 2837, PAGE 49, O.R. NOT SHOWN HEREON. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 6' WIDE EASEMENT FOR SOGAE RECORDED 10-25-1956 IN BOOK 6315, PAGE 350, O.R.
- 15' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES RECORDED 6-22-1953 IN BOOK 4897, O.R.
- EASEMENT FOR SOGAE RECORDED 10-25-1956 IN BOOK 6315, PAGE 392, O.R. EASEMENT IS NOT PARALLEL TO PROPERTY LINE AND IS THEREFORE NOT OF CONSTANT WIDTH.
- 20' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES RECORDED 4-11-1974 AS INSTRUMENT NO. 74-80223, O.R.
- 20' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES RECORDED 4-11-1974 AS INSTRUMENT NO. 74-80224, O.R.



## EL NOPAL (TYPICAL SECTION)

LOADING NORTH  
 NO SCALE

## PROPOSED STREET "A" (TYPICAL SECTION)

LOADING NORTH  
 NO SCALE

## VICINITY MAP

THOMAS BRO. MAP CO. 1231 G3





**Attachment B – Resolution Approving  
PDS2017-TM-5619**



September 13, 2019

RESOLUTION OF SAN DIEGO COUNTY )  
 CONDITIONALLY APPROVING )  
 TENTATIVE MAP NO. TM-5619 )

WHEREAS, Tentative Map No. PDS2017-TM-5619 proposing the division of property located at 2608 West Canyon Avenue and generally described as:

That Portion of Tract "B" of Rancho El Cajon, Record of Survey Map No. 1503

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on March 24, 2017; and

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

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

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

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

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

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low



pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].

- (2) Standard Condition 11: Said condition only applies to condominium units.
- (3) Standard Condition 12: Said condition applies to required improvements for riding and hiking trails. There are no hiking and riding trails in the vicinity of the project site.
- (4) Standard Condition 22: Said conditions apply to septic sewer system. The project appears to connect to a public sewer system.
- (5) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this Tentative Map includes the entire area shown on the Tentative Map and shall not be filed in units.

**PRELIMINARY GRADING PLAN:** The approval of this Tentative Map here by adopts the Preliminary Grading dated May 3, 2018 consisting of 1 sheets (Attached Herein as Exhibit B) pursuant to [Section 81.305 of the County Subdivision Ordinance](#). In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

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

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

**30. GEN#1-COST RECOVERY**

**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees



and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

**31. GEN#2–FILING OF NOE:**

**INTENT:** In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

**32. 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 grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

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



consultations. As such, it is recommended that one of these tribes be engaged for Native American monitoring.

- 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.

### 33. PALEO#1. PALEO GRADING MONITORING

**INTENT:** In order to mitigate for potential impacts to paleontological resources, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#). **DESCRIPTION OF REQUIREMENT:** A Qualified Paleontologist shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons. The monitoring program shall include the following:

- a. A Qualified Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#), and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the grading/trenching/excavation monitoring will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the Project Paleontologist 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 cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Grading Monitoring Contract or letter of acceptance, cost estimate, and [MOU](#) to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits.

**MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, [MOU](#) and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the



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

#### 34. **ROADS#1—ONSITE IRREVOCABLE OFFER OF DEDICATION**

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

- a. Grant the onsite right-of-way of El Nopal Road to the County of San Diego for road purposes that provides a thirty-foot (30') wide, one-half right-of-way width from the centerline, plus the right to construct and maintain slopes and drainage improvements as required beyond the thirty-foot (30') limit for that portion within the land division for Residential Collector.
- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, at the time of recordation of the Final Map. All easements of any type must be plotted on the Map. Or, 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 a separate document for the IOD as indicated above and submit to the *[DGS, RP]* for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the approval of the Final Map, the IOD shall be granted. **MONITORING:** The *[DGS, RP]* shall prepare, approve the easement documents for recordation, and forward the recorded copies to *[PDS, LDR]* for review and approval. The *[PDS, LDR]* shall review the onsite granting for compliance with this condition.

#### 35. **ROADS#2—RELINQUISH ACCESS**

**INTENT:** In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.401 \(g\)](#), access shall be relinquished.

**DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto El Nopal Road along Lot 1 and Lot B as shown on the approved Tentative Map.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

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



**36. ROADS#3–PUBLIC SEWER IMPROVEMENTS**

**INTENT:** In order to promote orderly development by providing public sewer to the lots, and to comply with the [Subdivision Ordinance Sec. 81.703 through Sec. 81.707](#). **DESCRIPTION OF REQUIREMENT:** A sewer system, which is to be public sewer shall be shown within dedicated right-of-way or easement on the Final Map, and the portion of the sewer system which is to be public shall be installed as shown on the approved plans and specifications, to the satisfaction of the San Diego County Sanitation District [SDCSD] and/or Padre Dam Municipal Water District. Please note the required sewer extension, includes installation of sewer main line onsite as well as offsite sewer improvements along El Nopal to the existing main line in Big Cone Drive. **NOTE:** The above shall be to the satisfaction of the Director of Public Works, San Diego County Sanitation District [SDCSD] and/or Padre Dam Municipal Water District. **DOCUMENTATION:** The applicant shall dedicate the sewer easement on the Final Map, and provide improvement plans for the sewer system construction to the [PDS, LDR], [SDCSD] and Padre Dam Municipal Water District for review and approval. **TIMING:** Prior to approval of the Final Map, the offsite and onsite sewer shall be dedicated and installed or plans, agreements, and securities shall be in place. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the sewer easement has been dedicated. The [PDS, LDR],[DPW, WWM] and Padre Dam Municipal Water District shall review the improvement plans to ensure compliance with this condition.

**37. ROADS#4–PAVEMENT CUT POLICY**

**INTENT:** In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with [County Policy RO-7](#), adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the approval of the Final Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

**38. ROADS#5–PRIVATE ROAD IMPROVEMENTS**

**INTENT:** In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), onsite private road, Street “A” shall be



improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the private road easement Street "A", to

- a. A graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) for 101-750 trips shall apply.
- b. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the graded and improved width by a minimum six feet (6') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1(C) footnote. Since street parking is proposed on both sides of onsite private easement road, Private Street 'A' should be graded to the full width of forty feet (40') and improved to full width of thirty-six feet (36').
- c. Private Street 'A' shall terminate with a cul-de-sac graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk with face of curb at thirty-six feet (36') from the radius point.
- d. 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](#), and San Diego County Standards for Private Roads, and the [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to construct Private Street "A".
- b. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- c. Upon approval of the plans, pay all applicable inspection deposits/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.

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



securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

### 39. **ROADS#6–PRIVATE ROAD EASEMENT**

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

- a. The Final Map shall show a minimum forty-foot (40') wide private road easement, for onsite Street "A".
- b. The Final Map shall show a minimum forty foot (40') wide for a proposed onsite cul-de-sac at the termination of Street "A".

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

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

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

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

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

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to Street "A", and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

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

### 41. **ROADS#8–TRAFFIC CONTROL PLAN**

**INTENT:** In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have A Registered Civil Engineer or licensed Traffic Control Contractor prepare a TCP to the satisfaction of Director of 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 approval of the Final Map, a TCP shall be prepared and



approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

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

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

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

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

- a. Lot 15 and 16: Show one foot access restriction easement along the project fronting the private road easement as shown on the approved plans. The access restriction dedication will be along the lot frontage where no driveway is proposed.

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

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

**44. STRMWTR#1-STORMWATER FACILITIES MAINTENANCE AGREEMENT**

**INTENT:** In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance No. 10091 \(Title 8, Division 11\)](#), and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed.

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

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.
- b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

**DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the approval of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS,LDR] shall review the



agreements/mechanisms for consistency with the condition and County Standards.

**45. MISC #1. FINAL PUBLIC REPORT APPLICATION**

**INTENT:** In order to disclose the proximity of an operational chicken farm adjacent to the project, the applicant will be required to inform potential purchasers of all inconveniences and irritations arising from agricultural operations. **DESCRIPTION OF REQUIREMENT:** Prior to recordation of the Final Map, the applicant shall provide evidence satisfactory to the Director of Planning & Development Services that an application for a Final Public Report has been submitted to the State of California Department of Real Estate that discloses that there will be hazards or unusual conditions in or near this subdivision related to nearby agricultural uses. The application must fully disclose to potential purchasers of the property all inconveniences and irritations arising from agricultural operations. The following statement must be included: "The subdivision lots are located within a quarter mile radius of a commercial egg ranch. Occupants of each lots may be exposed to inconveniences or irritations arising from agricultural activities in the form of intermittent odor, insects, dust, rodents and the use of agricultural chemicals." **DOCUMENTATION:** The information to be included in the application for the Final Public Report shall be submitted to and approved by the Director of Planning & Development Services prior to submittal to the State of California, Department of Real Estate. **TIMING** Prior to approval of the Final Map. **MONITORING:** The [PDS] shall review the application/report and verify that the project's proximity to the adjacent chicken farm is appropriately disclosed.

**46. CAP SATISFACTION#1: LANDSCAPE PLAN**

**INTENT:** In order to provide adequate Landscaping that complies with the [County of San Diego's Water Efficient Landscape Design Manual](#), and the County's Water Conservation in Landscaping Ordinance, and the County's Climate Action Plan, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. The applicant shall prepare, in addition to any other required Landscape Documentation Packages, a Water Use Exhibit, in accordance with the County's Water Efficient Landscape Design Manual to demonstrate compliance with Climate Action Plan requirements related to Outdoor Water Use. In order to be compliant with Section 86.703 (a) of the County's Water Conservation in Landscaping Ordinance, the Water Use Exhibit shall establish water use budgets (Maximum Applied Water Allowance).

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to final grading release, or use of the premises in reliance of this permit, the final report



shall be prepared. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

**47. HAZ #1. LEAD SURVEY [PDS, FEE X 2]**

**INTENT:** In order to avoid hazards associated with lead based paint (LBP) and lead containing materials (LCM) to mitigate below levels of significance as established in the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of LBP/LCM because the structures were built prior to 1980.

**DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of LBP and LCM located in the structure. The following conditions only apply if LBP and LCM are present:

- a. All LBP and LCM shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).
- b. All LBP and LCM scheduled for demolition or disturbed during remodeling must comply with applicable regulations for demolition methods and dust suppression.

**DOCUMENTATION:** The applicant shall submit a letter or report prepared by a California DHS certified lead inspector/risk assessor to the [DEH HAZ MAT, APCD], which certifies that there was no LBP/LCM present, or all lead containing materials have been remediated pursuant to applicable regulations. **TIMING:** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional evidence for compliance with this condition. The [PDS, PCC] shall review the completed and stamped report and any additional evidence for compliance with this condition.

**48. HAZ #2. ASBESTOS SURVEY [PDS, FEE X 2]**

**INTENT:** In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. Suspect materials that will be disturbed by the demolition or



renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.

- a. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

**DOCUMENTATION:** The applicant shall submit to the [DEH HAZ MAT, APCD] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional evidence for compliance with this condition. The [PDS, PCC] shall review the completed and stamped report and any additional evidence for compliance with this condition.

#### 49. **HAZ #3. STRUCTURE REMOVAL [PDS, FEE]**

**INTENT:** In order to comply with the proposed project design for PDS2017-TM-5619, the structure identified on the approved plan set is to be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The structure(s) as shown on the approved plan set shall be removed or demolished. A Demolition Permit shall be obtained from [PDS, BD]. Compliance with conditions HAZ #1 and HAZ #2 to determine the presence or absence of Lead Containing Materials and Asbestos Containing Materials shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure. **TIMING** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

**BUILDING PERMIT:** (Prior to issuance of any building permit).

#### 50. **CAP SATISFACTION#2: PDS**

**INTENT:** In order to comply with the County's Climate Action Plan measure for Water Heating Systems, the project shall include the following design features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall install the following types of electric or alternatively-fueled water heating system(s); solar thermal water heater, tankless electric water heater, storage electric water heaters, electric heat pump water heater, tankless gas water heater, other to the



satisfaction of the Director of Planning and Development Services. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any building permits, 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.

**51. CAP SATISFACTION#3: PDS**

**INTENT:** In order to comply with the County's Climate Action Plan measure for Water-Efficient Appliances and Plumbing Fixtures, the project shall include the following design features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall include:

- a. Kitchen Faucets: The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi<sup>3</sup>.
- b. Energy Efficient Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer per unit.

**DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any building permits, 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.

**52. CAP SATISFACTION#4: PDS**

**INTENT:** In order to comply with the County's Climate Action Plan measure for Rain Barrel Installations, the project shall include the following features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall make use of available incentives to install one rain barrel per every 500 square feet of available roof area. Each rain barrel should be no less than 50 gallons in size.

**DOCUMENTATION:** The applicant shall comply with the requirements of this condition or provide evidence that State, regional or local incentives/rebates to purchase rain barrels are not available, or that funding for programs/rebates has been exhausted. **TIMING:** Prior to issuance of building permit, occupancy, final grading release, or use of the premises in reliance of this permit, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with this condition.

## **GRADING PLAN**

**The following Grading and/or Improvement Plan Notes shall be placed on the Preliminary Grading Plan.**



**NOTICE:** The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, **January 15 – August 31**, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act and the California Fish and game Code. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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

#### (AIR QUALITY)

##### **AIR QUALITY: [DPW, PDCI].**

**Intent:** In Order to mitigate for fugitive dust during grading activities. **Description of Requirement:** The project shall comply with the following Air Quality measures:

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

**Documentation:** The applicant shall comply with the Air Quality requirements of this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction **Monitoring:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

#### (CULTURAL RESOURCES)

##### **CULT#GR-1 - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING**

**INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented.



**DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to 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.

#### (PALEONTOLOGICAL RESOURCES)

##### PALEO-GR#1 PALEONTOLOGICAL MONITORING

**INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2017-TM-5619, a Paleontological Resources Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#). **DOCUMENTATION:** The applicant shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

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

#### (CULTURAL RESOURCES)

##### 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 Kumeyaay Native American monitor.
  3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
  4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
  6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. Fill Soils. The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

**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.

#### (NOISE)

##### **GP#1. TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].**

**INTENT:** In order to minimize temporary construction noise for grading operations associated with PDS2017-TM-5619 and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

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



- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

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

### (PALEONTOLOGICAL RESOURCES)

#### PALEO-GR#2 PALEONTOLOGICAL MONITORING

**INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2017-TM-5619, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site. The Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading:

- a. If paleontological resources are encountered during grading/excavation, the following shall be completed:
  - 1. The Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.
  - 2. The Monitor shall immediately contact the Project Paleontologist.
  - 3. The Project Paleontologist shall contact the Planning & Development Services immediately.
  - 4. The Project Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading and/or excavation may resume.
- b. If the paleontological resource is significant or potentially significant, the Project Paleontologist or Paleontological Resources Monitor, under the supervision of the Project Paleontologist, shall complete the following tasks in the field:
  - 1. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;
  - 2. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of



- fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and
3. Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

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

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

### **(CULTURAL RESOURCES)**

#### **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.



**(PALEONTOLOGICAL RESOURCES)****PALEO-GR#3 PALEONTOLOGICAL MONITORING**

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2017-TM-5619, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented.

**DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

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

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

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

**(CULTURAL RESOURCES)****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.

## (PALEONTOLOGICAL RESOURCES)

### PALEO-GR#4 PALEONTOLOGICAL MONITORING

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2017-TM-5619, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented.

**DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare a final



report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

- a. If paleontological resources were discovered, the following tasks shall be completed by or under the supervision of the Project Paleontologist:
  1. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;
  2. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database;
  3. Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources. The report shall identify which accredited institution has agreed to accept the curated fossils. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on an USB drive. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils; and
  4. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.
- b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.

**DOCUMENTATION:** The applicant shall submit the letter report to the [PDS, PPD] for review and approval. **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](#)), for PDS2017-TM-5619, the final report shall be completed. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10096](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in



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

**LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, 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 January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf).

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

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

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

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

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

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



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

**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 and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC

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

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

AYES:

NOES:



El Nopal TM-5619

- 26 -

September 13, 2019

ABSENT:

cc: Salim Miro, Manager, SCSS Development, LLC, 12905 Sedge Ct, San Diego, CA 92129.

email cc:

David Sibbet, Planning Manager, Planning & Development Services, Project Planning

Edwin Sinsay, Planning Manager, Planning & Development Services, Land Development

Larry Walsh, Walsh Engineering & Surveying, 607 Aldwych Road, El Cajon, CA 92020

## **Attachment C – Environmental Documentation**





## County of San Diego

**MARK WARDLAW**  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services  
[www.SDCPDS.org](http://www.SDCPDS.org)

**KATHLEEN A. FLANNERY**  
ASSISTANT DIRECTOR

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

**Date:** May 2, 2019  
**Project Title:** El Nopal Tentative Map  
**Record ID:** PDS2017-TM-5619, LOG NO. PDS2017-ER-17-14-002  
**Plan Area:** Lakeside  
**GP Designation:** Village Residential 7.3 (VR-7.3)  
**Density:** -  
**Zoning:** Single-Family Residential (RS)  
**Minimum Lot Size:** 6,000 square feet  
**Special Area Reg.:** C (Airport Land Use Compatibility)  
**Lot Size:** 3.86 gross acres  
**Applicant:** Salim Miro, SCSS Development LLC, 2608 West Canyon Avenue, San Diego, CA 92123, (858) 922-6424  
**Staff Contact:** Nicolas Gustafson - (858) 495-5351  
[nicolas.gustafson@sdcounty.ca.gov](mailto:nicolas.gustafson@sdcounty.ca.gov)

#### **Project Description**

The project is a major subdivision proposing 17 residential lots that range from 6,160 to 9,847 square feet, a private road lot, and a lot for a bioretention basin. The project site is located at 11320 El Nopal Road in the Lakeside Community Planning Area. The site is subject to the General Plan Regional Category Village and the Land Use Designation is Village Residential (VR-7.3). Zoning for the site is Single-Family Residential (RS). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance. The site is developed with an existing house and garage that would be demolished. Access would be provided by a private road connecting to El Nopal Road, a public road. The project would be served by public sewer and imported water from the Padre Dam Municipal Water District. The project would need to extend sewer services approximately 1,100 feet along El Nopal Road. Earthwork would consist of cut and fill of 9,000 cubic yards of material.

#### **Overview**

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

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

### **General Plan Update Program EIR**

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

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



### Summary of Findings

The EI Nopal Tentative Map, PDS2017-TM-5619, is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures. (see [http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/GPU FEIR Summary 15183 Reference.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.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 3.86-acre (gross) property into 17 residential lots, a density of 4.4 units per acre, which is consistent with the Village Residential 7.3 development density established by the General Plan and the certified GPU EIR.

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

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

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

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

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

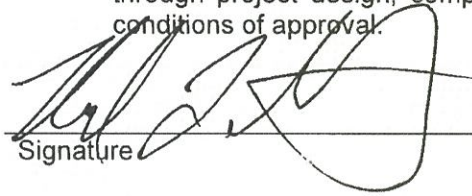
**4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.**

## 15183 Statement of Reasons

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

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

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



Signature

May 2, 2019

Date

Nicolas Gustafson

Printed Name

Project Manager

Title



## **CEQA Guidelines §15183 Exemption Checklist**

### **Overview**

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

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

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

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

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

**Discussion**

- 1(a) The project would be visible from public roads and trails; however, the site is not located within a viewshed of a scenic vista.
- 1(b) The property is not within the viewshed of a County or state scenic highway. The project site also does not support any significant scenic resources that would be lost or modified through development of the property.
- 1(c) The project would be consistent with existing community character. The project is located in the Community of Lakeside, in an area characterized by single family residential uses of similar land use, zoning and minimum lot size designations. The addition of 17 new residential lots would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) Residential lighting would be required to conform with the County's Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies.

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<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"/>



## 15183 Exemption Checklist

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

☐☐☐

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

☐☐☐

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

☐☐☐**Discussion**

2(a) The project site and surrounding properties do not support any Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

2(b) The project site is zoned RS (Single Family Residential), which is intended to create and enhance areas where family residential uses are the principal and dominant use. The project site is not located within or adjacent to a Williamson Act contract or agriculturally zoned land.

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

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

2(e) The project site is not located near any important farmlands or active agricultural production areas.

**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.

**3. Air Quality – Would the Project:**

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

Significant  
Project  
Impact

Impact not  
identified by GPU  
EIR

Substantial  
New  
Information

☐☐☐

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

☐☐☐

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)?

☐☐☐

## 15183 Exemption Checklist

d) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☐

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

**Discussion**

3(a) No. The proposed project would include the development of up to 17 single-family homes. This development would be acceptable under the existing general plan and zoning designations. As such, the proposed project would not conflict with either the RAQS or the SIP and would have been assumed within regional growth projections. As discussed in 3(b) below, the proposed project would not violate ambient air quality standards during operations or construction activities.

3(b) No. The project would include construction activities and operation of up to 17 single-family homes. Construction activities would include grading, building construction, paving, and architectural coating. Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures and San Diego County Air Pollution Control District (SDAPCD) Rule 55. Emissions from the construction phase would be minimal, temporary and localized. Short-term grading and construction activities would result from fuel combustion and exhaust from construction equipment and vehicle traffic (i.e., worker commute), and fugitive dust emissions from grading and ground disturbance. The San Diego County Land Use Environment Group (County) has established guidelines for determining significance which incorporate the SDAPCD's established screening-level criteria for all new source review (NSR) in SDAPCD Rule 20.2 and Rule 20.3. These screening-level criteria 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 screening-level criteria for emissions of volatile organic compounds (VOCs), the screening level from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) is used.

Construction emissions were estimated based on proposed activities and information provided by the applicant using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2. The project proposes mass grading of a total of 3.86 acres. Earthwork consists of 3,000 cubic yards of balanced cut and fill. Grading activities would commence in October 2021 for a duration of six months, followed by building construction and associated paving and architectural coating through 2021. Based on information provided by the applicant, the grading would be completed with one loader, one excavator, and one dozer. Equipment analyzed for the remaining construction phases were assumed based on CalEEMod default equipment. The estimated emissions generated during construction activities are shown below in Table 1 (see Appendix C for construction emissions modeling files).



**Table 1 El Nopal Construction Criteria Air Pollutant Emissions**

Year	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Construction (lb/day)						
2021	2	16	10	<1	7	4
2022	9	33	32	<1	8	5
<b>Screening Level Thresholds</b>	75	250	550	250	100	55
<b>Exceed Levels?</b>	No	No	No	No	No	No
CO = carbon monoxide; lb/day = pounds per day; NO <sub>x</sub> = oxides of nitrogen; PM <sub>10</sub> = respirable particulate matter; PM <sub>2.5</sub> = fine particulate matter; SO <sub>x</sub> = oxides of sulfur; VOC = volatile organic compounds						

As shown above, construction emissions would not exceed the County's screening levels during construction activities. Additionally, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures and SDAPCD Rule 55. The project would be required to water graded/exposed surfaces and during loading/unloading activities, implement wheel-washing or other means to minimize track out dust on vehicles entering/leaving the project site, stabilize dirt piles, and hydroseed graded areas to minimize dust emissions from exposed surfaces. Further, the application of architectural coatings would require compliance with SDAPCD Rule 67.0.1, limiting the overall VOC content of interior and exterior architectural coatings. Emissions from the construction phase would be temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the County guidelines for determining significance. As such, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction activities.

The project would generate emissions of criteria pollutants during project operations from increased average daily vehicle trips by new residents, as well as stationary sources associated with energy consumption, consumer products, and other area sources. Included in Section 2.1.3 "Operational Emissions Criteria" of the County's *Report Format and Content Requirements*, single-family residential projects with less than 300 dwelling units would not be extended to result in operational emissions greater than the threshold limit. The project is proposing up to 17 single-family residential units which would be less than the County's threshold of 300 dwelling units. Thus, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during operations.

- 3(c) No. San Diego County is presently in non-attainment for the National ambient air quality standard (NAAQS) and California ambient air quality standard (CAAQS) for ozone (O<sub>3</sub>). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of particulate matter less 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 VOCs and nitrogen oxides (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.

## 15183 Exemption Checklist

The project would contribute PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, and VOCs emissions from construction activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b) above). Additionally, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance and SDAPCD Rule 55, which requires the implementation of dust control measures. Emissions from the construction phase would be localized and temporary resulting in PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, and VOC emissions below the screening-level criteria established by the County guidelines for determining significance.

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 (see Question 3(b) above).

The project would contribute PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, and VOC emissions from construction activities and operations; however, the incremental increase would not exceed established screening levels.

- 3(d) No. As discussed in 3(b) above, the proposed project would not result in regional (e.g., VOC, NO<sub>x</sub>) or local (e.g., CO, PM<sub>10</sub>, PM<sub>2.5</sub>) emissions of criteria air pollutant or precursors from construction-related activities that would exceed applicable levels of significance. Thus, project-generated criteria air pollutant and precursor emissions would not expose sensitive receptors to substantial pollutant concentrations.

The project would result in short-term diesel exhaust emissions from onsite construction equipment. Particulate exhaust emissions from diesel-fueled engines (diesel PM) were identified as a toxic air contaminant (TAC) by the California Air Resources Board (CARB) in 1998. The potential cancer risk from the inhalation of diesel PM, as discussed below, outweighs the potential for all other health impacts (CARB 2003), so diesel PM is the focus of this discussion. The dose to which receptors are exposed is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the maximally exposed individual. Thus, the risks estimated for a maximally exposed individual are higher if a fixed exposure occurs over a longer period of time. According to the California Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to TAC emissions, maximally exposed individual resident (MEIR) should be based on a 30-year exposure period, 9 years for residential (supplemental information) central tendency, and 70 years for a maximum lifetime exposure; however, such assessments should be limited to the period/duration of activities associated with the proposed project (OEHHA 2015).

The primary source of diesel PM from the proposed project would be from construction-related activities (e.g., exhaust from off-road heavy-duty diesel equipment). Sensitive receptors surrounding the project site include residences located adjacent to the site boundary. Based on the emission modeling conducted, the highest level of construction-related, exhaust-based diesel PM<sub>10</sub> was estimated to be approximately 1.7 pounds per day (lb/day) (Appendix C). This level of exhaust emissions would not be considered substantial. Onsite emissions of exhaust PM<sub>10</sub> would be temporary and only occur for a limited amount of time. For comparison purposes, the Bay Area Air Quality Management District has established a separate threshold of significance for PM<sub>10</sub> exhaust emissions



of 82 lb/day. The project would not be anticipated to result in the exposure of sensitive receptors to substantial pollutant concentrations.

Project operations would introduce new residential uses, considered sensitive receptors, to the area. The project site is generally surrounded by other residential uses and open space. There are no identified emissions generating uses in the project vicinity that would expose the proposed residential uses to substantial pollutant concentrations.

- 3(e) No. The project could produce objectionable odors, which would result from VOCs, ammonia, CO<sub>2</sub>, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from construction activities. There are sensitive receptors in close proximity to the project site. Construction activities would take place during the daytime hours when, generally, most people are away from their homes (e.g., school and work), and would be temporary (i.e., six months). In addition, odorless emissions disperse throughout the air as distance increases from the source. Therefore, considering that construction activities would be limited to the daytime hours, when people are likely not at home, would be temporary, and would disperse with increasing distance from the source, construction-related odors would not affect a substantial number of people. Residential use operations are not associated with typical odor generating uses. Moreover, the effects of objectionable odors are localized to the immediate surrounding area and will 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 Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>4. Biological Resources – Would the Project:</b>			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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 based on GIS data, historical data, ground-level photos, and aerial imagery. The project site is disturbed and developed and is entirely surrounded by disturbed lands, including existing residential and agricultural uses. The site does not contain sensitive habitats and would not be expected to support sensitive species. The site is located within the MSCP County Subarea Plan area, but is not designated as a Pre-approved Mitigation Area (PAMA) and would not be considered a Biological Resource Core Area (BRCA) as defined by the Biological Mitigation Ordinance.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following preventative measures: breeding season avoidance to prevent impacts to nesting avian species during brushing, clearing, and/or grading between January 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

- 4(b) Based on GIS data, ground-level photos and aerial imagery, no wetlands or jurisdictional waters were found onsite. The site contains disturbed (Tier IV) and developed (no Tier designation) habitat types. Per the County's Biological Mitigation Ordinance, Tier IV and developed habitat does not require habitat mitigation. No sensitive habitats were identified on the site.

As considered by the GPU EIR, project impacts to sensitive habitats will be mitigated through ordinance compliance and through implementation of the following preventative measures: breeding season avoidance to prevent impacts to nesting avian species during brushing, clearing, and/or grading between January 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

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

- 4(d) Based on GIS analysis and historic, ground-level, and aerial imagery, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps, nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation with other potential habitat areas in the general project vicinity and contains fencing that would limit movement for some wildlife species. The project site is disturbed and is surrounded by existing residential and agricultural uses. Adjoining properties to the north, east, and west are already developed with residential uses, with agricultural uses to the south. Privately held conserved lands are located 130 feet north of the site, with a residential parcel in between the site and the conserved land.



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- 4(e) The project is consistent with the MSCP Plan, MSCP County Subarea Plan, Biological Mitigation Ordinance (BMO), and Resource Protection Ordinance (RPO) because the site contains developed and Tier IV disturbed habitat as described in the BMO. As a result of existing onsite disturbance, the lack of connectivity to undeveloped lands, and that the site does not contain sensitive habitats, and the project site would not be expected to contain sensitive species.

**Conclusion**

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New 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 and historical resources study was completed for the proposed project by Andrew R. Pignuolo titled "Cultural Resource Survey of the El Nopal Tentative Map Project, Lakeside, San Diego County, California PDS2017-TM-5619" (September 2017). It has been determined that there are no historical resources within the proposed project area. Therefore, the proposed project will not cause a substantial change in the significance of a historical resource.
- 5(b) A cultural resources study was completed for the proposed project by Andrew R. Pignuolo titled "Cultural Resource Survey of the El Nopal Tentative Map Project, Lakeside, San

Diego County, California PDS2017-TM-5619" (September 2017). No archaeological resources were identified during the survey. Although no resources were identified, there is the potential for the presence of subsurface deposits. As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. The project will be conditioned with archaeological monitoring (Cul-2.5) that includes the following requirements:

- Pre-Construction
  - Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
- Construction
  - Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be on-site during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Both the Project Archaeologist and Kumeyaay Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources.
  - If cultural resources are identified:
    - Both the Project Archaeologist and Kumeyaay Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
    - The Project Archaeologist shall contact the County Archaeologist.
    - The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources.
    - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
    - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
    - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
  - Human Remains:
    - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
    - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.



- If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
  - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
  - Rough Grading
    - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South coastal Information Center and any culturally-affiliated tribe who requests a copy.
  - Final Grading
    - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.
    - Treatment of Cultural Material
      - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.
      - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.
- 5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.
- 5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on Quaternary marine and river terrace geological formations that potentially contain unique paleontological resources. Proposed grading would include more than 2,500 cubic yards of excavation which has the potential to impact fossil deposits.

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

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

**Conclusion**

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New 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 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.



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- 6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.
- 6(a)(iii) Although the project site is located within a "Potential Liquefaction Area", based on a review of on-site geology, in-situ soil densities are expected to be sufficiently high to preclude liquefaction.
- 6(a)(iv) Although the site is located within a Generally Susceptible "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards, the project is not located on a geologic unit or soil that is unstable or would become unstable as a result of the project. Additionally, the project does not lie directly below or on a known area subject to rockfall hazards.
- 6(b) According to the Soil Survey of San Diego County, the majority of the soil on-site is identified as Visalia sandy loam (VaA) that has a soil erodibility rating of moderate.
- 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 BMPs to prevent fugitive sediment.
- 6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. Based on the topography and geologic environment, the site has a low potential for landslides. According to the Geotechnical Investigation prepared for the project, the potential for liquefaction and seismically induced settlement occurring within the site soils is considered to be "very low" due to the geologic conditions encountered, remedial grading recommended, and absence of groundwater.
- 6(d) The project is underlain by Visalia sandy loam, which is not considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). Additionally, the project will comply with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) The project will rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed.

**Conclusion**

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

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

**Discussion**

- 7(a) No. The project would produce GHG emissions during construction activities from heavy-equipment operations and worker commute trips. Construction activities would include grading, building construction, paving, and architectural coating. The project proposes mass grading of a total of 3.86 acres. Earthwork consists of 3,000 cubic yards of balanced cut and fill. The project would produce GHG emissions during operations from mobile sources (i.e., vehicular travel), area sources (i.e., consumer products, yard equipment), energy consumption, generation and transport of solid waste, and conveyance of water and wastewater.

Screening levels have been published by the California Air Pollution Control Officers Association (CAPCOA) for determining the need for additional analysis and mitigation for GHG-related impacts under CEQA. The annual 900 metric ton carbon dioxide equivalent (MT CO<sub>2</sub>e) screening level referenced in the CAPCOA white paper (<http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>) is used as a conservative criterion for determining the size of projects that would require further analysis and mitigation with regard to climate change. In accordance with this guidance, projects that do not exceed the 900 MT CO<sub>2</sub>e per year screening level would not result in a considerable contribution of GHGs and no further analysis or mitigation would be necessary.

Construction and operational emissions were estimated based on proposed activities using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2. Emissions of GHGs during construction activities would be temporary; therefore, as recommended by the South Coast Air Quality Management District (SCAQMD), emissions during construction activities were amortized over 30 years and added to operational emissions. The amortized construction- and operation-related GHG emissions are shown below in Table 2 (see Appendix C for modeling files).

**Table 2 EI Nopal Grading Greenhouse Gas Emissions**

Year/Source	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
	MT	MT	MT	MT
Construction				
2021	54	<1	0	55
2022	358	<1	0	360
Total Construction Emissions				415
Amortized Construction Emissions (over 30 years)				14
Operations				
Area	25	<1	<1	26



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Energy	66	<1	<1	66
Mobile	230	<1	0	360
Waste	4	<1	0	10
Water	8	<1	<1	9
Total	333	<1	<1	342
Annual Emissions (Amortized Construction + Operations)				356
Significance Level				900
Exceed Level?				No
CO <sub>2</sub> = carbon dioxide; CO <sub>2</sub> e = carbon dioxide equivalent; MT = metric tons; N <sub>2</sub> O = nitrous oxide				
Columns may not add due to rounding.				

As shown above, total GHG emissions associated with project construction and operations would be approximately 356 MT CO<sub>2</sub>e, which is below the 900 MT CO<sub>2</sub>e per year screening level; therefore, project GHG impacts would not be cumulatively considerable. Thus, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emissions and no mitigation is required.

- 7(b) No. 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 GHG 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 GHG emissions.

### Conclusion

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

### 8. Hazards and Hazardous Materials – Would the Project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐
☐
☐

b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐
☐
☐

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a

☐
☐
☐

Significant  
Project  
Impact

Impact not  
identified by  
GPU EIR

Substantial  
New  
Information

## 15183 Exemption Checklist

result, would it create a significant hazard to the public or the environment?

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

### Discussion

8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. The project does propose to demolish all existing structures onsite which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials, however, the project will take appropriate measures (ie: demolition permit) to avoid impacts from release of hazardous materials into the environment. The project has prepared a Phase I Environmental Site Assessment Report which has determined that there are no recognized environmental conditions present on the site, and that no specific mitigation measures were required.

8(b) The project is not located within one-quarter mile of an existing or proposed school.

8(c) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.

8(d) The proposed project is located within the Gillespie Airport Land Use Compatibility Plan (ALUCP). The project is located in Airport Influence Area 2 and a Federal Aviation Administration (FAA) Height Notification Surface. The project is compatible with the



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Gillespie ALUCP and does not require FAA notification. In addition, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.

- 8(e) The proposed project is not within one mile of a private airstrip.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8f(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
- 8(g) The proposed project does not contain, nor is it located adjacent to, wildlands that have the potential to support wildland fires. 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, ignition-resistive construction and defensible space specified in the Consolidated Fire Code. A Fire Protection Plan – Letter Report was prepared by Walsh Engineering & Surveying, Inc., dated January 31, 2018, and was accepted by the San Diego County Fire Authority on February 27, 2018. The project will be required to provide 100 feet of brush clearing from all structures. In addition, a Fire Service Availability Letter dated 13 February, 2017 has been received from the Lakeside Fire Protection District which indicates the expected emergency travel time to the project site to be 3.2 minutes which is within the 5 maximum travel time allowed by the County Public Facilities Element.
- 8(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by County staff, there are none of these uses on adjacent properties.

### Conclusion

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

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	Significant Project Impact	Impact not identified by GPU EIR	Substantial New 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"/>
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"/>



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- k) Expose people or structures to a significant risk of loss, injury or death involving flooding? ☐ ☐ ☐
- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam? ☐ ☐ ☐
- m) Inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐

**Discussion**

- 9(a) The project will require a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) dated April 24, 2018 and prepared by Walsh Engineering and Surveying which demonstrates that the project will comply with all requirements of the County of San Diego Best Management Practices (BMP) Design Manual (2016), the 2013 Municipal Separate Storm Sewer System (MS4) permit and the County Watershed Protection Ordinance (WPO). The project will be required to implement site design, source control, and Structural 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 County MS4 Permit, as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and the San Diego County BMP Design Manual.
- 9(b) The project lies in the Santee (907.12) hydrologic subarea, within the Lower San Diego hydrologic area, in the San Diego hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed (San Diego River) is impaired. Constituents of concern in the watershed include coliform bacteria, low dissolved oxygen, phosphorus and total dissolved solids (TDS). The project could contribute to release of these pollutants; however, the project will comply with the WPO and implement site design, source control, and Structural BMPs to prevent a significant increase of pollutants to receiving waters.
- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project will obtain its water supply from the Padre Dam Municipal Water District that obtains water from surface reservoirs or other imported sources. The project will not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) Any project that disturbs more than 1 acre of land during construction is subject to the Construction General Storm Water Permit (CGP) and is required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and develop and implement a Storm Water Pollution Prevention Plan (SWPPP) for the duration of construction activities. The SWPPP will identify Construction BMPs to address erosion prevention and sediment control during the construction phase of the project. As outlined in the project's PDP SWQMP dated April 24, 2018 and prepared by Walsh Engineering and Surveying, the project will implement Site design, Source Control and Structural BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff during the post-construction phase of development.

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- 9(f) The project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons: based on the CEQA Drainage Study prepared by Walsh Engineering and Surveying, dated February 5, 2018, runoff from the proposed project will be conveyed to an approved detention basin which will mitigate increased flows to less than the existing or pre-project condition.
- 9(g) As outlined in the project specific CEQA Drainage Study prepared by Walsh Engineering and Surveying, dated February 5, 2018, 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, source control, and structural BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable as demonstrated in the approved SWQMP dated April 24, 2018 and prepared by Walsh Engineering and Surveying.
- 9(i) No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations.
- 9(j) No 100-year flood hazard areas were identified on the project site or offsite improvement locations.
- 9(k) The project site lies outside any identified special flood hazard area.
- 9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.
- 9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.
- 9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.
- 9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

**Conclusion**

The project will not result in significant impacts to hydrology and water quality resources because the project has been designed to be in compliance with the San Diego County Hydrology Manual, 2003, the Hydraulic Design Manual, 2014, the BMP Design Manual, 2016, the WPO, the Flood Damage and Prevention Ordinance and the CEQA Guidelines for Determining Significance - Hydrology. Applicable mitigation measure specified within the GPU EIR have been made conditions of approval for this project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New 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"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## 15183 Exemption Checklist

(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 is a 17-lot subdivision. The project would not physically divide an established community.
- 10(b) The project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>11. Mineral Resources – Would the Project:</b>			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11(a) The project site has been classified by the California Department of Conservation – Division of Mines and Geology as an area of undetermined mineral resources (MRZ-3). However, the project site is surrounded by residential uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, the project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.			
11(b) The project site is not located in an Extractive Use Zone (S-82) on the County's Zoning Map, nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) in the County's General Plan.			

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<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) The area surrounding the project site consists of surrounding parcels that are zoned Single Family Residential (RS) and residential uses. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element

Policy 4b addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on a review of the County's noise contour maps, the project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A).

Noise Ordinance – Section 36-404

Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line. The site is zoned RS that has a one-hour average sound limit of 50 dBA daytime and 45 dBA nighttime. The adjacent properties are zoned RS and Specific Plan Area. The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.



Noise Ordinance – Section 36-410

The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

- 12(b) The project proposes residential uses which are sensitive to low ambient vibration. However, the residences would be setback more than 600 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 600 feet ensures that the operations would not be impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995).
- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period.
- 12(e) The project is located within an Airport Land Use Compatibility Plan (ALUCP) for airports Giliespie Field. The project is located within a safety zone and would be subject to FAA notification if a structure of 60 feet in height is proposed.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip.

**Conclusion**

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

**13. Population and Housing – Would the Project:**

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐☐☐

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

☐☐☐

Significant  
Project  
Impact

Impact not  
identified by  
GPU EIR

Substantial  
New  
Information

## 15183 Exemption Checklist

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

☐☐☐**Discussion**

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

13(b) The proposed project will demolish one existing house on the property, but will result in 17 new residential lots; a net increase of 16 housing units.

13(c) The project site has one single family residential structure that is currently renter occupied. The tenants will be notified in accordance with applicable laws and regulations; the proposed project will not displace a substantial number of people. The project will result in 17 new residential lots; a net increase of 16 housing units.

**Conclusion**

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

Significant  
Project  
Impact

Impact not  
identified by  
GPU EIR

Substantial  
New  
Information

**14. Public Services – Would the Project:**

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

☐☐☐**Discussion**

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

**Conclusion**

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

Significant  
Project  
Impact

Impact not  
identified by  
GPU EIR

Substantial  
New  
Information

**15. Recreation – Would the Project:**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational

☐☐☐



## 15183 Exemption Checklist

facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

☐☐☐**Discussion**

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

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

**Conclusion**

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

**16. Transportation and Traffic – Would the Project:**

Significant  
Project  
Impact

Impact not  
identified by  
GPU EIR

Substantial  
New  
Information

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?

☐☐☐

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?

☐☐☐

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?

☐☐☐

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐☐☐

e) Result in inadequate emergency access?

☐☐☐

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or

☐☐☐

## 15183 Exemption Checklist

otherwise decrease the performance or safety of such facilities?

**Discussion**

- 16(a) El Nopal Road is classified as a Residential Collector in the Lakeside Subregional Plan Area and, according to the GPU, is a non-Mobility Element roadway that does not require additional right-of-way for future improvements. The project will result in an additional 160 average daily trips (ADT) and will not conflict with any established performance measures or require a Traffic Impact Study because project trips do not exceed thresholds established by County guidelines.
- 16(b) The project's 17 single family dwelling units will result in an additional 160 ADT. The project does not exceed the 2,400 trips (or 200 peak hour trips) required for traffic study under the region's Congestion Management Program as developed by SANDAG.
- 16(c) The proposed project is located within the Gilliespie Field Airport Influence Area. The project is subject to FAA notification if structures exceeding 60 feet in height are proposed; none have been proposed. The project is not located within one mile of a private airport.
- 16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.
- 16(e) The San Diego County Fire Authority have reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access.
- 16(f) The project's 17 single family dwelling units will result in an additional 160 ADT. The project does not exceed the 2,400 trips (or 200 peak hour trips) required for traffic study under the region's Congestion Management Program as developed by SANDAG, therefore no public road improvements are required. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

**Conclusion**

The project does not result in potentially significant impacts to transportation and traffic resources.

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

## 15183 Exemption Checklist

construction of which could cause significant environmental effects?

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

☐☐☐

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐☐☐

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

☐☐☐

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

☐☐☐

### Discussion

17(a) The project would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from the Padre Dam Municipal (PDM) Water District that indicates that there is adequate capacity to serve the project, however, the project will need to annex into the PDM Water District for service.

17(b) The project involves new water and wastewater pipeline extensions. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

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

17(d) A Service Availability Letter from the PDM District has been provided which indicates that there is adequate water to serve the project; however, district conditions placed by the water agency will have to be met in order for the agency to issue a commitment to serve the project.

17(e) A Service Availability Letter from the PDM Water District has been provided, which indicates that there is adequate wastewater capacity to serve the project, however, the project will need to annex into the PDM Water District for service.

17(f) 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 will deposit all solid waste at a permitted solid waste facility.

### Conclusion

The project could result in potentially significant impacts to utilities; however, mitigation measures proposed and placed by the corresponding agencies would reduce impacts to utilities to a less than significant level that is anticipated by the current GPU EIR. Furthermore, the project would



### 15183 Exemption Checklist

not result in an impact which was not adequately evaluated by the GPU EIR. The County has conditionally approved a design exception request to waive the requirements for undergrounding existing utility distribution facilities.

#### **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 C – Construction emissions modeling files for Air Quality and Green House Gas Emissions

## Appendix A

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

- Cultural Resource Survey, Laguna Mountain Environmental, Inc, September 2017
- Preliminary Drainage Study, Walsh Engineering & Surveying, February 6, 2019
- Priority Development Project (PDP) SWQMP, Walsh Engineering & Surveying, April 24, 2018
- Sight Distance Certification dated January 31, 2018
- Centerline Alignment Study dated December 29, 2015
- California Air Resources Board. 2003. HARP User Guide. Sacramento, CA
- Office of Environmental Health Hazard Assessment. 2015. Air Toxics Hot Spots Program: Risk Assessment Guidelines

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.sdcounty.ca.gov/PDS/gpupdate/docs/BOS\\_Aug2011/EIR/FEIR\\_5.00 -  
\\_References\\_2011.pdf](http://www.sdcounty.ca.gov/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.sdcountry.ca.gov/pds/gpupdate/GPU\\_FEIR\\_Summary\\_15183\\_Reference.pdf](http://www.sdcountry.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf)



## **Appendix C**

Construction emissions modeling files for Air Quality and Green House Gas Emissions have been included.

EI Nopal Grading - San Diego County, Summer

**EI Nopal Grading**  
**San Diego County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	3.86	Acre	3.86	168,141.60	0

**1.2 Other Project Characteristics**

Urbanization	Rural	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2022
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW/hr)	720.49	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Grading emissions only.

Land Use -

Construction Phase - Grading only.

Off-road Equipment - Equipment list provided by applicant.

Grading - Data provided by applicant. 9,000 CY of balanced cut-and-fill.

## El Nopal Grading - San Diego County, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	8.00	130.00
tblConstructionPhase	PhaseEndDate	11/16/2021	3/31/2022
tblConstructionPhase	PhaseStartDate	11/5/2021	10/1/2021
tblGrading	AcresOfGrading	0.00	3.86
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural

**2.0 Emissions Summary**



## Unmitigated Construction

### Mitigated Construction

[illegible]

## El Nopal Grading - San Diego County, Summer

**2.2 Overall Operational****Unmitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	9.0000e-004
Energy	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	9.0000e-004

**Mitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	9.0000e-004
Energy	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	9.0000e-004

## El Nopal Grading - San Diego County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	10/1/2021	3/31/2022	5	130	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 3.86

Acres of Paving: 3.86

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	3	8.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT



El Nopal Grading - San Diego County, Summer

**3.1 Mitigation Measures Construction****3.2 Grading - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.4628	15.0205	9.5698	0.0168		0.7487	0.7487		0.6888	0.6888		1,628.444 <sub>2</sub>	1,628.444 <sub>2</sub>	0.5267		1,641.6110
Total	1.4628	15.0205	9.5698	0.0168	6.0536	0.7487	6.8022	3.3136	0.6888	4.0024		1,628.444 <sub>2</sub>	1,628.444 <sub>2</sub>	0.5267		1,641.6110

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0384	0.0267	0.3126	1.0100e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		100.3589	100.3589	2.7900e-003		100.4287
Total	0.0384	0.0267	0.3126	1.0100e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		100.3589	100.3589	2.7900e-003		100.4287

## El Nopal Grading - San Diego County, Summer

**3.2 Grading - 2021****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.4628	15.0205	9.5698	0.0168		0.7487	0.7487		0.6888	0.6888	0.0000	1,628.4442	1,628.4442	0.5267		1,641.6110
<b>Total</b>	<b>1.4628</b>	<b>15.0205</b>	<b>9.5698</b>	<b>0.0168</b>	<b>6.0536</b>	<b>0.7487</b>	<b>6.8022</b>	<b>3.3136</b>	<b>0.6888</b>	<b>4.0024</b>	<b>0.0000</b>	<b>1,628.4442</b>	<b>1,628.4442</b>	<b>0.5267</b>		<b>1,641.6110</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0384	0.0267	0.3126	1.0100e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		100.3589	100.3589	2.7900e-003		100.4287
<b>Total</b>	<b>0.0384</b>	<b>0.0267</b>	<b>0.3126</b>	<b>1.0100e-003</b>	<b>0.1022</b>	<b>6.8000e-004</b>	<b>0.1029</b>	<b>0.0271</b>	<b>6.3000e-004</b>	<b>0.0277</b>		<b>100.3589</b>	<b>100.3589</b>	<b>2.7900e-003</b>		<b>100.4287</b>

## El Nopal Grading - San Diego County, Summer

**3.2 Grading - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.2042	12.2463	9.0751	0.0168		0.5934	0.5934		0.5459	0.5459		1,628.289 6	1,628.289 6	0.5266		1,641.455 1
Total	1.2042	12.2463	9.0751	0.0168	6.0536	0.5934	6.6470	3.3136	0.5459	3.8596		1,628.289 6	1,628.289 6	0.5266		1,641.455 1

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0364	0.0244	0.2909	9.7000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277		96.6740	96.6740	2.5600e-003		96.7380
Total	0.0364	0.0244	0.2909	9.7000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277		96.6740	96.6740	2.5600e-003		96.7380



El Nopal Grading - San Diego County, Summer

**3.2 Grading - 2022****Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.2042	12.2463	9.0751	0.0168		0.5934	0.5934		0.5459	0.5459	0.0000	1,628.289 6	1,628.289 6	0.5266		1,641.455 1
<b>Total</b>	<b>1.2042</b>	<b>12.2463</b>	<b>9.0751</b>	<b>0.0168</b>	<b>6.0536</b>	<b>0.5934</b>	<b>6.6470</b>	<b>3.3136</b>	<b>0.5459</b>	<b>3.8596</b>	<b>0.0000</b>	<b>1,628.289 6</b>	<b>1,628.289 6</b>	<b>0.5266</b>		<b>1,641.455 1</b>

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0364	0.0244	0.2909	9.7000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277		96.6740	96.6740	2.5600e-003		96.7380
<b>Total</b>	<b>0.0364</b>	<b>0.0244</b>	<b>0.2909</b>	<b>9.7000e-004</b>	<b>0.1022</b>	<b>6.6000e-004</b>	<b>0.1029</b>	<b>0.0271</b>	<b>6.1000e-004</b>	<b>0.0277</b>		<b>96.6740</b>	<b>96.6740</b>	<b>2.5600e-003</b>		<b>96.7380</b>

**4.0 Operational Detail - Mobile**

E| Nopal Grading - San Diego County, Summer

**4.1 Mitigation Measures Mobile**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.598645	0.040929	0.181073	0.106149	0.015683	0.005479	0.016317	0.023976	0.001926	0.001932	0.006016	0.000753	0.001122

## El Nopal Grading - San Diego County, Summer

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000



El Nopal Grading - San Diego County, Summer

**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day															
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

**Mitigated**

	NaturalGas s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day															
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

**6.0 Area Detail****6.1 Mitigation Measures Area**

## El Nopal Grading - San Diego County, Summer

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Unmitigated	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	8.4000e-004	0.0000		9.0000e-004

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## 6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.0320					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0596					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.0000e-005	0.0000	3.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Total	0.0916	0.0000	3.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004

## El Nopal Grading - San Diego County, Summer

**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0320					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0596					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Landscaping	4.0000e-005	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
<b>Total</b>	<b>0.0916</b>	<b>0.0000</b>	<b>3.9000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>8.4000e-004</b>	<b>8.4000e-004</b>	<b>0.0000</b>		<b>9.0000e-004</b>

**7.0 Water Detail****7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment****Fire Pumps and Emergency Generators**



## El Nopal Grading - San Diego County, Summer

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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El Nopal Grading - San Diego County, Winter

**El Nopal Grading**  
**San Diego County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	3.86	Acre	3.86	168,141.60	0

**1.2 Other Project Characteristics**

Urbanization	Rural	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2022

Utility Company San Diego Gas & Electric

CO2 Intensity (lb/MW/hr)	720.49	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Grading emissions only.

Land Use -

Construction Phase - Grading only.

Off-road Equipment - Equipment list provided by applicant.

Grading - Data provided by applicant. 9,000 CY of balanced cut-and-fill.

## EI Nopal Grading - San Diego County, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	8.00	130.00
tblConstructionPhase	PhaseEndDate	11/16/2021	3/31/2022
tblConstructionPhase	PhaseStartDate	11/5/2021	10/1/2021
tblGrading	AcresOfGrading	0.00	3.86
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural

## 2.0 Emissions Summary



El Nopal Grading - San Diego County, Winter

**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2021	1.5074	15.0505	9.8578	0.0177	6.1558	0.7494	6.9051	3.3407	0.6894	4.0301	0.0000	1,722.614 <sub>5</sub>	1,722.614 <sub>5</sub>	0.5293	0.0000	1,735.846 <sub>7</sub>
2022	1.2466	12.2736	9.3425	0.0177	6.1558	0.5941	6.7498	3.3407	0.5465	3.8873	0.0000	1,719.005 <sub>5</sub>	1,719.005 <sub>5</sub>	0.5290	0.0000	1,732.231 <sub>0</sub>
Maximum	1.5074	15.0505	9.8578	0.0177	6.1558	0.7494	6.9051	3.3407	0.6894	4.0301	0.0000	1,722.614 <sub>5</sub>	1,722.614 <sub>5</sub>	0.5293	0.0000	1,735.846 <sub>7</sub>

**Mitigated Construction**

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2021	1.5074	15.0505	9.8578	0.0177	6.1558	0.7494	6.9051	3.3407	0.6894	4.0301	0.0000	1,722.614 <sub>5</sub>	1,722.614 <sub>5</sub>	0.5293	0.0000	1,735.846 <sub>7</sub>
2022	1.2466	12.2736	9.3425	0.0177	6.1558	0.5941	6.7498	3.3407	0.5465	3.8873	0.0000	1,719.005 <sub>5</sub>	1,719.005 <sub>5</sub>	0.5290	0.0000	1,732.231 <sub>0</sub>
Maximum	1.5074	15.0505	9.8578	0.0177	6.1558	0.7494	6.9051	3.3407	0.6894	4.0301	0.0000	1,722.614 <sub>5</sub>	1,722.614 <sub>5</sub>	0.5293	0.0000	1,735.846 <sub>7</sub>

Percent Reduction	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## El Nopal Grading - San Diego County, Winter

**2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Area	0.0916	0.0000	3.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Mobile	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000	0.0000	9.0000e-004

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Area	0.0916	0.0000	3.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Mobile	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000	0.0000	9.0000e-004

## El Nopal Grading - San Diego County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	10/1/2021	3/31/2022	5	130	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 3.86

Acres of Paving: 3.86

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	3	8.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT



## El Nopal Grading - San Diego County, Winter

**3.1 Mitigation Measures Construction****3.2 Grading - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.4628	15.0205	9.5698	0.0168	0.7487	0.7487	0.7487	0.6888	0.6888	0.6888		1,628.444 2	1,628.444 2	0.5267		1,641.6110
Total	1.4628	15.0205	9.5698	0.0168	6.0536	0.7487	6.8022	3.3136	0.6888	4.0024		1,628.444 2	1,628.444 2	0.5267		1,641.6110

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0446	0.0300	0.2879	9.4000e-004	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		94.1703	94.1703	2.6100e-003		94.2357
Total	0.0446	0.0300	0.2879	9.4000e-004	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		94.1703	94.1703	2.6100e-003		94.2357

El Nopal Grading - San Diego County, Winter

**3.2 Grading - 2021****Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.4628	15.0205	9.5698	0.0168		0.7487	0.7487		0.6888	0.6888	0.0000	1,628.444 <sub>2</sub>	1,628.444 <sub>2</sub>	0.5267		1,641.6110
Total	1.4628	15.0205	9.5698	0.0168	6.0536	0.7487	6.8022	3.3136	0.6888	4.0024	0.0000	1,628.444 <sub>2</sub>	1,628.444 <sub>2</sub>	0.5267		1,641.6110

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0446	0.0300	0.2879	9.4000e-004	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		94.1703	94.1703	2.6100e-003		94.2357
Total	0.0446	0.0300	0.2879	9.4000e-004	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		94.1703	94.1703	2.6100e-003		94.2357

EI Nopal Grading - San Diego County, Winter

**3.2 Grading - 2022****Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.2042	12.2463	9.0751	0.0168	0.5934	0.5934	0.5934	0.5459	0.5459	0.5459		1,628.289 6	1,628.289 6	0.5266		1,641.455 1
<b>Total</b>	<b>1.2042</b>	<b>12.2463</b>	<b>9.0751</b>	<b>0.0168</b>	<b>6.0536</b>	<b>0.5934</b>	<b>6.6470</b>	<b>3.3136</b>	<b>0.5459</b>	<b>3.8596</b>		<b>1,628.289 6</b>	<b>1,628.289 6</b>	<b>0.5266</b>		<b>1,641.455 1</b>

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0424	0.0274	0.2675	9.1000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277		90.7160	90.7160	2.4000e-003		90.7759
<b>Total</b>	<b>0.0424</b>	<b>0.0274</b>	<b>0.2675</b>	<b>9.1000e-004</b>	<b>0.1022</b>	<b>6.6000e-004</b>	<b>0.1029</b>	<b>0.0271</b>	<b>6.1000e-004</b>	<b>0.0277</b>		<b>90.7160</b>	<b>90.7160</b>	<b>2.4000e-003</b>		<b>90.7759</b>



## El Nopal Grading - San Diego County, Winter

**3.2 Grading - 2022****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust	1.2042	12.2463	9.0751	0.0168	6.0536	0.0000	6.0536	3.3136	0.0000	3.3136	0.0000	0.0000	0.0000	0.0000		0.0000
Off-Road	1.2042	12.2463	9.0751	0.0168	6.0536	0.0000	6.0536	3.3136	0.0000	3.3136	0.0000	0.0000	0.0000	0.0000		0.0000
Total	1.2042	12.2463	9.0751	0.0168	6.0536	0.0000	6.0536	3.3136	0.0000	3.3136	0.0000	0.0000	0.0000	0.0000		0.0000

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0424	0.0274	0.2675	9.1000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277	90.7160	90.7160	90.7160	2.4000e-003		90.7759
Total	0.0424	0.0274	0.2675	9.1000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277	90.7160	90.7160	90.7160	2.4000e-003		90.7759

**4.0 Operational Detail - Mobile**

EI Nopal Grading - San Diego County, Winter

**4.1 Mitigation Measures Mobile**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT		Annual VMT	
Other Non-Asphalt Surfaces	0.00	0.00	0.00	-		-	
Total	0.00	0.00	0.00				

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.598645	0.040929	0.181073	0.106149	0.015683	0.005479	0.016317	0.023976	0.001926	0.001932	0.006016	0.000753	0.001122

## El Nopal Grading - San Diego County, Winter

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Natural Gas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Natural Gas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000



El Nopal Grading - San Diego County, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr																
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr																
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

## El Nopal Grading - San Diego County, Winter

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Unmitigated	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000		9.0000e-004

## 6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.0320					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0596					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.0000e-005	0.0000	3.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
<b>Total</b>	<b>0.0916</b>	<b>0.0000</b>	<b>3.9000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>8.4000e-004</b>	<b>8.4000e-004</b>	<b>0.0000</b>		<b>9.0000e-004</b>

El Nopal Grading - San Diego County, Winter

**6.2 Area by SubCategory****Mitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.0320					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0596					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.0000e-005	0.0000	3.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
<b>Total</b>	<b>0.0916</b>	<b>0.0000</b>	<b>3.9000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>8.4000e-004</b>	<b>8.4000e-004</b>	<b>0.0000</b>		<b>9.0000e-004</b>

**7.0 Water Detail****7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment****Fire Pumps and Emergency Generators**

El Nopal Grading - San Diego County, Winter

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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

### FOR PURPOSES OF CONSIDERATION OF EI Nopal Tentative Map PDS2017-TM-5619

May 2, 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 to the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated November 20, 2018.

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

**Discussion:**

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

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

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

## Discussion:

***Wetland and Wetland Buffers:***

The site does not contain wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

***Floodways and Floodplain Fringe:***

The project is not within floodway or flood plain hence the regulations under section 86.604(c) and (d) are not applicable to this site.

***Steep Slopes:***

The project has been reviewed and found to be in conformance with the RPO. The project does not contain any areas that qualify as RPO steep slopes because none of the slopes on the project site have a minimum rise of 50 feet or more.

***Sensitive Habitats:***

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site as determined through GIS data and historic and recent imagery. 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, Andrew Pignolo and it has been determined that the property does not contain any archaeological/historical sites. As such, 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 (SWQMP) has been reviewed and is found to be complete and in compliance with the BMP Design Manual and WPO. As outlined in the project's CEQA SWQMP dated April 24, 2018 and prepared by Walsh Engineering and Land Surveying, the project will implement source control, site design and structural BMP's to reduce potential pollutants, to the maximum extent practicable from entering storm water runoff.

Additionally the project has been designed to be in compliance with Hydromodification requirements.

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

YES

☒

NO

☐

NOT APPLICABLE

☐**Discussion:**

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

Staff has reviewed the Construction Noise Analysis Information for PDS2017-TM-5619, submitted on February 5, 2018. The main noise generating construction activity would be grading, which would be conducted from October 2019 to March 2020. The entire site would be graded. Construction equipment would include a Cat 950GC Wheel Loader, CAT 336E Excavator, and a Cat D7E Dozer. No impulsive construction equipment is proposed. The smallest construction equipment feasible would be used to minimize noise.

Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed 75 dBA at the property line during an eight-hour period between 7 a.m. to 7 p.m. Construction equipment may be operating as close as 10 feet of the adjacent residential



property lines; however, over the course of an eight-hour typical construction day and overall construction period, the equipment would move around the construction site at a further distance. It was conservatively assumed that the equipment would operate at the average distance to the nearest property lines from the center of grading operations, which would be approximately 100 feet.

Using the Federal Highway Administration's Roadway Construction Noise Model (RCNM), Version 1.1, a dozer, excavator, and a loader operating simultaneously at a distance of 100 feet would generate an eight-hour noise level of 75 dBA. Therefore, project construction would not exceed Section 36.409 construction noise limits, and no mitigation would be required. In addition, per the provided Construction Noise Analysis Information, smaller versions of these pieces of equipment then are included in the RCNM model may be used, which would result in lower noise levels. dBA.





COUNTY OF SAN DIEGO  
 LAND USE AND ENVIRONMENT GROUP  
 Department of Planning & Development Services

## Appendix A: Final Climate Action Plan

### Consistency Review Checklist

### Introduction

The County of San Diego (County) Climate Action Plan (CAP), adopted by the Board of Supervisors on February 14, 2018, outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reduction targets. Implementation of the CAP will require that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help plan and design projects consistent with the CAP, and to assist County staff in implementing the CAP and determining the consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). This Checklist, in conjunction with the CAP, provides a streamlined review process for proposed discretionary projects that require environmental review pursuant to the California Environmental Quality Act (CEQA). Please refer to the County's Guidelines for Determining Significance for Climate Change (Guidelines) for more information on GHG emissions, climate change impact requirements, thresholds of significance, and compliance with CEQA Guidelines Section 15183.5.

The purpose of this Checklist is to implement GHG reduction measures from the CAP that apply to new development projects. The CAP presents the County's comprehensive strategy to reduce GHG emissions to meet its reduction targets. These reductions will be achieved through a combination of County initiatives and reduction actions for both existing and new development. Reduction actions that apply to existing and new development will be implemented through a combination of mandatory requirements and incentives. This Checklist specifically applies to proposed discretionary projects that require environmental review pursuant to CEQA. Therefore, the Checklist represents one implementation tool in the County's overall strategy to implement the CAP. Implementation of measures that do not apply to new development projects will occur through the implementation mechanisms identified in Chapter 5 of the CAP. Implementation of applicable reduction measures in new development projects will help the County achieve incremental reductions towards its targets, with additional reductions occurring through County initiatives and measures related to existing development that are implemented outside of the Checklist process.

The Checklist follows a two-step process to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance. The Checklist first assesses a project's consistency with the growth projections and land use assumptions that formed the basis of CAP emissions projections. If a project is consistent with the projections and land use assumptions in the CAP, its associated growth in terms of GHG emissions would have been accounted for in the CAP's projections and project implementation of the CAP reduction measures will contribute towards reducing the County's emissions and meeting the County's reduction targets. Projects that include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project



when compared to existing designation, would also be within the projections assumed in the CAP. Projects responding in the affirmative to Step 1 questions can move forward to Step 2 of the Checklist. If a land use and/or zoning designation amendment results in a more GHG-intensive project, the project is required to demonstrate consistency with applicable CAP measures and offset the increase in emissions as described in the Guidelines. Step 2 of the Checklist contains the CAP GHG reduction measures that projects are required to implement to ensure compliance with the CAP. Implementation of these measures would ensure that new development is consistent with relevant CAP strategies and measures and will contribute towards achieving the identified GHG reduction targets. Projects that are consistent with the CAP, as determined using this Checklist, may rely on the CAP for the cumulative impacts analysis of GHG emissions under CEQA.

A project's incremental contribution to cumulative GHG emissions may be determined to not be cumulatively considerable if it is determined to be consistent with the CAP. As specified in the CEQA Guidelines, the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the project's incremental effects are "cumulatively considerable" (CCR, Title 14, Division 6, Chapter 3, Section 15064[h][4]). Projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist may have a cumulatively considerable contribution to a significant cumulative impact and would be required to prepare a separate, more detailed project-level GHG analysis as part of the CEQA document prepared for the project.

## Checklist Applicability

This Checklist only applies to development projects that require discretionary review and are subject to environmental review (i.e., not statutorily or categorically exempt projects) pursuant to CEQA. Projects that are limited to ministerial review and approval (e.g., only building permits) would not be subject to the Checklist. The CAP contains other measures that, when implemented, would apply broadly to all ministerial and discretionary projects. These measures are included for discretionary projects in this Checklist, but could also apply more broadly once the County takes action to codify specific requirements or standards.

## Checklist Procedures

General procedures for Checklist compliance and review are described below. Specific guidance is also provided under each of the questions under Steps 1 and 2 of the Checklist in subsequent pages.

1. The County's Department of Planning & Development Services (PDS) reviews development applications and makes determinations regarding environmental review requirements under CEQA. Procedures for CEQA can be found on the County's [Process Guidance & Regulations/Statutes Homepage](#). The Director of PDS will determine whether environmental review is required, and if so, whether completion of the CAP Checklist is required for a proposed project or whether a separate project-level GHG analysis is required.
2. The specific applicable requirements outlined in the Checklist shall be required as a condition of project approval.
3. The project must provide substantial evidence that demonstrates how the proposed project will implement each applicable Checklist requirement described herein to the satisfaction of the Director of PDS.
4. If a question in the Checklist is deemed not applicable (N/A) to a project, substantial evidence shall be provided to the satisfaction of the Director of PDS demonstrating why the Checklist item is not applicable. Feasibility of reduction measures for new projects was assessed in development of the

CAP and measures determined to be feasible were incorporated into the Checklist. Therefore, it is expected that projects would have the ability to comply with all applicable Checklist measures.

5. Development projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist shall prepare a separate, project-level GHG analysis as part of the CEQA document prepared for the project and may be required to prepare an Environmental Impact Report (EIR). Guidance for project-specific GHG Technical Reports is outlined in the Report Format and Content Requirements for Climate Change document, provided under separate cover. The Report Format and Content Requirements document provides guidance on the outline and content of GHG analyses for discretionary projects processed by PDS that cannot show compliance with the CAP Checklist.

## Checklist Updates

The Guidelines and Checklist may be administratively updated by the County from time to time to comply with amendments to State laws or court directives, or to remove measures that may become mandatory through future updates to State or local codes. Administrative revisions to the Guidelines and Checklist will be limited to changes that do not trigger a subsequent EIR or a supplement to the SEIR for the CAP pursuant to CEQA Guidelines Section 15162. Administrative revisions, as described above, will not require approval by the Board of Supervisors (Board). All other changes to the Guidelines and Checklist require Board approval.

Comprehensive updates to the Guidelines and Checklist will be coordinated with each CAP update (i.e., every five years beginning in 2025) and would require Board approval. Future updates of the CAP, Guidelines, and Checklist shall comply with CEQA.



## Application Information

## Contact Information

Project No. and Name: PDS2017-TM-5619 El Nopal

Property Address and APN: 379-023-39-00; 11320 El Nopal, Lakeside, CA

Applicant Name and Co.: Salim Miro, SCSS Development, LLC

Contact Phone: 619-246-8012 Contact Email: pmcassi@yahoo.com

Was a consultant retained to complete this checklist? ☒ Yes ☐ No

If Yes, complete the following:

Consultant Name: Larry Walsh Contact Phone: 619-588-6747

Company Name: Walsh Engineering and Surveying, Inc. Contact Email: larry@walsh-engineering.com

## Project Information

1. What is the size of the project site (acres [gross and net])? 3.86 gross / 3.51 net

2. Identify all applicable proposed land uses (indicate square footage [gross and net]):

☒ Residential (indicate # of single-family dwelling units):

17

☐ Residential (indicate # of multi-family dwelling units):

☐ Commercial (indicate total square footage [gross and net]):

☐ Industrial (indicate total square footage [gross and net]):

☐ Agricultural (indicate total acreage [gross and net]):

☐ Other (describe):

3. Provide a description of the project proposed. This description should match the project description used for the CEQA document. The description may be attached to the Checklist if there are space constraints.

The project is a major subdivision proposing 17 residential lots.



## CAP Consistency Checklist Questions

### Step 1: Land Use Consistency

For projects that are subject to CAP consistency review, the first step in determining consistency is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the County to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
<p>1. Is the proposed project consistent with the existing General Plan regional category, land use designations, and zoning designations?</p> <p style="margin-top: 10px;">If “Yes,” provide substantiation below and then proceed to Step 2 (CAP Measures Consistency) of the Checklist.</p> <p style="margin-top: 10px;">If “No,” proceed to question 2 below.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Project Detail:</p> <p>Please substantiate how the project satisfies question 1.</p> <p>See checklist response attachment</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		
<p>2. Does the project include a land use element and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?</p> <p style="margin-top: 10px;">If “Yes,” the project must provide estimated project GHG emissions under both existing and proposed designation(s) for comparison to substantiate the response and proceed to Step 2 (CAP Measures Consistency) of the Checklist.</p> <p style="margin-top: 10px;">If “No,” (i.e., the project proposes an increase in density or intensity above that which is allowed under existing General Plan designations and consequently would not result in an equivalent or less GHG-intensive project when compared to the existing designations), the project must prepare a separate, more detailed project-level GHG analysis. As outlined in the County's Guidelines for Determining Significance for Climate Change and Report Format and Content Requirements for Climate Change, this analysis must demonstrate how the project would offset the increase in GHG emissions over the existing designations or baseline conditions. The project must also incorporate each of the CAP measures identified in Step 2 to mitigate cumulative GHG emissions impacts. Proceed and complete a separate project-specific GHG analysis and Step 2 of the Checklist. Refer to Section 4 of the County's Guidelines for procedures on analyzing General Plan Amendments.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Project Detail:</p> <p>Please substantiate how the project satisfies question 2.</p> <p>See attached checklist response</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		

## Step 2: CAP Measures Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable measures of the CAP. Each checklist item is associated with a specific GHG reduction measure(s) in the County CAP.

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
<b>Step 2A: Project Operations</b> (All projects with an operational component must fill out this portion of the Checklist)				
<b>Reducing Vehicle Miles Traveled</b>				
<b>1a. Reducing Vehicle Miles Traveled</b>  <u>Non-Residential:</u> For non-residential projects with anticipated tenant-occupants of 25 or more, will the project achieve a 15% reduction in emissions from commute vehicle miles traveled (VMT), and commit to monitoring and reporting results to demonstrate on-going compliance? VMT reduction may be achieved through a combination of Transportation Demand Management (TDM) and parking strategies, as long as the 15% reduction can be substantiated.  VMT reduction actions though TDM may include, but are not limited to: <input type="checkbox"/> Telecommuting <input type="checkbox"/> Car Sharing <input type="checkbox"/> Shuttle Service <input type="checkbox"/> Carpools <input type="checkbox"/> Vanpools <input type="checkbox"/> Bicycle Parking Facilities <input type="checkbox"/> Transit Subsidies  Shared and reduced parking strategies may include, but are not limited to: <sup>1</sup> <input type="checkbox"/> Shared parking facilities <input type="checkbox"/> Carpool/vanpool-only parking spaces <input type="checkbox"/> Shuttle facilities <input type="checkbox"/> Electric Vehicle-only parking spaces  The project may incorporate the measures listed above, and propose additional trip reduction measures, as long as a 15% reduction in emissions from commute VMT can be demonstrated through substantial evidence.  Check "N/A" if the project is a residential project or if the project would not accommodate more than 25 tenant-occupants.	T-2.2 and T-2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1b. Project Detail:</b> Please substantiate how the project satisfies question 1a. <u>See checklist response attachment</u> <hr/> <hr/> <hr/> <hr/>				

<sup>1</sup> Reduction actions and strategies under 1a may be used to achieve a 10% reduction in emissions from commute VMT under 2a



## Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
<b>Shared and Reduced Parking</b>				
<p>2a. Shared and Reduced Parking</p> <p><u>Non-Residential:</u> For non-residential projects with anticipated tenant-occupants of 24 or less, will the project implement shared and reduced parking strategies that achieves a 10% reduction in emissions from commute VMT?</p> <p>Shared and reduced parking strategies may include, but are not limited to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Shared parking facilities</li> <li><input type="checkbox"/> Carpool/vanpool-only parking spaces</li> <li><input type="checkbox"/> Shuttle facilities</li> <li><input type="checkbox"/> Electric Vehicle-only parking spaces</li> </ul> <p>Check "N/A" if the project is a residential project or if the project would accommodate 25 or more tenant-occupants.</p>	T-2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Project Detail:</p> <p>Please substantiate how the project satisfies question 2a.</p> <p>See checklist response attachment</p> <hr/> <hr/> <hr/> <hr/> <hr/>				
<b>Water Heating Systems</b>				
<p>3a. Electric or Alternatively-Fueled Water Heating Systems</p> <p><u>Residential:</u> For projects that include residential construction, will the project, as a condition of approval, install the following types of electric or alternatively-fueled water heating system(s)? Please check which types of system(s) will be installed:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Solar thermal water heater</li> <li><input checked="" type="checkbox"/> Tankless electric water heater</li> <li><input checked="" type="checkbox"/> Storage electric water heaters</li> <li><input checked="" type="checkbox"/> Electric heat pump water heater</li> <li><input checked="" type="checkbox"/> Tankless gas water heater</li> <li><input type="checkbox"/> Other</li> </ul> <p>Check "N/A" if the project does not contain any residential buildings.</p>	E-1.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3b. Project Detail:</p> <p>Please substantiate how the project satisfies question 3a.</p> <p>See attached checklist response</p> <hr/> <hr/> <hr/> <hr/> <hr/>				

## Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
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## Water-Efficient Appliances and Plumbing Fixtures

## 4a. Water Efficient Appliances and Plumbing Fixtures

Residential: For new residential projects, will the project comply with all of the following water efficiency and conservation BMPs<sup>2</sup>?

- ☒ Kitchen Faucets: The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi<sup>3</sup>.
- ☒ Energy Efficient Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer per unit.

W-1.1

☒☐☐

Check "N/A" if the project is a non-residential project.

## 4b. Project Detail:

Please substantiate how the project satisfies question 4a.

See attached checklist response

## Rain Barrel Installations

## 5a. Rain Barrel Installations

Residential: For new residential projects, will the project make use of incentives to install one rain barrel per every 500 square feet of available roof area?

W-2.1

☒☐☐

Check "N/A" if the project is a non-residential project; if State, regional or local incentives/rebates to purchase rain barrels are not available; or if funding for programs/rebates has been exhausted.

## 5b. Project Detail:

Please substantiate how the project satisfies question 5a.

See attached checklist response

<sup>2</sup> CALGreen Tier 1 residential voluntary measure A4.303 of the [California Green Building Standards Code](#).

<sup>3</sup> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.



## Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
<b>Reduce Outdoor Water Use</b>				
<p>6a. Reduce Outdoor Water Use</p> <p><u>Residential:</u> Will the project submit a Landscape Document Package that is compliant with the County's Water Conservation in Landscaping Ordinance<sup>4</sup> and demonstrates a 40% reduction in current Maximum Applied Water Allowance (MAWA) for outdoor use?</p> <p><u>Non-Residential:</u> Will the project submit a Landscape Document Package that is compliant with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40% reduction in current MAWA for outdoor use?</p> <p>Check "N/A" if the project does not propose any landscaping, or if the aggregate landscaped area is between 500 – 2,499 square feet and elects to comply with the Prescriptive Compliance Option within the Water Conservation in Landscaping Ordinance.</p>	W-1.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6b. Project Detail:</p> <p>Please substantiate how the project satisfies question 6a.</p> <p>See attached checklist response</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				
<b>Agricultural and Farming Operations<sup>5</sup></b>				
<p>7a. Agricultural and Farming Equipment</p> <p>Will the project use the San Diego County Air Pollution Control District's (SDAPCD's) farm equipment incentive program to convert gas- and diesel-powered farm equipment to electric equipment?</p> <p>Check "N/A" if the project does not contain any agricultural or farming operations; if the SDAPCD incentive program is no longer available; or if funding for the incentive program has been exhausted.</p>	A-1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7b. Project Detail:</p> <p>Please substantiate how the project satisfies question 7a.</p> <p>See attached checklist response</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				

<sup>4</sup> <http://www.sandiegocounty.gov/content/dam/sdc/cob/ordinances/ord10427.pdf>.

<sup>5</sup> Existing agricultural operations would not be subject to questions 7 and 8 of the Checklist, unless a proposed expansion is subject to discretionary review and requires environmental review pursuant to CEQA.

## Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
<p>8a. Electric Irrigation Pumps</p> <p>Will the project use SDAPCD's farm equipment incentive program to convert diesel- or gas-powered irrigation pumps to electric irrigation pumps?</p> <p>Check "N/A" if the project does not contain any agricultural or farming operations; if the SDAPCD incentive program is no longer available; or if funding for the incentive program has been exhausted.</p>	A-1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 8b. Project Detail:

Please substantiate how the project satisfies question 8a.

See attached checklist response

## Tree Planting

<p>9a. Tree Planting</p> <p><u>Residential:</u> For residential projects, will the project plant, at a minimum, two trees per every new residential dwelling unit proposed?</p> <p>Check "N/A" if the project is a non-residential project.</p>	A-2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## 9b. Project Detail:

Please substantiate how the project satisfies question 9a.

See attached checklist response

## **PDS2017-TM-5619 CAP RESPONSES**

### **Step 1: Land Use Consistency**

1. The project does not propose changes to the General Plan Regional, Land Use or Zoning designations for the property.
2. N/A

### **Step 2: CAP Measures Consistency**

- 1b. The project is a residential development and does not include tenant occupants. Therefore, this measure does not apply.
- 2b. The project is a residential development and does not include tenant occupants. Therefore, this measure does not apply.
- 3b. NEW CONDITIONS

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

#### **X. CAP SATISFACTION#1: PDS**

**INTENT:** In order to comply with the County's Climate Action Plan measure for Water Heating Systems, the project shall include the following design features.

**DESCRIPTION OF REQUIREMENT:** All residential construction shall install the following types of electric or alternatively-fueled water heating system(s); solar thermal water heater, tankless electric water heater, storage electric water heaters, electric heat pump water heater, tankless gas water heater, other to the satisfaction of the Director of Planning and Development Services.

**DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any building permits, 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.

- 4b. NEW CONDITIONS

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

#### **X. CAP SATISFACTION#2: PDS**

**INTENT:** In order to comply with the County's Climate Action Plan measure for Water-Efficient Appliances and Plumbing Fixtures, the project shall include the following design features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall include:



- a. Kitchen Faucets: The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi<sup>3</sup>.
- b. Energy Efficient Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer per unit.

**DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any building permits, 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.

5b. NEW CONDITIONS

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

**X. CAP SATISFACTION#3: PDS**

**INTENT:** In order to comply with the County's Climate Action Plan measure for Rain Barrel Installations, the project shall include the following features.

**DESCRIPTION OF REQUIREMENT:** All residential construction shall make use of available incentives to install one rain barrel per every 500 square feet of available roof area. Each rain barrel should be no less than 50 gallons in size.

**DOCUMENTATION:** The applicant shall comply with the requirements of this condition or provide evidence that State, regional or local incentives/rebates to purchase rain barrels are not available, or that funding for programs/rebates has been exhausted. **TIMING:** Prior to issuance of building permit, occupancy, final grading release, or use of the premises in reliance of this permit, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with this condition.

6b and 9b. NEW CONDITIONS

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



**X. CAP SATISFACTION#4: PDS**

**INTENT:** In order to provide adequate Landscaping that complies with the [County of San Diego's Water Efficient Landscape Design Manual](#), the County's Water Conservation in Landscaping Ordinance, and the County's Climate Action Plan, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. The applicant shall prepare, in addition to any other required Landscape Documentation Packages, a Water Use and Tree Exhibit in accordance with the County's Water Efficient Landscape Design Manual to demonstrate compliance with Climate Action Plan requirements related to Outdoor Water Use and Residential Tree Planting. In order to be compliant with Section 86.703 (a) of the County's Water Conservation in Landscaping Ordinance, the Water Use and Tree Exhibit shall establish water use budgets (Maximum Applied Water Allowance) for each individual detached single family lot and the parameters necessary for planting two trees per residential lot.

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

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

**X. CAP SATISFACTION#4: PDS**

**INTENT:** In order to provide adequate Landscaping that complies with the [County of San Diego's Water Efficient Landscape Design Manual](#), the County's Water Conservation in Landscaping Ordinance, and the County's Climate Action Plan, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. The applicant shall prepare, in addition to any other required Landscape Documentation Packages, a Water Use and Tree Exhibit in accordance with the County's Water Efficient Landscape Design Manual to demonstrate compliance with Climate Action Plan requirements related to Outdoor Water Use and Residential Tree Planting. In order to be compliant

with Section 86.703 (a) of the County's Water Conservation in Landscaping Ordinance, the Water Use and Tree Exhibit shall establish water use budgets (Maximum Applied Water Allowance) for each individual detached single family lot and the parameters necessary for planting two trees per residential lot.

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

- 7b. The project does not propose any agricultural and/or farming operations and therefore this measure does not apply.
- 8b. The project does not propose any agricultural and/or farming operations and therefore this measure does not apply.

## **Attachment D – Environmental Findings**

**EL NOPAL**

**PDS2017-TM-5619;  
PDS2017-ER-17-14-002**

**ENVIRONMENTAL FINDINGS  
May 2, 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 May 2, 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 May 2, 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) Adopted the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines Section 15091(d).
- 5) Find that the project groundwater resources are adequate to meet the groundwater demands of the project.



# **MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT**

**For El Nopal**

**PDS2017-TM-5619**

**APN(s) 379-023-39-00**

**November 20, 2018**

## **I. Introduction**

The project is a Tentative Map (TM) to subdivide an approximately 3.86-acre parcel into 17 residential lots, a private road lot, and a lot for an infiltration basin. The project site is located at 11320 El Nopal in the Lakeside Community Planning area, within unincorporated San Diego County. Zoning for the site is single-family residential (RS) and the site is developed with an existing house and garage that would be removed. Access would be provided by a private road connecting to El Nopal, a public road.

The project is located within the central valley ecoregion within the South County Multiple Species Conservation Program (MSCP) Subarea Plan area within designated unincorporated land in the Metro-Lakeside-Jamul segment. The parcel is surrounded by residential lots with existing residences except for existing mixed residential/agricultural uses to the south. El Nopal Road borders the parcel along the southern boundary. Historic, aerial, and ground-imagery shows that the site is and has been disturbed as a result of various activities (e.g. mowing, vehicle use across the site, and potentially agriculture) since at least 1953. The site slopes 10%-15% from north to south.

The parcel is outside of Pre-Approved Mitigation Area (PAMA), and outside of identified wildlife linkage areas. The northern portion of the project site occurs within and along the edge of the Mission Trails/Kearny Mesa/East Elliot/Santee Core Area. The project site is disturbed and buffered by another single-family residential parcel that is similarly developed with an existing single-family dwelling. The project site, including the portion of the site at the edge of the core area, would be expected to have limited biological function and value due to the degree of existing disturbance and lack of connectivity to conserved, undeveloped lands. Non-adjacent conserved lands exist the north of the project site, but the project site itself is surrounded by single-family residential parcels with existing dwellings and agriculture to the south.

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>Mitigation Ratio</b>	<b>Required Mitigation</b>
Disturbed/Developed	Tier IV	3.86	3.86	None	None
<b>Total:</b>	--	3.86	3.86	--	None

The findings contained within this document are based on County records, GIS data, and available historic, current, and ground-level photos and aerial imagery. No Biological Resources Report was completed due to the decades-long history of residential use and existing disturbance on the site. The existing disturbance as a single-family residential lot is exempt from the Clearing Regulations under Section 86.503(7), which allows brushing and clearing on existing parcels 10 acres and under in size containing a dwelling unit as of October 22, 1997. 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.**

The project site is not within a preapproved mitigation area (PAMA). Therefore it does not meet this criterion.

#### **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 project site contains disturbed/developed habitat and is surrounded by disturbed parcels containing existing single-family residences and agricultural lands. The project site does not support the long-term survival of sensitive species, nor is it adjacent or contiguous to preserved habitat. Therefore it does not meet this criterion.

#### **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.)**

The project site has not been identified as a regional linkage/corridor. The project site is located within a residential neighborhood, is predominantly surrounded by disturbed habitats and residences, and the site and surrounding lots lack vegetation cover that would encourage the use of the corridor by wildlife. Further, existing fencing would limit the ability of some wildlife species to pass through the site. As a result, the site would not be expected to function as a regional linkage or corridor. Therefore it does not meet this criterion.

- 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 project site is shown as developed on the Habitat Evaluation Map. The site does not link significant blocks of habitat. Therefore it does not meet this criterion.

- 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 project site is surrounded by single-family residential parcels with existing residences. El Nopal Road borders the southern boundary of the property. Therefore it does not meet this criterion.

- 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**

Available data indicates that the project site contains Visalia and Greenfield sandy loams. These soils are not known to contain a high number of sensitive species, nor is the site contiguous to surrounding undisturbed habitats. Therefore it does not meet this criterion.

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

The project site contains disturbed (Tier IV) and developed (no Tier designation) habitat types. Per the County's Biological Mitigation Ordinance, Tier IV and developed habitat does not require habitat mitigation. Therefore, the project is not required to provide habitat mitigation and this criteria does not apply.

**C. 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 site contains disturbed (Tier IV) and developed habitat (no Tier designation) and does not contain sensitive habitats, including coastal sage scrub. The project site is not known to contain 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) and would not be expected to contain such species due to the site's history of disturbance. The site is not located in an areas known to contain critical habitats for listed species and is not within the Quino checkerspot butterfly survey area. The project does not propose impacts within a Biological Resource Core Area as defined in the Biological Mitigation Ordinance. Therefore, the project will have a less than significant impact on such resources. The Project site is not within PAMA, is not within a designated Preserve area, nor is it adjacent to PAMA or a designated Preserve area. Therefore the project conforms to Attachment G. The Project site is not within a known regional linkage or corridor and does not contain linear, topographic, and/or vegetative features that would encourage wildlife movement along a specific local path. Further, existing fencing would limit the ability of some wildlife species to pass through the site. The project is entirely surrounded by existing residential and agricultural uses and zoning. Therefore the project conforms to Attachment H.

### III. 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 site does not contain features that would qualify as wetlands. Therefore the project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies. The project conforms to this criterion.

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

The project site contains disturbed habitat (Tier IV) and developed lands (no Tier designation). Per the County's Biological Mitigation Ordinance, developed and Tier IV habitat does not require habitat mitigation. Therefore, the project is not required to provide habitat mitigation. The site does not contain unique habitats or habitat features. The project conforms to this criterion.

**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 does not contain coastal sage scrub or other habitat types that provide high biological value, rather the project site is shown as developed on the Habitat Evaluation



Map. The site is entirely surrounded by disturbed lands and does not link significant blocks of habitat. The project conforms to this criterion.

- 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 disturbed habitat (Tier IV) and developed lands (no Tier designation). The site is surrounded by single-family residential parcels with existing residences and agriculture to the south. El Nopal Road borders the southern boundary of the property. The project will not increase edge effects associated with existing or future conserved habitats. The project conforms to this criterion.

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

The project site contains disturbed habitat (Tier IV) and developed lands (no Tier designation). The site is surrounded by single-family residential parcels with existing residences and agriculture to the south. El Nopal Road borders the southern boundary of the property. The project does not contain sensitive habitat areas. The project conforms to this criterion.

- 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.**

The project site contains disturbed habitat (Tier IV) and developed lands (no Tier designation). The site is surrounded by single-family residential parcels with existing residences and agriculture to the south. El Nopal Road borders the southern boundary of the property. The site does not contain sensitive habitats. Due to existing disturbed conditions on-site and immediately surrounding the project, the project would not be expected to support regional populations of covered species. The project conforms to this criterion.

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

The project site contains disturbed habitat (Tier IV) and developed lands (no Tier designation). The site is surrounded by single-family residential parcels with existing residences and agriculture to the south. El Nopal Road borders the southern boundary of the property. The site does not contain sensitive habitats. Although conserved lands exist approximately 130 feet to the north, the project site is not part of, nor is it immediately adjacent to large interconnecting blocks of habitat. Due to the level of disturbance onsite and on the surrounding properties, the site would not be expected to contribute to the preservation of wildlife species, including mule deer, golden eagle, and predator species. The project conforms to this criterion.

- 8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan.**

**These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.**

The project site contains disturbed habitat (Tier IV) and developed lands (no Tier designation). Due to the existing disturbance and history of use, the project site would not be expected to contain critical populations or narrow endemic species. The project conforms to this criterion.

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

The project site contains disturbed (Tier IV) and developed (no Tier designation) habitat types. The site is surrounded by single-family residential parcels with existing residences and agriculture to the south. El Nopal Road borders the southern boundary of the property. The site does not contain sensitive habitats. Although conserved lands exist approximately 130 feet to the north, the project site is not part of, nor is it immediately adjacent to large interconnecting blocks of habitat, lands identified as PAMA or Preserve, or other sensitive resources. Due to the history of disturbance and the surrounding properties, the site is not likely to contribute to the preservation of wildlife species, including mule deer and golden eagle. The project conforms to this criterion.

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

The project site contains disturbed (Tier IV) and developed (no Tier designation) habitat types. Per the County's Biological Mitigation Ordinance, Tier IV and developed habitat does not require habitat mitigation. Therefore, the project is not required to provide habitat mitigation and this criteria does not apply.

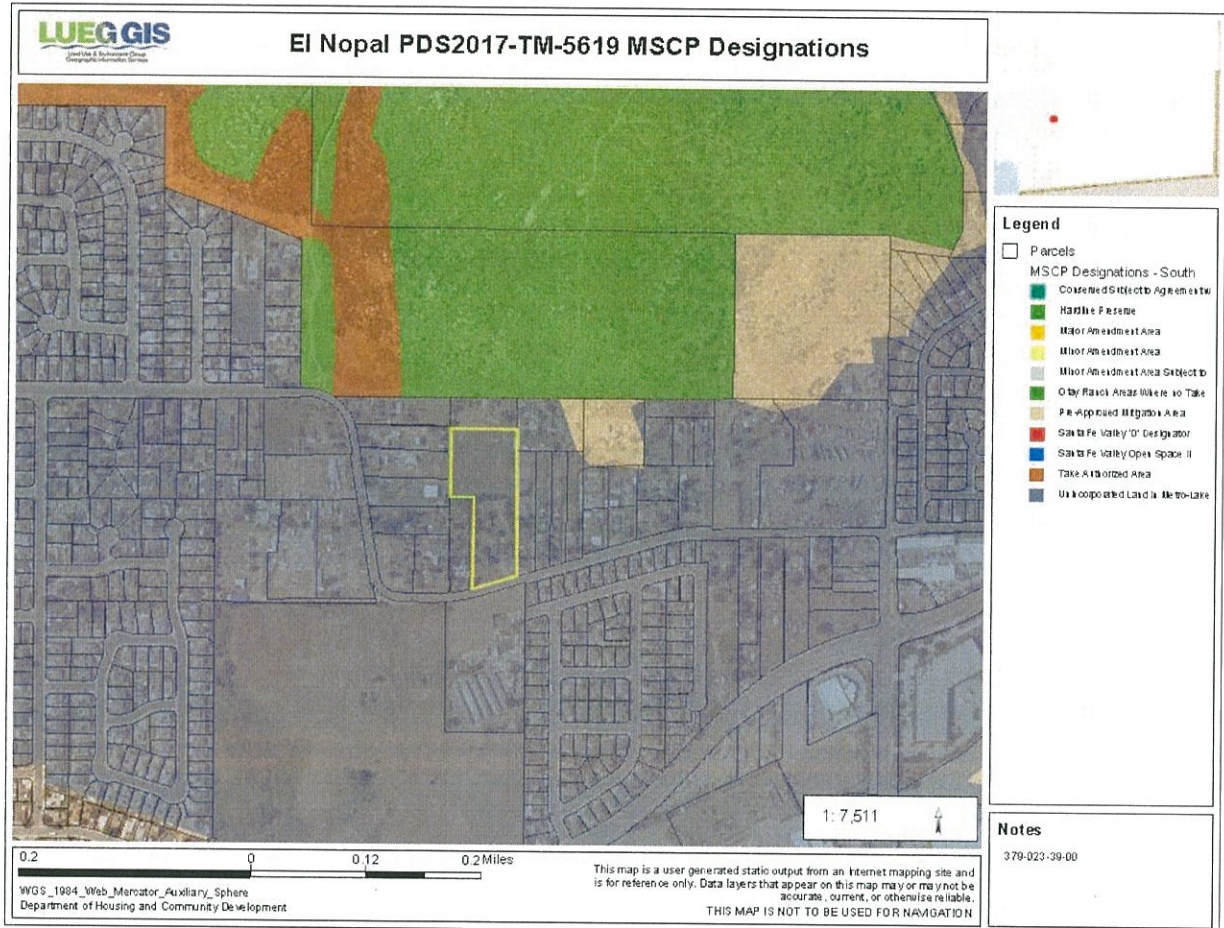
**11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.**

The project site contains disturbed habitat (Tier IV) and developed lands (no Tier designation). The site is surrounded by single-family residential lots with existing residences and agriculture to the south. El Nopal Road borders the southern boundary of the property. The site does not contain sensitive habitats. Although conserved lands exist approximately 130 feet to the north, the project site is not part of, nor is it immediately adjacent to large interconnecting blocks of habitat. The project does not propose impacts within a Biological Resource Core Area as defined in the Biological Mitigation Ordinance. Therefore, the project would be expected to have a less than significant impact on such resources. The Project site is not within PAMA, is not within a designated Preserve area, nor is it adjacent to PAMA or a designated Preserve area. The Project site is not within a known regional linkage or corridor and does not contain linear, topographic, and/or vegetative features that would encourage wildlife movement along a specific local path. Further, existing fencing would limit the ability of some wildlife species to pass through the site. The project is entirely surrounded by existing residential and agricultural uses and zoning. Due to existing disturbance and lack of connectivity, the site would not be expected to support sensitive plant or wildlife species. Due to existing disturbance onsite and on the surrounding properties, the site is not likely to contribute to the preservation of wildlife species, including



mule deer and golden eagle. The project conforms to this criterion and is consistent with the goals of the MSCP.

### MSCP Designation For



## **Attachment E – Public Documentation**



MAYOR  
John W. Minto

CITY COUNCIL  
Ronn Hall  
Stephen Houlihan  
Laura Koval  
Rob McNelis



# CITY OF SANTEE

May 31, 2019

Nicolas Gustafson  
County of San Diego  
Planning & Development Services  
5510 Overland Ave. #310  
San Diego, CA 92123

SUBJECT: EI Nopal Tentative Map; PDS2017-TM-5619; PDS2017-ER-17-002

Dear Mr. Gustafson:

Thank you for the opportunity to review and comment on the subject project. This letter is written in response to your request for comments on the Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act (CEQA). The City of Santee concurs with the proposed CEQA exemption for the project and offers the following suggestions regarding the project design:

- A-1 | 1. A median or left turn pocket should be provided in the design of EI Nopal to allow safe turning movements into the project site and to avoid intermittent congestion on EI Nopal. Accordingly, the County should revisit its Mobility Element in regards to the roadway classification, design, and future improvements to EI Nopal to avoid piecemeal improvements to the roadway as the parcels along the roadway are similarly subdivided and developed.
- A-2 | 2. Improvements along the project's EI Nopal frontage should be provided, including curb, gutter and sidewalk and the undergrounding of overhead utilities.
- A-3 | 3. Disclosure should be provided to future residents of possible nuisance issues associated with the adjacent chicken farm.

The City of Santee appreciates the solicitation for input on the proposed project and the opportunity to further our mutual interests. If you should have any questions on our comments, please do not hesitate to contact me at 619-258-4100 extension 167.

Sincerely,

Melanie Kush  
Development Services Director



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

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**TO:** Randall Sjoblom  
**FROM:** Nicolas Gustafson, Project Manager  
**SUBJECT:** El Nopal, Lakeside, PDS2017-TM-5619, PDS2017-ER-17-14-002  
**DATE:** June 7, 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 May 31, 2019. The public disclosure documentation was circulated for public review from May 2, 2019 through May 31, 2018. Comments were not received that require changes to the 15183 Checklist/Environmental Analysis, and/or the project.

**Response to comments received from the City of Santee:**

- A - 1 The County acknowledges and appreciates the review and comments from the City of Santee in the email dated May 31, 2018. Comments received ask that a median or left turn pocket should be provided in the design of El Nopal Road, and ask that the County review the Mobility Element's roadway classification, design and improvements to El Nopal road.

The project will generate 160 net new ADTs. Projects with less than 200 ADT do not result in direct traffic impacts (County Traffic Impact Study Guidelines). Therefore, a Traffic Impact Study was not required, and the County elected to not require public roadway improvements. The County will review the roadway classification, design and improvements along El Nopal Road as part of future updates to the Mobility Element.

- A - 2 The County acknowledges and appreciates the review and comments from the City of Santee in the email dated May 31, 2018. Comments received ask that the project include curb, gutter and sidewalk improvements along El Nopal Road. The City also asks that overhead utilities be undergrounded.

The project will generate 160 net new ADTs. Projects with less than 200 ADT do not result in direct traffic impacts (County Traffic Impact Study Guidelines). Therefore, a Traffic Impact Study was not required, and the County elected to not require public roadway improvements, however, a ten-foot easement will be dedicated along the project's southern boundary and El Nopal Road in case future improvements are required.

On March 7, 2018 the Lakeside Community Planning Group unanimously voted to recommend approval to waive utility undergrounding requirements. On October 25, 2018, the applicant requested a modification to the San Diego County Standard Conditions to waive the requirements for the undergrounding of utility distribution

facilities. On November 16, 2018, the County of San Diego Department of Public Works conditionally approved this request.

- A - 3 The County acknowledges and appreciates the review and comments from the City of Santee in the email dated May 31, 2018. Comments received ask that the project disclose the adjacent chicken farm and potential nuisance issues to future residents of the project.

Notifications of this project have gone out to neighboring property owners. The project has been conditioned to file a Final Public Report with the State of California Department of Real Estate that discloses that there will be hazards or unusual conditions in or near this subdivision related to nearby agricultural uses.

Wednesday, April 5, 2017

**FINAL MEETING MINUTES**

**LAKESIDE COMMUNITY PLANNING GROUP (LCPG)**

**Regular Meeting**

Lakeside Community Center  
9841 Vine Street, Lakeside, CA 92040



FINAL MEETING MINUTES  
LAKESIDE COMMUNITY PLANNING GROUP  
REGULAR MEETING  
WEDNESDAY, APRIL 5, 2017

OPEN HOUSE (6:00 - 6:30pm)

Regular meeting session was called to order at 6:31 p.m.

**PLEDGE OF ALLEGIANCE:** Karen Ensall led the Pledge of Allegiance.

Quorum reached with 10 present.

**Present:** Seat 1-John Neumeister; Seat 2-Brian Sesko; Seat 3-Karen Ensall; Seat 4-Mike Anderson; Seat 5-Deborah Montgomery, Secretary; Seat 6-Josef Kufa;; Seat 8-Nathan Thompson; Seat 9-Diana Senica; Seat 10-Milt Cyphert, Chair; Seat 12-Steve Robak; Seat 14-Julie Bugbee.

**Absent:** Seat 7- Sarai Johnson; Seat 11- Tom Martin; Seat 13-Lisa Anderson; Seat 15-currently vacant

**Late:** Seat 2- Brian Sesko; (missed the vote for the March minutes)

**Public present:** Approximately 25 community members present. Six general community attendees signed in and 12 signed in for TM-5619, El Nopal Sub division.

**APPROVAL OF THE MINUTES** for the meeting of: March 1, 2017

**ACTION:**

ON MOTION by Steve Robak, seconded by Nathan Thompson, the LCPG approved the minutes for the meeting of March 1, 2017 as written.

Ayes: (10)

Nays:

Abstain:

**ANNOUNCEMENTS**

1. **NOTICE:** Audio Recording - Notification was provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.

**OPEN FORUM**

1. Announcements by Mike Anderson:
  - A. Lakeside Chamber of Commerce is having a third Thursday Mixer April 20 at SD Tan at 5:30pm-7:30pm. The Chamber throws the Western Days Parade which is Saturday, April 29.

**COUNTY PRESENTATIONS**

1. General Plan cleanup presentation by Joshua Menvielle, Planner with County of San Diego and Project Manager for the 2017 General Plan cleanup. Will be looking for a formal recommendation later after the draft plan is released. The intent at today's meeting is informational and opportunity to review and question.
  - A. Since the 2011 General Plan update the County has been on a two year cycle to cleanup outstanding issues with the General Plan related to zoning and land use. Prior GP cleanups have been in 2013 and 2015
  - B. Currently working the 2017 cleanup that will go to the Planning Commission scheduled for October 2017 and the Board of Supervisors December 2017
  - C. Lakeside has six potential cleanup items
    - i. LS301, change building type designator from F to K due to a mapping error
    - ii. LS302, Lakeside Downs, re-designating from various to Open Space Conservation and rezoning to Open Space. Reason for change is ownership change
      1. Concern that this property is on the trail map and is blocked off
      2. The trail is to be part of the linkage from Sycamore Park to San Diego River trail. This is the only undeveloped parcel in the area that can be used. Not requiring a trail with this rezone would have a very detrimental impact to the Lakeside community trails master plan
        - a. There is an opportunity through the Board of Supervisors, as part of a discretionary permit, to require a designator be placed for a trail conforming to the Lakeside trails master plan
        - b. There are already existing trails across the site that could be utilized without additional environmental impact
      3. Would recommend not changing until access is negotiated
    - iii. LS303, adding F (flood zone) special use designator as an administrative change to correctly reflect the flood zone
    - iv. LS304, administrative change to rezone one parcel from S88 to RR rural residential to correct a mapping error
    - v. LS305/LS306, ownership changes, land purchased by the Department of Parks and Recreation to be designated as parklands. These four parcels are to be re-designated from RL40 to S80 open space conservation

**PUBLIC HEARING****1) SUBJECT:**

PDS2017-TM-5356-TE, Discretionary Permit for time extension at 9288 Adlai Rd., Lakeside, CA 92040

**OVERVIEW:**

Ronnie Swaim, property owner has been trying to develop the property for some time now. The project was originally approved by the LCPG more than eight years ago. He is applying for a time extension for the map. Waiting for direction from the water board as to where to put water and abatement area. Asking for 3 years' extension max to get the paperwork through.

**ACTION:**

ON MOTION by Brian Sesko, seconded by Nathan Thompson, the LCPG APPROVED the 3-year time extension.

Ayes: (10)

Nays:

Abstain: (1) Julie Bugbee

**2) SUBJECT:**

PDS2017-TM-5619, Tentative Map, Discretionary permit for a subdivision located at 11320 El Nopal Rd., Lakeside, CA 92040

**OVERVIEW:**

Presentation by Larry Walsh, Walsh's Engineering, Surveying. Representing the owner of the project. The project is on El Nopal, is 3.858 acres, VR7.3 general plan designation. VR7.3 equates to 28 lots, 17 lots are proposed (4.4 per acre), about 60%. Will utilize the existing road on the East side, widening and upgrading. There will be parking on both sides of the private road. Houses will be 1800 to 2200 square foot, two story homes

**Public comments:**

1. Frank Hilliker, egg ranch owner in the area wants to make sure that a white paper is attached to the deed to the housing that makes purchasers aware that there is an egg farm in the vicinity with corresponding daily smells, dust, flies, and animals doing animal things. There are also concerns about potential flooding coming from the development; currently getting flooding coming from the hillside now
2. Julie Sutton, 11354 El Nopal, is against the whole project. Concerned with the additional traffic another 17 homes will put on El Nopal. Continuing Mast Blvd. through to Santee would relieve traffic
3. Yitka Perez is concerned with the private road and if there is a maintenance agreement. The road is currently 40 feet wide
4. Janice Shackelford, concerned with no on street parking. Would like to make sure there would be enough off street parking. The property also could affect the trails coming down to El Nopal. The tentative map should be evaluated to make sure the trails corridor is addressed and the best place for it to go
5. Robert Hewitt, 11169 El Nopal, suggested the trail would be best at the East side

**LCPG comments:**

1. Karen Ensall expressed concern about additional traffic and the blind curve for people coming out of the complex and that it is not consistent with the surrounding areas
2. Steve Robak suggests attending meetings in Santee to develop support to finish Mast Blvd.

**ACTION:**

ON MOTION by Nathan Thompson, seconded by Steve Robak, the LCPG APPROVED the Discretionary permit for this project.

Ayes: (9)  
Nays: (1) Karen Ensall  
Abstain: (1) John Neumeister

## GROUP BUSINESS

1. Annual CPG training:
  - a. Anyone not completing the training needs to do so. It is available on line. Form 700 was due April 1, 2017.
2. Members Attendance review:
  - a. No attendance issues.
3. Nominations and vote on Chair, Vice-chair, and Secretary positions
  - a. Milt Cyphert nominated Karen Ensall for Vice-chair
  - b. Karen Ensall nominated Milt Cyphert for Chair
  - c. Milt Cyphert nominated Diana Senica for Secretary

### ACTION:

VOTE to accept Milton Cyphert as Chair for another year

Ayes: (11)  
Nays:  
Abstain:

VOTE to accept Karen Ensall as Vice-chair for a year

Ayes: (11)  
Nays:  
Abstain:

VOTE to accept Diana Senica as Secretary for a year

Ayes: (11)  
Nays:  
Abstain:

## D. Discussion and approval of CIP recommendations

### OVERVIEW:

A subcommittee meeting was held Wed. March 29 where input from the community was collected on places to put the CIP money. Golden Ridge and surrounding areas were moved to the top of the list. Calming the traffic on Moreno Ave will be moved



to 2<sup>nd</sup> priority. Suggestions were made for some potential solutions. Public comment was that traffic could be stopped at the dam intersection prohibiting through traffic. Suggestions about school safety was also moved up in priority. Milton read off all the recommendations on the list and the suggested priorities. The public was asked if there were other suggestions to add to the list.

**ACTION:**

ON MOTION by Deborah Montgomery, seconded by Steve Robak, the LCPG APPROVED the CIP Priority List as discussed at the meeting.

Ayes: (10)

Nays:

Abstain: (1) Julie Bugbee

### 3) SUBCOMMITTEE REPORTS

A. Design Review Board (DRB):

- i. None
- ii. There are seven seats on the Design Review
- iii. When seat terms are up the LCPG needs to appoint new representatives

B. County Service Area 69 (CSA 69):

- i. None

C. Trails Committee Report:

- i. None

D. CIP:

- i. See prior discussion

E. PLDO

- i. Prior meeting on March 27, 2017
- ii. Waiting on five planning groups to respond on the PLDO and Planning Group realignment
- iii. Went over different policy issues and parks
  - 1. Parks are desired but have no maintenance money
- iv. Designing a tool kit for developers to look at different options for figuring out what to build with money if they choose to build
- v. Next meeting is May 22, 2017

**ADJOURNMENT OF MEETING: 7:59pm**

Next Meeting Date: Wednesday, May 3, 2017, starting at 6:30

Deborah Montgomery, Secretary  
Lakeside Community Planning Group  
[lakesidecpg@gmail.com](mailto:lakesidecpg@gmail.com)

Visit our website for Agendas, Project Materials, Announcements & more at: [LCPG.weebly.com](http://LCPG.weebly.com) or send an email to the LCPG chair & secretary at: [lakesidecpg@gmail.com](mailto:lakesidecpg@gmail.com)

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## **Public Disclosure**

*We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.*

## **Access and Correction of Personal Information**

*You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error, if you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.*

**Attachment F – Service Availability Forms**



County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - FIRE**  
**ZONING DIVISION**

Please type or use pen		<b>F</b> ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ DISTRICT CASHIER'S USE ONLY									
Salim Miro, Managing Member, SCSS Development, LLC (619) 246-8012 Owner's Name _____ Phone _____ 2608 West Canyon Avenue Owner's Mailing Address _____ Street _____ San Diego CA 92123 City State Zip											
<b>SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT</b>											
A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone. <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension...Case No. _____ <input type="checkbox"/> Expired Map...Case No. _____ <input type="checkbox"/> Other _____		Assessor's Parcel Number(s) (Add extra if necessary) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 20px;"></td> <td style="width: 50%; text-align: center;">379-023-39</td> </tr> <tr><td style="height: 20px;"></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td></tr> </table>			379-023-39						
	379-023-39										
B. <input checked="" type="checkbox"/> Residential . . . . . Total number of dwelling units <u>17</u> <input type="checkbox"/> Commercial . . . . . Gross floor area _____ <input type="checkbox"/> Industrial . . . . . Gross floor area _____ <input type="checkbox"/> Other . . . . . Gross floor area _____		Thomas Guide, Page <u>1231</u> Grid <u>G3</u> 11320 El Nopal Project address _____ Street _____ Lakeside 92040 Community Planning Area/Subregion _____ Zip _____									
C. Total Project acreage <u>3.85</u> Total lots <u>17</u> Smallest proposed lot <u>0.14</u> Ac											
OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT. Applicant's Signature: <u>Brian Turner</u> Date: <u>7-13-16</u> Address: <u>2608 West Canyon Ave., San Diego, CA 92123</u> Phone: <u>(619) 246-8012</u> (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)											
<b>SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT</b>											
District Name: <u>Lakeside FPD</u> Indicate the location and distance of the primary fire station that will serve the proposed project: <u>FS 2, 12216 Lakeside Ave., 1.6 miles</u>											
A. <input checked="" type="checkbox"/> Project is in the District and eligible for service. <input type="checkbox"/> Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the District and not within its Sphere of Influence boundary. <input type="checkbox"/> Project is not located entirely within the District and a potential boundary issue exists with the _____ District.											
B. <input checked="" type="checkbox"/> 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 <u>3.2</u> minutes. <input type="checkbox"/> Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.											
C. <input checked="" type="checkbox"/> District conditions are attached. Number of sheets attached: <u>2</u> <input type="checkbox"/> District will submit conditions at a later date.											
<b>SECTION 3. FUELBREAK REQUIREMENTS</b>											
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.											
<input checked="" type="checkbox"/> Within the proposed project <u>100</u> feet of clearing will be required around all structures. <input type="checkbox"/> 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: <u>[Signature]</u> _____		JAMES PINE, DFM 858.495.5434 2/13/17 Print Name and Title Phone Date									
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											







# County of San Diego

HERMAN REDDICK  
PROGRAM MANAGER  
(858) 974-5999  
FAX (858) 467-9662

Public Safety Group  
San Diego County Fire Authority  
5510 Overland Ave, Suite 250, San Diego, CA 92123-1239  
www.sdcountyfire.org

SUSAN QUASARANO  
PROGRAM COORDINATOR  
(858) 974-5924  
FAX (858) 467-9662

February 13, 2017

SCSS Development, LLC  
2608 West Canyon Ave.  
San Diego, CA 92123

Ref: **Project Facility Availability Form (399F)**  
**APN 379-023-39**  
**El Nopal – Conditions**

Following are the County Fire Marshal's Office comments in response to a request for a Project Facility Availability Form, and are preliminary in nature.

## ***FIRE ACCESS ROADWAYS - Road design***

1. Fire access roadways are required from building pads to a public way. The fire access roadway (including driveways) shall be extended to within 150 feet of acceptable fire fighter/hoseline access to all ground level exterior portions of proposed buildings.
2. Proposed on-site roadways will be required to meet DPW Public or Private Road Standards and designed to support the imposed load of fire apparatus (not less than 75,000 lbs.).
3. Due to the density of the project, on street parking shall be provided on both sides of the street to ensure that the minimum clear width of 24 feet is maintained at all times.
4. The cul-de-sac shall have a paved radius of 36 feet.
5. A vertical clearance of not less than 13 feet 6 inches shall be maintained.
6. All new public roads, all private roads within subdivisions and all private road easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works Design Standard #DS-13.

***FIRE PROTECTION – Fire Protection Plan***

A Fire Protection Plan—Letter Report shall be provided and be formatted per the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements—Wildland Fire and Fire Protection.

***FIRE PROTECTION – Automatic fire sprinklers***

New residential buildings and attached garages shall be equipped with fire sprinklers to NFPA 13D and County of San Diego standards.

***WATER SUPPLY—Fire hydrants and water mains***

1. Fire hydrants shall be installed at the intersection of El Nopal and “Street A” and on Lots 7 & 14.
2. The fire flow capacity for the water main serving the hydrants shall be a minimum of 2,500 gallons per minute.
3. Fire hydrants are to be identified by a reflectorized blue marker, with a minimum dimension of 3 inches, in the center of the travel lane adjacent the water source, or by other methods approved by the fire code official.

***IGNITION-RESISTIVE CONSTRUCTION (informational only)***

At the time of building plan review, the Fire Marshal will check for fire code compliance with the County Consolidated Fire Code, County Building Codes, and other applicable standards. Plans will be reviewed for elements including (but not limited to):

- Class A roofing
- Non-combustible exterior walls
- Dual pane/tempered glazing
- Vent restrictions
- Eaves enclosed, not vented
- Smoke alarms
- Spark arresters
- Deck restrictions

Please call or email me if you have any questions or need clarification – (858) 495-5434 or [James.Pine@sdcounty.ca.gov](mailto:James.Pine@sdcounty.ca.gov).

Best regards,



James Pine, Deputy Fire Marshal  
San Diego County Fire Authority  
Public Safety Group



County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SEWER**  
 ZONING DIVISION

Please type or use pen			S
Salim Miro, Managing Member, SCSS Development, LLC (858)922-6424			
Owner's Name	Phone		
12905 Sedge Ct.			
Owner's Mailing Address	Street		
San Diego	CA	92129	
City	State	Zip	
ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____			
DISTRICT CASHIER'S USE ONLY			

**SECTION 1. PROJECT DESCRIPTION****TO BE COMPLETED BY APPLICANT**

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment  
☐ Specific Plan or Specific Plan Amendment  
☐ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_
- B. ☒ Residential ..... Total number of dwelling units 17  
☐ Commercial ..... Gross floor area \_\_\_\_\_  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

 Assessor's Parcel Number(s)  
 (Add extra if necessary)

	379-023-39

C. Total Project acreage 3.85 Total lots 17 Smallest proposed lot 0.14 Ac

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No  
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1231 Grid G3

11320 El Nopal

Project address Street

Lakeside 92040

Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.  
 OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature]  
 Address: 12905 Sedge Ct., San Diego, CA 92129

Date: 1/7/2019  
 Phone: (858)922-6424

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY****TO BE COMPLETED BY DISTRICT**

District name PADRE DAM MWD \*\*\*Letter expires 1/25/2020\*\*\* WSA

- 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.  
☐ 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 attached: \_\_\_\_\_  
☐ Project will not be served for the following reason(s): \_\_\_\_\_
- C. ☒ District conditions are attached. Number of sheets attached: 4  
☐ 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? Approx 1,000' ±

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.

[Signature] Cheryl Brugman Eng. Tech. 619.258.4635 1/25/2019  
 Authorized Signature Print Name and Title Phone Date

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 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



SEWER AVAILABILITY ATTACHMENT  
CONDITIONS OF APPROVALPROJECT NAME El Nopal Subdivision FOR 17 SFD MAP NUMBER \_\_\_\_\_

A.P.N.(s) 379-023-39

**FACILITIES**

Project location and lot size may determine if the proposed project will require a public sewer main extension. If a sewer main extension is necessary, the following will be requirements to proceed with the project. The Developer / Property Owner shall:

- ☒ [ X ] Prepare plans for a Public Sewer system according to Padre Dam's Requirements.
- ☒ [ X ] Provide the agreement and securities required by the County/City and/or Padre Dam to install the public sewer system required for the project.
- ☒ [ X ] Install a Sewer System per the Padre Dam Rules and Regulations and Standard Specifications.
- ☒ [ X ] Pay for all installation and capacity fees for each lateral connection, each lot, or each building. (As determined by project need prior to District providing service or a commitment letter)
- ☒ [ X ] Install potable water, reclaimed water and sewer lines with the required separation as determined by the Health Department and Padre Dam.

Padre Dam does not require that all lots be connected to the public sewer system. Alternate sources of sewer disposal are under the jurisdiction of the County of San Diego, or the City of Santee.

**EASEMENTS**

- ☒ [ X ] Developer shall dedicate to Padre Dam all necessary easements for that portion of the sewer system which is to be public.
- ☒ [ X ] Easements may be required by Padre Dam to allow for future main extensions to serve property beyond the boundaries of the map/project.

**FACILITY COMMITMENT**

- ☒ [ X ] Adequate sewer facility commitment shall be committed prior to final project approval/map recordation and shall be available concurrent with project need.

**SPECIAL CONDITIONS**

- ☒ [ X ] The closest sewer main to this project is a 6 inch PVC main in Big Cone Drive. An approximate 1,100 foot main extension from Big Cone Drive and El Nopal would be required to serve this project. Easements dedicated to Padre Dam would be required to reach the existing 6" sewer main.
- ☒ [ X ] A minimum 10 foot separation OD-OD is required from all water and storm drains.
- ☒ [ X ] A sewer analysis will be required to determine feasibility.

Approved by Cheryl Brugman

Date 1/25/19





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SCHOOL**  
**ZONING DIVISION**

Please type or use pen  
 (Two forms are needed if project is to be served by separate school districts)

SCSS Development, LLC (619) 246-8012  
 Owner's Name Phone

2608 West Canyon Avenue  
 Owner's Mailing Address Street

San Diego CA 92123  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE \_\_\_\_\_

ELEMENTARY \_\_\_\_\_  
 HIGH SCHOOL \_\_\_\_\_  
 UNIFIED \_\_\_\_\_

**Sc**

DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION** **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**  
☐ Rezones changing Use Regulations or Development Regulations  
☐ General Plan Amendment  
☐ Specific Plan  
☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**  
☐ Rezones changing Special Area or Neighborhood Regulations  
☒ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☐ Boundary Adjustment  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other: \_\_\_\_\_

C. ☒ Residential . . . . . Total number of dwelling units 17  
☐ Commercial . . . . . Gross floor area \_\_\_\_\_  
☐ Industrial . . . . . Gross floor area \_\_\_\_\_  
☐ Other . . . . . Gross floor area \_\_\_\_\_

D. ☒ Total Project acreage 3.85 Total number lots 17

Assessor's Parcel Number(s)  
 (Add extra if necessary)

	379-023-39

Thomas Guide Page 1231 Grid G3  
 11320 El Nopal  
 Project address Street  
 Lakeside 92040  
 Community Planning Area/Subregion Zip

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: 2608 West Canyon Ave., San Diego, CA 92123 Phone: (619) 246-8012  
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY** **TO BE COMPLETED BY DISTRICT**

Grossmont Union H.S. District  
 District Name:

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: \_\_\_\_\_ miles: \_\_\_\_\_  
 Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_  
 High school: SANTANA High School miles: \_\_\_\_\_

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☒ high school. (Check)  
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.  
☒ Project is located entirely within the district and is eligible for service.  
☐ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Rosa Russell  
 Authorized Signature

Rosa Russell  
 Print Name

7/3/16  
 Print Title

619 8177  
 Phone

On completion of Section 2 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





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SCHOOL**  
**ZONING DIVISION**

*Please type or use pen*  
 (Two forms are needed if project is to be served by separate school districts)

SCSS Development, LLC (619) 246-8012  
 Owner's Name Phone

2608 West Canyon Avenue  
 Owner's Mailing Address Street

San Diego CA 92123  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE \_\_\_\_\_

ELEMENTARY \_\_\_\_\_  
 HIGH SCHOOL \_\_\_\_\_  
 UNIFIED \_\_\_\_\_

**Sc**

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT  
☐ Rezones changing Use Regulations or Development Regulations  
☐ General Plan Amendment  
☐ Specific Plan  
☐ Specific Plan Amendment

B. DEVELOPMENT PROJECT  
☐ Rezones changing Special Area or Neighborhood Regulations  
☒ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☐ Boundary Adjustment  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

C. ☒ Residential . . . . . Total number of dwelling units 17  
☐ Commercial . . . . . Gross floor area \_\_\_\_\_  
☐ Industrial . . . . . Gross floor area \_\_\_\_\_  
☐ Other . . . . . Gross floor area \_\_\_\_\_

D. ☒ Total Project acreage 3.85 Total number lots 17

Assessor's Parcel Number(s)  
 (Add extra if necessary)

	379-023-39

Thomas Guide Page 1231 Grid G3  
 11320 El Nopal  
 Project address Street  
 Lakeside 92040  
 Community Planning Area/Subregion Zip

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: 2608 West Canyon Ave., San Diego, CA 92123 Phone: (619) 246-8012  
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Lakeside Union

If not in a unified district, which elementary or high school district must also fill out a form?  
Grossmont High School District

Indicate the location and distance of proposed schools of attendance.

Elementary: LAKE SIDE FARMS miles: 1.5  
 Junior/Middle: LAKE SIDE MIDDLE SCHOOL miles: 1.4  
 High school: \_\_\_\_\_ miles: \_\_\_\_\_

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)  
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.  
☒ Project is located entirely within the district and is eligible for service.  
☐ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

E. Garcia  
 Authorized Signature  
 Assistant Superintendent

Erin Garcia  
 Print Name  
 619-390-2600  
 Phone

On completion of Section 2 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





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - WATER**  
**ZONING DIVISION**

Please type or use pen

Salim Miro, Managing Member, SCSS Development, LLC (619) 246-8012  
 Owner's Name Phone  
 2608 West Canyon Avenue  
 Owner's Mailing Address Street  
 San Diego CA 92123  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE \_\_\_\_\_

AMT \$ \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

**W**

**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: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

Assessor's Parcel Number(s)  
 (Add extra if necessary)

	379-023-39

- B. ☒ Residential ..... Total number of dwelling units 17  
☐ Commercial ..... Gross floor area \_\_\_\_\_  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

- C. ☒ Total Project acreage 3.85 Total number of lots 17

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No  
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1231 Grid G3  
 11320 El Nopal  
 Project address Street  
 Lakeside 92040  
 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: 1-4-2019

Address: 2608 West Canyon Ave., San Diego, CA 92123

Phone: (619) 246-8012

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY**

**TO BE COMPLETED BY DISTRICT**

District Name: PADRE DAM MWD \*\*\*Letter expires 1/25/2020 \*\*\*  
 Service area WSA

- 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: 1.  
☐ 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: Cheryl Brugman Print Name Cheryl Brugman

Print Title Senior Engineering Technician Phone 619.258.4635 Date 1/25/2019

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



**WATER AVAILABILITY ATTACHMENT  
CONDITIONS OF APPROVAL**

PROJECT NAME El Nopal Subdivision FOR 17 SFD MAP NUMBER \_\_\_\_\_  
A.P.N.(s) 379-023-39

**FACILITIES**

Domestic/Irrigation service and fire hydrant requirements may determine if the proposed project will require a water main extension. If a water main extension is necessary, the following will be requirements to proceed with the project. The Developer / Property Owner shall:

- ☒ Prepare plans for a Potable Water system according to Padre Dam's Requirements.
- ☒ Provide the agreement and securities required by the County / City and/or Padre Dam to install the public water system required for the project.
- ☒ Install a Potable Water System per the Padre Dam Rules and Regulations and Standard Specifications.
- ☒ Pay for all installation and capacity fees for each meter connection, each lot, or each building. (As determined by project need prior to District providing service or an unconditional commitment letter)
- ☒ Install private/public potable water, reclaimed water and sewer lines with the required separation as determined by the Health Department and Padre Dam.

Padre Dam does not require that all lots be connected to the public water system. Alternate sources of water are under the jurisdiction of the County of San Diego, or the City of Santee.

**EASEMENTS**

- ☒ Developer shall dedicate to Padre Dam all necessary easements for that portion of the water system which is to be public.
- ☒ Developer shall obtain private easements for private water lines to reach their property when necessary.
- ☒ Easements may be required by Padre Dam to allow for future main extensions to serve property beyond the boundaries of the map/project.

**FACILITY COMMITMENT**

- ☒ Adequate water facility commitment shall be committed prior to final project approval/map recordation and shall be available concurrent with project need. Unconditional Facility Commitment form will be signed upon payment of capacity and meter fees.

**SPECIAL CONDITIONS**

- ☒ There is an existing 14 inch ACP water main in El Nopal.
- ☒ There are 2 existing water services on El Nopal that serve the parcels to the north of this project (APN 379-023-38 and 17). These services will need to be relocated to the new main as part of the project. The customers must be kept in service during construction.
- ☒ Any existing water services not used as part of the project to be abandoned by PDMWD at developer expense.
- ☒ Reduced pressure backflows per WAS are required on at all meters.
- ☒ Water Quality maintenance throughout this project will be a consideration that must be part of the water system design for this project. Onsite/offsite water line looping may be required.



**Attachment G – Ownership Disclosure**



County of San Diego, Planning &amp; Development Services

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

ZONING DIVISION

Record ID(s) PDS2017-TM-5619Assessor's Parcel Number(s) 379-023-39

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.

Salim Miro

James Lackritz  
SCSS Development, LLC

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

SCSS Development, LLC

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

Salim Miro  
 Print Name

3-17-17  
 Date

SDC PDS RCVD 03-24-17

TM-5619

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

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