The County of San Diego

Planning Commission Hearing Report

Date:	September 13, 2019	**Case/File No.:**	Aventine at Sweetwater Springs; PDS2018-GPA-18-004; PDS2018-SPA-18-002; PDS2018-REZ-18-002; PDS2018-TM-5627; PDS2018-STP-18-013; PDS2018-MUP-70-299W1M32; PDS2018-ER-18-19-003
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	Multi-Family Condominium Development; General Plan Amendment, Specific Plan Amendment, Zone Reclassification, Tentative Map, Site Plan, Major Use Permit Minor Deviation
Time:	9:00 a.m.	**Applicant/Owner:**	Lennar Homes of California, Inc.
Agenda Item:	#3	**Appeal Status:**	Not applicable; Approval by the Board of Supervisors
Environmental:	Mitigated Negative Declaration	**APNs:**	505-580-07, -08, -09, -10

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 project, findings, conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Discretionary actions required for the proposed project include a General Plan Amendment (GPA), a Specific Plan Amendment (SPA), a Zone Reclassification (REZ), a Site Plan (STP), a Tentative Map (TM), and a Major Use Permit (MUP) Minor Deviation.

The proposed Aventine at Sweetwater Springs project, submitted in 2018, is a 92-unit residential development in the Spring Valley Community Plan area. The 10.6-acre property is currently zoned C36, or General Commercial, and has an existing neighborhood retail center that will be demolished and removed.

The GPA (PDS2018-GPA-18-004) would change the General Plan Land Use Designation from General Commercial to Village Residential (VR-10.9), which allows a residential density of 10.9 dwelling units per acre. The Regional Category of Village applies to the property and no change to the Regional Category is proposed with the Project. The GPA would also amend the Spring Valley

Community Plan maps and text to reflect the project and the change from commercial to residential. The SPA (PDS2018-SPA-18-002) would amend the Rancho San Diego (Sweetwater-Avocado) Specific Plan (SP-74-01) to change the land use designation from General Commercial to Multi-Family Residential. The REZ (PDS2018-REZ-18-002) would change the zoning designation from General Commercial (C36) to Multi-Family Residential (RM). A STP (PDS2018-STP-18-013) is required due to the "B" special area designator, ensuring the project is reviewed for community design consistency. A Minor Deviation will be processed to remove the property from MUP-70-299 (PDS2018-MUP-70-299W1M32). This MUP was approved in 1970 for Sweetwater Village, a Planned Residential Development covering the area west and northwest of the project site along Austin Drive. The subject property was designated in the MUP as a commercial shopping center serving the residential community. Finally, the TM is required for the condominium subdivision.

During processing of the application, the County received comments from stakeholders relating to parking, traffic, cumulative impacts, and community character. The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, and the Planning & Development Services (PDS) recommendation.

The Planning Commission is asked to consider the project and recommend either approval of the project as submitted, approval of the project with modifications, or denial of the project. PDS analyzed the project for consistency with the General Plan, Zoning Ordinance, Subdivision Ordinance, and other applicable regulations, policies and ordinances and reviewed the project's potential impacts on the environment in accordance with CEQA. Based on staff's analysis, it is the position of PDS that the required findings can be made, and staff recommends approval of the GPA, SPA, REZ, TM, STP, and MUP Minor Deviation, with the conditions noted in the attached Resolutions, Ordinance, and Forms of Decision (Attachments B through G).

2. Requested Actions

This is a request for the Planning Commission to evaluate the proposed project, which is a GPA, SPA, REZ, TM, STP, and MUP Minor Deviation for a condominium development, determine if the required findings can be made and, if so, make the following recommendations to the Board of Supervisors (Board):

a. Adopt the Environmental Findings, which includes the adoption of a Mitigated Negative Declaration (MND) pursuant to California Environmental Quality Act (CEQA) guidelines (Attachment A).

b. Adopt the GPA Resolution PDS2018-GPA-18-004 titled Resolution of the San Diego County Board of Supervisors Adopting General Plan Amendment GPA-18-004 (Attachment B).

c. Adopt the SPA Resolution PDS2018-SPA-18-002 titled Resolution of the San Diego County Board of Supervisors Approving Specific Plan Amendment SPA-18-002 (Attachment C).

d. Adopt the Ordinance for REZ PDS2018-REZ-18-002 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE SPRING VALLEY COMMUNITY PLAN AREA, REF: PDS2018-REZ-18-002 (Attachment D).

e. Adopt the Resolution of Approval of Tentative Map PDS2018-TM-5627, 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 (Attachment E).

f. Grant the STP PDS2018-STP-18-013, which includes the requirements and conditions set forth in the Form of Decision (Attachment F).

g. Grant the MUP Minor Deviation Form of Decision PDS2018-MUP-70-299W1M32 (Attachment G).

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 Spring Valley Community Plan?

c. Is the proposed project consistent with the Spring Valley Community Design Guidelines?

d. Is the proposed project consistent with the County's Zoning Ordinance?

e. Is the proposed project consistent with the County's Subdivision Ordinance?

f. Is the project consistent with other applicable County regulations?

g. Does the project comply with CEQA?

B. BACKGROUND

The project site is developed as a neighborhood retail center comprised of approximately 119,000 square feet; however, the retail center currently has a total vacancy rate of 53%, and has historically underperformed in terms of ownership, tenant stability, and lease rates. With the high vacancy rate, the project site has been the target of graffiti and trash dumping for several years. The applicant proposes to re-designate the project site from commercial to residential to provide additional housing opportunities in the community.

C. DEVELOPMENT PROPOSAL

1. Project Description

The Aventine at Sweetwater Springs project is a multi-family condominium development including 92 townhome units on one common lot, located at the corner of Sweetwater Springs Boulevard and Austin Drive (Figures 1 through 4). The development includes two private active recreation areas, internal private roads and courtyards, and an on-site storm water quality basin. The townhomes are designed in four-unit or six-unit groups, most of which share private courtyard driveways with the remaining units fronting on the internal private roads. Earthwork consists of approximately 23,200 cubic yards of balanced cut and fill, and offsite improvements consist of driveway and road improvements along Austin Drive and Sweetwater Springs Boulevard, and upgrading the Sweetwater Springs Boulevard crosswalk to meet accessibility requirements. Project design components are discussed below.

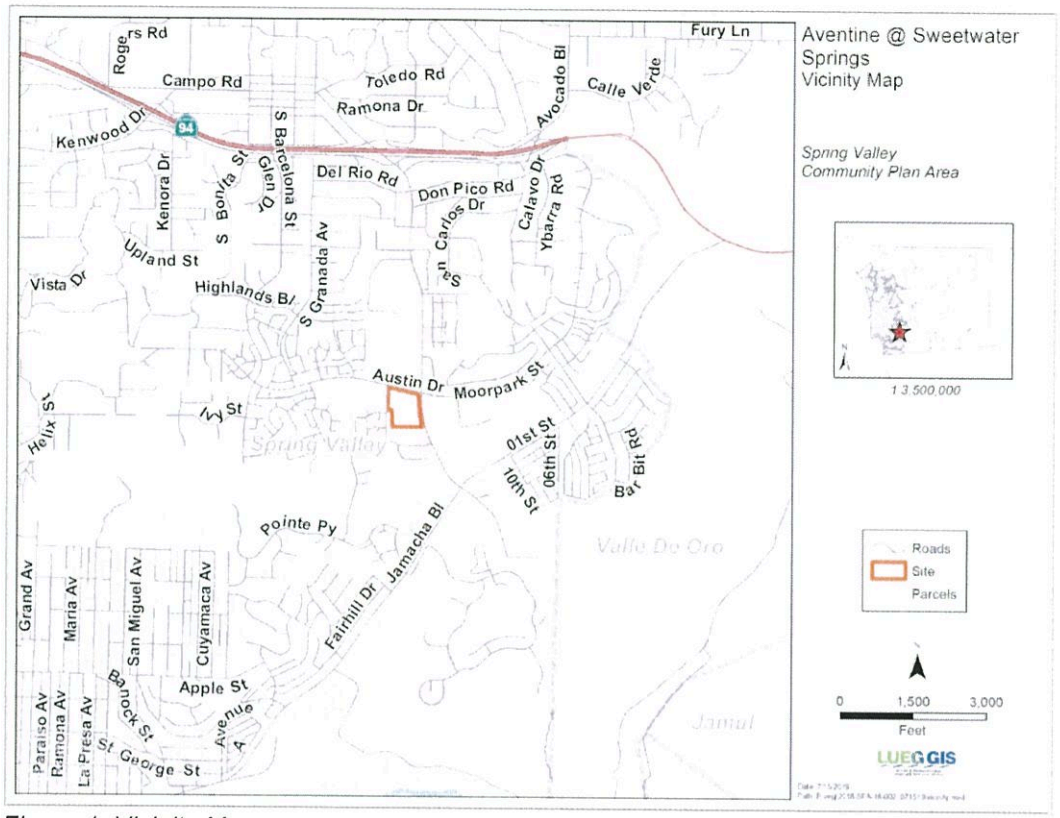


Figure 1: Vicinity Map

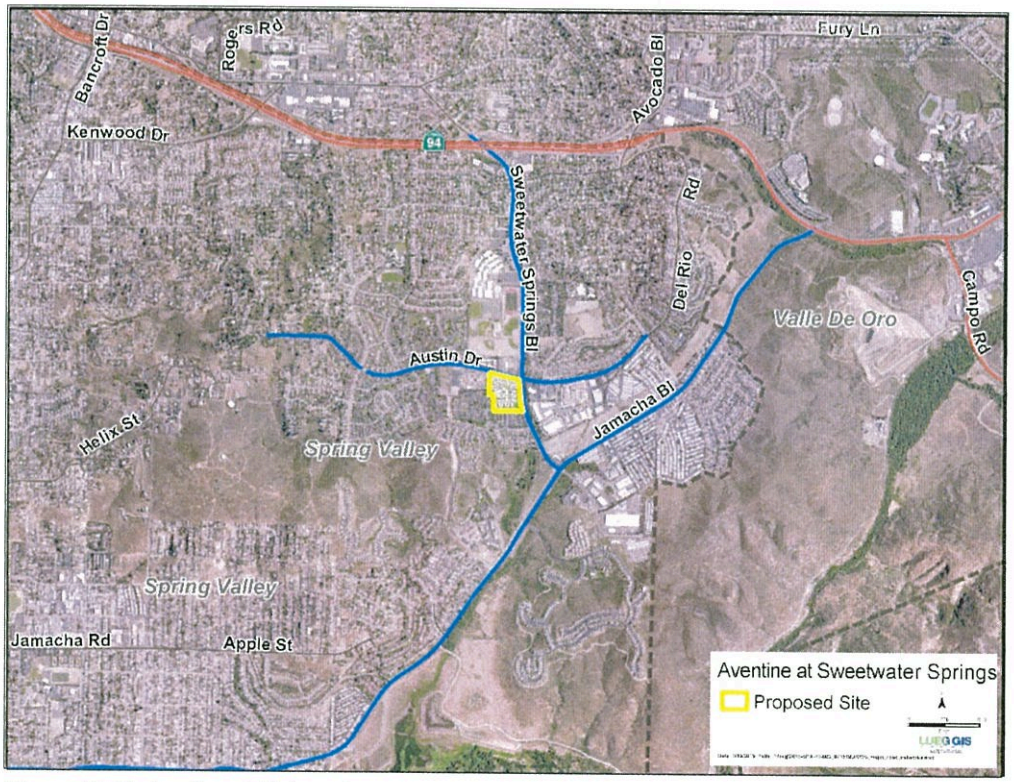


Figure 2: Major Road Network

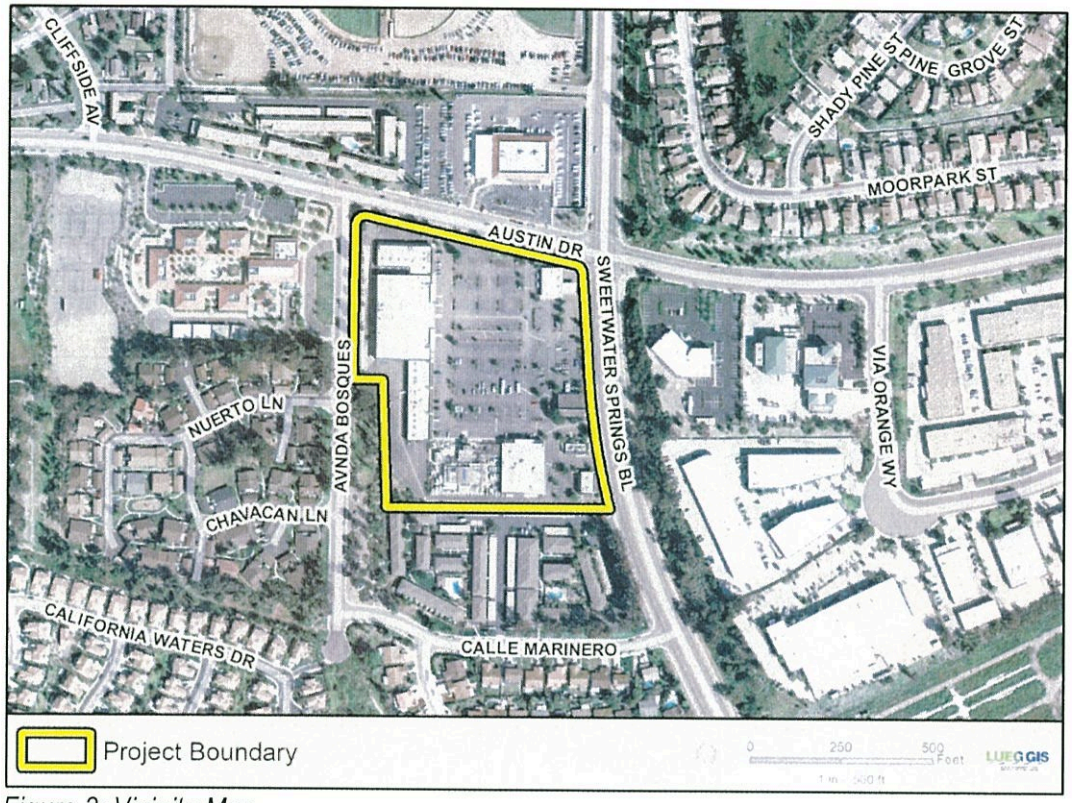


Figure 3: Vicinity Map



Figure 4: Conceptual Landscape Plan

Residential Units

The project includes three floor plan options, ranging in size from 1,950 square feet to 2,165 square feet, each with four bedrooms and three bathrooms. The two larger options include an additional loft area. Each unit is a separate building, with a minimum of 10 feet between each building. The architecture of the buildings will consist of four different style options: Farmhouse style, Ranch style, and Spanish styles A and B (Figures 5a and 5b). Color schemes will vary throughout the development, with a focus on earth tone colors and natural design elements as demonstrated in the proposed SPA (Section I, Design Guidelines, Attachment H). The height of the units will vary between 24 and 28 feet high.





Figure 5a: Conceptual Architectural Renderings





Figure 5b: Conceptual Architectural Renderings

Each townhome includes a two-car garage and private useable open space in the rear of each unit. Each unit will include installation of a solar/photovoltaic system equal to 1.8-kilowatt hours (kWh) and will be plumbed for the future installation of a Level 2 electric vehicle (EV) charging station, to help homes achieve Zero Net Energy performance targets.

Private Recreation Areas

The development includes two private recreation areas. One area will be a tot lot, totaling approximately 6,200 square feet, and the other will be an active recreation area totaling approximately 9,000 square feet. The tot lot will consist of play structures, an open turf area, and required landscaping. The active recreation area will be primarily open turf with a decomposed granite game area and sport court, benches, and required landscaping (Figure 6). Sidewalks surround each area providing connectivity to surrounding residential units.

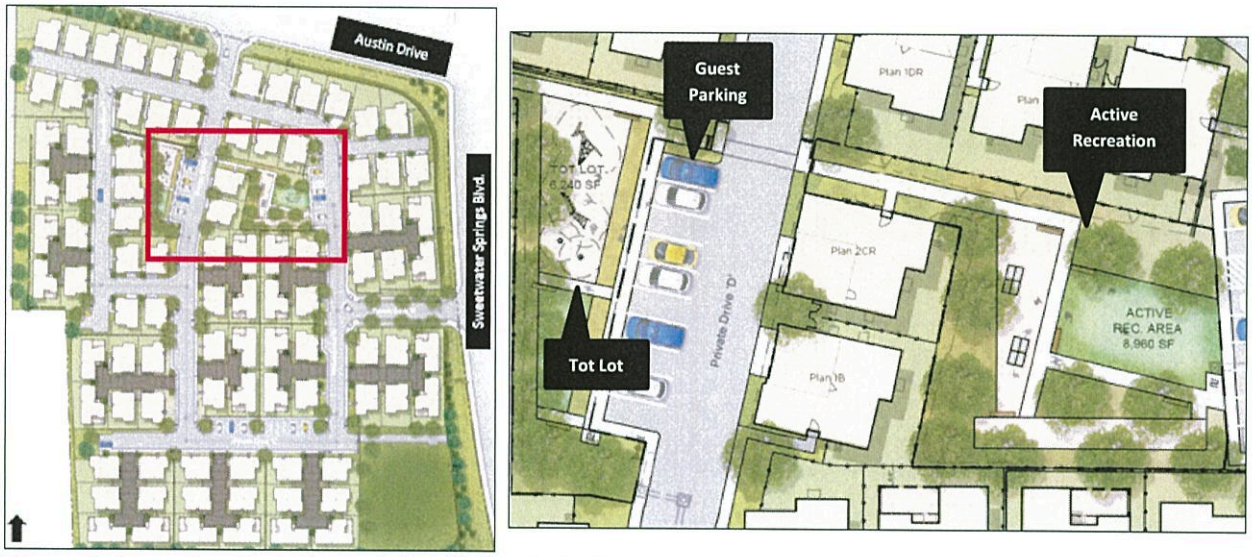


Figure 6: Overall project site on left, with inset of private recreation areas on right.

Internal Roads and Courtyard Products

The development utilizes six private internal roads for access to each unit. The private roads are 24-feet wide and provide access to Sweetwater Springs Boulevard to the east and Austin Drive to the north via private driveways. Of the 92 residences proposed, 32 are accessed directly from the private roads. The remaining 60 residences are courtyard products accessed via shared driveways, as discussed below. Guest parking is provided in several locations within the development including along the three main internal private roads, with a few spaces located at the end of the private roads on the west side of the development. In total, there are 42 guest parking spaces including two accessible spaces and two spaces plumbed for the future installation of EV charging stations. Installation of EV charging stations will be the responsibility of the Homeowners Association. Along most of the internal roads are four-foot wide sidewalks connecting to existing sidewalks on adjacent public roads.

The development includes 12 separate courtyards serving groupings of either four or six residences and totaling 60 residences. Figure 7 on the following page shows the different courtyard layouts. The courtyards are accessed from the onsite private roads and sidewalks. The driveways providing access to the courtyard residences will be surfaced with interlocking pavers.

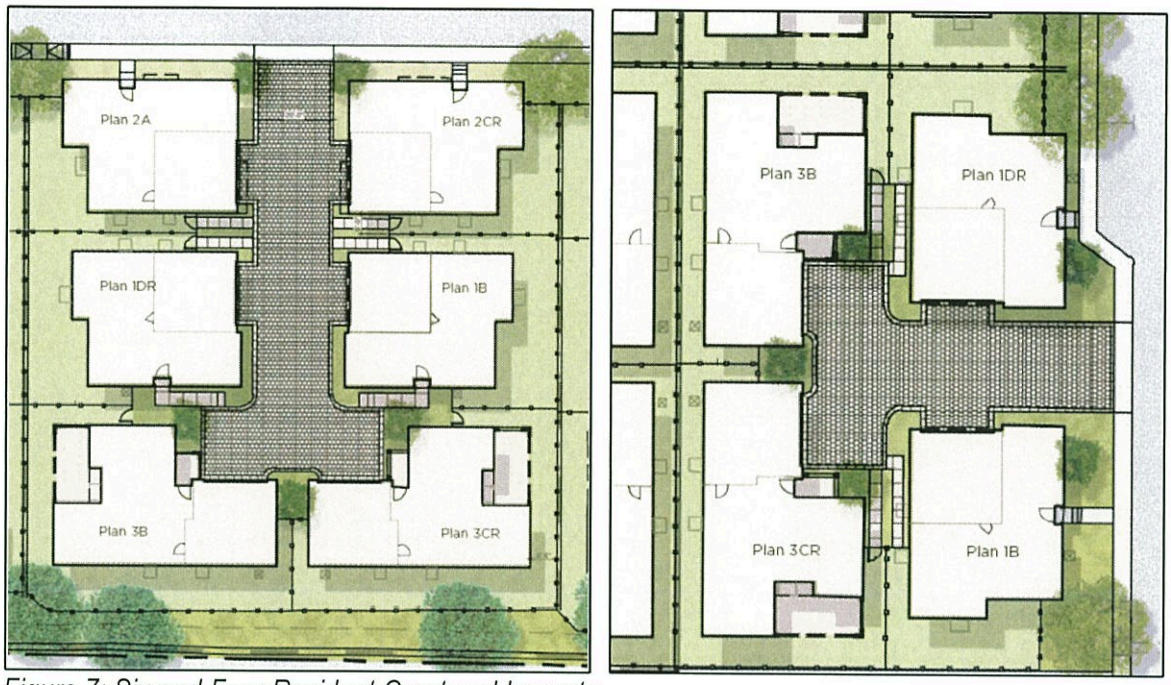


Figure 7: Six and Four Resident Courtyard Layouts

Access and Improvements

Access to the development will be provided by private roads off Sweetwater Springs Boulevard and Austin Drive. Existing driveways along the north and east project site boundaries will be removed, and new private roads will be constructed in slightly different locations. Main access is intended to be taken from Austin Drive, which is proposed to be located approximately 370 feet from the intersection of Austin Drive and Sweetwater Springs Boulevard. Improvements to Austin Drive include restriping the southern half of the road, maintaining the middle turn lanes and the 12-foot travel lane, and altering the bike lane to four feet wide with a two-foot buffer between the bike lane and the existing eight-foot parking lane.

The Sweetwater Springs Boulevard entrance will be located approximately 300 feet from the same intersection and will be improved to a width of 24 feet with a permeable pavement surface. According to the General Plan, Sweetwater Springs Boulevard is classified as 4.1.A Mobility Element Road – Major Road with a raised median. It is currently constructed as a four-lane undivided road with a two-way left turn lane. To comply with the Mobility Element, the project has been conditioned to construct an eight-foot wide raised median the length of the project frontage. A left turn pocket will be provided into the proposed private road, but no left turn will be allowed out of the development.

Additional improvements include upgrading of the western crosswalk heading north-south across Austin Drive at the Sweetwater Springs Boulevard intersection. Improvements consist of providing truncated domes, or ground surface indicators, at the existing pedestrian ramps, installing American Disabilities Act (ADA) compliant push buttons, and maintaining the existing striped crosswalk.

Public Transit

The Metropolitan Transit Service (MTS) provides bus transit service every 30 minutes in the Spring Valley community along the Rancho San Diego 855 line, for which there is an existing stop located

near the Sweetwater Springs Boulevard/Austin Drive intersection (Figure 8). This existing stop will serve residents of the proposed development. Route 855 eventually connects to the Spring Street Trolley stop about four miles northwest of the project site. Another nearby transit line, Rancho San Diego 856, runs along Jamacha Boulevard, approximately 0.2 miles south of the project site. Route 856 serves Cuyamaca College to the east and San Diego State University to the northwest.



Figure 8: Existing Transit Stops Near Development

Municipal Services

The project has demonstrated that all necessary services and facilities are available as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability Forms for Public Sewer, Water, School, and Fire Services).

Project Facility Availability Forms have been provided for all services and are included in Attachment K, Service Availability Forms.

The project will be served by the following Districts:

Sewer: San Diego County Sanitation District
Fire: San Miguel Consolidated Fire Protection District
Water: Otay Water District

School: La Mesa – Spring Valley School District and Grossmont Union High School District

2. Subject Property and Surrounding Land Uses

The project site is in the community of Spring Valley within unincorporated San Diego County, at the southwest corner of Sweetwater Springs Boulevard and Austin Drive. The property is bordered to the north by Austin Drive, to the east by Sweetwater Springs Boulevard, to the south by an apartment complex, and to the west by Avenida Bosques. The site is currently developed with a neighborhood retail center which includes a large central surface parking lot. Several large eucalyptus and pine trees are present along the western border of the property on a slope along Avenida Bosques; these will remain with the development. The developed portion of the site is relatively flat, and no natural features are present. Two recently approved residential projects, Sweetwater Vistas and Sweetwater Place, are located approximately 0.2 miles south of the proposed development, shown in Figure 9 below. Further discussion of these projects is in Section D.1, Project Analysis, under Cumulative Impacts.

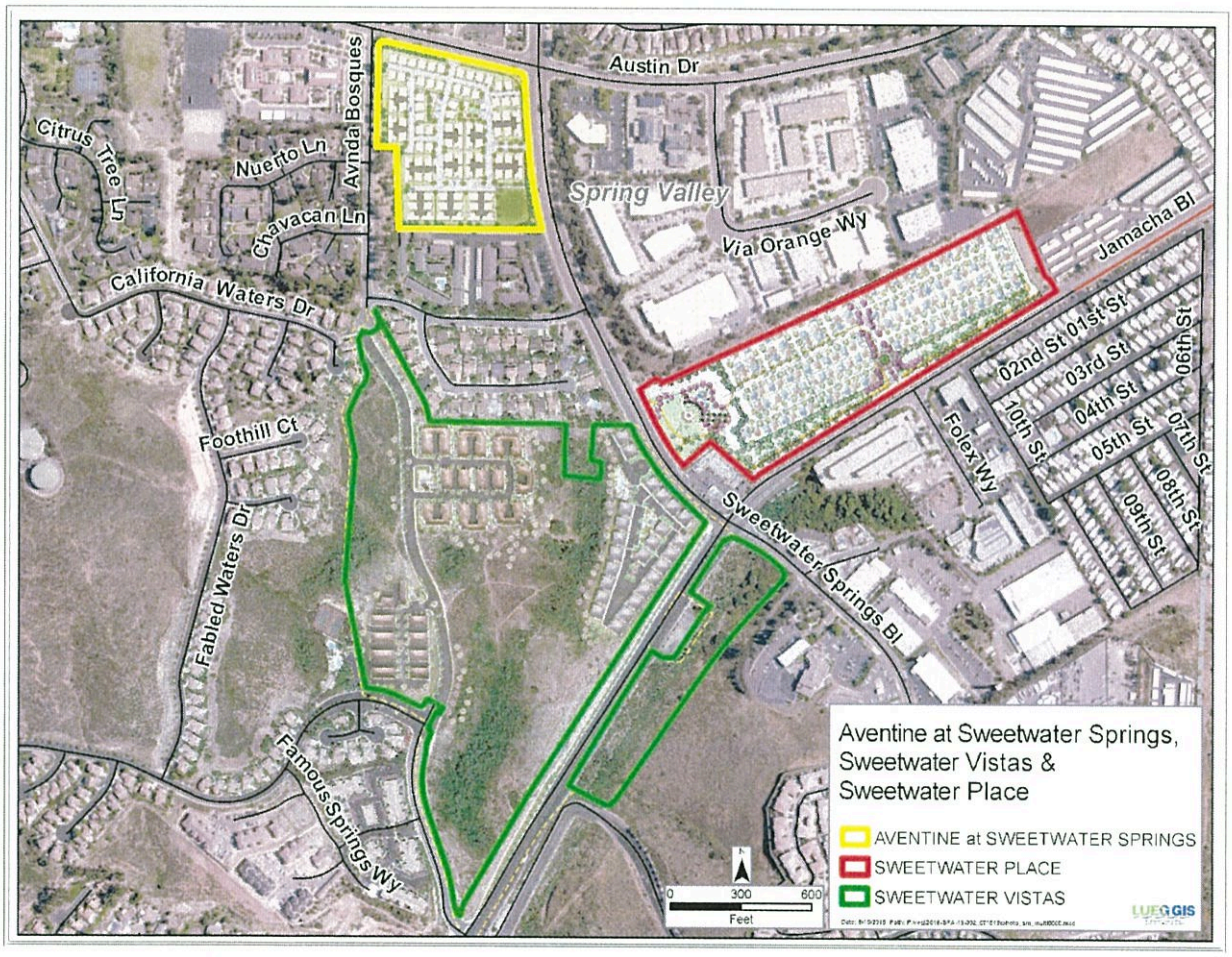


Figure 9: Subject Property and Nearby Developments

The General Plan Regional Category for the site is Village, which will not be changed with the proposed development. Surrounding land uses include multi-family residential, single-family

residential, schools, commercial, and industrial uses. Please refer to Attachment H – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-20), Public/Semi-Public Facilities	RU	Austin Drive	Multi-Family Residential, Public/Semi-Public Facilities
East	Neighborhood Commercial, Limited Impact Industrial	C30 and M52	Sweetwater Springs Blvd.	Commercial, Industrial
South	Village Residential (VR-20)	RU	Calle Marinero	Multi-Family Residential
West	Public/Semi-Public Facilities, Village Residential (VR-7.3)	RV	Avenida Bosques	School, Single-Family Residential

D. ANALYSIS AND DISCUSSION

The project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Spring Valley Community Plan, Spring Valley Design Guidelines, the County Zoning Ordinance, the County Subdivision Ordinance, and CEQA Guidelines. A discussion of the project's consistency with applicable codes, policies, and ordinances is described on the following pages.

1. Project Analysis

Consistency with Applicable County Plans and Ordinances

General Plan and Specific Plan Amendments

The proposed project requires a GPA to change the land use designation from General Commercial to Village Residential (VR-10.9), allowing 10.9 dwelling units per acre (du/ac). An amendment to the Spring Valley Community Plan to change the land use designation from Commercial to Multi-Family Residential will also be required to maintain consistency with the General Plan. No change is proposed to the General Plan Regional Category of Village. The existing shopping center has been underutilized for several years; the last time the shopping center was fully occupied was in 2000. According to the Market Analysis completed for the proposed project (Meyers Research, 2018), due to the lack of visual prominence of the shopping center, anchor tenants such as grocery stores, banks, and fast food restaurants have not been successful since 2010. The Market Analysis found that the existing shopping center would need to be fully redeveloped in order to be successful, however low lease rates would not support financing of reconstruction. Nearby retail centers in Casa De Oro and Rancho San Diego, approximately two to three miles north and east of the project site, provide necessary services to residents in the area. Changing the land use of the project site to residential is compatible with surrounding development.

The proposed residential development is consistent with Spring Valley Community Plan Goal LU 2.1, which calls for residential development to not be higher than 15 du/ac. Additionally, land use designations of surrounding residential developments range from 24 du/ac to 7.3 du/ac. Two immediately adjacent developments, one directly south and one directly northwest across Austin Drive, have land use designations of VR-24. The actual density of the proposed development is 8.7 du/ac. Staff concluded that the proposed land use designation of VR-10.9 is compatible with surrounding developments.

The proposed development will also require a SPA, as the project site is located within the Rancho San Diego (Sweetwater-Avocado) Specific Plan, which was adopted by the County Board of Supervisors in 1975. The Specific Plan area is bounded on the west by the communities of Casa de Oro and Spring Valley and on the north by the cities of El Cajon and La Mesa. To the south is Jamul, and to the east is Rancho San Diego. The applicant proposes to reclassify the Specific Plan land use designation from Commercial to Multi-Family Residential. The proposed SPA (Attachment H) provides development regulations and design guidelines for the project. Staff has concluded that the proposed residential development project is consistent with existing development in the community, and complies with design guidelines of the Spring Valley community.

Zoning Reclassification

The proposed condominium development requires a zone reclassification from General Commercial (C36) to Multi-Family Residential (RM) to implement the GPA and SPA. The reclassification would also change the setback regulation designators from "O" (50 foot (ft) front yard, 0 ft interior side yard, 35 ft exterior side yard, 25 ft rear yard) to "V" (in accordance with the SPA), and the animal regulation from "Q" to "A". The density regulation would also change from "40" to (-), relying on the General Plan Land Use Designation (VR-10.9) for density. Currently, the project site is designated as commercial with residential allowed as a secondary use at 40 du/ac. Other existing development regulations, such as the building type, height, and open space will not change. Staff has concluded that the proposed zone reclassification to residential is consistent with adjacent uses including multi-family residential, schools, and light industrial uses. Immediately to the south and north of the project site are multi-family residential uses, and to the west and northeast are single-family residential neighborhoods. The proposed residential development will provide additional housing and will be compatible with the existing character of the community.

Hazardous Materials

A former onsite dry cleaner had operated on the subject property from 1987 to 2016 and was reported under the Environmental Data Resources, LLC (EDR) Historical Cleaners, Facility Index Database (FINDS), Facility and Manifest (HAZNET), and Environmental Protection Agency (EPA) Air Pollution Exposure Model for Individuals (EMI) databases. A Phase II Environmental Site Assessment (Geosyntec, September 2017) determined that hazardous vapor may exist beneath the surface that exceeds residential screening levels. To mitigate for this impact, the project is conditioned to test for and remediate potential contamination from subsurface volatile organic compounds through the County Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM). The remediation process will mitigate the impacts to less than significant levels.

Noise

The proposed project was found to potentially expose the new residences, to noise in excess of the outside sound level threshold of Community Noise Equivalent Level (CNEL) which is 65 decibels

(dBA). As a mitigation measure, the project is conditioned to construct five-foot and six-foot high concrete sound walls along the north and east boundaries of the development along Sweetwater Springs Boulevard and Austin Drive. The sound walls will be behind landscaping which will help screen the walls from public roads. With implementation of the sound walls, impacts would be less than significant. A 20-foot wide landscape buffer is proposed between the public roads and sound walls (as seen in Figure 2) to help screen the walls from the street.

The new residences are also subject to an interior sound level limit of 45 dBA. Based on a Noise Study prepared for the project, traffic noise from Sweetwater Springs Boulevard and Austin Drive would potentially impact the site and expose residents to noise levels exceeding General Plan Noise Element thresholds. The project is conditioned to record a Noise Restriction Easement on the north-eastern portion of the project site, covering approximately 54 of the residences, and conduct an interior noise study prior to building permit issuance to ensure the project would not expose people to potentially significant noise levels. If the noise analysis prior to building permit finds interior sound levels to exceed 45 dBA, the applicant would be required to use noise attenuating building materials, relocate windows, or incorporate other noise attenuating design features, depending on the level of impact.

Architectural Design and Community Character

The proposed project incorporates varying architectural styles to create visual interest and maintain the character of the community. As discussed in the project description section above, three different floor plans are proposed, and architectural styles will include 30 unique combinations of elevations and colors encompassing Spanish, farmhouse, and ranch styles (Figure 10).



Figure 10: Renderings of Proposed Townhomes

The proposed project does not introduce a negative visual impact to the community. Landscaping around most of the project will limit views of residential units from public view and provide privacy for residents. Existing conditions of the project site include vacant buildings with graffiti, trash dumping, and defunct signs, as demonstrated in the existing conditions photograph in Figure 11 below. The photosimulation in Figure 11 shows the proposed development when looking southwest from the intersection of Sweetwater Springs Blvd and Austin Drive. The proposed project will be consistent with community character and the Spring Valley Community Plan goals and policies related to design by incorporating subdued building colors, energy efficient construction, and screening of all parking areas with landscaping.

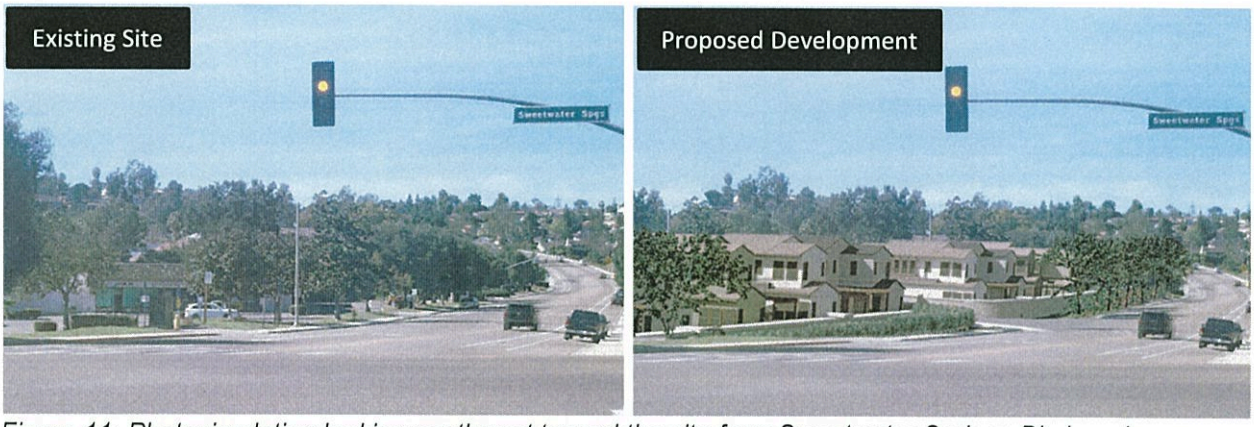


Figure 11: Photosimulation looking southwest toward the site from Sweetwater Springs Blvd. and Austin Drive intersection.

Traffic and Parking

A Traffic Impact Study (TIS) prepared for the proposed project determined the project will generate 736 Average Daily Trips (ADT). Since the existing shopping center is approximately 47% occupied, the TIS prepared two trip generation tables for the proposed project. Table A compares the proposed project trip generation to the number of trips generated by the shopping center if it was fully occupied, and Table B compares the proposed project to the amount of traffic generated by the existing semi-vacant shopping center. The amount of traffic generated by a fully occupied shopping center is 9,496 ADT, and the amount of traffic generated by the existing semi-vacant shopping center is 1,790 ADT. In both scenarios, the proposed project will result in fewer trips than the existing shopping center and will not result in significant direct or cumulative impacts. Since the project site is currently designated as commercial in the County's General Plan, the General Plan Environmental Impact Report (EIR) assumed a fully occupied shopping center. With the proposed change in land use designation, the traffic will be less than was assumed in the General Plan EIR analysis. The reduction in daily vehicle trips also equates to a reduction in greenhouse gas emissions. The project is conditioned to pay the County's Transportation Impact Fee (TIF) prior to recordation of the Final Map.

The proposed project provides a total of 226 parking spaces on-site for the 92 residences, which meets County requirements. The County's Zoning Ordinance requires a minimum of two spaces per unit and 0.2 guest spaces per unit, which is 202 spaces, and 0.1 space per thousand square feet of recreation area which equals 9.2 spaces. Combined, the County requires a total of 211 parking spaces for the proposed development. Each unit has a two-car garage which satisfies the per unit requirement, and a total of 42 guest spaces are provided throughout the development, satisfying the required guest and recreation area parking as well as providing an additional 15 parking spaces. At least two accessible spaces are provided as part of the guest parking. Residents will be required to

park two cars within their garage; requirements for parking will be part of the Covenants, Conditions & Restrictions (CC&Rs) to be enforced by the Homeowners Association. Existing street parking is available on the south side of Austin Drive; however, the proposed development does not rely on off-site parking to fulfill its parking requirements. No parking is permitted along Sweetwater Springs Blvd. or along the internal private roads or courtyards.

Cumulative Traffic Impacts

Spring Valley Community Planning Group (CPG) members expressed concerns relating to the analysis of cumulative traffic impacts. Cumulative traffic impacts occur when multiple developments are constructed and add traffic to roads within a community. With the recent approval (December 2017) of two residential developments in the community, Sweetwater Place and Sweetwater Vistas (see Figure 9), the CPG was particularly concerned about impacts to roads and freeway interchanges. Sweetwater Place is approximately 0.2 mile southeast of the project site and was approved to construct 122 condominium units and a 2.08-acre public park. Average daily trips are expected to be approximately 1,031. Sweetwater Vistas is approximately 0.2 mile south of the project site and was approved to construct 218 condominium units, producing approximately 1,744 average daily trips. As described above, the proposed residential project will reduce daily vehicle trips when compared to the existing shopping center.

Both projects are required to pay the County's TIF prior to recordation of the Final Map to mitigate for potential cumulative impacts. The purpose of the TIF Program is to fund construction of identified County roadway facilities needed to mitigate cumulative traffic impacts resulting from future development, and to allocate the cost of these facilities proportionally among developing properties. TIF funds must be spent in the same area from which they are collected and are not used for California Department of Transportation (Caltrans) facilities. The proposed project will generate significantly fewer ADT then the existing retail center, therefore no cumulative impacts will occur with development of this project.

Market Analysis

A Market Analysis was prepared by Meyers Research (2018) for the proposed project and was reviewed by a third-party consultant for the County. The Market Analysis identified specific challenges and opportunities for future development of the property and evaluated current and anticipated conditions that may support certain types of land uses. Based on the analysis, the project site is not viable for continued use as a retail center. Some factors for this determination include: the project site is too far away from main thoroughfares and freeways, the site is not physically visible to motorists, the retail center has a long history of underperforming suggesting rehabilitation of the existing use would not yield better results or attract better tenants, and lease rates have been declining as customers now travel to areas with better variety and newer options, such as Rancho San Diego (Figure 12).

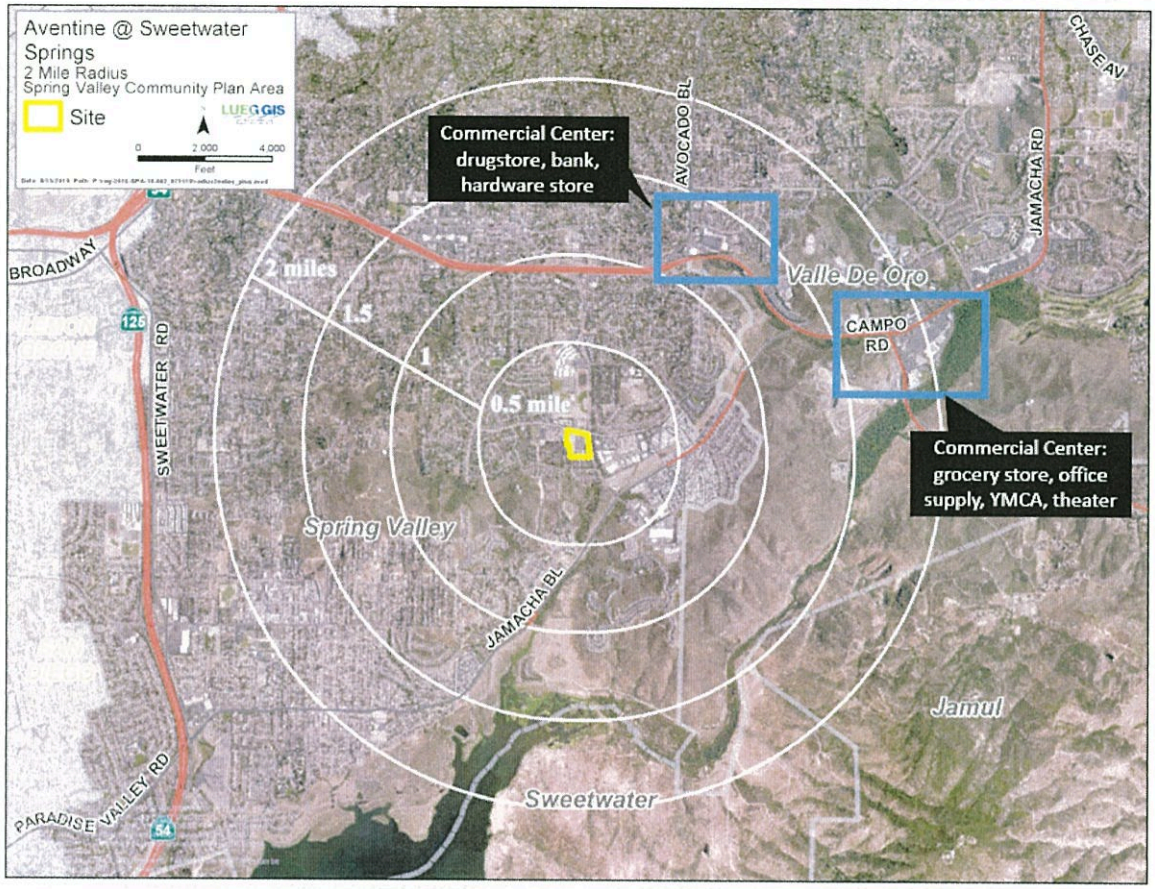


Figure 12: Nearby Commercial Centers

The Market Study also analyzed the potential for the project to include a mixed-use component. The analysis shows that while mixed-use on the subject site would be compatible with surrounding uses, the size of the property is insufficient to support distinct uses and sustain each use. Particularly, analysis of commercial viability shows that retail tenants cannot be retained at this location. The proposed project as a for-sale multi-family residential development was determined by the analysis to be the highest and best use of the property.

2. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.	The Project site has a Regional Category of "Village" and will not change with the proposed project. The proposed project is adjacent to single- and multi-family residential development, therefore will not alter the character of the community. The proposed residential land use and density are consistent with the "Village"

General Plan Policy	Explanation of Project Conformance
	designation, and therefore, the Project would be consistent with the Community Development Model and future planned development for the Spring Valley area.
LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	The proposed project is redeveloping an existing shopping center and will not impact rural lands. By providing housing opportunities near schools, commercial, and industrial uses, the character of surrounding lands would be preserved.
LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Land use designations of immediately surrounding residential developments range from 7.3 du/ac to 24 du/ac. Staff concluded that the proposed land use designation of 10.9 du/ac is compatible with density of surrounding development. Immediately to the south and north of the project site are multi-family residential uses, and to the west and northeast are single-family residential neighborhoods. The proposed project is a condominium development with 92 units on one lot, similar to adjacent residential developments.
LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	The proposed project has been designed to include sustainable features such as installation of solar/photovoltaic systems on all dwelling units equal to 1.8 kilowatt hours (per unit), which, depending on efficiency of the user, can supply energy for a small home; cool roof design with special roof tiles and radiant barrier insulation; plumbing of each residential unit for a Level 2 electric vehicle (EV) charging station; storage areas for collection of recyclables and yard waste for each unit; high-efficiency street and area lighting; and high-efficiency heating, ventilation, and air conditioning (HVAC) systems.
LU-9.8 Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.	The proposed project includes sidewalks that will provide connection to existing adjacent offsite sidewalks along Sweetwater Springs Blvd and Austin Drive. The landscaping uses street trees that are consistent with trees found in the surrounding area, and similar planting materials, lighting, walls, and fences, will provide a continuous visual link between the proposed project and the surrounding community.

General Plan Policy	Explanation of Project Conformance
M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.	The proposed project includes a network of internal private roads designed to provide pedestrian connectivity and walkability for residents. The internal roads have been designed to reduce traffic speeds by narrowing the travel lanes to the extent feasible (two 12-foot travel lanes, or 24 feet total width) while still allowing for walkability, bicycle safety, and circulation of emergency vehicles.
H-1.3 Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	The Metropolitan Transit Service provides transit service to the Spring Valley community along the Rancho San Diego 855 line, for which there is an existing stop located near the Sweetwater Springs Boulevard/Austin Drive intersection, as well as along other nearby roadways, which would serve residents of the proposed development.
H-2.2 Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.	The proposed project includes approximately 14,880 square feet of group useable open space including a children's play area and an active recreation area (see Figure 4). Facilities include a children's play lot and adjacent open turf play area, and a sport court area with adjacent turf play area and benches.
S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	The San Miguel Consolidated Fire District has reviewed the proposed project and determined that minimum emergency response time of five minutes can be met.
N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.	A 5- to 6-foot high sound wall is proposed along the northern and eastern perimeter of the project site to reduce noise levels to below the County's threshold. The sound wall is required to reduce noise-affected areas of the proposed residential lots located nearest to Austin Drive and Sweetwater Springs Boulevard. A 20-foot wide landscape buffer is proposed between the public street and sound wall to help screen the wall from the street.

3. Community Plan Consistency

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

Table D-2: Spring Valley Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Goal LU 2.1 – Residential development that is not higher than 15 dwelling units per acre to allow for moderate development that compliments and improves the character of Spring Valley.	The project proposes a residential density of 8.7 du/ac, less than the maximum density in the Community Plan.
Goal LU 2.4 – Residential development that incorporates design guidelines and improves upon the community character of Spring Valley.	The proposed design guidelines in the SPA are consistent with the character of the surrounding community. Guidelines includes landscaping requirements to help screen the development from view, use of natural and subdued colors for residences, and traditional and modern architectural styles, similar to surrounding developments.
Goal CM3.1 – Adequate emergency access and egress for emergency fire/rescue equipment.	The proposed project was reviewed and approved by the San Miguel Consolidated Fire Protection District for adequate emergency access routes and egress, as well as placement of fire hydrants, and appropriate landscaping.
Goal CM 5.1 – A contiguous, safe, efficient, and attractive pedestrian network for Spring Valley that provides an alternative to vehicle trips.	The project includes an internal pedestrian network along a system of sidewalks, providing direct connection to existing offsite pedestrian amenities along both sides of Sweetwater Springs Boulevard and Austin Drive adjacent to the project site.
Goal CM 9.1 – Off-street parking that satisfies the needs of the community and does not adversely affect the community	The project is comprised of detached condominium homes, each including a garage providing two spaces per unit. In addition, 42 uncovered guest spaces are proposed, for a total of 226 parking spaces. The guest spaces include two accessible parking spaces adjacent to the active recreation area. The County Zoning Ordinance requires a minimum of 211 spaces for the proposed project. The Project does not rely on off-site parking to meet applicable parking requirements.

4. Zoning Ordinance Consistency

The proposed project includes a REZ to change the Use Regulation from General Commercial (C36) to Multi-Family Residential (RM), and revise applicable development regulations as discussed previously. The proposed zoning regulations are being made to be consistent with the proposed VR-10.9 General Plan Land Use Designation pursuant to the Zoning Use Regulations Compatibility Matrix (ZO Section 2050).

Table D-3: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	PROPOSED	CONSISTENT?
Use Regulation:	C36	RM	Yes
Animal Regulation:	Q	A	Yes
Density:	40	-	Yes
Lot Size:	-	-	Yes
Building Type:	T	T	Yes
Height:	G (35')	G (35')	Yes
Lot Coverage:	-	-	Yes
Setback:	O	V	Yes
Open Space:	A	A	Yes
Special Area Regulations:	B	B	Yes

Table D-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Zoning Ordinance Section 6758 requires two parking spaces per unit and 0.2 guest parking spaces per unit. Therefore, with 92 units 211 parking spaces are required.	A total of 226 parking spaces are proposed with the development, exceeding the minimum parking requirement of 211 spaces.	Yes ☒ No ☐
The site is proposed to comply with the "V" setback regulation, and setbacks for the proposed development would be established during site plan review.	Units proposed along Sweetwater Springs Boulevard and Austin Drive will be set back a minimum of 20 feet from the property line. Each unit within the development will be separated by a minimum of 10 feet.	Yes ☒ No ☐

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 the project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA, and an MND was prepared and was available for a 45-day public review period from June 13, 2019 to July 29, 2019, on file with PDS under PDS2018-ER-18-19-003. The MND found that the project, with incorporation of mitigation measures, would not cause any significant effects on the environment. The project requires approximately 23,000 cubic yards of balanced cut and fill which would not significantly affect stormwater or air quality, and no natural resources exist on-site which would be impacted by the

project. Mitigation measures for hazardous materials and noise have been included in the conditions of approval for the project. The Initial Study and MND can be found in Attachment I of this report.

7. Applicable County Regulations

Table D-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The project complies with the RPO because it would not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands. Therefore, it has been found that the proposed project complies with the RPO.
b. County Consolidated Fire Code	The proposed project was reviewed and approved by the San Miguel Consolidated Fire Protection District and the County Fire Authority.
c. Noise Ordinance	A Noise Study was prepared and identified mitigation including a noise wall along the northeastern corner of the development. Temporary construction noise was found not to exceed County standards. With incorporation of mitigation measures, the project would comply with the Noise Ordinance.
d. Light Pollution Code	The project will implement outdoor lighting and glare controls, such as the use of low lumen lights that are shielded down, to ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the project in compliance with the WPO. The project is conditioned to maintain all storm water facilities.
f. Park Lands Dedication Ordinance (PLDO)	The project complies with the PLDO by paying the required PLDO fees in-lieu of park land dedication. The fees would be collected prior to issuance of the first building permit.
g. Multiple Species Conservation Program (MSCP)	The project site is within the Metro-Lakeside-Jamul segment of the County's MSCP, outside of any Pre-Approved Mitigation Areas. Based on the MSCP Conformance Statement dated November 26, 2018, the proposed project is found to be in conformance with the MSCP and the Biological Mitigation Ordinance.

E. COMMUNITY PLANNING GROUP (CPG)

On June 25, 2019, the Spring Valley CPG voted to recommend approval of the project by a vote of 8-1-0-6 (8 ayes, 1 no, 0 abstain, 6 vacant/absent). The CPG included two concerns in their motion: (1) parking, and (2) cumulative traffic impacts. The CPG was concerned that, even though the proposed project exceeds the County requirement for parking, there may still not be enough spaces for the 92

units, and residents could potentially park on streets in nearby neighborhoods. Additionally, the CPG raised concerns that traffic impacts from this development as well as the other two recently approved residential developments, Sweetwater Vistas and Sweetwater Place, need to be analyzed and addressed. Both parking and traffic were analyzed as part of project processing and are discussed in section D1 of this report. Additional analysis was not required as a result of comments from the CPG. The Spring Valley CPG meeting minutes are included in Attachment J, Public Documentation.

F. PUBLIC INPUT

The project was noticed to surrounding property owners upon application submittal in May 2018 and during the MND public review period in June 2019. Staff received correspondences from several community members during review of the project, to which staff provided responses and additional information (see Attachment J). Concerns raised were related to public input opportunities, parking, and density.

During the 45-day MND public review period, a total of seven comment letters were received. Of the seven letters, two were in support of the proposed project, one was in opposition, and four requested additional information. Minor corrections were made to the CEQA documentation as a result of the comments received. The comment letters and corresponding responses are in Attachment J, Public Documentation.

G. RECOMMENDATIONS

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

a. Adopt the Environmental Findings, which includes the adoption of a MND pursuant to the CEQA guidelines (Attachment A).

b. Adopt the GPA Resolution PDS2018-GPA-18-004 titled Resolution of the San Diego County Board of Supervisors Adopting General Plan Amendment (Attachment B).

c. Adopt the SPA Resolution PDS2018-SPA-18-002 titled Resolution of the San Diego County Board of Supervisors Approving Specific Plan Amendment (Attachment C).

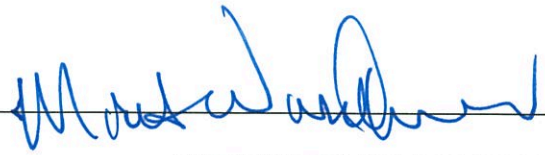
d. Adopt the Ordinance for REZ PDS2018-REZ-18-002 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY (Attachment D).

e. Adopt the TM Resolution PDS2018-TM-5627, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego (County) Regulations as set forth in the Final Notice of Approval (Attachment E).

f. Grant the STP PDS2018-STP-18-013, which includes the requirements and conditions set forth in the Form of Decision (Attachment F).

g. Grant the MUP Minor Deviation Decision PDS2018-MUP-70-299W1M32, to modify the MUP boundary (Attachment G).

Report Prepared By:	*Report Approved By:*
Denise Russell, Project Manager	Mark Wardlaw, Director
858-694-2019	858-694-2962
denise.russell@sdcounty.ca.gov	mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: 

MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Environmental Findings
Attachment B – General Plan Amendment Resolution PDS2018-GPA-18-004
Attachment C – Specific Plan Amendment Resolution PDS2018-SPA-18-002
Attachment D – Zoning Reclassification Resolution PDS2018-REZ-18-002
Attachment E – Tentative Map Resolution PDS2018-TM-5627
Attachment F – Site Plan Form of Decision PDS2018-STP-18-013
Attachment G – Major Use Permit Minor Deviation Decision PDS2018-MUP-70-299W1M32
Attachment H – Planning Documentation
Attachment I – Environmental Documentation
Attachment J – Public Documentation
Attachment K – Service Availability Forms
Attachment L – Ownership Disclosure

Attachment A –
ENVIRONMENTAL FINDINGS

AVENTINE AT SWEETWATER SPRINGS

PDS2018-GPA-18-004; PDS2018-SPA-18-002; PDS2018-REZ-18-002; PDS2018-TM-5627; PDS2018-STP-18-013; PDS2018-MUP-70-299W1M32; PDS2018-ER-18-19-003

ENVIRONMENTAL FINDINGS
September 13, 2019

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1) Find that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2018-ER-18-19-003 before making its recommendation on the proposed project.

2) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).

3) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).

4) 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.).

5) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated November 26, 2018 on file with Planning & Development Services as Environmental Review Number PDS2018-ER-18-19-003.

Attachment B –
RESOLUTION APPROVING GENERAL PLAN AMENDMENT PDS2018-GPA-18-004

A RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS ADOPTING)
GENERAL PLAN AMENDMENT (GPA) PDS2018-GPA-18-004)

WHEREAS, pursuant to Government Code Sections 65350 et seq, PDS2018-GPA-18-004 has been prepared, being the second amendment to the Land Use Element Map and the Spring Valley Community Plan, in the Calendar Year 2019; and

WHEREAS, PDS2018-GPA-18-004 has been filed by Lennar Homes of California, Inc., consisting of an amendment to the Land Use Element Map and Spring Valley Community Plan; and

WHEREAS, pursuant to Government Code Sections 65860 et seq., associated zoning reclassifications (PDS2018-REZ-18-002); Specific Plan Amendment (PDS2018-SPA-18-002); Tentative Map (PDS2018-TM-5627); Site Plan (PDS2018-STP-18-013), and Major Use Permit Minor Deviation (PDS2018-MUP-70-299W1M32) have also been prepared; and

WHEREAS, on September 13, 2019 the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on PDS2018-GPA-18-004; and

WHEREAS, Planning Commission made its detailed recommendation concerning the actions described above; and

WHEREAS, the Board of Supervisors adopted the Mitigated Negative Declaration (MND) dated June 13, 2019, on file with Planning & Development Services as Environmental Review (ER) Number PDS2018-ER-18-19-003; and

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors take the following actions:

1. Adopt the MND dated June 13, 2019 on file with Planning & Development Services as Environmental Review (ER) Number PDS2018-ER-18-19-003, which has been completed in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, that the MND was presented to the Board of Supervisors and the Board of Supervisors reviewed and considered the information contained therein before approving the project, and the MND reflects the independent judgement and analysis of the Board of Supervisors.

2. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15091(d). (Attachment I).

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. Approve GPA PDS2018-GPA-18-004, which consists of an amendment to the Land Use Element Map and Spring Valley Community Plan as shown on Exhibits A and B attached herein.

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

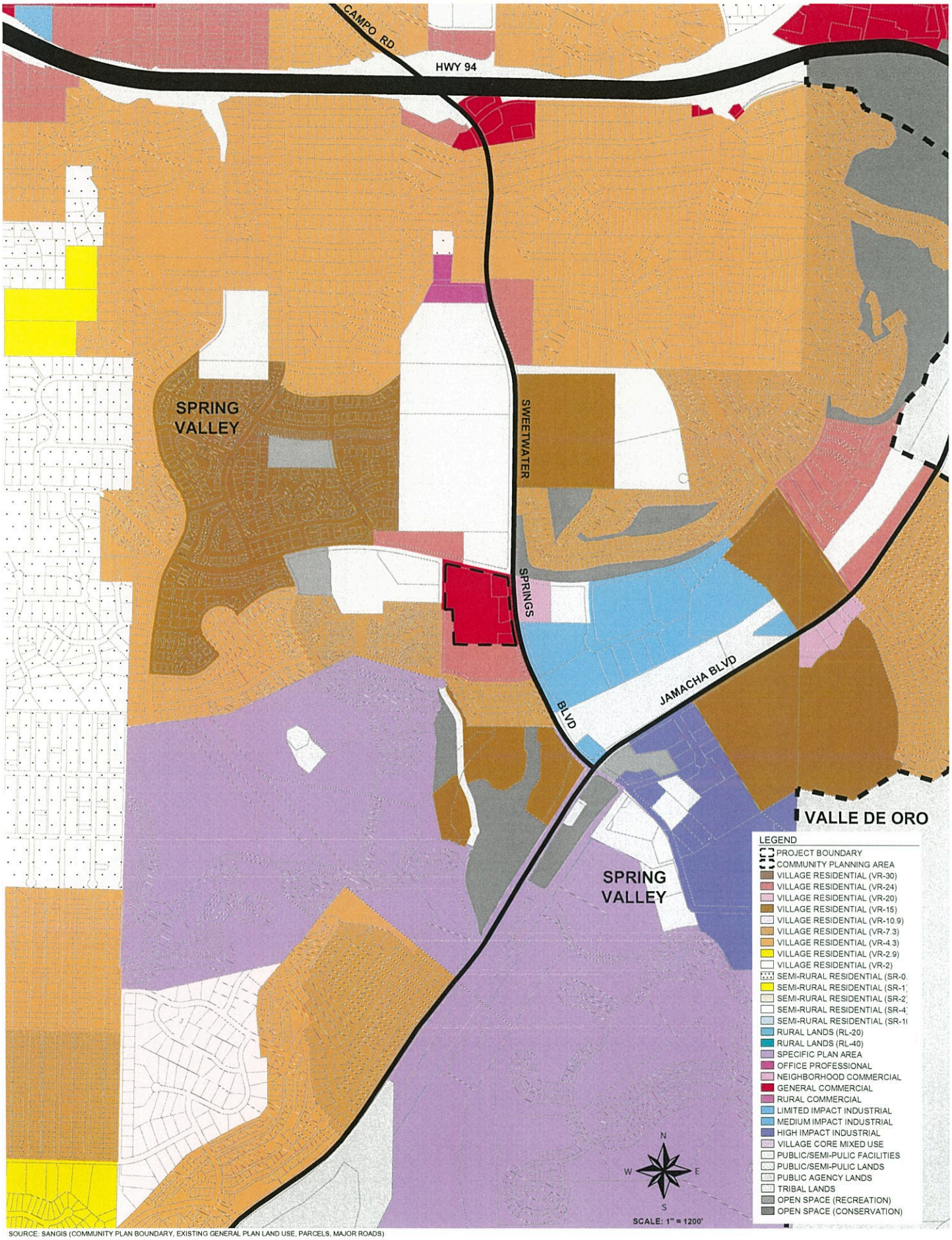
BE IT FURTHER RESOLVED that the Board of Supervisors finds that the GPA PDS2018-GPA-18-004 is consistent with the San Diego County General Plan and the Spring Valley Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

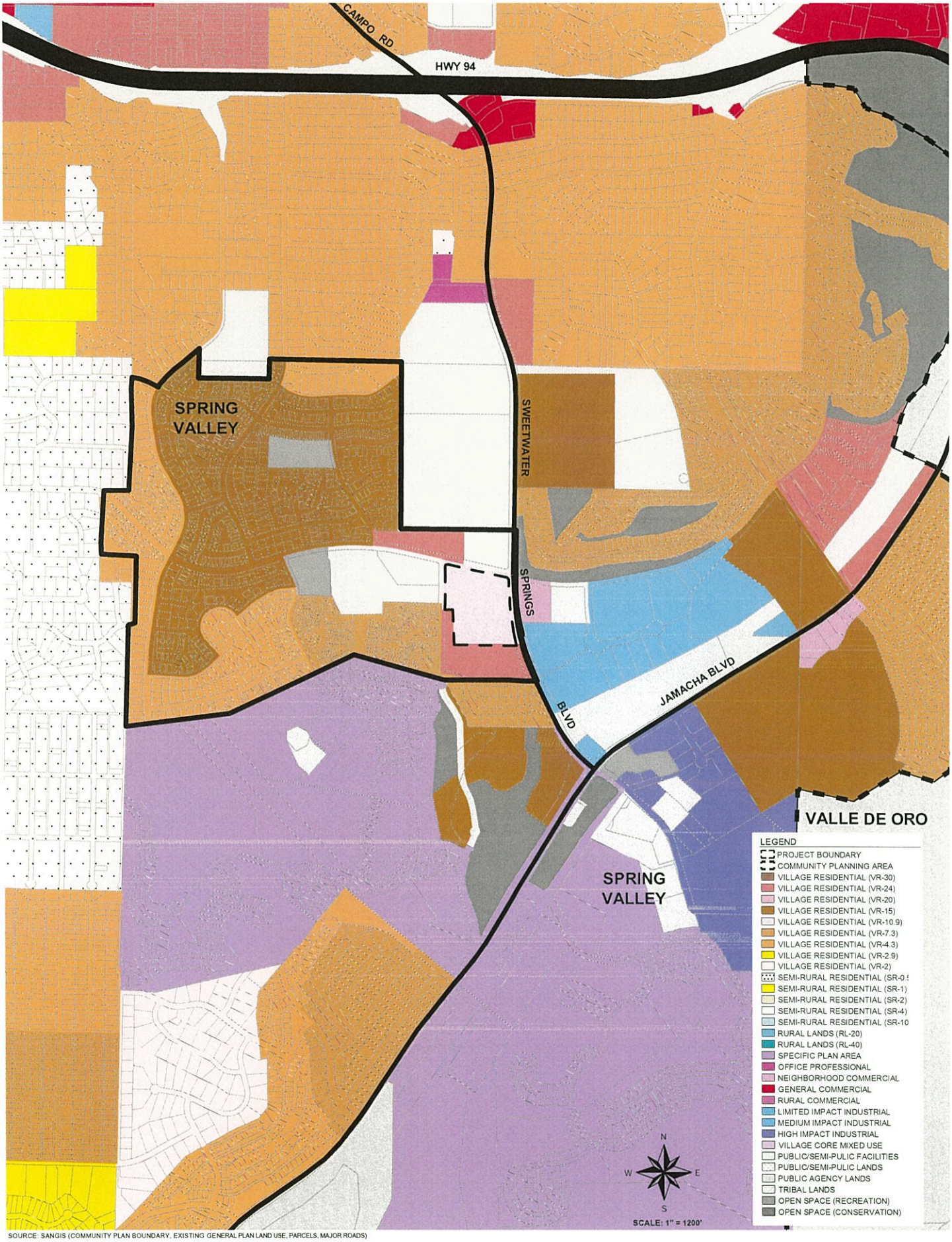
Approved as to Form and Legality
County Counsel

By: _____

Brooke Miller, Senior Deputy
County Counsel



SOURCE: SANGIS (COMMUNITY PLAN BOUNDARY, EXISTING GENERAL PLAN LAND USE, PARCELS, MAJOR ROADS)



SOURCE: SANGIS (COMMUNITY PLAN BOUNDARY, EXISTING GENERAL PLAN LAND USE, PARCELS, MAJOR ROADS)

Attachment C – SPECIFIC PLAN AMENDMENT

(The Rancho San Diego (Sweetwater Avocado) Specific Plan Amendment is located at: https://www.sandiegocounty.gov/pds/ceqa/AventineSweetwaterSprings.html)

Hearing Date: _____

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN AMENDMENT PDS2018-SPA-18-002)
RANCHO SAN DIEGO (SWEETWATER-AVOCADO) SPECIFIC PLAN

ON MOTION of Supervisor _____, seconded by Supervisor _____, the following Resolution is adopted:

WHEREAS, a Specific Plan known as the Ranch San Diego (Sweetwater-Avocado) Specific Plan (SP74-01) having been prepared for an area comprising approximately 547 acres located in the Rancho San Diego area was adopted by Resolution of the Board on January 3, 1975; and

WHEREAS, a most recent amendment known as the Rancho San Diego (Sweetwater-Avocado) Specific Plan Amendment (SPA84-06) having been prepared for an area located in the Rancho San Diego area was adopted by Resolution of the Board on July 31, 1985; and

WHEREAS, Lennar Homes of California, Inc. (hereinafter referred to as "applicant"), submitted an amendment to the Ranch San Diego (Sweetwater-Avocado) Specific Plan (SPA18-002) on May 4, 2018, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of 10.6 acres located in the Spring Valley Community Plan Area; and

WHEREAS, the applicant has stated the intent of said Amendment is to change the Rancho San Diego (Sweetwater-Avocado) Specific Plan as follows:

1. Reclassify the designation of the project site, approximately 10.6 acres of land, from Commercial to Multi-Family Residential.

WHEREAS, implementation of said Specific Plan Amendment will occur in concurrent applications for Aventine at Sweetwater Springs including Rezone, Tentative Map, Site Plan, General Plan Amendment, and MUP Minor Deviation; and

WHEREAS, pursuant to Section 65090, et seq. of the Government Code, the Planning Commission on September 13, 2019 conducted a duly advertised hearing on said Specific Plan Amendment and by a vote of _____ recommended that the Board of Supervisors approve the Rancho San Diego (Sweetwater-Avocado) Specific Plan Amendment with certain additional conditions because it is consistent with the General Plan and the Spring Valley Community Plan; and

WHEREAS, Pursuant to Section 65355 of the Government Code, the Board of Supervisors on _____, conducted a duly advertised public hearing on said Specific Plan Amendment and considered the recommendations of the Planning Commission with

respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego or are desirable for implementation of the General Plan; and

WHEREAS, on _____, the Board of Supervisors has made findings pursuant to Attachment _____, Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Rancho San Diego (Sweetwater-Avocado) Specific Plan Amendment (PDS2018-SPA-18-002) is consistent with the San Diego County General Plan and the Spring Valley Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Rancho San Diego (Sweetwater-Avocado) Specific Plan Amendment as PDS2018-SPA-18-002, consisting of the text and map entitled Rancho San Diego Specific Plan (Sweetwater-Avocado) Amendment, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (PDS2018-SPA-18-002) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's amended Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan Amendment from that review process and those conditions and requirements normally applied to such permit applications.

2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the amended Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.

3. Specific mitigation measures and required conditions for development of the project are contained in the Resolution of Approval for Tentative Map PDS2018-TM-5627 and Form of Decision for Site Plan PDS2018-STP-18-03, etc.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current

property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Rancho San Diego (Sweetwater-Avocado) Specific Plan Amendment (PDS2018-SPA-18-002), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall become effective 30 days after its adoption, provided that on that date, General Plan Amendment PDS2018-GPA-18-004, Rezone PDS2018-REZ-18-002, Tentative Map PDS2018-TM-5627, Site Plan PDS2018-STP-18-013, and MUP Minor Deviation PDS2018-MUP-70-299W1M32.

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

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

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

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.

Approved as to Form and Legality
County Counsel

By: _____

Brooke Miller, Senior Deputy
County Counsel

Attachment D –
ORDINANCE APPROVING PDS2018-REZ-18-002

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE SPRING VALLEY COMMUNITY PLAN AREA, REF: PDS2018-REZ-18-002

The Board of Supervisors of the County of San Diego ordains as follows:

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

Section 2. The zoning classification of the real property identified on the Rezone plat is hereby changed as follows:

ZONING REGULATIONS	***CURRENT***	***PROPOSED***
Use Regulation:	*C36*	*RM*
Animal Regulation:	*Q*	*A*
Density:	*40*	--
Lot Size:	--	--
Floor Area Ratio:	--	--
Building Type:	*T*	*T*
Height:	*G*	*G*
Lot Coverage:	--	--
Setback:	*O*	*V*
Open Space	*A*	*A*
Special Area Regulations:	*B*	*B*

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

Approved as to Form and Legality
County Counsel

By: _____

Brooke Miller, Senior Deputy
County Counsel

Attachment E –
RESOLUTION APPROVING PDS2018-TM-5627

September 13, 2019

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5627)

WHEREAS, Tentative Map No. 5627 proposing the division of property located at the southwest corner of Austin Drive and Sweetwater Springs Boulevard and generally described as:

PARCELS 1, 2, 3 & 4 OF PARCEL MAP 7515.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on May 4, 2018; and

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

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

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

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

The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on that effective date General Plan Amendment PDS2018-GPA-18-004/ Specific Plan Amendment PDS2018-SPA-18-002 /Rezone PDS2018-REZ-18-002, whichever comes first, has also become effective. This approval Expires Thirty-Six (36) Months from said effective date at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199, shall be made conditions of this Tentative Map

approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are hereby waived:**

(1) Standard Condition 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification allows the use of Light-Emitting Diode (LED) vapor light sources at the project site unless within a 15-mile radius of Palomar or Mount Laguna observatories pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].

(2) Standard Condition 22: Said condition pertains to construction of septic sewer system. The project is serviced by public sewer system.

(3) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this Tentative Map shall include the entire area on the Tentative Map and shall not be filled as units or groups of units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map also includes the approval of the Preliminary Grading and Improvement Plan dated June 13, 2019 consisting of seventeen sheets pursuant to Section 81.305 of the County Subdivision Ordinance. In accordance with 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 from 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 submitted for approval 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.

ANY PERMIT: *(Prior to the approval of grading permits or improvement plans, and prior to approval of the Final Map, and prior to use of the premises in reliance of this permit).*

30. GEN #1—COST RECOVERY: [PDS, DEH, DPR], [MA, GP, IP]

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

31. **GEN #2—GRADING PLAN CONFORMANCE: [DPW, ESU] [DPR, TC PP] [GP, IP, MA]**
INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and or improvement plans shall conform to the approved Conceptual Grading Plan. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading, [DPR, TC for trails and PP for park improvements] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

32. **GEN#3–FILING OF NOD:**
INTENT: In order to comply with CEQA and State law, the permit NOD shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOD 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 NOD form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD 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 NOD was filed and that a copy of the document is on file at PDS.

33. **WATER#1–WATER SERVICES & AVAILABILITY**
INTENT: In order to ensure that the proposed subdivision has the required water protection services, and to comply with County Subdivision Ordinance Sections 81.706, water service availability letter from Otay Municipal Water District shall

be provided and required improvements made. **DESCRIPTION OF REQUIREMENT:** Obtain a "written verification" and supporting documents from the water supplier indicating the availability of a "sufficient water supply" as required by Section 66473.7 of the Subdivision Map Act (Senate Bill 221) shall be provided to the satisfaction of County departments. **DOCUMENTATION:** The applicant shall obtain a "written verification" and supporting documents from the water supplier indicating the availability of a "sufficient water supply" as required by Section 66473.7 of the Subdivision Map Act (Senate Bill 221) shall be provided to the satisfaction of County departments. **TIMING:** Prior to the recordation of the Final Map, the applicant shall comply with this condition. **MONITORING:** The *[PDS, LDR]* shall review the commitment letter for compliance with this condition.

34. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping, and to comply with the Spring Valley Design Guidelines, the Rancho San Diego Specific Plan 74-01 (Sweetwater Avocado) Amendment, the County of San Diego's Water Efficient Landscape Design Manual, and the County's Water Conservation in Landscaping Ordinance, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading Ordinance, the Spring Valley Design Guidelines, and the requirements of the B Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

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

b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures,

walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.

e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.

h. Parking areas shall be landscaped and designed pursuant to the Parking Design Manual and the County Zoning Ordinance Section 6793.b

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

35. ROADS#1–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan ***Sweetwater Springs Blvd (SA 970)*** shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Improve or agree to improve and provide security for ***Sweetwater Springs Boulevard (SA 970)***, in accordance with the Public Road Standards for a modified 4.1A Major Road with a raised median and a Class II bike lane, to a minimum total graded width of one-hundred-twelve feet (112'); fifty-six feet (56') from the centerline on the project side and improved to a minimum total width of eighty-two feet (82'); forty-one feet (41') along the project side with asphalt concrete pavement over approved base. Provide two twelve-foot (12') southbound travel lanes, a three-foot (3') buffer and a six-foot (6') bike lane. Provide an eight-foot (8') raised Portland Cement Concrete (PCC) median along the project frontage on west side from the centerline of Sweetwater Springs Boulevard. Provide an eight foot (8') striped median along the project frontage on the east side from the centerline of Sweetwater Springs Boulevard. Provide a one hundred-foot (100') northbound left turn pocket with a ninety-foot (90') taper transition for Private Road A. Provide a northbound one hundred thirty-foot (130') left turn pocket with a ninety-foot (90') taper transition at the intersection of Austin Drive. All of the above shall be to the satisfaction of the Director of Public Work and the Director of PDS.

b. Improve or agree to improve and provide security for the southwest and northwest corners of the intersection of ***Sweetwater Springs Boulevard (SA 970),*** and ***Austin Drive (SC 2130)*** in accordance with the Americans with Disability Act (ADA) Standards per the Manual on Uniform Traffic Control Devices (MUTCD). The project will be conditioned to provide truncated domes for the existing pedestrian ramps, ADA compliant push buttons with installation of pedestrian push button poles to meet ADA audio separation requirements, and signal heads (on the southwest and northwest corners only). Additionally, the project will be responsible to maintain the existing continental crosswalks for the southwest and northwest corners only and upgrade the 170 controller to a Flex controller with Omni Software (ATS-Flex). All of the above shall be to the satisfaction of the Director of Public Work and the Director of PDS.

c. Improve or agree to improve and provide security for ***Austin Drive (SC 2130)*** in accordance with the Public Road Standards, for a 2.2B Light Collector with continuous turn lane and Class II bike lane. Restripe Austin Drive to provide a minimum of two foot (2') buffer zone with an eight foot (8') shoulder to provide safe movement for the bicyclists along the project frontage. All of the above shall be to the satisfaction of the Director of Public Work and the Director of PDS

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

a. Process and obtain approval of Improvement Plans to improve ***Sweetwater Springs Boulevard (SA 970)*** and ***Austin Drive (SC 2130)***.

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 fees/deposits with [*DPW, PDCI*].

d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Miguel Fire Protection District and the [*PDS, LDR*].

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

36. ROADS#2–INTERNAL PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, internal private road serving the condominium shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for internal private road serving the condominium in conformance with the following requirements to the satisfaction of the San Miguel Consolidated Fire Protection District and the director of PDS:

1. Minimum unobstructed private road width (face to face of curb) shall be 24 feet, except in the private courtyard driveways, where an exception was approved by PDS and San Miguel Fire Protection District for a 20-foot minimum road width.

2. Private road structural section shall be a minimum of two inches of asphalt concrete over four inches of approved base. Grades shall be a minimum of 1.0 percent and a maximum of 15 percent and designed to drain the surface water properly. Adequacy of the structural section and surface drainage shall be inspected and certified by the Director of Public Works.

3. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.

4. The applicant shall deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private improvements.

5. Private roads shall be marked with signage/ground markings stating “Fire Lane – Do Not Block”. Exit driveways shall not be obstructed or limited.

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 the internal private road serving the condominium.

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

37. **ROADS#3–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 Austin Drive to the County of San Diego for road purposes that provides a forty-four-foot one-half right-of-way width, 64' curb to curb 32' half width, one-half right-of-way width from the centerline, plus the right to construct and maintain slopes and drainage improvements as required beyond the forty-four-foot (44') limit for that portion within the land division for Major Road with Raised Median, including a twenty-foot (20') radius property line corner rounding at the street intersection.

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 recordation of the Final Map, the IOD shall be granted. **MONITORING:** The *[DGS, RP]* shall prepare, approve the easement documents for recordation, and forward the recorded copies to *[PDS, LDR]* for review and approval. The *[PDS, LDR]* shall review the onsite granting for compliance with this condition.

38. ROADS#4–RELINQUISH ACCESS

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

a. Relinquish access rights onto ***Sweetwater Springs Blvd*** along the project frontage except for at the existing Austin Drive intersection and the proposed opening for the on-site Private Drive 'A'.

b. Relinquish access rights onto ***Austin Drive*** along the project frontage except for at the existing Sweetwater Springs Boulevard intersection and the proposed opening for the on-site Private Drive 'D'.

c. 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 recordation 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.

39. ROADS#5–PAVEMENT CUT POLICY

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

40. ROADS#6–SIGHT DISTANCE

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

a. A registered civil engineer or a licensed land surveyor provide a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance looking north along ***Sweetwater Springs Boulevard*** from the proposed on-site Private Drive 'A' connection in accordance with the methodology described in Section 6.1 E, Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of_____as described in Table 5 based on a speed of_____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

b. A registered civil engineer or a licensed land surveyor provide a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions along ***Austin Drive*** from the proposed on-site Private Drive 'D' connection in accordance with the methodology described in Section 6.1 E, Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of_____as described in Table 5 based on a speed of_____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

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

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

41. NOISE#1–NOISE REQUIREMENT [PDS, FEE X 92]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2) , and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the County Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: Noise barriers in height of six (6) feet to be located along Sweetwater Springs Boulevard and noise barriers in height of five (5) feet to be located along Austin Drive. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, BPPR]* for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

42. **NOISE#2–NOISE RESTRICTION EASEMENT [PDS, FEE X 92]**
INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2) , and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on the parcel to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated on the approved TM-5627, shall be granted on the map. The said easement shall include and shall comply with the following:

a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed use that is occupied for only part of the day (**part time use**); as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels (or 65 dB for exterior multi-family). Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).

   1. Future traffic noise level estimates must utilize a Level of Service "C" traffic flow for a roadway for Sweetwater Springs Boulevard, which is its designated General Plan Mobility Element buildout roadway classification.

b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed

structures and project site can comply with the noise standards referenced above.

c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.

d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

DOCUMENTATION: The applicant shall show the easement on the Final plan with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING**: Prior to the approval of the map, identify and label the "Noise Restriction Easement" locations within 375 feet from the centerline of Sweetwater Springs Boulevard. Note that the 65 dBA CNEL contour directly adjacent to Sweetwater Springs Boulevard shall be labeled as a Noise Restriction Easement on the SPA plot plan. The requirements of this condition shall be completed. **MONITORING:** The *[PDS, LDR]* shall verify that the easement is indicated on the map as specified and recorded.

43. STRMWTR#1 – URBAN RUNOFF FEE [PDS, PCC] [GP, CP, BP, UO] [PDS, FEE]

INTENT: In order to protect water quality in the Sweetwater Reservoir from potential project-related contamination a financing fee shall be paid pursuant to in the Sweetwater Authority's Resolution 84-8, Resolution of the Governing Board of Sweetwater Authority Establishing Its Policy Regarding Urban Runoff Protection for the Sweetwater Reservoir. **DESCRIPTION OF REQUIREMENT:** The currently established Urban Runoff Protection fee shall be paid to the Sweetwater Authority to assist in the design and construction of first flush urban runoff facilities. **DOCUMENTATION:** The applicant shall provide to the [PDS, PCC] a letter or other documentation from the Sweetwater Authority that Resolution 84-8 has been satisfied with respect to the urban runoff from the proposed development. **TIMING:** Prior to the approval of the map the fee shall be paid. **MONITORING:** The [PDS, PCC] shall review the receipt letter from Sweetwater Authority for compliance with this condition.

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

44. AQ #1—CONSTRUCTION EXHAUST EMISSIONS

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

a. The project shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4 diesel engines. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.

b. The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained in accordance with manufacturer's specifications before and for the duration of on-site operation.

c. Simultaneous operation of multiple construction equipment units shall be minimized. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes and shall turn their engines off when not in use to reduce vehicle emissions.

d. Electrical hookups shall be provided on site for the use of hand tools such as saws, drills, and compressors used for building construction to reduce the need for electric generators and other fuel-powered equipment. The use of electrical construction equipment shall be employed, where feasible.

e. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.

f. Haul truck staging areas shall be provided for loading and unloading soil and materials, and shall be located away from sensitive receptors at the furthest feasible distance (at least 1,000 feet when feasible)

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

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

45. AQ #2—FUGITIVE DUST PLAN

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

a. Water, or utilize another SDAPCD-approved dust control non-toxic agent on the grading areas at least three times daily to minimize fugitive dust.
b. All main roadways shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads.
c. Building pads shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth moving operations.
d. Grading areas shall be stabilized as quickly as possible to minimize fugitive dust.
e. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path shall be paved within the construction site prior to public road entry, and for all haul roads.
f. Wheel washers shall be installed adjacent to the apron for tire inspection and washing prior to vehicle entry on public roads.
g. Any visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks or similar method within 30 minutes of occurrence.
h. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads.
i. Unpaved construction site egress points shall be graveled to prevent track-out.
j. Construction access points shall be wet-washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred.
k. Transported material in haul trucks shall be watered or treated with SDAPCD-approved non-toxic dust control agent.
l. Haul trucks shall be covered or shall maintain at least two feet of freeboard to reduce blow-off during hauling.
m. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour (mph).

n. On-site stockpiles of excavated material shall be covered.
o. A 15-mph speed limit on unpaved surfaces shall be enforced.
p. Haul truck staging areas shall be provided for loading and unloading of soil and materials.
q. Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.

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

46. AQ #3—CONSTRUCTION RELATIONS OFFICER

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

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 structures identified on the approved plan set for demolition 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 LBP/LCM in the structures identified for demolition 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, PPD*] shall review the completion letter from APCD 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 structures identified on the approved plan set for demolition or remodel shall be surveyed for the presence of ACMs. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structures identified for demolition on the approved plan set. Suspect materials that will be disturbed by the demolition 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, PPD*] shall review the completion letter from APCD 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 PDS2018-TM-5627 the structures identified on the approved plan set is to be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The structures 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, PPD*] 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, PPD*] shall review the statement and, photos, and any additional evidence for compliance with this condition.

50. HAZ#4–SOIL TESTING AND REMEDIATION [PDS, FEE X 2]

INTENT: In order to test for and remediate potential contamination caused from the dry cleaning facility, as identified in the Phase I and Phase II Environmental Site Assessment (ESA) prepared by EEI and Geosyntec, dated September 28, 2017 and September 20, 2018, a targeted excavation of soil around the former dry cleaning establishment, chemical storage area and sewer lateral must be completed. Additionally, remediation under the supervision of the Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM) is required. The excavated soil should be stockpiled, tested, characterized for disposal and transported off-site to an appropriate disposal facility. **DESCRIPTION OF REQUIREMENT:** For soil testing, a signed, stamped addendum to the Limited Phase II ESA shall be prepared by a Registered Engineer or Professional Geologist. The addendum shall include the following information or as modified by DEH:

a. Documentation that the soil sampling occurred between six inches to 2-3 feet in depth.
b. Findings which identify whether onsite soils in this location exceed regulatory screening levels for soil vapors, petroleum, heavy metals, or other contaminants (PCEs and TCEs).
c. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which states that they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.

For remediation, a California Licensed Environmental Consultant company shall prepare a Soil Management Plan (SMP), for the remediation of hazardous materials as identified above. The plan shall be prepared and implemented pursuant to the DEH SAM Manual under direction from the DEH SAM:

a. Enrollment in the DEH, Voluntary Assistance Program (VAP) is required. If contamination is found to be from an underground storage tank (UST) then enrollment in the DEH, Local Oversight Program (LOP) is required in lieu of enrollment in the VAP. All soil remediation shall be completed under supervision of the SAM/VAP or LOP as required.
b. Perform a cumulative human health risk assessment, including a focused soil vapor survey within the footprint of the former dry cleaning business.
c. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et. al. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.
d. The presence, locations and quantities of septic system(s) shall be evaluated. If present, the septic tanks shall be removed under permit and approval from the [*DEH, LWQ*].
e. If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [DEH, SAM] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant to prepare the SMP and implement any required work plan for soil remediation. The applicant shall also enroll in the VAP or LOP and pay all applicable fees for review and completion of this requirement. Upon completion of the VAP or LOP, a "Closure Letter" from [*DEH, SAM*] shall be submitted to the [*PDS, PPD*] for approval. **TIMING:** Prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit (except for any grading plan or permit required for the remediation work), and prior to commencement of any construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*DEH, SAM*] shall oversee the progress of the remediation project. Upon completion of the remediation project the [*DEH, SAM*] shall issue a "Closure Letter" to the applicant, and the [*PDS, PPD*] shall review the closure letter for compliance with this condition.

51. STRMWTR#2–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS,

complete the following: Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County. **DOCUMENTATION:** The applicant shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

52. STRMWTR#3–EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the State Construction General Permit, Order No. 2009-00090-DWQ, or subsequent order and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq. and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance 81.408, for an amount equal to the cost of this work as determined or approved by the *[PDS, LDR],* in accordance with the County of San Diego Grading Ordinance Section 87.304(e). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to *[PDS, LDR]* authorizing the use of this deposit for emergency measures.

b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall provide the letter of agreement and any additional security and/or cash deposit to the [*PDS, LDR*]. **TIMING:** Prior to recordation of the Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **MONITORING:** The [*PDS, LDR*] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all

construction and grading plans. [*DPW, PDCI*] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

Noise

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

53. NOISE#GR-1–TEMPORARY CONSTRUCTION NOISE (GP) [DPW, PDCI]

INTENT: In order to minimize temporary construction noise for grading operations associated with SPA-18-002 and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

a. Turn off equipment when not in use.

b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

c. Use equipment with effective mufflers

d. Minimize the use of back up alarm.

e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

f. Operations of construction equipment shall be limited to comply with the County Noise Ordinance.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition and Sections 36.408 &409 of the County Noise Ordinance. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant fails to comply with this condition.

Air Quality & Greenhouse Gas

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

54. AQ&GHG#1–CONSTRUCTION DUST (GP)

INTENT: In order to mitigate for fugitive dust emissions (PM10 and PM2.5) **DESCRIPTION OF REQUIREMENT:** The project shall comply the approved Fugitive Dust Plan, which includes dust control measures including but not limited to:

a. Water, or utilize another SDAPCD-approved dust control non-toxic agent on the grading areas at least three times daily to minimize fugitive dust.
b. All main roadways shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads.
c. Building pads shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth moving operations.
d. Grading areas shall be stabilized as quickly as possible to minimize fugitive dust.
e. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path shall be paved within the construction site prior to public road entry, and for all haul roads.
f. Wheel washers shall be installed adjacent to the apron for tire inspection and washing prior to vehicle entry on public roads.
g. Any visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks or similar method within 30 minutes of occurrence.
h. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads.
i. Unpaved construction site egress points shall be graveled to prevent track-out.
j. Construction access points shall be wet-washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred.
k. Transported material in haul trucks shall be watered or treated with SDAPCD-approved non-toxic dust control agent.
l. Haul trucks shall be covered or shall maintain at least two feet of freeboard to reduce blow-off during hauling.
m. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour (mph).
n. On-site stockpiles of excavated material shall be covered.
o. A 15-mph speed limit on unpaved surfaces shall be enforced.
p. Haul truck staging areas shall be provided for loading and unloading of soil and materials.
q. Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur

throughout the duration of the construction activities. **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 [PDS, PCC] if the applicant fails to comply with this condition.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the VR-10.9 Land Use Designation of the Spring Valley Community Plan because it proposes a residential use type at an average density of 8.7 dwelling units per acre on the one proposed residential lot and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;

2. The Tentative Map is consistent with the Zoning Ordinance because it proposes a multifamily residential condominium use type in the RM Multi-Family Residential Use Regulations;

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Spring Valley Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;

4. The site is physically suitable for the residential use type of development because the development footprint would be located within the previously disturbed area;

5. The site is physically suitable for the proposed density of development because imported water supply will be provided by the Otay Water District and sewer treatment and disposal will be provided by the San Diego County Sanitation District;

6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;

7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of a Mitigated Negative Declaration dated June 13, 2019;

8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property

within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

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

9. The discharge of sewage waste from the subdivision into the San Diego County Sanitation District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;

10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and

11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

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

No waivers or exceptions are proposed.

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

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

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

Section 21081(b) further states:

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

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

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

40, 41, 45 – 48, 52, 53

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

☐ The Final map shall show an accurate and detailed vicinity map.

☐ The Basis of Bearings for the Final Map shall comply with Section 81.507 of the Subdivision Ordinance.

☐ Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.

☐ The following notes shall appear on the Final Map:

- ☐ All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.

☐ At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.

☐ The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

☐ This is a map of a condominium project as defined in Section 1350 of the State of California Civil Code, the maximum number of dwelling units is 92. The amount of units shall be indicated on the final map.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (RWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:
http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

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

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

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

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 away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit 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.

PARK LAND DEDICATION ORDINANCE COMPLIANCE: The project is subject to the County of San Diego Park Land Dedication Ordinance (PLDO) pursuant to Section 810.101 et. seq. The PLDO fee shall be paid and a note placed on the Parcel Map. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter].

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

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

***NOTICE**: Fish and Wildlife Fees have been paid in the amount of $___ for the review of the Mitigated Negative Declaration, Receipt number ____ dated _____.*

NOTICE: The 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of issuance of the Final Notice of Decision.

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

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

Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ON MOTION of Board Member _____, seconded by Board Member _____, this Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this _____ day of _____ _____, in Board of Supervisors North Chamber Room 310, 1600 Pacific Highway, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

Approved as to Form and Legality
County Counsel

By: _____

Brooke Miller, Senior Deputy
County Counsel

Attachment F – FORM OF DECISION APPROVING SITE PLAN PDS2018-STP-18-013

FORM OF DECISION
SITE PLAN PDS2018-STP-18-011

September 13, 2019

PROJECT NAME:	LENNAR HOMES OF CALIFORNIA, INC.
SITE PLAN NO.:	PDS2018-STP-18-013
E.R. NUMBER:	PDS2018-ER-18-19-003
PROPERTY:	AUSTIN DRIVE AND SWEETWATER SPRINGS BOULEVARD
APNS:	505-580-07, -08, -09, -10

FORM OF DECISION

Grant, this Site Plan for Aventine @ Sweetwater Springs consisting of plot plan, floor plans and elevations dated August 22, 2018 and a Conceptual Landscape Plan dated June 3, 2019. This permit authorizes 92 residential condominium units pursuant to Section 5750-5799 of the Zoning Ordinance.

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

SITE PLAN EXPIRATION: This Site Plan shall expire concurrently with Tentative Map, PDS2018-TM-5627 or one year following the recordation of the Final Map except where construction and/or use of the property in reliance on this permit has commenced. Recordation of a Final Map pursuant to Tentative Map, PDS2018-TM-5627 and completion of all required improvements and satisfaction of all conditions shall be deemed to establish such construction and/or use in reliance; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7168.

This Decision to grant this Site Plan is based upon an accompanying legislative action General Plan Amendment PDS2018-GPA-18-004, Rezone PDS2018-REZ-18-002, and Specific Plan Amendment PDS2018-SPA-18-002 have also become effective.

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

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

1. **GEN#1– COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO]**
   INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off

all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. **GEN#2—RECORDATION OF DECISION**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS

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

3. **AQ #1—SITE DESIGN AND TRANSPORTATION DEMAND MANAGEMENT**
INTENT: In order to implement a sustainable project design that would minimize energy consumption, and air quality and greenhouse gas emissions. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project.

   a. Every residential unit shall be plumbed for the future installation of a Level 2 electric vehicle (EV) charging station.
   b. All street and area lighting installed shall be high-efficiency LED lighting
   c. One 1.8 kWh solar photovoltaic system shall be installed on each residential unit.
   d. At least one short-term bicycle parking rack shall be installed at the recreation areas on-site.
   e. Natural gas and electrical outlets shall be provided in all private rear yards.
   f. At least 184 trees (two per dwelling unit) shall be planted throughout the site.
   g. Informational material shall be provided to all residents as part of the project's Home Owners Association Covenants, Conditions, and Restrictions on ridershare programs and SANDAGs iCommute program.
   h. Parking areas shall include landscaped areas to screen parking areas, consistent with the County's *Parking Design Manual*.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans.

MONITORING: The [*PDS, BPPR*] shall make sure that the sustainable design measures are implemented on all building plans for the project.

4. AQ #2—WATER USE REDUCTION

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

a. Rain barrels shall be installed at each residential unit if incentives/rebates are available for purchase.
b. Weather-based irrigation systems with rain sensing timers shall be installed on-site, where applicable.

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

5. AQ #3—COUNTY CLIMATE ACTION PLAN SATISFACTION

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

a. **Measure 3:** Tankless electric or gas water heaters shall be installed at each residential unit.

b. **Measure 4:** Low-flow faucets, kitchen faucets, toilets, and showers shall be installed at each residential unit with maximum flow rates of 1.5 gallons per minute at 60 psi. All appliances installed in residential units shall be ENERGY STAR certified.

c. **Measure 5:** Rain barrels shall be installed at each residential unit if incentives or rebates are available, as determined through communication with County staff and the regional/local water district.

d. **Measure 6:** A Landscape Document Package shall be submitted that complies with the County's *Water Conservation in Landscaping Ordinance* and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.

e. **Measure 9:** Trees shall be planted on-site at a rate of two (2) trees per home. At a minimum, the project shall plant 184 total trees.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to the approval of the final map and prior to the approval of any plan and issuance of any permit. **MONITORING:** The [*PDS, LA*] and [*DPR, TC, PP*] shall review the Landscape Plans for compliance with **Measure 6** of this condition. The [*PDS, BPPR*] shall verify that the Building Plans comply with **Measure 3, Measure 4, Measure 5,** and **Measure 9** of this condition.

6. **AQ #4–SOLID WASTE REDUCTION**
INTENT: In order to implement a sustainable project design that would minimize waste generation **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

   a. A Construction and Demolition Debris Management Plan will be prepared to divert at least 50 percent of on-site construction waste from landfills through reuse and recycling. In accordance with County Ordinance Sections 68.508 through 68.518, 90 percent of inerts and 70 percent of all other materials from the Project will be recycled.

   b. In accordance with AB 341, at least 75 percent of operational waste shall be diverted from landfills through reuse and recycling

   c. The project design shall provide areas for storage and collection of recyclables and yard waste

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

7. **TIF#1 – TIF PROGRAM**
INTENT: In order to promote orderly development and comply with the County's TIF Program, the TIF Program shall be updated to include potential changes to the Land Use Element and Mobility Element. **DESCRIPTION OF REQUIREMENT:** Provide a fair share contribution towards the cost of updating the County's TIF program. The amount of the fair share contribution will be determined at the time the County begins the effort to update the TIF program. The cost of the TIF update will be shared by all of the approved GPAs that are being incorporated into the TIF Program to the satisfaction of the Director of PDS. **TIMING:** Prior to the recordation of the First Final Map for any unit, provide a fair share contribution towards the cost of updating the County's TIF program. **MONITORING:** The [*PDS, LDR*] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be approved by the Board of Supervisors.

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

8. **PLN#1–SITE PLAN IMPLEMENTATION**
INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved site plan and the building plans. This includes but is not limited to: improving all parking areas, trails and walkways, parks and driveways, installing all required design features, painting all structures with the approved colors, ensuring trash enclosures are properly screened, installing all approved signage in the correct locations, and removing all temporary construction facilities from the site. **DOCUMENTATION:** The applicant

shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The *[PDS, BI]* and *[DPR TC, PP]* shall inspect the site for compliance with the approved Building Plans.

9. **LNDSCP#1–CERTIFICATION OF INSTALLATION**
INTENT: In order to provide adequate Landscaping that addresses the Landscape Character of the Sweetwater Springs District, and to comply with the Landscape Design Standards of the Spring Valley Design Review Checklist, COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street Parking Design Manual, the COSD Grading ordinance, the Spring Valley Design Guidelines, and the requirements of the B Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PCC] [DPR, TC, PP]*. **DOCUMENTATION:** The applicant shall submit to the *[PDS LA, PCC],* a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

10. **STRMWTR#1–VERIFICATION OF STRUCTURAL BMPs**
INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms *with* [*DPW, PDCI*] *or* [*PDS, BLDG]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

11. **STRMWTR#2–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER**
INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

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

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

12. AQ #5—CONSTRUCTION ARCHITECTURAL COATINGS

INTENT: In order to reduce emissions of volatile organic compounds (VOC). **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measure:

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

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

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

13. PLN#2–SITE CONFORMANCE

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

the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

14. PLN#3–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plans, building plans, and plot plans; should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

15. STRMWTR#3–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately-owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately-owned Structural BMP with *[DPW, WPP]*. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*DPW, WPP*] is responsible for compliance of this permit.

16. NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES]

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

a. **Site Plan** associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.

b. All mechanical equipment may incorporate (if needed for noise ordinance compliance) noise reducing measures such as, but not limited to, screen walls, noise barriers, increased setbacks to the property line, placement of equipment behind structures, etc.

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

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

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

Section 21081(b) further states:

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

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

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition: 7

SITE PLAN FINDINGS

a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 2100, 4310, 4600 and 4900 of The Zoning Ordinance because the project fulfills the intent of the RM Multi-Family Residential Use Regulation by creating and enhancing areas where permanent family residential uses are permitted. The proposed development is compatible with adjacent land uses and in addition, the project applies the appropriate development designators to create a neighborhood with housing types that are consistent with the existing Building Type "T", Height "G", and Open Space "A" Designators.

b. That the proposed development is compatible with the Spring Valley Community Plan because the project design is in substantial conformance to the Spring Valley Community Plan and Design Guidelines. The project includes housing types with architectural styles and features that are consistent with the community plan and community character. The 14,880 square feet of recreational area consisting of outdoor lounge and activity areas will help to develop a greater sense of community by providing gathering space.

c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standard or criteria has been waived.

d. The site has a Special Area Regulation "B" Designator which will remain with concurrently processed Zone Reclassification PDS2018-REZ-18-002. The Special Area Regulation "B" Designator requires the submittal and review of a site plan subject to the development standards contained in the Zoning Ordinance and the County Code as well as the standards and criteria contained in the applicable Community Design Guidelines or Design Review Checklist. The project is consistent with the Spring Valley Community Design Guidelines.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated

as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (RWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:
http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

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

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

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

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 away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit 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.

PARK LAND DEDICATION ORDINANCE COMPLIANCE: The project is subject to the County of San Diego Park Land Dedication Ordinance (PLDO) pursuant to Section 810.101 et. seq. The PLDO fee shall be paid and a note placed on the Parcel Map. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter].

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

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

***NOTICE**: Fish and Wildlife Fees have been paid in the amount of $XX for the review of the Mitigated Negative Declaration, Receipt number XX dated XX.*

NOTICE: The 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of issuance of the Final Notice of Decision.

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

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			

Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ON MOTION of Board Member _____, seconded by Board Member _____, this Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this _____ day of _____ _____, in Board of Supervisors North Chamber Room 310, 1600 Pacific Highway, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

Approved as to Form and Legality
County Counsel

By: _____

Brooke Miller, Senior Deputy
County Counsel

Attachment G – FORM OF DECISION APPROVING MAJOR USE PERMIT MINOR DEVIATION PDS2018-MUP-70-299W1M32

FORM OF DECISION
MAJOR USE PERMIT MINOR DEVIATION
PDS2018-MUP-70-299W1M32

September 13, 2019

PERMITEE:	LENNAR HOMES OF CALIFORNIA, INC.
MAJOR USE PERMIT MINOR DEVIATION NO.:	PDS2018-MUP-70-299W1M32
E.R. NUMBER:	PDS2018-ER-18-19-003
PROPERTY:	AUSTIN DRIVE AND SWEETWATER SPRINGS BOULEVARD
APN(S):	505-580-07, -08, -09, -10

A revised plot plan dated August 22, 2018 was submitted by Lennar Homes for a "Minor Deviation" from plot plan approved in connection with Major Use Permit MUP-70-299 for removal of the 10.57-acre site with an existing commercial shopping center from the MUP area. The applicant is proposing to redevelop the project site with 92 residential units. The property is located at the corner of Austin Drive and Sweetwater Springs Boulevard in the Spring Valley Community Plan area in the C36 Land Use Regulation. The proposed project will change the regulation from C36 to Multi-Family Residential (RM), and the General Plan Land Use Designation from General Commercial to Village Residential (VR-10.9).

Cumulative Change

Project #	Approved Square Footage	Description	Percentage Change
P70-299	N/A	Planned Residential Development (PRD) for 901 dwelling units.	Baseline
PDS2018-MUP-70-299W1M32	460,429 SF / 10.57 acres	Removal of the subject parcels from the PRD. Existing shopping center to be converted into residential development.	4.5%
Net Change			**4.5%**

*This project has brought the net change to 4.5%. Any future changes may not exceed 5.5% in order to qualify for a Minor Deviation. Any change beyond a cumulative 10% requires a Modification.

In accordance with Section 7609 of The Zoning Ordinance, the Board of Supervisors hereby finds that the proposed Minor Deviation does not constitute a substantial change in the Major Use/Site Plan Permit and that said Deviation will not adversely affect adjacent property or adjacent property owners, and approves said Minor Deviation as per revised plot plan.

This approval for a Minor Deviation is limited to the applicant's request as detailed in the first paragraph above. Changes or omissions not specified in this form of decision, but are reflected in the attached plot plan have not been authorized.

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 of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

ON MOTION of Board Member _____, seconded by Board Member _____, this Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this _____ day of _____ _____, in Board of Supervisors North Chamber Room 310, 1600 Pacific Highway, San Diego, California, by the following vote:

AYES:

NOES:

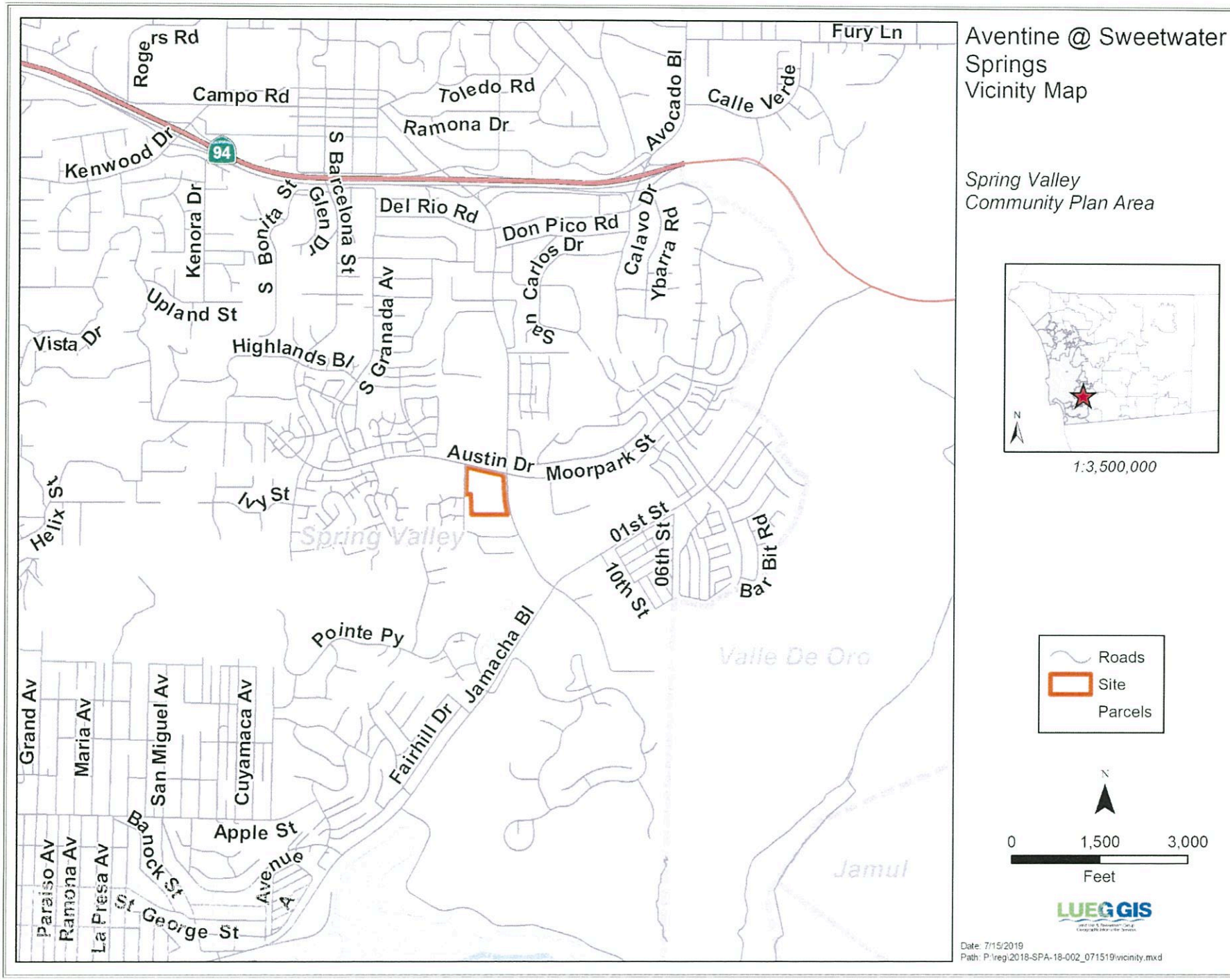
ABSENT:

Approved as to Form and Legality
County Counsel

By: _____

Brooke Miller, Senior Deputy
County Counsel

Attachment H –
PLANNING DOCUMENTATION


Aventine @ Sweetwater Springs
Vicinity Map
Spring Valley Community Plan Area
1:3,500,000
Roads
Site
Parcels
0
1,500
3,000
Feet
LUEG GIS
Date: 7/15/2019
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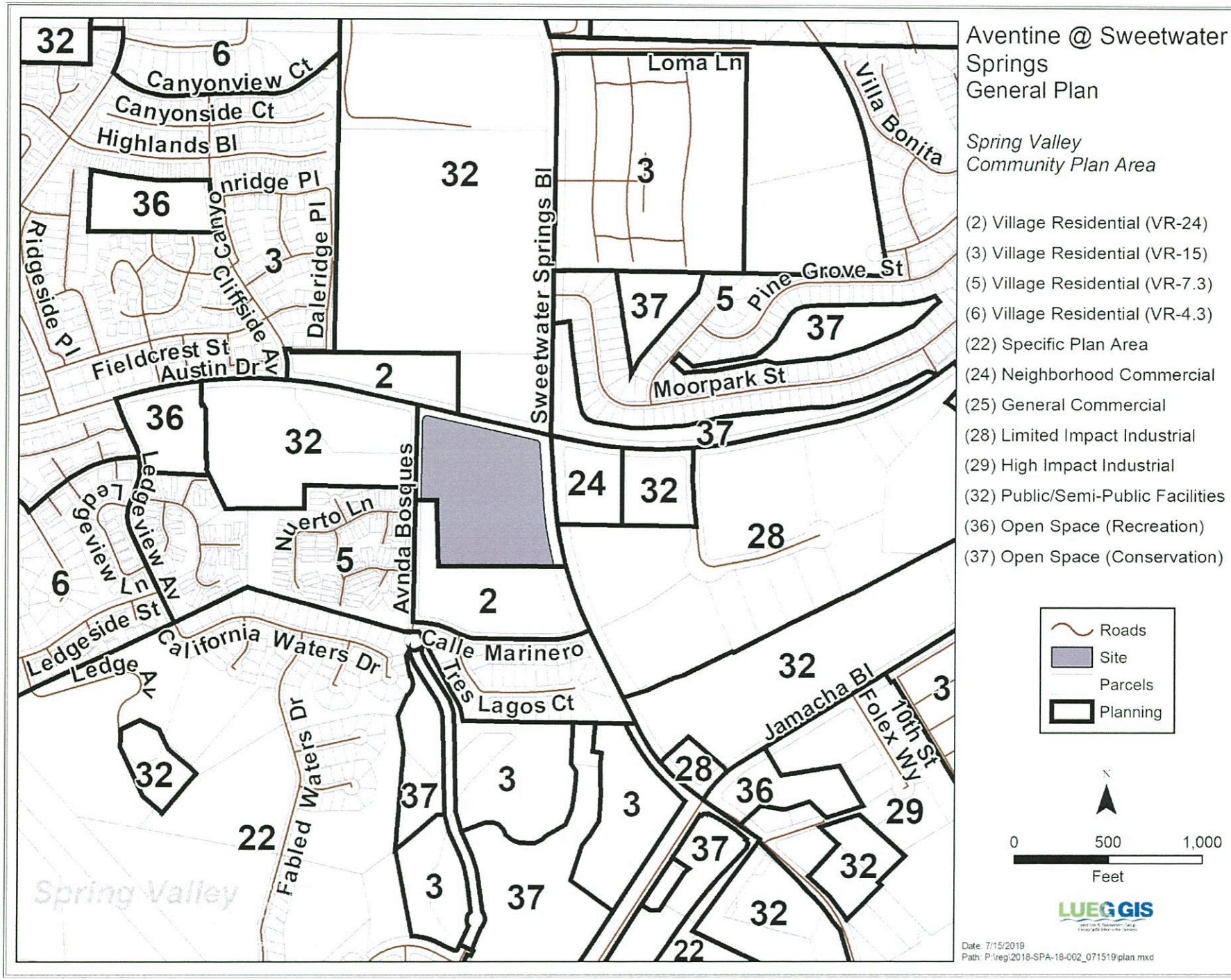
Campo Rd
Toledo Rd
Ramona Dr
Fury Ln
Calle Verde
Avocado Bl
Kenwood Dr
94
Kenora Dr
S Bonita St
Glen Dr
S Barcelona St
Del Rio Rd
Don Pico Rd
San Carlos Dr
Calavo Dr
Ybarra Rd
Upland St
Vista Dr
Highlands Bl
S Granada Av
Austin Dr
Moorpark St
Helix St
Ivy St
Spring Valley
01st St
06th St
10th St
Bar Bit Rd
Pointe Py
Jamacha Bl
Valle De Oro
Grand Av
Maria Av
San Miguel Av
Cuyamaca Av
Fairhill Dr
Apple St
Paraiso Av
Ramona Av
La Presa Av
St George St
Avenue
Jamul


Aventine @ Sweetwater Springs
General Plan
Spring Valley
Community Plan Area
(2) Village Residential (VR-24)
(3) Village Residential (VR-15)
(5) Village Residential (VR-7.3)
(6) Village Residential (VR-4.3)
(22) Specific Plan Area
(24) Neighborhood Commercial
(25) General Commercial
(28) Limited Impact Industrial
(29) High Impact Industrial
(32) Public/Semi-Public Facilities
(36) Open Space (Recreation)
(37) Open Space (Conservation)
Roads
Site
Parcels
Planning
0
500
1,000
Feet
LUEG GIS
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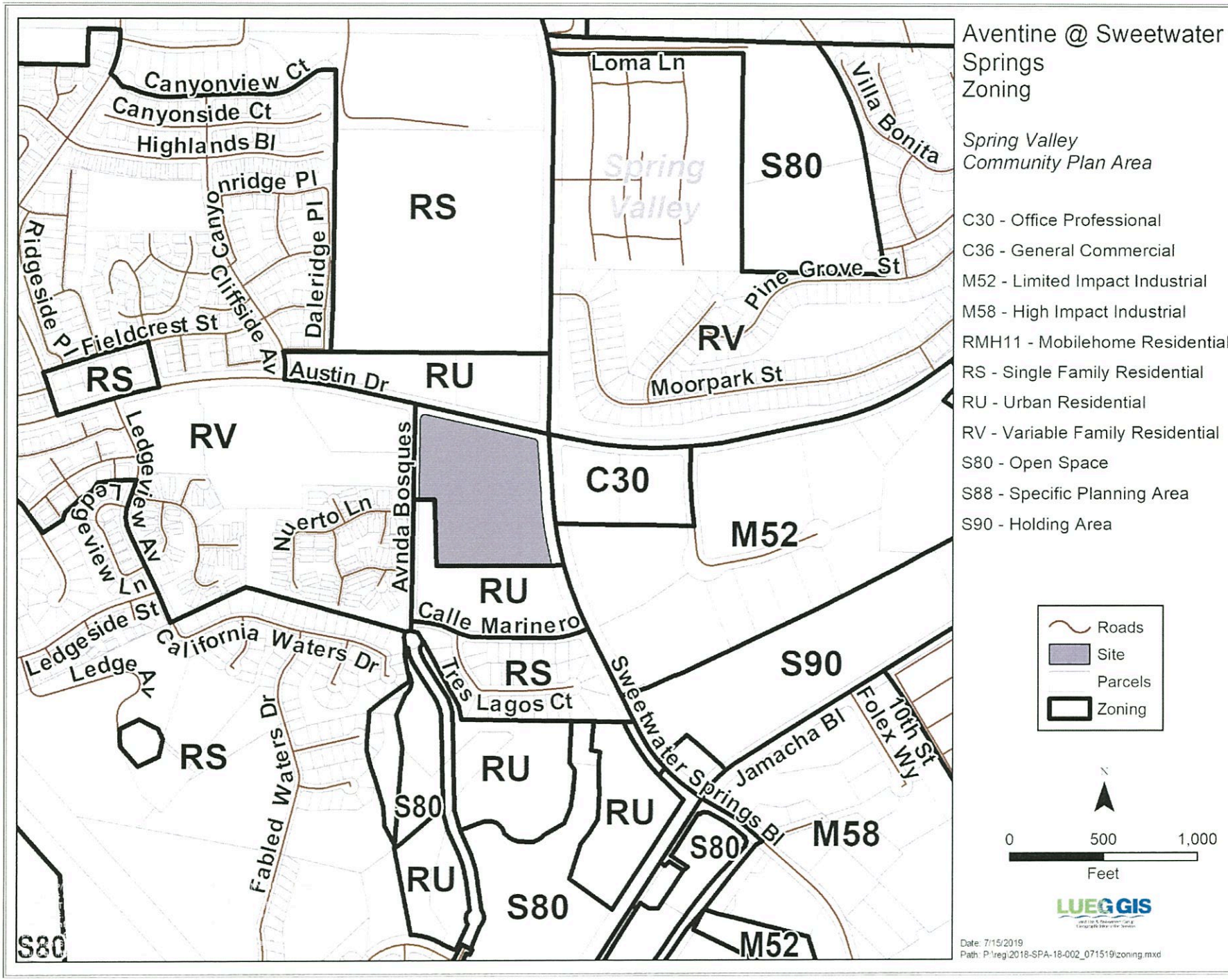
Canyonside Ct
Highlands Bl
Ridgeside Pl
Daleridge Pl
Cliffside Av
Fieldcrest St
Austin Dr
Loma Ln
Villa Bonita
Sweetwater Springs Bl
Pine Grove St
Moorpark St
Ledgeview Av
Ledgeview Ln
Ledgeside St
Ledge Av
Nuerto Ln
Avnda Bosques
California Waters Dr
Calle Marinero
Tres Lagos Ct
Fabled Waters Dr
Jamacha Bl
Folex Wy
10th St
Spring Valley


Aventine @ Sweetwater Springs
Zoning
Spring Valley
Community Plan Area
C30 - Office Professional
C36 - General Commercial
M52 - Limited Impact Industrial
M58 - High Impact Industrial
RMH11 - Mobilehome Residential
RS - Single Family Residential
RU - Urban Residential
RV - Variable Family Residential
S80 - Open Space
S88 - Specific Planning Area
S90 - Holding Area
Roads
Site
Parcels
Zoning
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1,000
Feet
LUEGGIS
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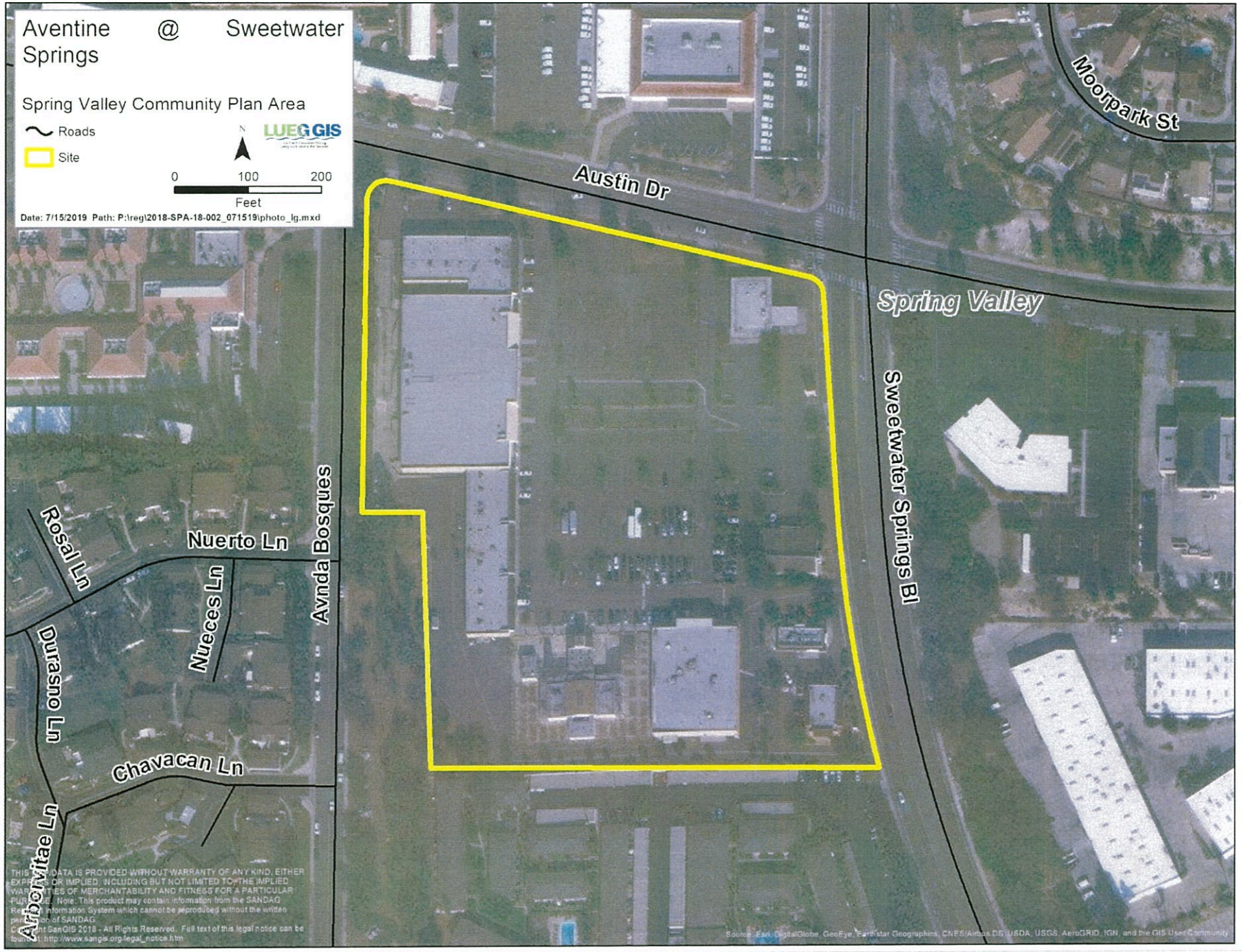
Highlands Bl
Canyonridge Pl
Daleridge Pl
Ridgeside Pl
Fieldcrest St
Cliffside Av
Austin Dr
Loma Ln
Villa Bonita
Spring Valley
Pine Grove St
Moorpark St
Ledgeview Av
Ledgeview Ln
Ledgeside St
Ledge Av
Nuerto Ln
Avnda Bosques
Calle Marinero
California Waters Dr
Tres Lagos Ct
Fabled Waters Dr
Sweetwater Springs Bl
Jamacha Bl
Folex Wy
10th St
RS
RV
RU
C30
M52
S90
S80
M58


Aventine @ Sweetwater Springs
Spring Valley Community Plan Area
Roads
Site
N
LUEGGIS
0 100 200
Feet
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Austin Dr
Moorpark St
Spring Valley
Sweetwater Springs Bl
Avnda Bosques
Rosal Ln
Nuerto Ln
Nueces Ln
Durasno Ln
Chavacan Ln
Arborvitae Ln
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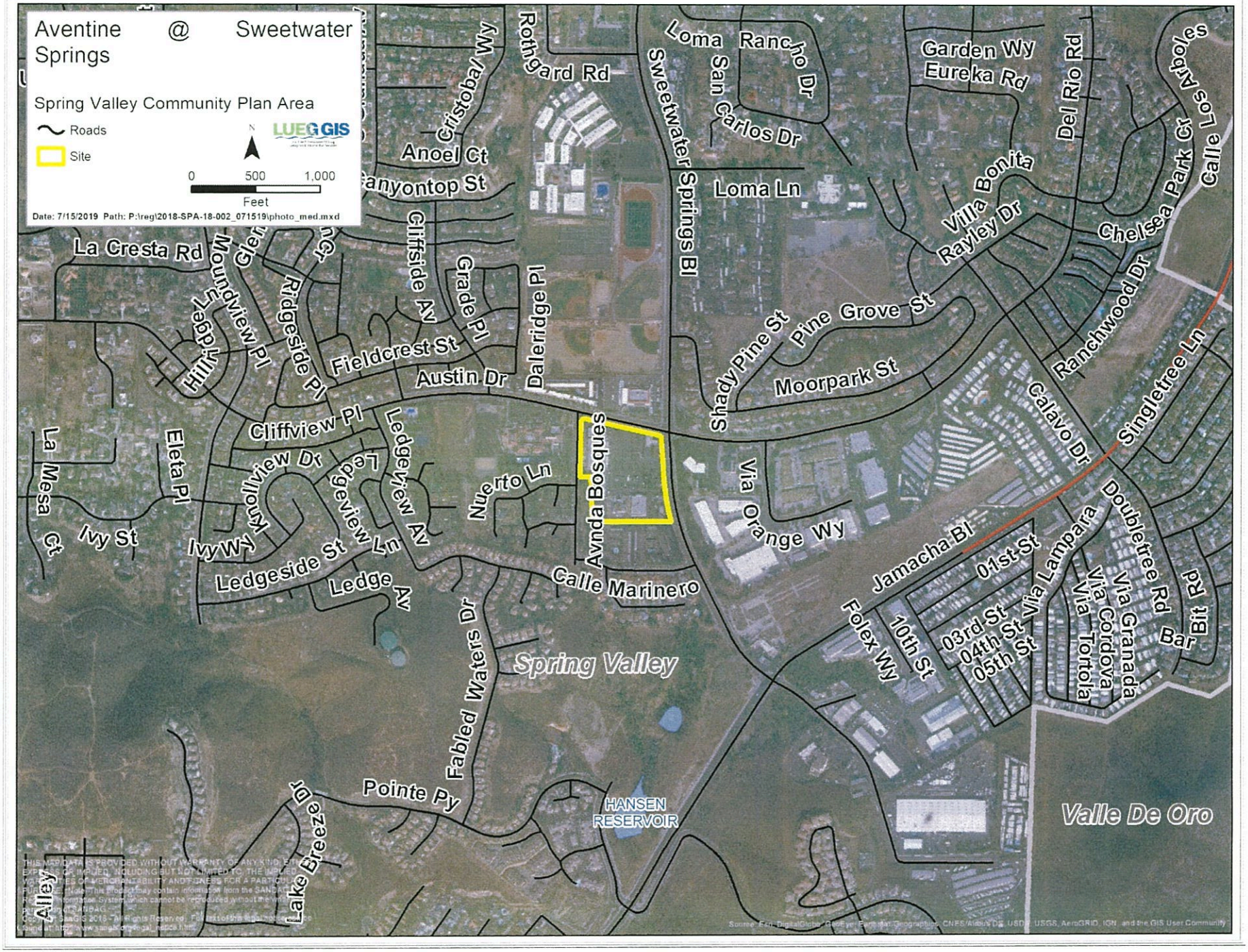
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


Aventine @ Sweetwater Springs
Spring Valley Community Plan Area
Roads
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1,000
Feet
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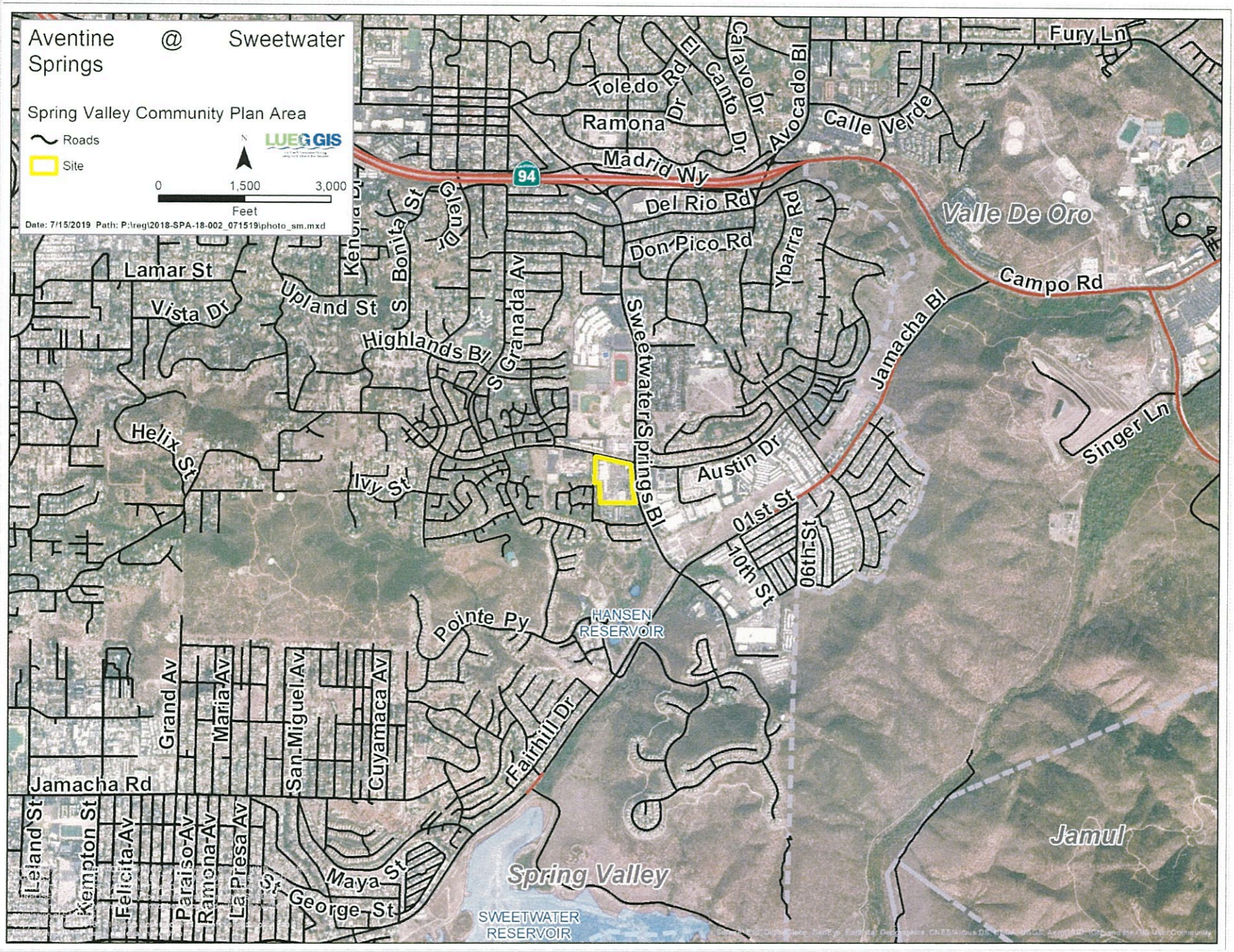
LUEG GIS
Cristobal Wy
Rothgard Rd
Loma Rancho Dr
San Carlos Dr
Sweetwater Springs Bl
Garden Wy
Eureka Rd
Del Rio Rd
Calle Los Arboles
Anoel Ct
Canyontop St
Loma Ln
Villa Bonita
Rayley Dr
Chelsea Park Cr
La Cresta Rd
Moundview Pl
Ridgeside Pl
Cliffside Av
Grade Pl
Daleridge Pl
Pine Grove St
Shady Pine St
Moorpark St
Ranchwood Dr
Singletree Ln
Fieldcrest St
Austin Dr
Cliffview Pl
Calavo Dr
Ledgeview Av
Nuerto Ln
Avnda Bosques
Via Orange Wy
Eleta Pl
La Mesa Ct
Knollview Dr
Ledgeview Ln
Ivy St
Ivy Wy
Ledgeside St
Ledge Av
Calle Marinero
Jamacha Bl
01st St
Via Lampara
Doubletree Rd
Via Granada
Via Cordova
Via Tortola
Bar Bit Rd
Folex Wy
10th St
03rd St
04th St
05th St
Fabled Waters Dr
Spring Valley
Pointe Py
HANSEN RESERVOIR
Valle De Oro
Lake Breeze Dr
Alley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Spring Valley Community Plan Area
Roads
Site
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Feet
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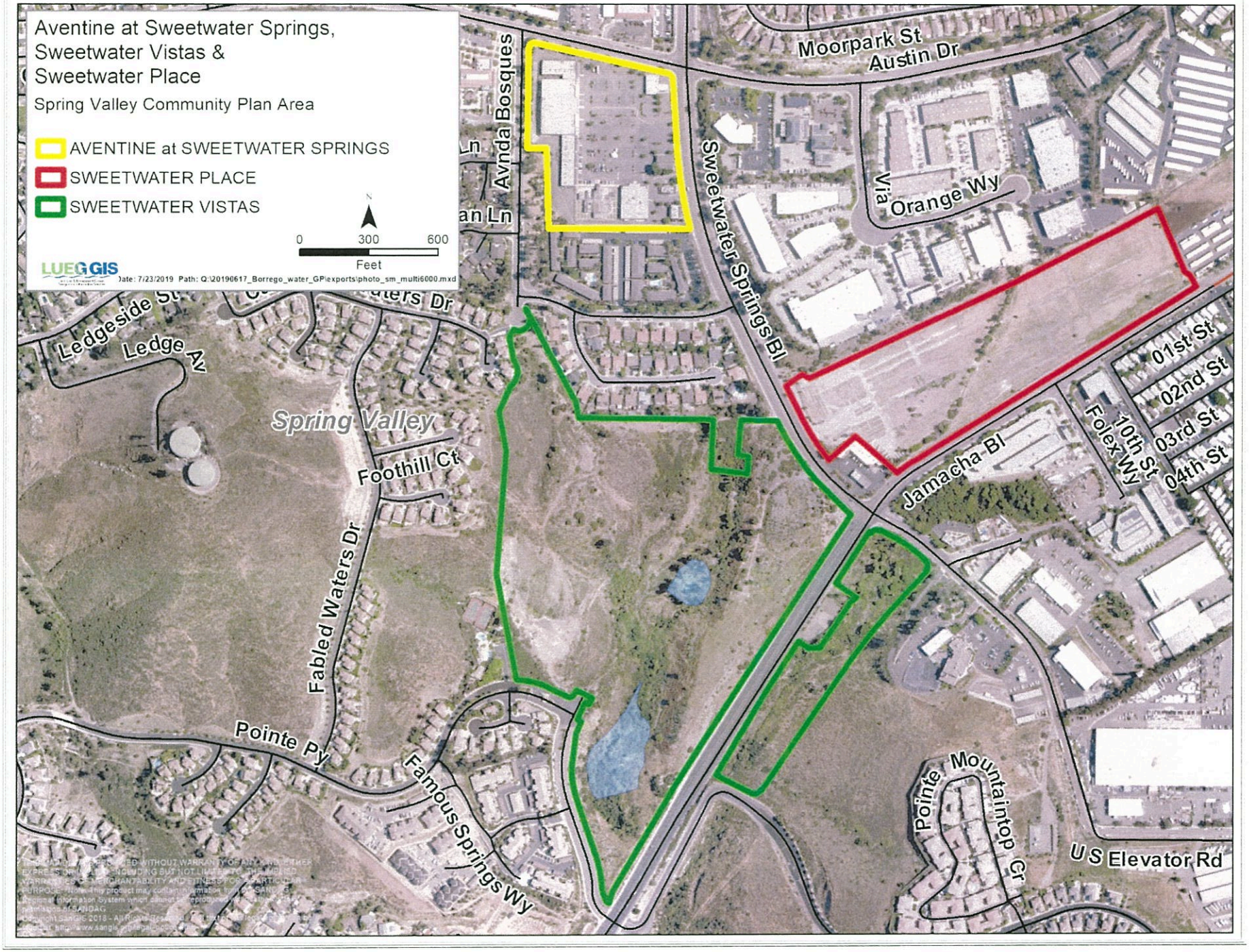
LUEGGIS
94
Toledo Rd
Ramona Dr
El Canto Dr
Calavo Dr
Avocado Bl
Calle Verde
Fury Ln
Madrid Wy
Del Rio Rd
Don Pico Rd
Ybarra Rd
Valle De Oro
Campo Rd
Jamacha Bl
Singer Ln
Lamar St
Vista Dr
Upland St
Kenora Dr
S Bonita St
Glen Dr
S Granada Av
Highlands Bl
Sweetwater Springs Bl
Austin Dr
01st St
10th St
06th St
Helix St
Ivy St
Pointe Py
HANSEN RESERVOIR
Fairhill Dr
Grand Av
Maria Av
San Miguel Av
Cuyamaca Av
Jamacha Rd
Leland St
Kempton St
Felicita Av
Paraiso Av
Ramona Av
La Presa Av
St George St
Maya St
Spring Valley
SWEETWATER RESERVOIR
Jamul


Aventine at Sweetwater Springs,
Sweetwater Vistas &
Sweetwater Place
Spring Valley Community Plan Area
AVENTINE at SWEETWATER SPRINGS
SWEETWATER PLACE
SWEETWATER VISTAS
N
0
300
600
Feet
LUEGGIS
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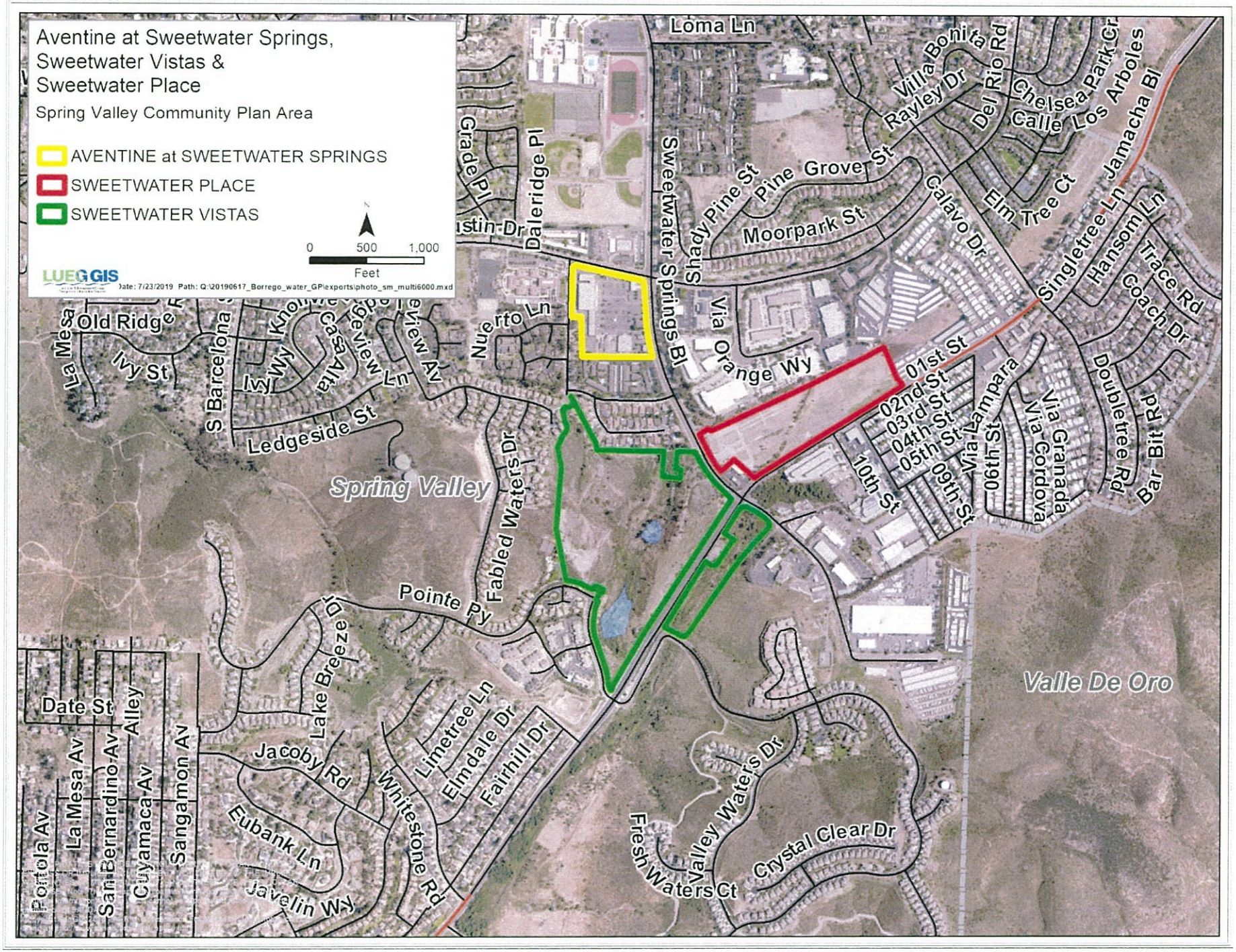
Austin Dr
Avnda Bosques
Sweetwater Springs Bl
Via Orange Wy
Ledgeside St
Ledge Av
Spring Valley
Foothill Ct
Fabled Waters Dr
Pointe Py
Famous Springs Wy
Jamacha Bl
Folex Wy
10th St
01st St
02nd St
03rd St
04th St
Pointe Mountaintop Cr
US Elevator Rd


Aventine at Sweetwater Springs,
Sweetwater Vistas &
Sweetwater Place
Spring Valley Community Plan Area
AVENTINE at SWEETWATER SPRINGS
SWEETWATER PLACE
SWEETWATER VISTAS
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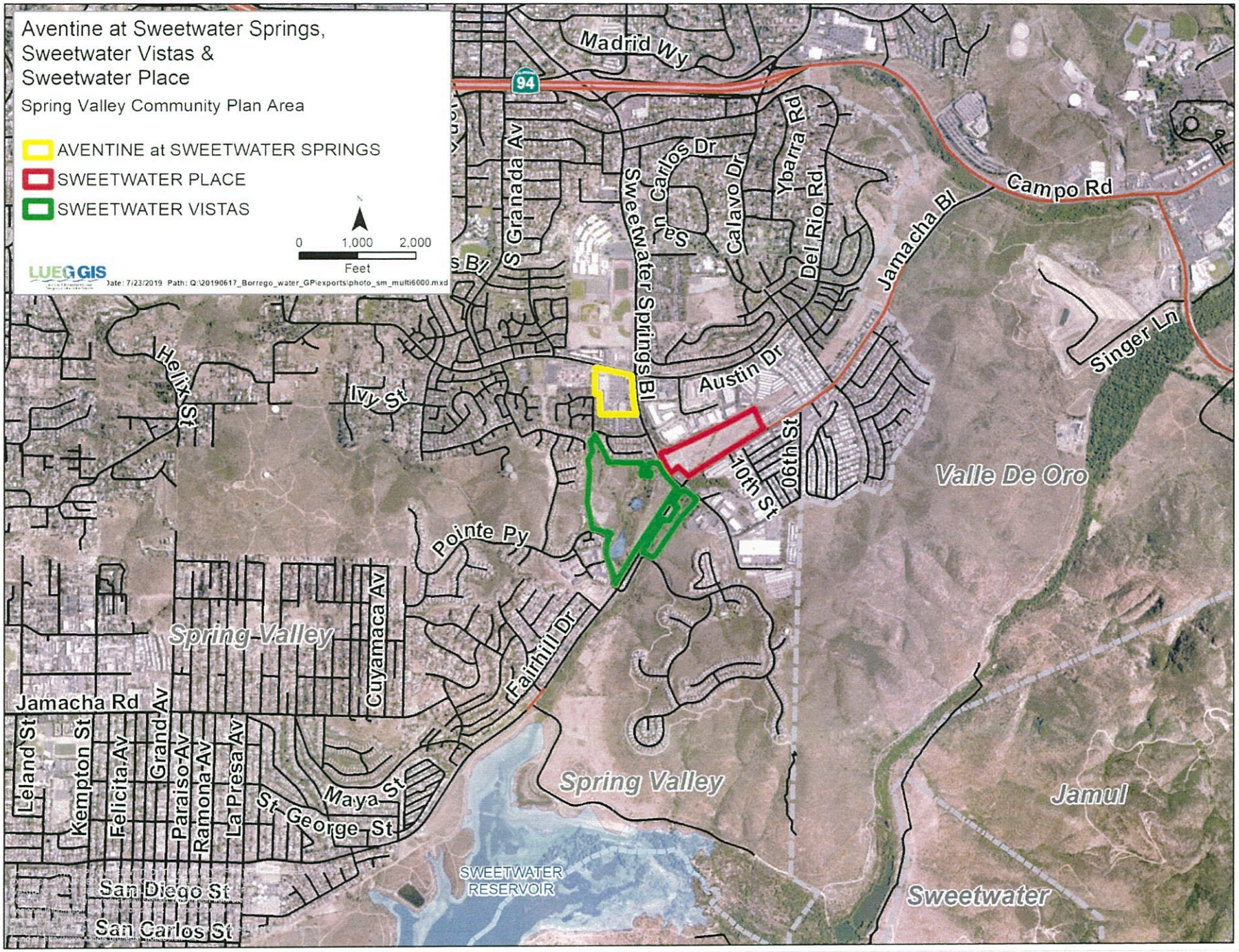
LUEG GIS
Loma Ln
Villa Bonita
Rayley Dr
Del Rio Rd
Chelsea Park Cr
Calle Los Arboles
Jamacha Bl
Grade Pl
Daleridge Pl
Sweetwater Springs Bl
Shady Pine St
Pine Grover St
Moorpark St
Calavo Dr
Elm Tree Ct
Singletree Ln
Hansom Ln
Trace Rd
Coach Dr
Doubletree Rd
Bar Bit Rd
Via Orange Wy
01st St
02nd St
03rd St
04th St
05th St
06th St
09th St
10th St
Via Lampara
Via Granada
Via Cordova
Nuerto Ln
La Mesa
Old Ridge
Ivy St
S Barcelona
Casa Alta
Overview Ln
View Av
Ledgeside St
Spring Valley
Fabled Waters Dr
Pointe Py
Lake Breeze Dr
Valle De Oro
Date St
Alley
Portola Av
La Mesa Av
San Bernardino Av
Cuyamaca Av
Sangamon Av
Jacoby Rd
Eubank Ln
Javelin Wy
Whitestone Rd
Limetree Ln
Elmdale Dr
Fairhill Dr
Fresh Waters Ct
Valley Waters Dr
Crystal Clear Dr


Aventine at Sweetwater Springs,
Sweetwater Vistas &
Sweetwater Place
Spring Valley Community Plan Area
AVENTINE at SWEETWATER SPRINGS
SWEETWATER PLACE
SWEETWATER VISTAS
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Madrid Wy
94
S Granada Av
Sweetwater Springs Bl
San Carlos Dr
Calavo Dr
Ybarra Rd
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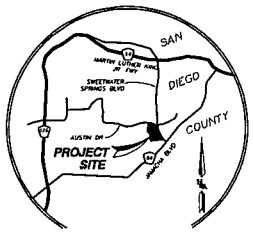
Jamacha Bl
Campo Rd
Singer Ln
Austin Dr
Helix St
Ivy St
10th St
96th St
Valle De Oro
Pointe Py
Fairhill Dr
Cuyamaca Av
Spring Valley
Jamacha Rd
Leland St
Kempton St
Felicita Av
Grand Av
Paraiso Av
Ramona Av
La Presa Av
Maya St
St George St
San Diego St
San Carlos St
SWEETWATER
RESERVOIR
Spring Valley
Jamul
Sweetwater

TENTATIVE MAP
AVENTINE AT SWEETWATER SPRINGS
County Of San Diego, California



VICINITY MAP
NTS

LEGEND

PROJECT BOUNDARY	
EXISTING TOPO CONTOUR	
EXISTING LOT LINE	
BLOC NUMBER	BLDG. NO. 3
PAD ELEVATION	P237.7
SLOPE (2: 1 MAX)	
PERCENT OF GRADE	2%
ST. ELEVATION	390.4
SEWER MAIN (8"+)	
SEWER INVERT ELEVATION	343.4
WATER MAIN (8"+)	W
FIRE HYDRANT	
RECLAIMED WATER MAIN	RW
STORM DRAIN(18"+)	
RETAINING WALL	
TOP OF WALL ELEVATION	TW
FINISHED SURFACE ELEVATION	FS
ST. LIGHT	
EASEMENT LINE	
SOUNDWALL	
* UNLESS SHOWN OTHERWISE	
NOISE RESTRICTION EASEMENT	
EV (ELECTRONIC VEHICLE CHARGING STATION)	EV
PERMEABLE PAVERS	

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC..... SAN DIEGO GAS & ELECTRIC CO.
WATER..... OTAY MUNICIPAL WATER DISTRICT
SEWER..... COUNTY OF SAN DIEGO
POLICE..... COUNTY SHERIFFS DEPARTMENT
SCHOOLS..... GROSSMONT UNION HIGH SCHOOL DISTRICT
FIRE..... SAN MIGUEL FIRE PROTECTION DISTRICT

SOURCE OF TOPOGRAPHY

THE INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY MAPPED BY RJ LUNG AND ASSOCIATES ON JULY 23, 2013, TOGETHER WITH FIELD SURVEY MEASUREMENTS PERFORMED BY HUNSAKER AND ASSOCIATES, SAN DIEGO INC. ON JANUARY 16, 2015.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS '83 CALIFORNIA, ZONE 6, EPOCH 1991.35 EPOCH GRID BEARING BETWEEN STATION "16HKCG2" AND THE STATION "5049 ROS 14841" PER THE COUNTY OF SAN DIEGO HORIZONTAL CONTROL LIST, BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR BETTER.

I.E. S34°13'03"E

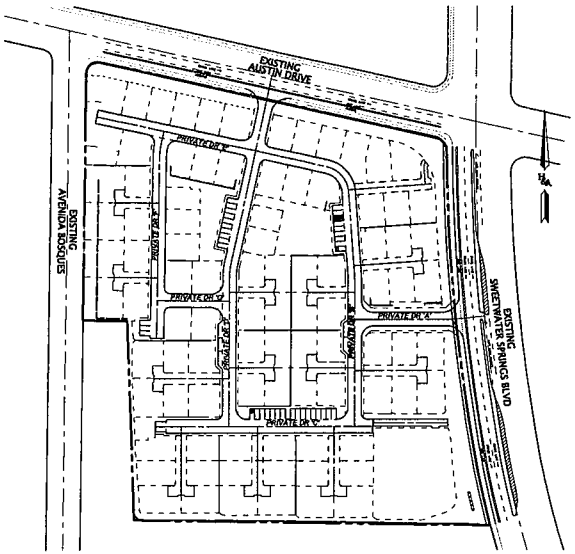
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED.

THE COMBINED SCALE FACTOR AT POINT "A" IS 0.9999817702
GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR

BENCHMARK

BENCHMARK: USGS BRASS DISC IN CONC. MON STAMPED "K 892 1955" IN REAR OF OTAY WATER DISTRICT MAINTENANCE YARD LOCATED AT 2554 SWEETWATER SPRINGS BLVD. NAVD 88 ELEV.=467.70'



KEY MAP
SCALE: 1"=100'

ZONING

APN: 505-580-07,08,09,10
GENERAL PLAN: C36
COMMUNITY PLAN: SPRING VALLEY

	ZONE	EXIST.	PROP.
USE REGULATIONS		C36	RM
ANIMAL REGULATIONS		Q	A
DEVELOPMENT REGULATIONS	DENSITY	40	-
	LOT SIZE (MINIMUM)	-	-
	BUILDING TYPE	T	T
	MAX FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	G
	COVERAGE	-	-
	SETBACK	Q	V
	OPEN SPACE	A	-
SPECIAL AREA REGULATIONS		B	B

PARKING SUMMARY

PARKING REQUIRED		
# OF UNITS	MIN. # OF SPACES REQD PER UNIT	TOTAL # OF SPACES REQD
92	2.0	184
Rec Area	0.1	9.2
TOTAL		193.2

PARKING PROVIDED		
# OF UNITS	MIN. # OF SPACES PROVIDED PER UNIT	TOTAL # OF SPACES REQD
92	2.0	184
Rec Area	0.1	16
Accessible	-	2
Additional Guest	-	24
TOTAL		226

GENERAL DESIGN NOTES

1. PUBLIC WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE OTAY WATER DISTRICT. ALL ON-SITE WATER IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
2. ALL ON-SITE STORM DRAIN IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
3. ALL ON-SITE SANITARY SEWER IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS OTHERWISE SHOWN. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
4. SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAPHY BY ROBERT J LUNG & ASSOC. FLOWN ON JULY 23, 2013.
5. GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDATION
6. ASSESSOR TAX RATE AREA: 83402
7. THE SUBDIVIDER SHALL DEDICATE ALL PUBLIC STREETS AND PUBLIC EASEMENTS SHOWN ON THE SITE PLAN MAP.
8. NO SPECIAL ASSESSMENT ACT WILL BE NECESSARY FOR THIS DEVELOPMENT
9. PARK LAND FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION
10. THE DEVELOPER SHALL COMPLY WITH ALL STREET LIGHT REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
11. ALL LOTS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 S.F. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT.
12. ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
13. ALL EXISTING STRUCTURES ONSITE ARE TO BE DEMOLISHED.
14. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
15. SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
16. UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
17. GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO APPROVAL BY THE COUNTY DEVELOPMENT SERVICES DEPARTMENT.
18. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
19. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON, INC. DATED 2017.
20. REFER TO THE "WATER QUALITY TECHNICAL REPORT" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
21. INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THE PROJECT.
22. PLEASE SEE LANDSCAPE PLANS FOR TYPES OF WALLS AND FENCING.
23. INTERSECTION IMPROVEMENTS REQUIRED TO BOTH THE SOUTHWEST AND NORTHWEST CORNERS OF SWEETWATER SPRINGS BLVD. & AUSTIN DRIVE. IMPROVEMENTS INCLUDE PROVIDING TRUNCATED DOMES FOR THE EXISTING PEDESTRIAN RAMPS, ADA COMPLIANT PUSH BUTTONS WITH INSTALLATION OF PEDESTRIAN PUSH BUTTON POLES TO MEET ADA AUDIO SEPARATION REQUIREMENTS AND SIGNAL HEADS (ON THE SOUTHWEST AND NORTHWEST CORNERS ONLY). ADDITIONALLY, THE PROJECT WILL BE RESPONSIBLE TO MAINTAIN THE EXISTING CONTINENTAL CROSSWALKS FOR THE SOUTHWEST AND NORTH WEST CORNERS ONLY AND UPGRADE THE 170 CONTROLLER TO A FLEX CONTROLLER WITH OMNI SOFTWARE (ATS-FLEX).

EARTHWORK/GRADING QUANTITIES

CUT: 23,200 C.Y.
FILL: 23,200 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF SPRING VALLEY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 7515, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 505-580-07-00 AND 505-580-08-00 AND 505-580-09-00 AND 505-580-10-00

EXISTING EASEMENTS & ENCUMBRANCES

SEE SHEET 8.

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - ST. SECTIONS
SHEET 3 - ST. SECTIONS & DETAILS
SHEET 4 - EXISTING CONDITIONS
SHEET 5 - PROJECT DESIGN
SHEET 6 - SWEETWATER SRPINGS BLVD
STRIPING & MEDIAN IMPROVEMENTS
SHEET 7 - FIRE EXHIBIT
SHEET 8 - BOUNDARY & ENCUMBRANCES

GENERAL NOTES

1. PROJECT SITE AREA EXISTING: 10.57 ACRES
   PROJECT SITE AREA PROPOSED: 10.54 ACRES (EXCLUDES DEDICATION AREA ON AUSTIN DR.)
2. TOTAL NUMBER OF EXISTING PARCELS: 4
3. TOTAL NO. OF UNITS PROPOSED: 92
4. TOTAL NO. OF BLDGS. PROPOSED: 92
5. ASSESSOR'S PARCEL NUMBERS: 505-580-07, 08, 09, 10
6. EXISTING GENERAL PLAN REGIONAL CATEGORY: VILLAGE
   PROPOSED GENERAL PLAN REGIONAL CATEGORY: VILLAGE
7. EXISTING GENERAL PLAN LAND USE DESIGNATION: GENERAL COMMERCIAL (CC)
   PROPOSED GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-10.9)
8. COMMUNITY PLAN: SPRING VALLEY
9. PROPOSED DENSITY: 8.7 DU/AC (92 DU'S/10.54 ACRES)
10. EXISTING ZONING: C36 (GENERAL COMMERCIAL)
11. PROPOSED ZONING: RM (MF RESIDENTIAL)
12. EXISTING LAND USE: COMMERCIAL
    PROPOSED LAND USE: MULTIFAMILY DETACHED RESIDENTIAL

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF DWELLING UNITS IS 92.

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF DECEMBER, 2017, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTATIVE

OWNER/SUBDIVIDER

CAL ATLANTIC GROUP, INC.
16465 VIA ESPRILLO, SUITE 150
SAN DIEGO, CA 92127
(858)618-4919

REPRESENTATIVE

APPLICANT

LENNAR HOMES
16465 VIA ESPRILLO, SUITE 150
SAN DIEGO, CA 92127
(858)618-4919

ENGINEER

HUNSAKER & ASSOCIATES SAN DIEGO, INC
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

REGISTERED PROFESSIONAL ENGINEER ALISA S. VIALPANDO No. 47945 Exp 12/31/19 CIVIL STATE OF CALIFORNIA

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/19

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL-MAIL PRE-APP	12/18/17	H&A
2	RESUBMITTAL - FULL	06/13/18	H&A
3	RESUBMITTAL - FULL	08/22/18	H&A
4	RESUBMITTAL - FULL	12/21/18	H&A
5	PLAN REVISED	01/17/19	H&A
6	FINAL SUBMITTAL	06/03/19	H&A
7			
8			

TENTATIVE MAP
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 1 OF 8

P.D. 3321-0024

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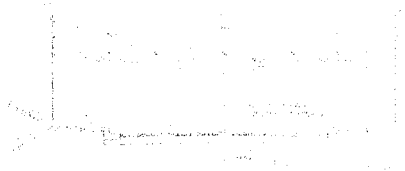
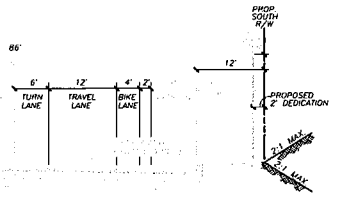
3 - 96



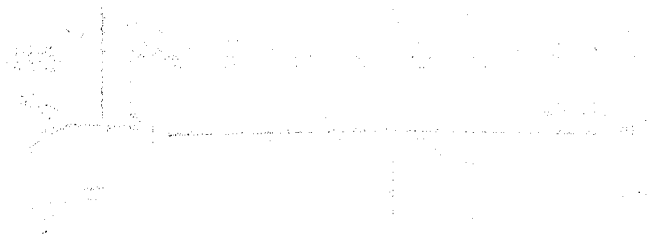
EXISTING AVENIDA BOSQUES
NOT TO SCALE



EXISTING AUSTIN DRIVE
NOT TO SCALE



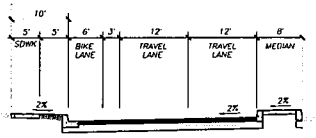
PROPOSED AUSTIN DRIVE
NOT TO SCALE



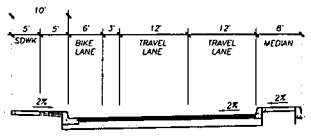
EXISTING SWEETWATER SPRINGS BLVD
(FROM UNIT 89 TO SOUTH OF PROJECT)
NOT TO SCALE



EXISTING SWEETWATER SPRINGS BLVD
(FROM AUSTIN DRIVE TO UNIT 89)
NOT TO SCALE



PROPOSED SWEETWATER SPRINGS BLVD
(FROM UNIT 89 TO SOUTH OF PROJECT)
NOT TO SCALE



PROPOSED SWEETWATER SPRINGS BLVD
(FROM AUSTIN DRIVE TO UNIT 89)
NOT TO SCALE

STREET SECTIONS

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH 858.558.4500 · FX 858.558.9494

TENTATIVE MAP
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 2 OF 8

W.O. 3321-0024

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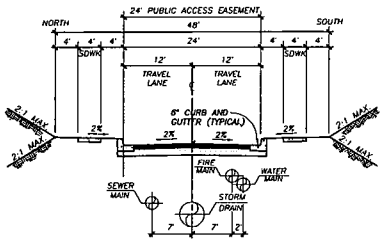
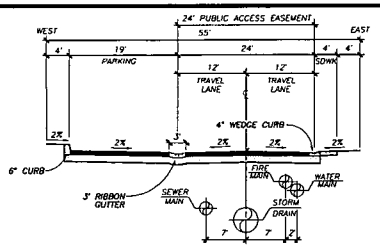


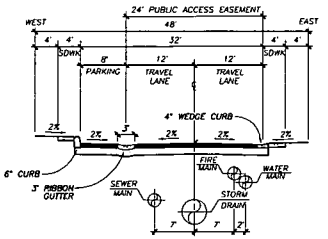
PROPOSED PVT. DRIVE 'A'

NOT TO SCALE



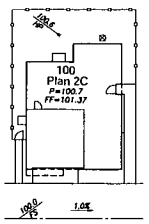
PROPOSED PORTION OF PVT. DRIVE 'B'
(FROM PVT. DR. 'E' TO PVT. DR. 'A')
& PORTION OF DRIVE 'D'
(FROM PVT. DR. 'E' TO PVT. DR. 'G')

NOT TO SCALE

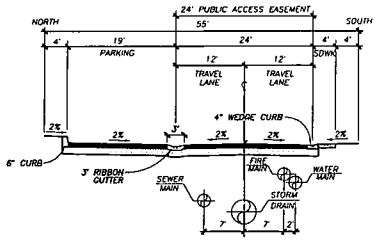


PROPOSED PORTION OF PVT. DRIVE 'B'
(FROM PVT. DR. 'A' TO PVT. DR. 'C')
& PORTION OF DRIVE 'D'
(FROM PVT. DR. 'G' TO PVT. DR. 'C')

NOT TO SCALE

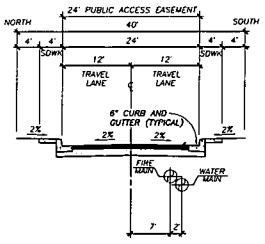


TYPICAL DETACHED DETAIL



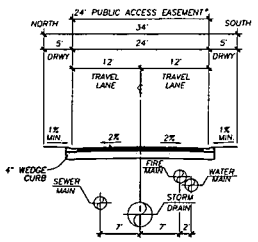
PROPOSED PVT. DRIVE 'C'

NOT TO SCALE



PORTION OF PROPOSED PVT. DRIVE 'D'
(FROM AUSTIN DRIVE TO PVT. DRIVE 'E')

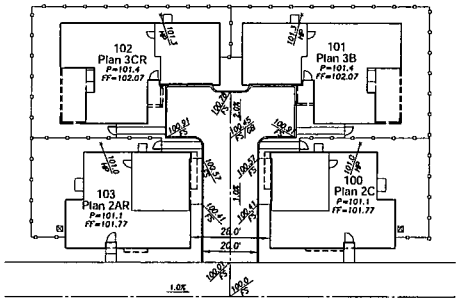
NOT TO SCALE



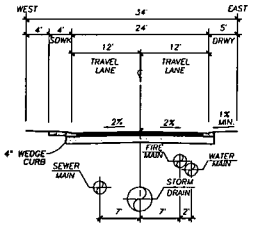
*NOTE: PUBLIC EASEMENT ONLY APPLIES OVER PROPOSED PVT. DRIVE 'E'

PROPOSED PVT. DRIVES 'E' & 'G'

NOT TO SCALE

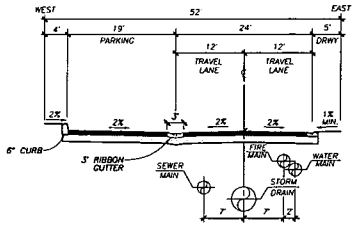


TYPICAL 4-PLEX COURTYARD DETAIL



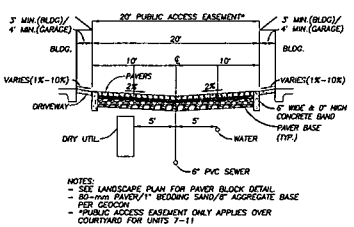
PROPOSED PORTION OF PVT. DRIVE 'F'
(SOUTH OF PVT. DRIVE 'G')

NOT TO SCALE



PROPOSED PORTION OF PVT. DRIVE 'F'
(SOUTH OF PVT. DRIVE 'G')

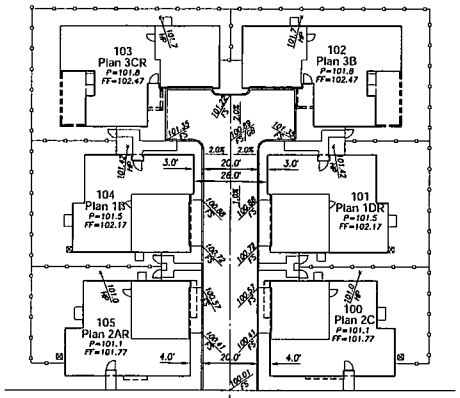
NOT TO SCALE



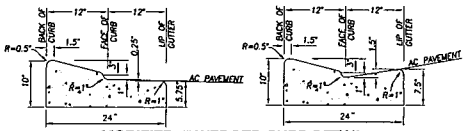
NOTES:
- SEE LANDSCAPE PLAN FOR PAVER BLOCK DETAIL
- 80-mm PAVER/1" BEDDING SAND/6" AGGREGATE BASE PER GEOCON
- *PUBLIC ACCESS EASEMENT ONLY APPLIES OVER COURTYARD FOR UNITS 7~11

COURTYARDS (PVT.)

NOT TO SCALE



TYPICAL 6-PLEX COURTYARD DETAIL



MODIFIED 4" WEDGED CURB DETAIL

STREET SECTIONS & DETAILS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street San Diego, CA 92121
ENGINEERING
SURVEYING

TENTATIVE MAP
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 3 OF 8

W.O. 3321-0024

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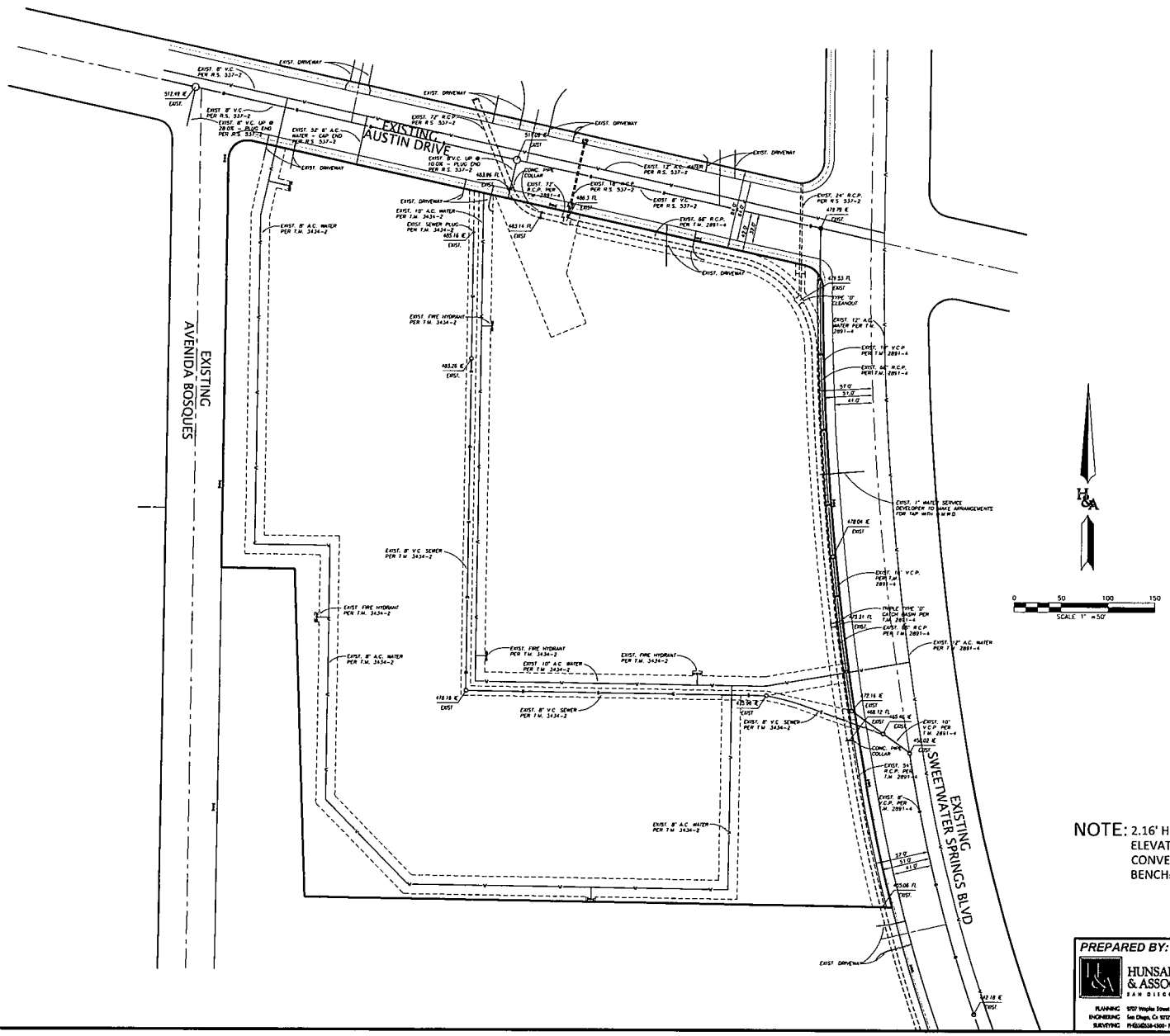
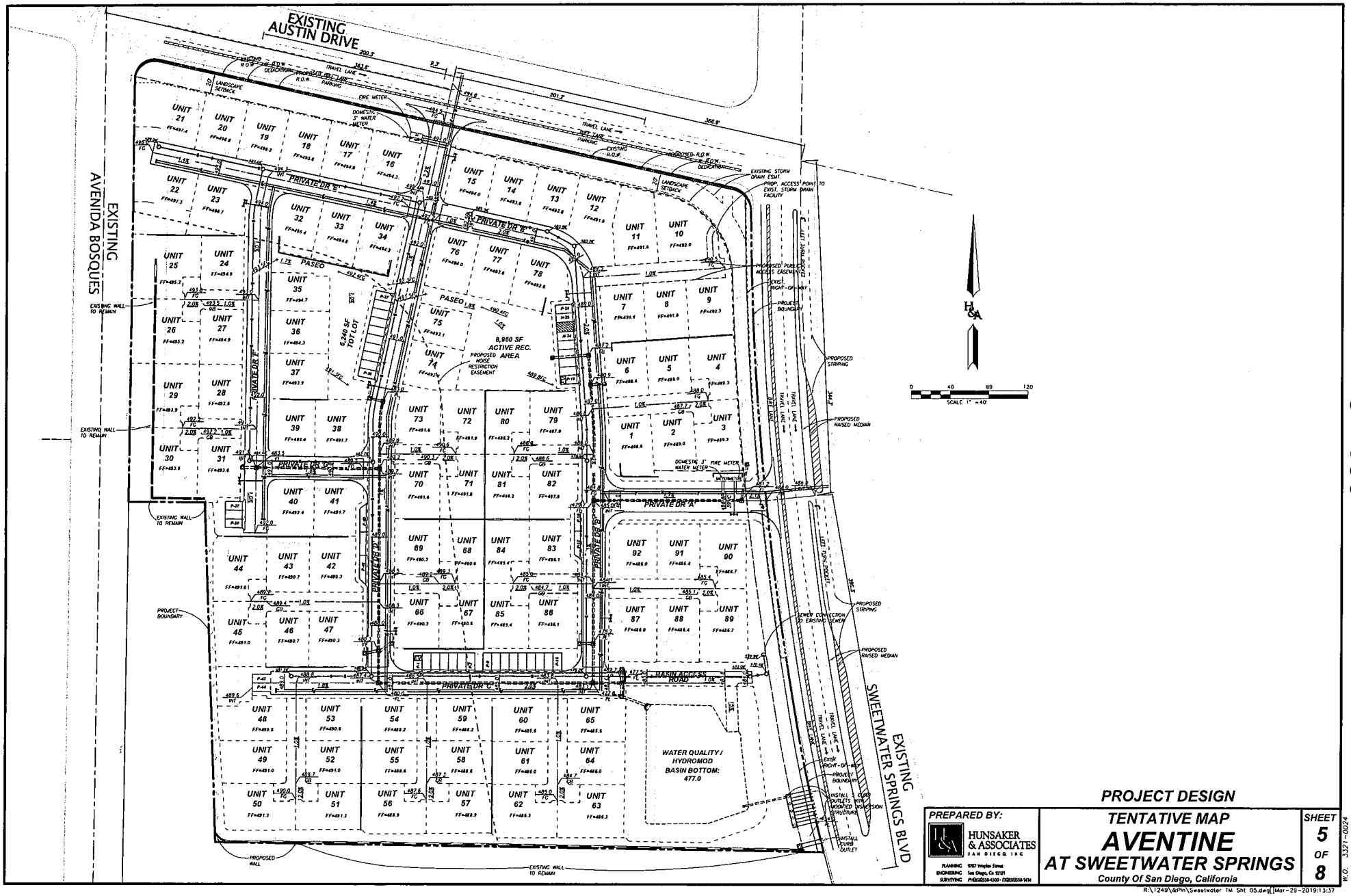

EXISTING AUSTIN DRIVE
EXISTING AVENIDA BOSQUES
EXISTING SWEETWATER SPRINGS BLVD
EXIST. DRIVEWAY
EXIST. 8" A.C. WATER PER T.M. 3434-2
EXIST. FIRE HYDRANT PER T.M. 3434-2
EXIST. 8" V.C. SEWER PER T.M. 3434-2
EXIST. 24" R.C.P. PER R.S. 537-2
EXIST. 66" R.C.P. PER T.M. 2891-4
EXIST. 12" A.C. WATER PER T.M. 2891-4
EXIST. 10" V.C.P. PER T.M. 2891-4
EXIST. 1" WATER SERVICE
TYPE 'D' CLEANOUT
CONC. PIPE COLLAR
EXIST. DRIVEWAY
EXIST. DRIVEWAY
EXIST. DRIVEWAY



PROJECT DESIGN

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street, San Diego, Ca 92121
ENGINEERING
SURVEYING

TENTATIVE MAP

AVENTINE AT SWEETWATER SPRINGS

County Of San Diego, California

SHEET 5 OF 8

W.O. 3321-0024

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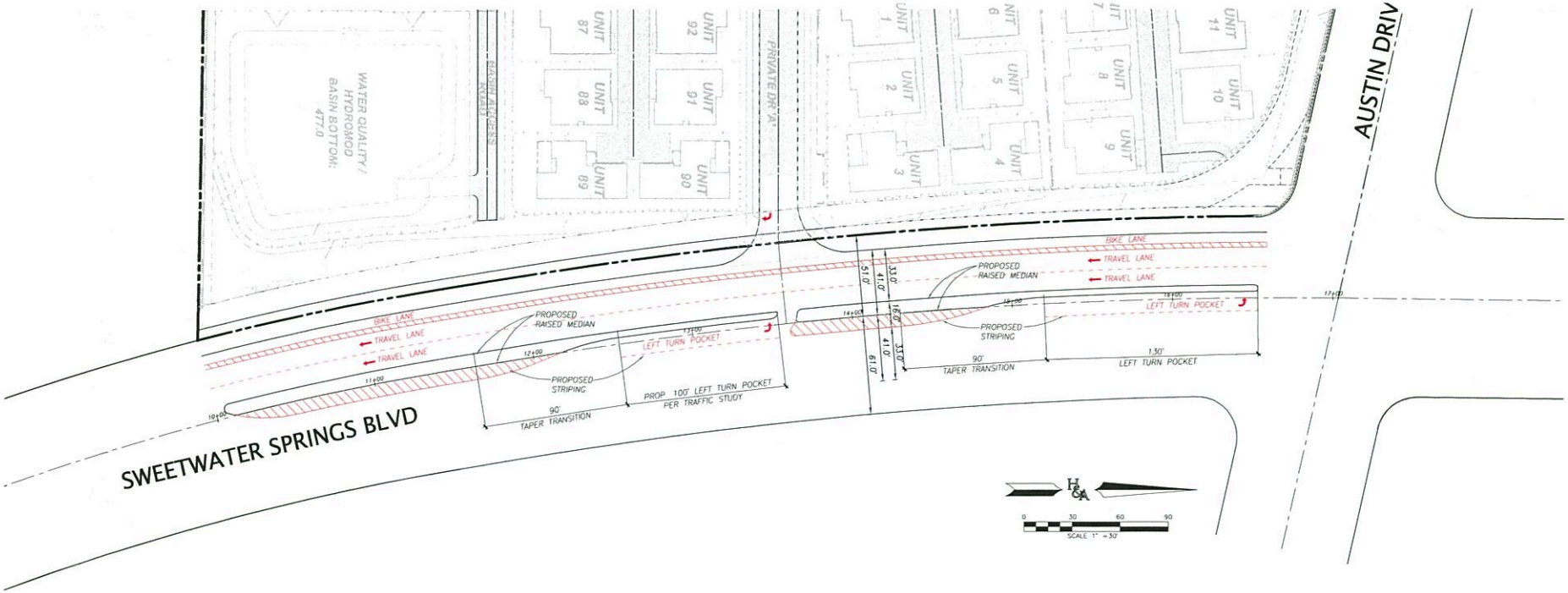
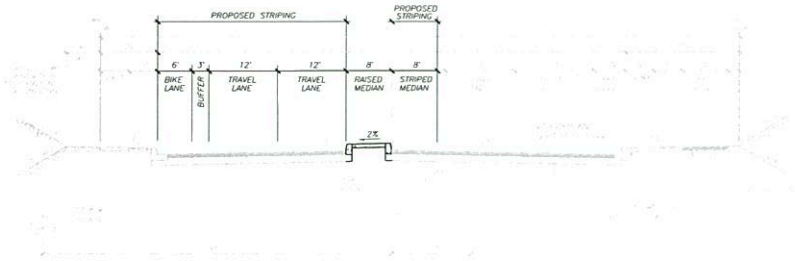
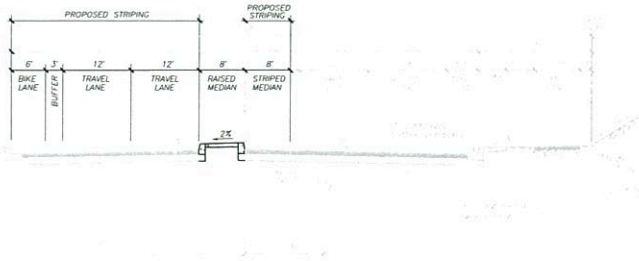




PROPOSED SWEETWATER SPRINGS BLVD
(FROM STATION 10+00 TO STATION 12+08)

NOT TO SCALE



PROPOSED SWEETWATER SPRINGS BLVD
(FROM STATION 12+08 TO STATION 16+53)

NOT TO SCALE

SWEETWATER SPRINGS BLVD
STRIPING & MEDIAN IMPROVEMENTS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

TENTATIVE MAP
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 6 OF 8

W.O. 3321-0024

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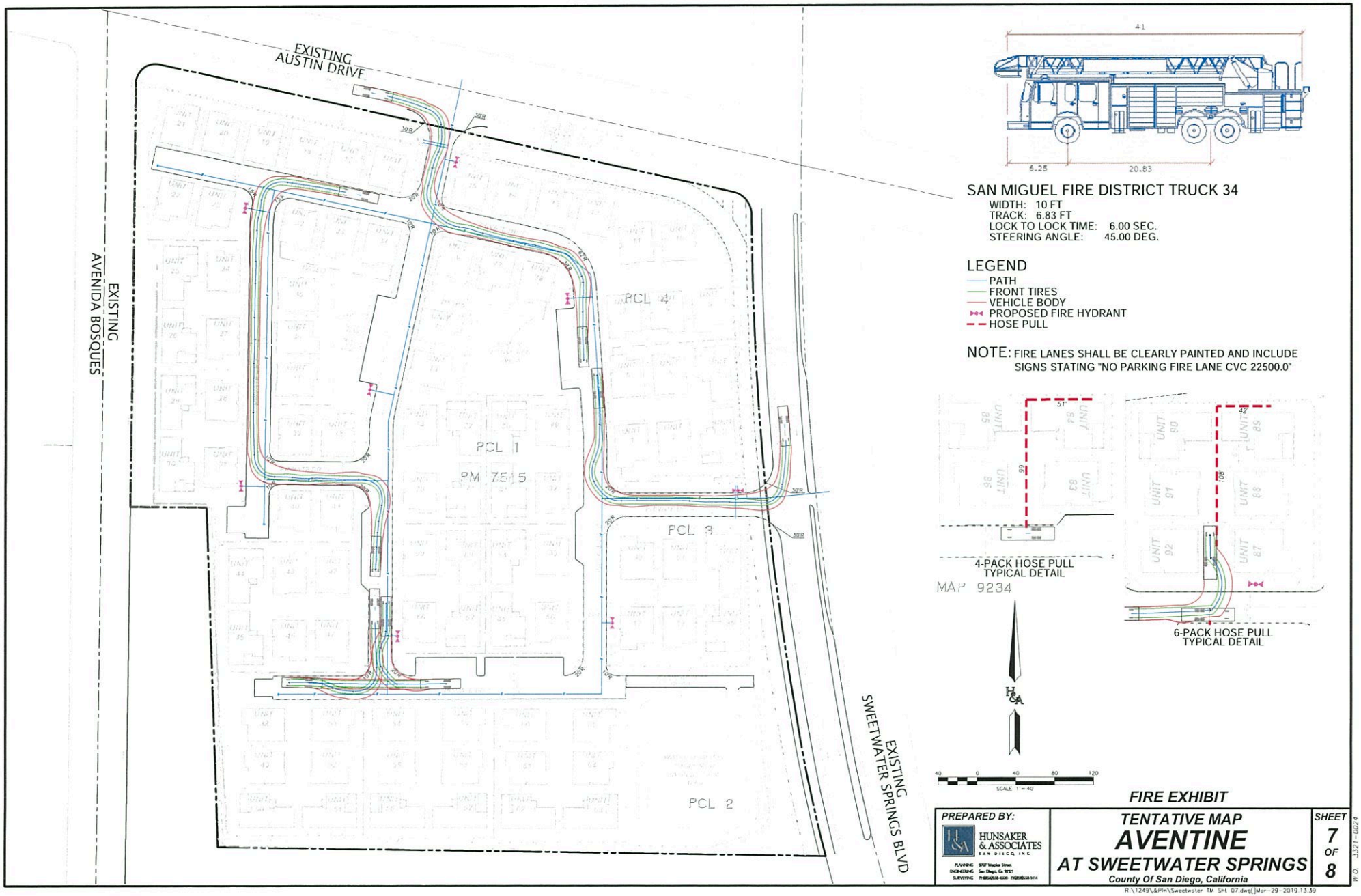

SAN MIGUEL FIRE DISTRICT TRUCK 34

WIDTH: 10 FT
TRACK: 6.83 FT
LOCK TO LOCK TIME: 6.00 SEC.
STEERING ANGLE: 45.00 DEG.

LEGEND

- PATH
- FRONT TIRES
- VEHICLE BODY
- PROPOSED FIRE HYDRANT
- HOSE PULL

NOTE: FIRE LANES SHALL BE CLEARLY PAINTED AND INCLUDE SIGNS STATING "NO PARKING FIRE LANE CVC 22500.0"

4-PACK HOSE PULL
TYPICAL DETAIL

6-PACK HOSE PULL
TYPICAL DETAIL

MAP 9234

FIRE EXHIBIT

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING ENGINEERING SURVEYING

TENTATIVE MAP
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 7 OF 8

W.O. 5371-0024

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TITLE COMMITMENT EXCEPTIONS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE. AFFECTS: PARCEL 1
2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE. AFFECTS: PARCEL 2
3. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE. AFFECTS: PARCEL 3
4. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE. AFFECTS: PARCEL 4
5. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING ON OR AFTER DATE OF POLICY.

⚠ 6. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1964 AS INSTRUMENT NO. 174657 OF OFFICIAL RECORDS.
IN FAVOR OF: LA PRESA COUNTY WATER DISTRICT
AFFECTS: PARCELS 1 AND 3

⚠ 7. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1971 AS INSTRUMENT NO. 76886 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF SAN DIEGO
AFFECTS: PARCELS 1 AND 4

8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MARCH 15, 1977 AS INSTRUMENT NO. 77-094636 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
9. INTENTIONALLY DELETED.
10. INTENTIONALLY DELETED.

⚠ 11. AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND GAS AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1978 AS INSTRUMENT NO. 78-010643 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A COPPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

⚠ 12. AN EASEMENT FOR A PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1978 AS INSTRUMENT NO. 78-217217 OF OFFICIAL RECORDS.
IN FAVOR OF: OTAY MUNICIPAL WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

⚠ 13. AN EASEMENT FOR SEWER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1978 AS INSTRUMENT NO. 78-223580 AND RECORDED OCTOBER 11, 1978 AS INSTRUMENT NO. 78-433595, BOTH OF OFFICIAL RECORDS.
IN FAVOR OF: SPRING VALLEY SANITATION DISTRICT
AFFECTS: AS DESCRIBED THEREIN

⚠ 14. AN EASEMENT FOR A PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 26, 1978 AS INSTRUMENT NO. 78-265190 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF SAN DIEGO
AFFECTS: AS DESCRIBED THEREIN

⚠ 15. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 7515. FOR: DRAINAGE, SEWER AND INCIDENTAL PURPOSES.

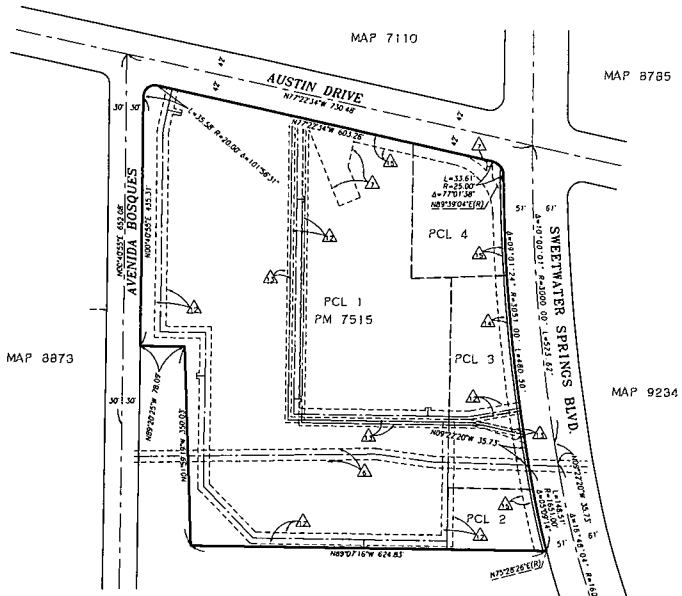
16. IMPROVEMENT REQUIREMENTS AS SET FORTH ON SAID PARCEL MAP NO. 7515.

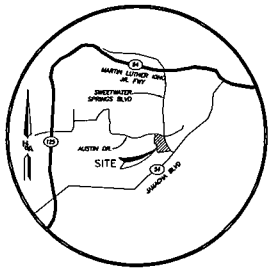
17. AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND GAS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 11, 1978 AS INSTRUMENT NO. 78-433506 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A COPPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

18. INTENTIONALLY DELETED
19. INTENTIONALLY DELETED
20. RIGHTS OF THOSE CERTAIN TENANTS IN POSSESSION, AS TENANTS ONLY, WITHOUT RIGHTS OF FIRST REFUSAL OR PURCHASE, AS SET FORTH ON THE RENT ROLL ATTACHED TO UNRECORDED ASSIGNMENT AND ASSUMPTION OF LEASES DATED 2017.
21. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY HUNSAKER & ASSOCIATES SAN DIEGO, INC. ON JANUARY 17, 2017, DESIGNATED JOB NO. 3321-0013:
A. THE FACT THAT 3 BUILDINGS SITUATED IN THE SOUTHERLY PORTION OF SAID LAND ENCROACH ONTO THE EASEMENT RECORDED 9/24/1964 AS INSTRUMENT NO. 174657
B. THE FACT THAT A BUILDING SITUATED IN THE SOUTHEASTERLY PORTION OF SAID LAND ENCROACH ONTO THE EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 7515.

EXCEPTION 13 NOTE:

THE DOCUMENT RECORDED OCTOBER 11, 1978 AS INSTRUMENT NO. 78-433595 INCLUDES THE FOLLOWING: "THIS DOCUMENT IS GIVEN TO CORRECT AN ERROR OF DESCRIPTION IN THAT CERTAIN DOCUMENT RECORDED MAY 31, 1978, FILE/PAGE NO. 78-223580 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY." THEREFORE, ONLY THE LOCATION OF 78-433595 HAS BEEN PLOTTED ON THIS SURVEY.





VICINITY MAP
NO SCALE

H&A

100 0 100 200 300
SCALE 1" = 100'

TITLE COMMITMENT

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-4807078 DATED DECEMBER 21, 2017.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF SPRING VALLEY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 7515, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 505-580-07-00 AND 505-580-08-00 AND 505-580-09-00 AND 505-580-10-00

EASEMENTS TO BE QUITCLAIMED/VACATED

1. NO CHANGE
2. INTENTIONALLY DELETED
3. INTENTIONALLY DELETED
4. INTENTIONALLY DELETED
5. NO CHANGE

⚠ 6. TO BE QUITCLAIMED BY SEPARATE DOCUMENT, OTAY WATER DISTRICT(Successors to La Presa County Water)

⚠ 7. PORTION OF EASEMENT TO BE VACATED ON THE MAP, COUNTY OF SAN DIEGO

8. NO CHANGE
9. NO CHANGE
10. NO CHANGE
11. NO CHANGE

⚠ 12. TO BE QUITCLAIMED BY SEPARATE DOCUMENT, OTAY WATER DISTRICT

⚠ 13. TO BE VACATED ON THE MAP, COUNTY OF SAN DIEGO (Successors to Spring Valley Sanitation District)

⚠ 14. TO REMAIN IN PLACE

⚠ 15. TO REMAIN IN PLACE

16. NO CHANGE
17. NO CHANGE
18. INTENTIONALLY DELETED
19. INTENTIONALLY DELETED

BOUNDARY & ENCUMBRANCES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 8107 Wrights Street
ENGINEERING San Diego, Ca 92071
SURVEYING PH(858)558-4500 - FX(858)558-1414

TENTATIVE MAP
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 8 OF 8

3 - 103

W.O. 3321-0024

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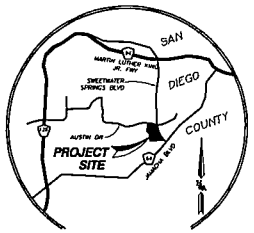
PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN

AVENTINE AT SWEETWATER SPRINGS

County Of San Diego, California



VICINITY MAP
NTS

LEGEND

PROJECT BOUNDARY	
EXISTING TOPO CONTOUR	
EXISTING LOT LINE	
BLDG NUMBER	BLDG. NO. 3
PAD ELEVATION	P237.7
SLOPE (2: 1 MAX)	
PERCENT OF GRADE	2%
ST. ELEVATION	350.4
SEWER MAIN (8"+)	
SEWER INVERT ELEVATION	343.4
WATER MAIN (8"+)	W
FIRE HYDRANT	
RECLAIMED WATER MAIN	RW
STORM DRAIN(18"+)	
RETAINING WALL	
TOP OF WALL ELEVATION	TW
FINISHED SURFACE ELEVATION	FS
ST. LIGHT	
EASEMENT LINE	
SOUNDWALL	
* UNLESS SHOWN OTHERWISE	
NOISE RESTRICTION EASEMENT	
EV (ELECTRONIC VEHICLE CHARGING STATION)	EV
PERMEABLE PAVERS	

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC..... SAN DIEGO GAS & ELECTRIC CO.
WATER..... OTAY MUNICIPAL WATER DISTRICT
SEWER..... COUNTY OF SAN DIEGO
POLICE..... COUNTY SHERIFFS DEPARTMENT
SCHOOLS..... CROSSMONT UNION HIGH SCHOOL DISTRICT
FIRE..... SAN MIGUEL FIRE PROTECTION DISTRICT

SOURCE OF TOPOGRAPHY

THE INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY MAPPED BY RJ LUNG AND ASSOCIATES ON JULY 23, 2013, TOGETHER WITH FIELD SURVEY MEASUREMENTS PERFORMED BY HUNSAKER AND ASSOCIATES, SAN DIEGO INC. ON JANUARY 16, 2015.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS '83 CALIFORNIA, ZONE 6, EPOCH 1991.35 EPOCH GRID BEARING BETWEEN STATION "161#CCS2" AND THE STATION "5049 ROS 14841" PER THE COUNTY OF SAN DIEGO HORIZONTAL CONTROL LIST, BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR BETTER.

I.E. S34°13'03"E

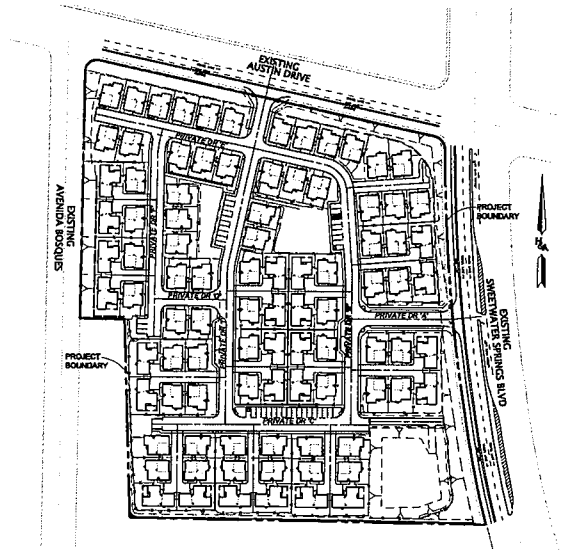
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED.

THE COMBINED SCALE FACTOR AT POINT "A" IS 0.9999917702.
GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.

BENCHMARK

BENCHMARK: USGS BRASS DISC IN CONC. MON STAMPED "K 892 1955" IN REAR OF OTAY WATER DISTRICT MAINTENANCE YARD LOCATED AT 2894 SWEETWATER SPRINGS BLVD. NAVD 88 ELEV. =467.70'



KEY MAP

SCALE 1"=100'

ARCHITECTURAL SUMMARY

PLAN TYPE	# OF UNITS	# OF STORIES	# OF BDRMS	1st FLOOR AREA (SF)	2nd FLOOR AREA (SF)	PORCH (SF)	PATIO (SF)	GARAGE AREA (SF)	TOTAL PLAN AREA (SF)
1	40	2	4	978	1032	6	0	422	2380
2	28	3	4	940	1072	7	0	422	2441
3	24	3	4	956	1197	48	26	481	2698

ARCHITECTURAL MIX

PLAN TYPE	# OF UNITS	UNIT MIX
1	40	43.5%
2	28	30.4%
3	24	26.1%
TOTAL	92	100.0%

ZONING

APN: 505-580-07,08,09,10
GENERAL PLAN: C36
COMMUNITY PLAN: SPRING VALLEY

ZONE		EXIST.	PROP.
USE REGULATIONS		C36	RM
MINIMUM REGULATIONS		0	A
DEVELOPMENT REGULATIONS	DENSITY	40	-
	LOT SIZE (MINIMUM)	-	-
	BUILDING TYPE	T	T
	MAX FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	G
	COVERAGE	-	-
	SETBACK	0	V
	OPEN SPACE	A	-
SPECIAL AREA REGULATIONS		B	B

OPEN SPACE SUMMARY

PRIVATE USEABLE OPEN SPACE

NO. OF UNITS	PVT. OS REQUIRED/UNIT	PVT. OS PROVIDED/UNIT
92	100 S.F.	200 S.F.
SUB-TOTAL	9,200 S.F.	18,400 S.F.

GROUP USEABLE OPEN SPACE

REQUIRED

NO. UNITS	S.F. PER UNIT	S.F REQ.
25	400 S.F. (1st 25 Units)	10,000 S.F.
67	10 S.F. (2+ Bdrms)	670 S.F.
SUBTOTAL		10,670 S.F.

PROVIDED

ACTIVE REC AREA & TOT LOT SUBTOTAL	14,860 S.F.

PARKING SUMMARY

PARKING REQUIRED		
# OF UNITS	MIN. # OF SPACES REQ'D PER UNIT	TOTAL # OF SPACES REQ'D
92	2.0	184
Rec Area	0.1	9.2
TOTAL		193.2

PARKING PROVIDED		
# OF UNITS	MIN. # OF SPACES PROVIDED PER UNIT	TOTAL # OF SPACES REQ'D
92	2.0	184
Rec Area	0.1	16
Accessible	-	2
Additional Guest	-	24
TOTAL		226

GENERAL DESIGN NOTES

1. PUBLIC WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE OTAY WATER DISTRICT. ALL ON-SITE WATER IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
2. ALL ON-SITE STORM DRAIN IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
3. ALL ON-SITE SANITARY SEWER IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS OTHERWISE SHOWN. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
4. SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAPHY BY ROBERT J LUNG & ASSOC. FLOWN ON JULY 23, 2013.
5. GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDATION.
6. ASSESSOR TAX RATE AREA: 83402
7. THE SUBDIVIDER SHALL DEDICATE ALL PUBLIC STREETS AND PUBLIC EASEMENTS SHOWN ON THE SITE PLAN MAP.
8. NO SPECIAL ASSESSMENT ACT WILL BE NECESSARY FOR THIS DEVELOPMENT.
9. PARK LAND FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION
10. THE DEVELOPER SHALL COMPLY WITH ALL STREET LIGHT REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
11. ALL LOTS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 S.F. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT.
12. ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
13. ALL EXISTING STRUCTURES ONSITE ARE TO BE DEMOLISHED.
14. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
15. SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
16. UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
17. GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO APPROVAL BY THE COUNTY DEVELOPMENT SERVICES DEPARTMENT.
18. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
19. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON, INC. DATED 2017
20. REFER TO THE "WATER QUALITY TECHNICAL REPORT" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
21. INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THE PROJECT.
22. PLEASE SEE LANDSCAPE PLANS FOR TYPES OF WALLS AND FENCING.
23. INTERSECTION IMPROVEMENTS REQUIRED TO BOTH THE SOUTHWEST AND NORTHWEST CORNERS OF SWEETWATER SPRINGS BLVD. & AUSTIN DRIVE. IMPROVEMENTS INCLUDE PROVIDING TRUNCATED DOMES FOR THE EXISTING PEDESTRIAN RAMPS, ADA COMPLIANT PUSH BUTTONS WITH INSTALLATION OF PEDESTRIAN PUSH BUTTON POLES TO MEET ADA AUDIO SEPARATION REQUIREMENTS AND SIGNAL HEADS (ON THE SOUTHWEST AND NORTHWEST CORNERS ONLY). ADDITIONALLY, THE PROJECT WILL BE RESPONSIBLE TO MAINTAIN THE EXISTING CONTINENTAL CROSSWALKS FOR THE SOUTHWEST AND NORTH WEST CORNERS ONLY AND UPGRADE THE 170 CONTROLLER TO A FLEX CONTROLLER WITH OMNI SOFTWARE (ATS-FLEX).

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF SPRING VALLEY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 7515, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 505-580-07-00 AND 505-580-08-00 AND 505-580-09-00 AND 505-580-10-00

EXISTING EASEMENTS & ENCUMBRANCES

SEE SHEET 8.

EARTHWORK/GRADING QUANTITIES

CUT: 23,200 C.Y.
FILL: 23,200 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - ST. SECTIONS
SHEET 3 - ST. SECTIONS & DETAILS
SHEET 4 - EXISTING CONDITIONS
SHEET 5 - PROJECT DESIGN
SHEET 6 - SWEETWATER SPRINGS BLVD
STRIPING & MEDIAN IMPROVEMENTS
SHEET 7 - FIRE EXHIBIT
SHEET 8 - BOUNDARY & ENCUMBRANCES

GENERAL NOTES

1. PROJECT SITE AREA EXISTING: 10.57 ACRES
   PROJECT SITE AREA PROPOSED: 10.54 ACRES (EXCLUDES DEDICATION AREA ON AUSTIN DR.)
2. TOTAL NUMBER OF EXISTING PARCELS: 4
3. TOTAL NO. OF UNITS PROPOSED: 92
4. TOTAL NO. OF BLDGS. PROPOSED: 92
5. ASSESSOR'S PARCEL NUMBERS: 505-580-07, 08, 09, 10
6. EXISTING GENERAL PLAN REGIONAL CATEGORY: VILLAGE
   PROPOSED GENERAL PLAN REGIONAL CATEGORY: VILLAGE
7. EXISTING GENERAL PLAN LAND USE DESIGNATION: GENERAL COMMERCIAL (GC)
   PROPOSED GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-10.9)
8. COMMUNITY PLAN: SPRING VALLEY
9. PROPOSED DENSITY: 8.7 DU/AC (92 DU'S/10.54 ACRES)
10. EXISTING ZONING: C36 (GENERAL COMMERCIAL)
11. PROPOSED ZONING: RM (MF RESIDENTIAL)
12. EXISTING LAND USE: COMMERCIAL
    PROPOSED LAND USE: MULTIFAMILY DETACHED RESIDENTIAL

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF DWELLING UNITS IS 92.

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF DECEMBER, 2017, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTATIVE

OWNER/SUBDIVIDER

CAL ATLANTIC GROUP, INC.
16465 VIA ESPRILLO, SUITE 150
SAN DIEGO, CA 92127
(858)618-4919

REPRESENTATIVE

APPLICANT

LENNAR HOMES
16465 VIA ESPRILLO, SUITE 150
SAN DIEGO, CA 92127
(858)618-4919

ENGINEER

HUNSAKER & ASSOCIATES SAN DIEGO, INC
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/19

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL-MAJ. PRE-APP	12/18/17	H&A
2	RESUBMITTAL - FULL	05/03/18	H&A
3	RESUBMITTAL - FULL	08/22/18	H&A
4	RESUBMITTAL - FULL	12/21/18	H&A
5	PLAN REVISED	01/17/19	H&A
6	FINAL SUBMITTAL	05/03/19	H&A
7			
8			

PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN
AVENTINE AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 1 OF 8

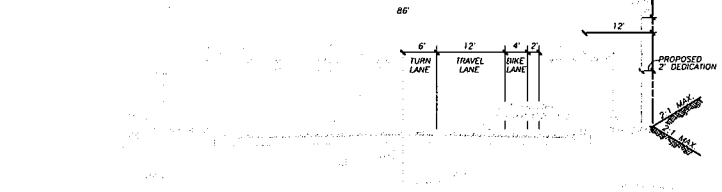
W.O. 3321-0024

3 - 104

R:\1249\&Pln\Sweetwater Grading Plan Sht 01.dwg[May-31-2019 15:40

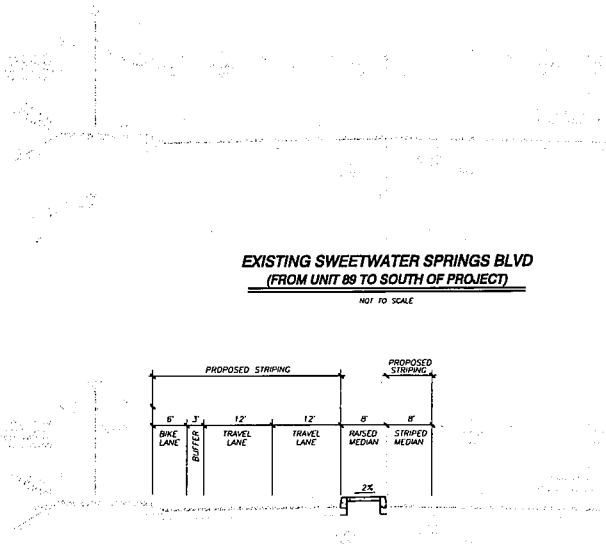


EXISTING AVENIDA BOSQUES
NOT TO SCALE

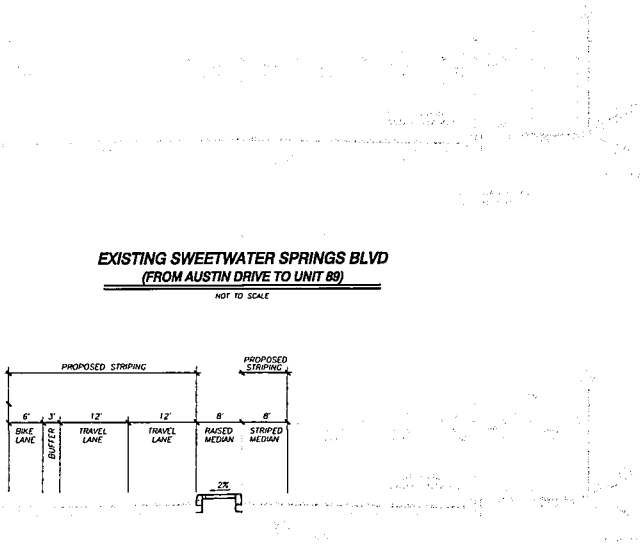


EXISTING AUSTIN DRIVE
NOT TO SCALE

PROPOSED AUSTIN DRIVE
NOT TO SCALE



EXISTING SWEETWATER SPRINGS BLVD
(FROM UNIT 89 TO SOUTH OF PROJECT)
NOT TO SCALE



EXISTING SWEETWATER SPRINGS BLVD
(FROM AUSTIN DRIVE TO UNIT 89)
NOT TO SCALE

PROPOSED SWEETWATER SPRINGS BLVD
(FROM UNIT 89 TO SOUTH OF PROJECT)
NOT TO SCALE

PROPOSED SWEETWATER SPRINGS BLVD
(FROM AUSTIN DRIVE TO UNIT 89)
NOT TO SCALE

STREET SECTIONS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING
ENGINEERING
SURVEYING

PRELIMINARY GRADING PLAN
/ SITE PLAN PLOT PLAN
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 2 OF 8

W.O. 3321-0024

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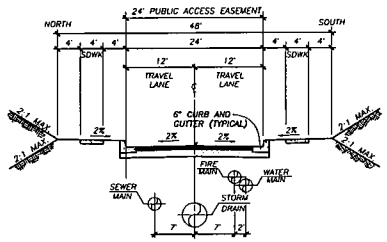
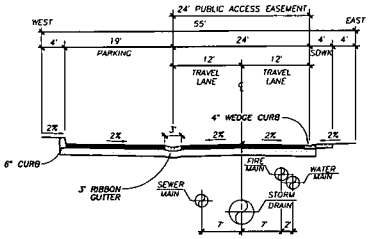


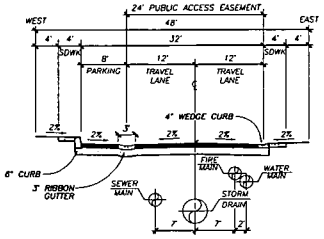
PROPOSED PVT. DRIVE 'A'

NOT TO SCALE



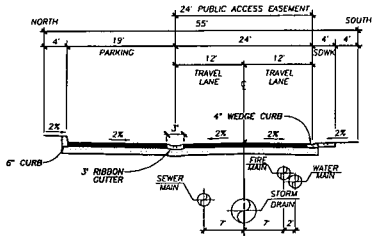
PROPOSED PORTION OF PVT. DRIVE 'B'
(FROM PVT. DR. 'E' TO PVT. DR. 'A')
& PORTION OF DRIVE 'D'
(FROM PVT. DR. 'E' TO PVT. DR. 'G')

NOT TO SCALE



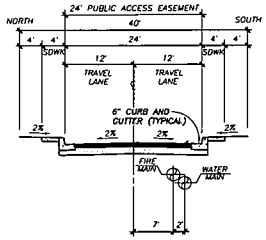
PROPOSED PORTION OF PVT. DRIVE 'B'
(FROM PVT. DR. 'A' TO PVT. DR. 'C')
& PORTION OF DRIVE 'D'
(FROM PVT. DR. 'G' TO PVT. DR. 'C')

NOT TO SCALE



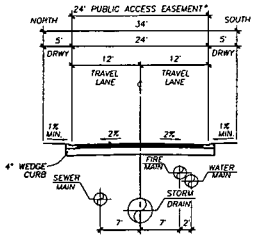
PROPOSED PVT. DRIVE 'C'

NOT TO SCALE



PORTION OF PROPOSED PVT. DRIVE 'D'
(FROM AUSTIN DRIVE TO PVT. DRIVE 'E')

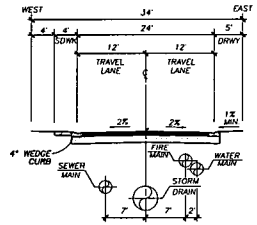
NOT TO SCALE



*NOTE: PUBLIC EASEMENT ONLY APPLIES OVER PROPOSED PVT. DRIVE 'E'

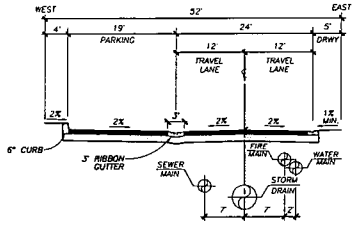
PROPOSED PVT. DRIVES 'E' & 'G'

NOT TO SCALE



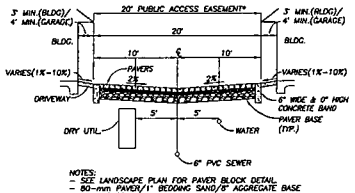
PROPOSED PORTION OF PVT. DRIVE 'F'
(SOUTH OF PVT. DRIVE 'G')

NOT TO SCALE



PROPOSED PORTION OF PVT. DRIVE 'F'
(SOUTH OF PVT. DRIVE 'G')

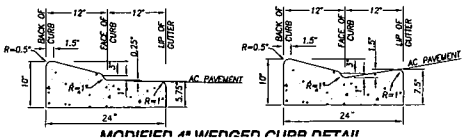
NOT TO SCALE



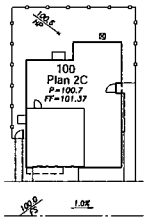
NOTES:
- SEE LANDSCAPE PLAN FOR PAVER BLOCK DETAIL
- 80-mm PAVER/1" BEDDING SAND/8" AGGREGATE BASE PER GEOCON
- *PUBLIC ACCESS EASEMENT ONLY APPLIES OVER COURTYARD FOR UNITS 7-11

COURTYARDS (PVT.)

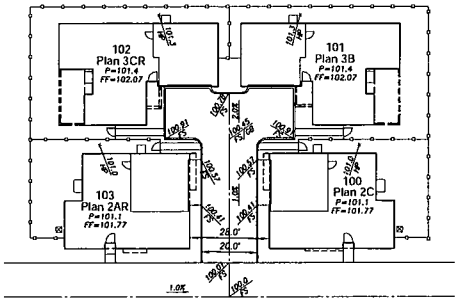
NOT TO SCALE



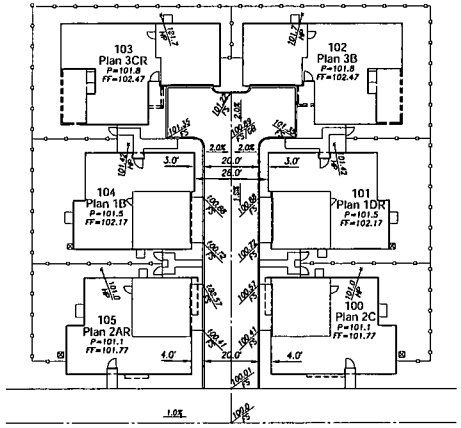
MODIFIED 4" WEDGED CURB DETAIL



TYPICAL DETACHED DETAIL



TYPICAL 4-PLEX COURTYARD DETAIL

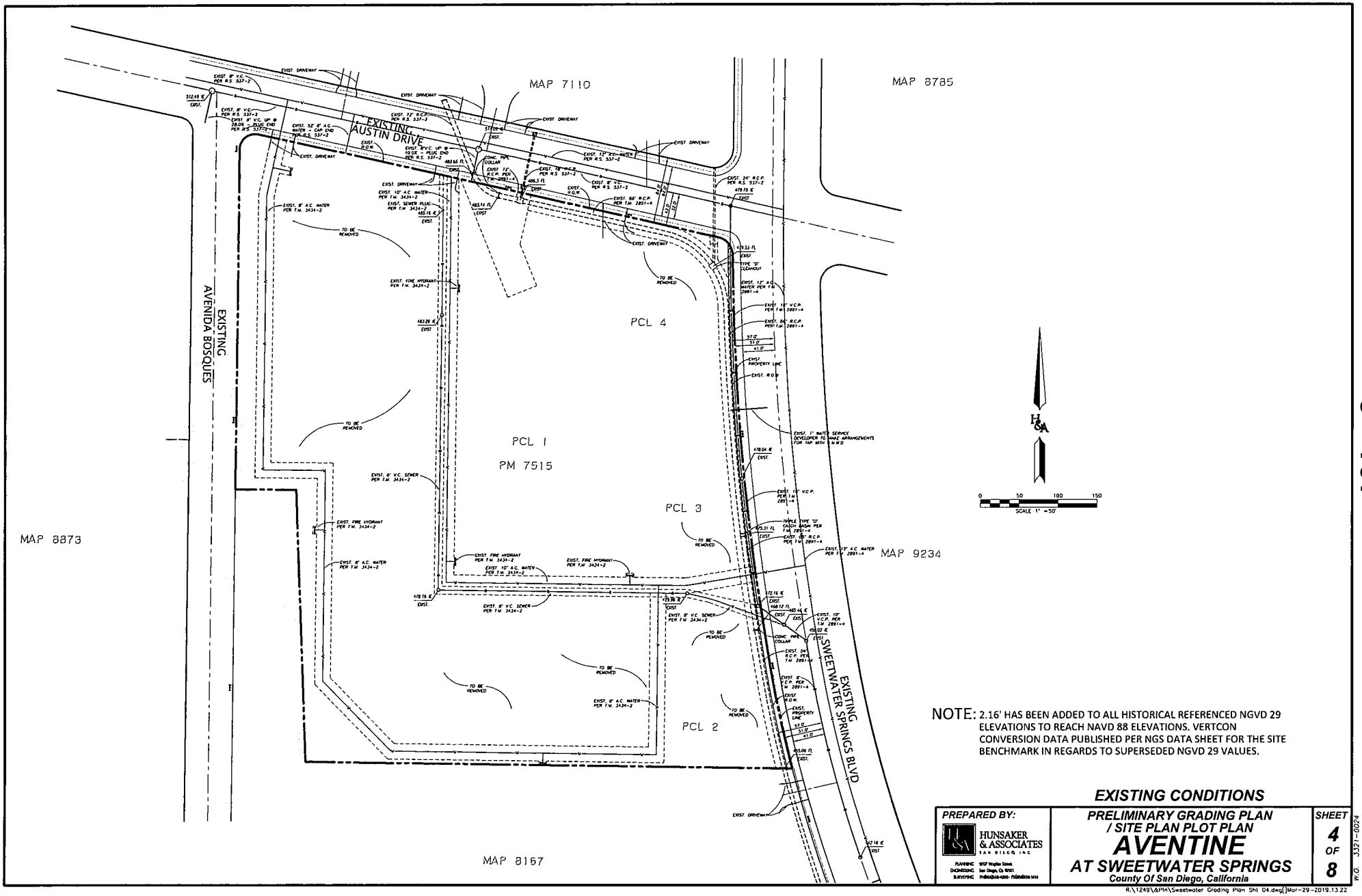


TYPICAL 6-PLEX COURTYARD DETAIL

STREET SECTIONS & DETAILS

PREPARED BY:	PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN **AVENTINE** AT SWEETWATER SPRINGS County Of San Diego, California	SHEET 3 OF 8
HUNSAKER & ASSOCIATES SAN DIEGO, INC PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH (858)558-4500 FAX (858)558-1414		W.O. 3321-0024

R:\1249\&Plan\Sweetwater Grading Plan Sht 03.dwg[May-31-2019:15:10



NOTE: 2.16' HAS BEEN ADDED TO ALL HISTORICAL REFERENCED NGVD 29 ELEVATIONS TO REACH NAVD 88 ELEVATIONS. VERTCON CONVERSION DATA PUBLISHED PER NGS DATA SHEET FOR THE SITE BENCHMARK IN REGARDS TO SUPERSEDED NGVD 29 VALUES.

EXISTING CONDITIONS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street, San Diego, Ca. 92121
ENGINEERING
SURVEYING

PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 4 OF 8

W.O. 3321-0024

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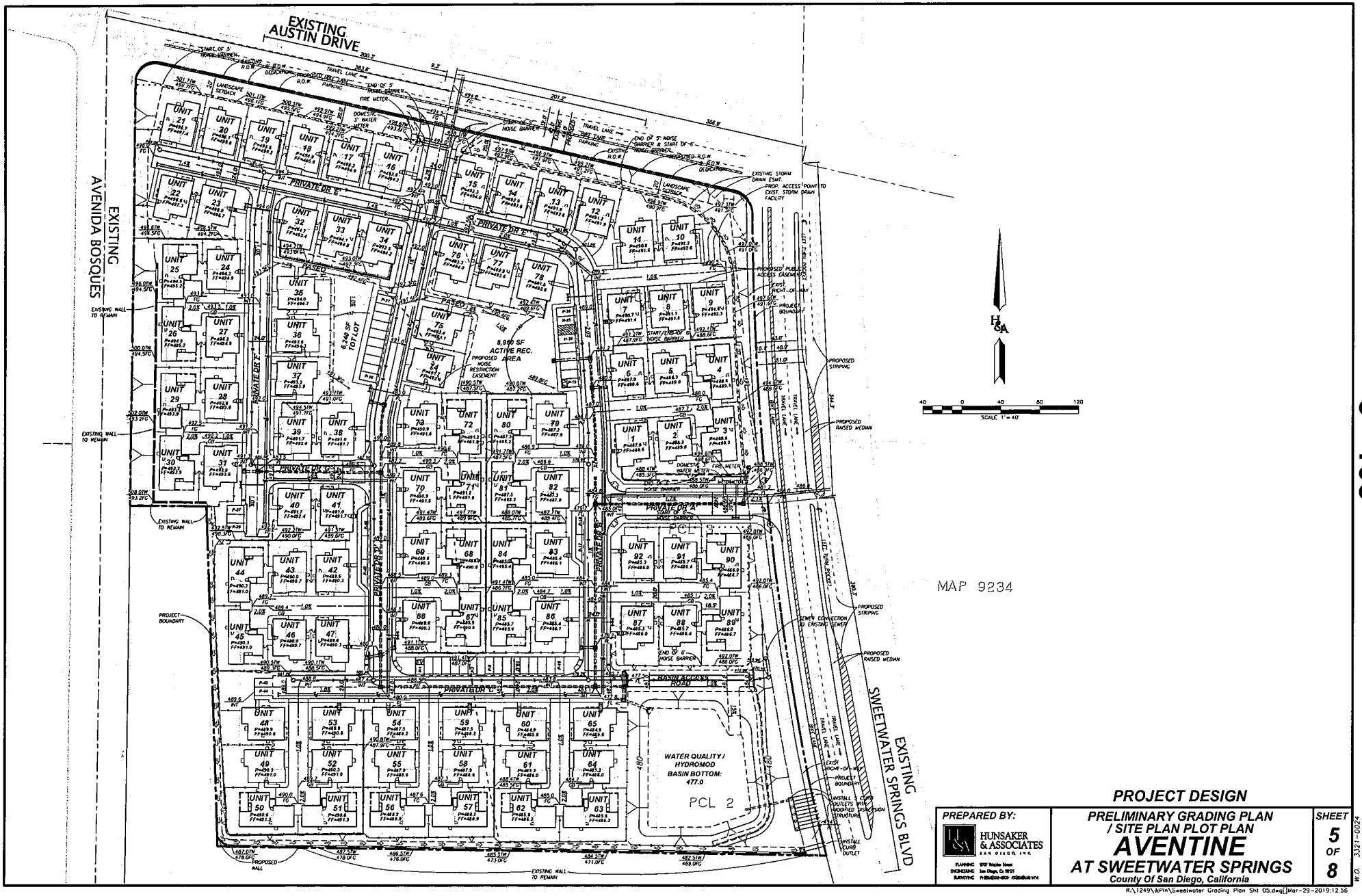

PROJECT DESIGN

PREPARED BY:	PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN	SHEET
HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING ENGINEERING SURVEYING	**AVENTINE** AT SWEETWATER SPRINGS County Of San Diego, California	5 OF 8

W.O. 3321-0024

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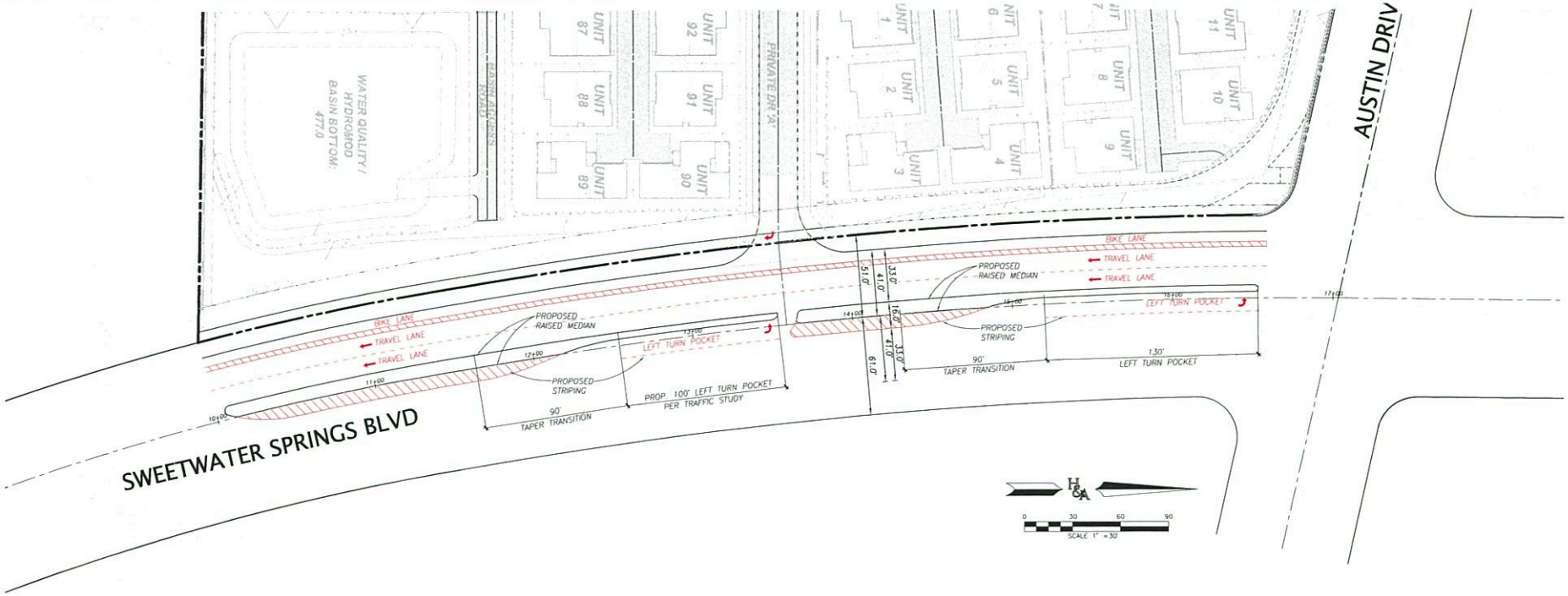
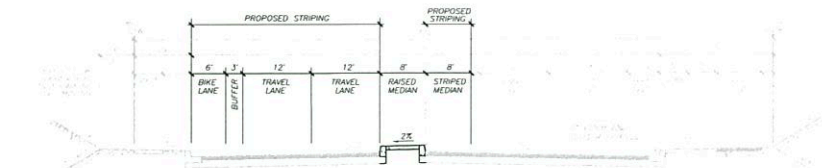
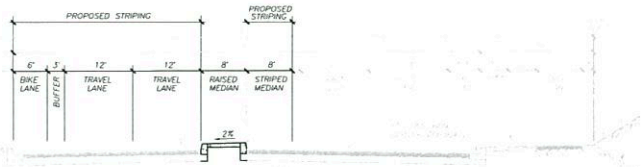




PROPOSED SWEETWATER SPRINGS BLVD
(FROM STATION 10+00 TO STATION 12+08)

NOT TO SCALE



PROPOSED SWEETWATER SPRINGS BLVD
(FROM STATION 12+08 TO STATION 16+53)

NOT TO SCALE

SWEETWATER SPRINGS BLVD STRIPING & MEDIAN IMPROVEMENTS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca. 92121
SURVEYING

PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 6 OF 8

W.O. 3321-0024

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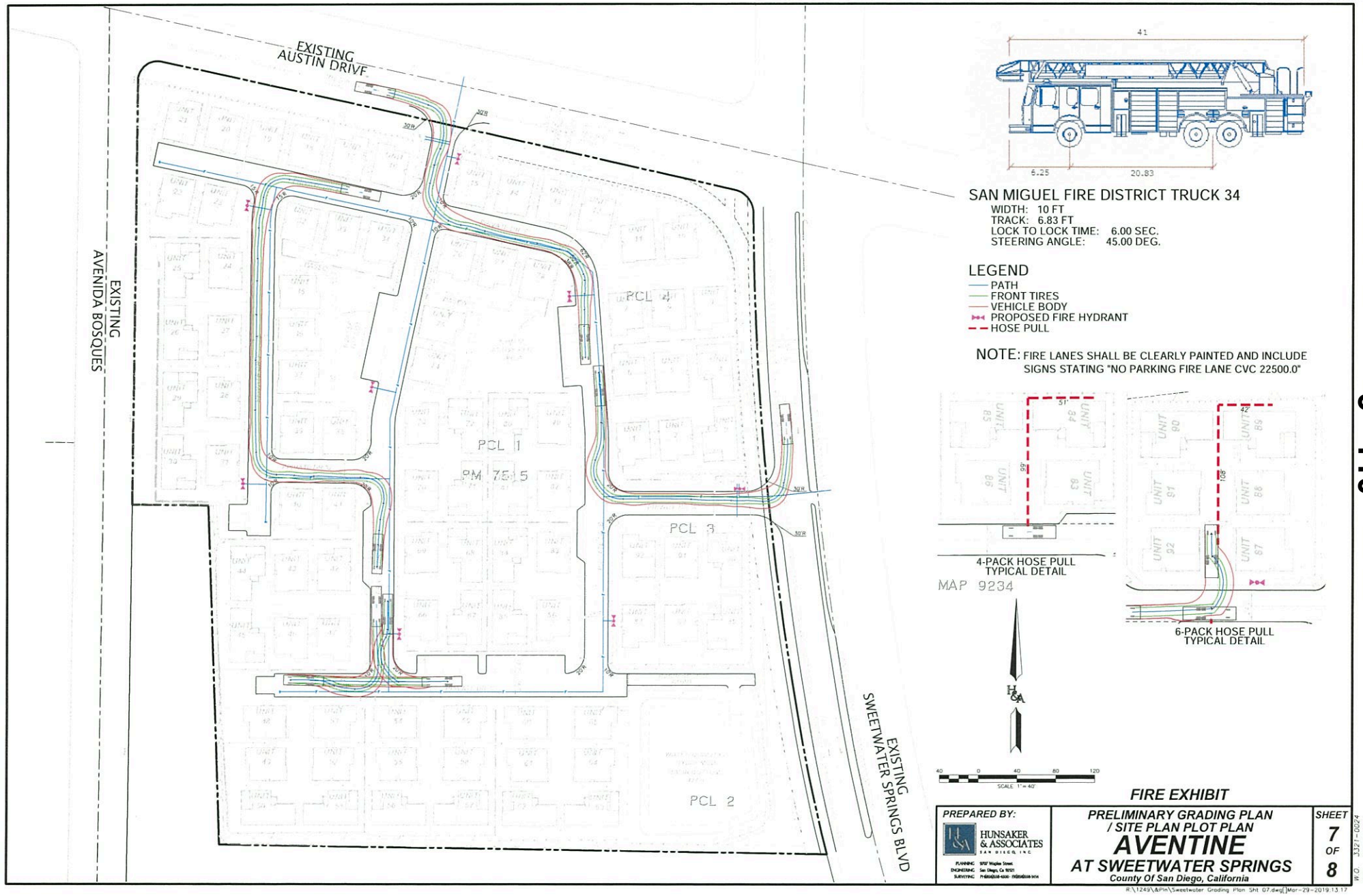

SAN MIGUEL FIRE DISTRICT TRUCK 34

WIDTH: 10 FT
TRACK: 6.83 FT
LOCK TO LOCK TIME: 6.00 SEC.
STEERING ANGLE: 45.00 DEG.

LEGEND

- PATH
- FRONT TIRES
- VEHICLE BODY
- PROPOSED FIRE HYDRANT
- HOSE PULL

NOTE: FIRE LANES SHALL BE CLEARLY PAINTED AND INCLUDE SIGNS STATING "NO PARKING FIRE LANE CVC 22500.0"

4-PACK HOSE PULL
TYPICAL DETAIL

6-PACK HOSE PULL
TYPICAL DETAIL

MAP 9234

FIRE EXHIBIT

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street, San Diego, Ca 92121
ENGINEERING
SURVEYING

PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN

AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 7 OF 8

W.O. 3321-0024

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TITLE COMMITMENT EXCEPTIONS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.
2. INTENTIONALLY DELETED
3. INTENTIONALLY DELETED
4. INTENTIONALLY DELETED
5. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING ON OR AFTER DATE OF POLICY.

⚠ AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1964 AS INSTRUMENT NO. 174657 OF OFFICIAL RECORDS

IN FAVOR OF: LA PRESA COUNTY WATER DISTRICT
AFFECTS: PARCELS 1 AND 3

⚠ AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1971 AS INSTRUMENT NO. 76886 OF OFFICIAL RECORDS

IN FAVOR OF: COUNTY OF SAN DIEGO
AFFECTS: PARCELS 1 AND 4

8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MARCH 15, 1977 AS INSTRUMENT NO. 77-094636 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
9. AN UNRECORDED LEASE DATED MAY 15, 1972, EXECUTED BY STATE MUTUAL SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION AS LESSOR AND THRIFTY CORPORATION, A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JUNE 6, 1977 AS INSTRUMENT NO. 77-219676 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

10. AN UNRECORDED LEASE DATED MARCH 18, 1977, EXECUTED BY STEPHEN HOPKINS DEVELOPMENT COMPANY OF NEWPORT BEACH, A CALIFORNIA CORPORATION AS LESSOR AND ALPHA BETA COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JUNE 8, 1977 AS INSTRUMENT NO. 77-273874 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

11. AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND GAS AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1978 AS INSTRUMENT NO. 78-010643 OF OFFICIAL RECORDS.

IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

⚠ AN EASEMENT FOR A PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1978 AS INSTRUMENT NO. 78-217217 OF OFFICIAL RECORDS.

IN FAVOR OF: OTAY MUNICIPAL WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

⚠ AN EASEMENT FOR SEWER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1978 AS INSTRUMENT NO. 78-223580 AND RECORDED OCTOBER 11, 1978 AS INSTRUMENT NO. 78-433593, BOTH OF OFFICIAL RECORDS.

IN FAVOR OF: SPRING VALLEY SANITATION DISTRICT
AFFECTS: AS DESCRIBED THEREIN

⚠ AN EASEMENT FOR A PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 26, 1978 AS INSTRUMENT NO. 78-265190 OF OFFICIAL RECORDS

IN FAVOR OF: COUNTY OF SAN DIEGO
AFFECTS: AS DESCRIBED THEREIN

⚠ AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 7515. FOR: DRAINAGE, SEWER AND INCIDENTAL PURPOSES.

16. IMPROVEMENT REQUIREMENTS AS SET FORTH ON SAID PARCEL MAP NO. 7515.
17. AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND GAS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 11, 1978 AS INSTRUMENT NO. 78-433506 OF OFFICIAL RECORDS.

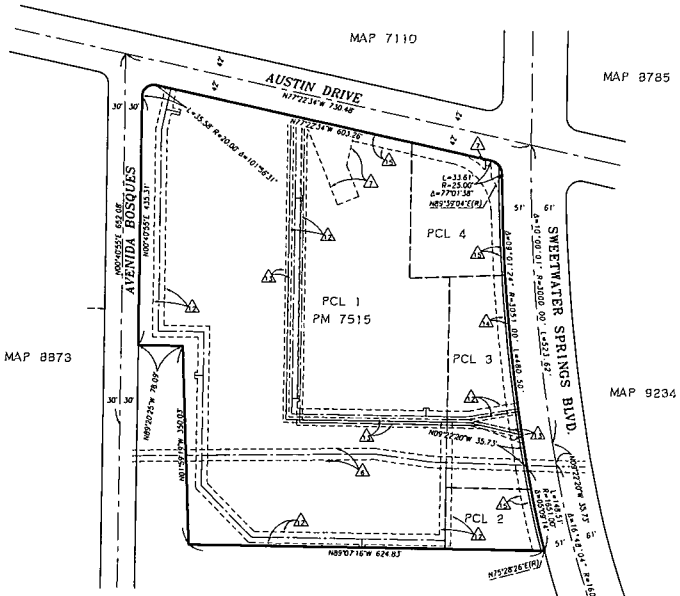
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

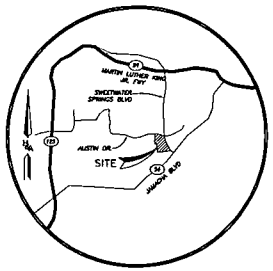
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

18. INTENTIONALLY DELETED
19. INTENTIONALLY DELETED
20. RIGHTS OF THOSE CERTAIN TENANTS IN POSSESSION, AS TENANTS ONLY, WITHOUT RIGHTS OF FIRST REFUSAL OR PURCHASE, AS SET FORTH ON THE RENT ROLL DATED_____
21. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY HUNSAKER & ASSOCIATES SAN DIEGO, INC. ON JANUARY 17, 2017, DESIGNATED JOB NO. 3321-0013:
A. THE FACT THAT 3 BUILDINGS SITUATED IN THE SOUTHERLY PORTION OF SAID LAND ENCROACH ONTO THE EASEMENT RECORDED 9/24/1964 AS INSTRUMENT NO. 174657
B. THE FACT THAT A BUILDING SITUATED IN THE SOUTHEASTERLY PORTION OF SAID LAND ENCROACH ONTO THE EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 7515.

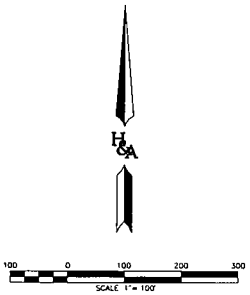
EXCEPTION 13 NOTE:

THE DOCUMENT RECORDED OCTOBER 11, 1978 AS INSTRUMENT NO. 78-433595 INCLUDES THE FOLLOWING: "THIS DOCUMENT IS GIVEN TO CORRECT AN ERROR OF DESCRIPTION IN THAT CERTAIN DOCUMENT RECORDED MAY 31, 1978, FILE/PAGE NO. 78-223580 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY." THEREFORE, ONLY THE LOCATION OF 78-433595 HAS BEEN PLOTTED ON THIS SURVEY.





VICINITY MAP
NO SCALE



TITLE COMMITMENT

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-4807076 (29) DATED AUGUST 31, 2017.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF SPRING VALLEY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 7515, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 505-580-07-00 AND 505-580-08-00 AND 505-580-09-00 AND 505-580-10-00

EASEMENTS TO BE QUITCLAIMED/VACATED

1. NO CHANGE
2. INTENTIONALLY DELETED
3. INTENTIONALLY DELETED
4. INTENTIONALLY DELETED
5. NO CHANGE

⚠ 6. TO BE QUITCLAIMED BY SEPARATE DOCUMENT, OTAY WATER DISTRICT(Successors to La Presa County Water)

⚠ 7. PORTION OF EASEMENT TO BE VACATED ON THE MAP, COUNTY OF SAN DIEGO

8. NO CHANGE
9. NO CHANGE
10. NO CHANGE
11. NO CHANGE

⚠ 12. TO BE QUITCLAIMED BY SEPARATE DOCUMENT, OTAY WATER DISTRICT

⚠ 13. TO BE VACATED ON THE MAP, COUNTY OF SAN DIEGO (Successors to Spring Valley Sanitation District)

⚠ 14. TO REMAIN IN PLACE

⚠ 15. TO REMAIN IN PLACE

16. NO CHANGE
17. NO CHANGE
18. INTENTIONALLY DELETED
19. INTENTIONALLY DELETED

BOUNDARY & ENCUMBRANCES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 3707 Wiplex Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-6500 FX(858)558-1414

PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California

SHEET 8 OF 8

W.O. 3321-0024

3 - 111

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PLAN 3A
2,165 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 2,090 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	916 SQ. FT.
2ND FLOOR	1,209 SQ. FT.
TOTAL	2,165 SQ. FT.
2 - CAR GARAGE	481 SQ. FT.
COVERED PATIO	36 SQ. FT.
PORCH	51 SQ. FT.
OPT. COVERED PATIO	203 SQ. FT.

OPEN SPACE SUMMARY	
LOT SIZE	3,045 SQ. FT.
REQ' OPEN SPACE	550 SQ. FT.
REAR YARD	677 SQ. FT.
TOTAL AREA	677 SQ. FT.

PLAN 1B
1,950 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 1,850 SQ. FT.
4 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	918 SQ. FT.
2ND FLOOR	1,032 SQ. FT.
TOTAL	1,950 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	8 SQ. FT.

OPEN SPACE SUMMARY	
LOT SIZE	3,940 SQ. FT.
REQ' OPEN SPACE	350 SQ. FT.
REAR YARD	643 SQ. FT.
TOTAL AREA	648 SQ. FT.

PLAN 2A
2,012 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 1,970 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

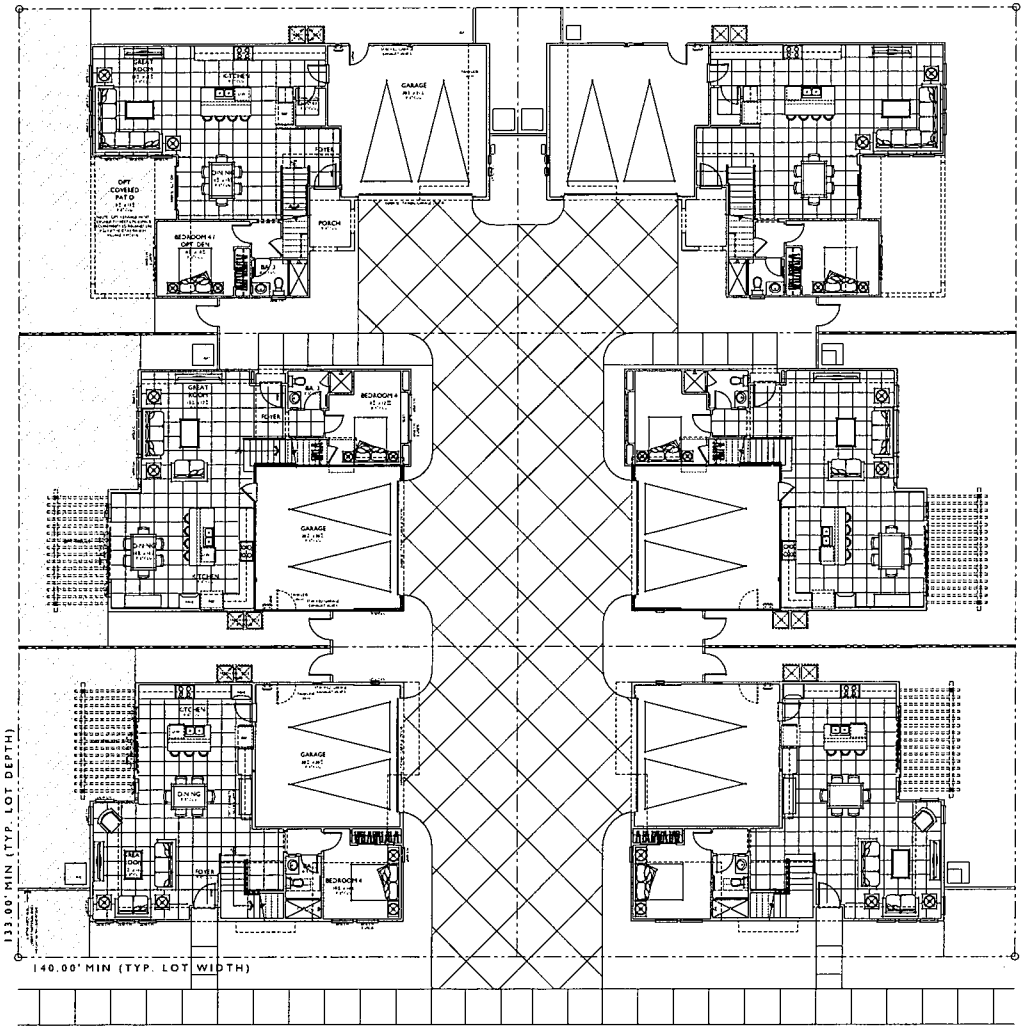
FLOOR AREA TABLE	
1ST FLOOR	940 SQ. FT.
2ND FLOOR	1,072 SQ. FT.
TOTAL	2,012 SQ. FT.
2 - CAR GARAGE	432 SQ. FT.
PORCH	7 SQ. FT.

OPEN SPACE SUMMARY	
LOT SIZE	3,975 SQ. FT.
REQ' OPEN SPACE	350 SQ. FT.
REAR YARD	572 SQ. FT.
TOTAL AREA	572 SQ. FT.

ELECTRICAL NOTES
PHOTOVOLTAIC PRE-WIRING SHALL COMPLY WITH CITY OF CHULA VISTA PHOTOVOLTAIC PRE-WIRING ORDINANCE SECTION 15.24.065 (SEE FORM 4621 ON SHEET CV)

PLUMBING NOTES
SOLAR HOT WATER HEATING PRE-PLUMBING INSTALLATION SHALL COMPLY WITH CITY OF CHULA VISTA SOLAR HOT WATER HEATING PRE-PLUMBING ORDINANCE SECTION 15.28.015 (SEE FORM 4622 ON SHEET CV)

PROJECT SHALL COMPLY WITH CITY OF CHULA VISTA RESIDENTIAL GRAYWATER STUB-OUT (CLOTHES WASHER GRAYWATER AND STUB-OUT) ORDINANCE (SEE SHEET CV FOR REQUIREMENTS AND DETAIL)



SDC PDS RCVD 08-22-18
SPA18-002

NOTE: OPEN SPACE CALCULATIONS BASED ON MINIMUM LOT SIZE. ALL LOT DIMENSIONS AND CALCULATIONS TO BE VERIFIED WITH CIVIL.

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2018 Bassenian | Lagoni Architects

COMPOSITE FLOOR PLAN
First Floor

AVENTINE AT SWEETWATER SPRINGS
San Diego , California

0 2 4 8

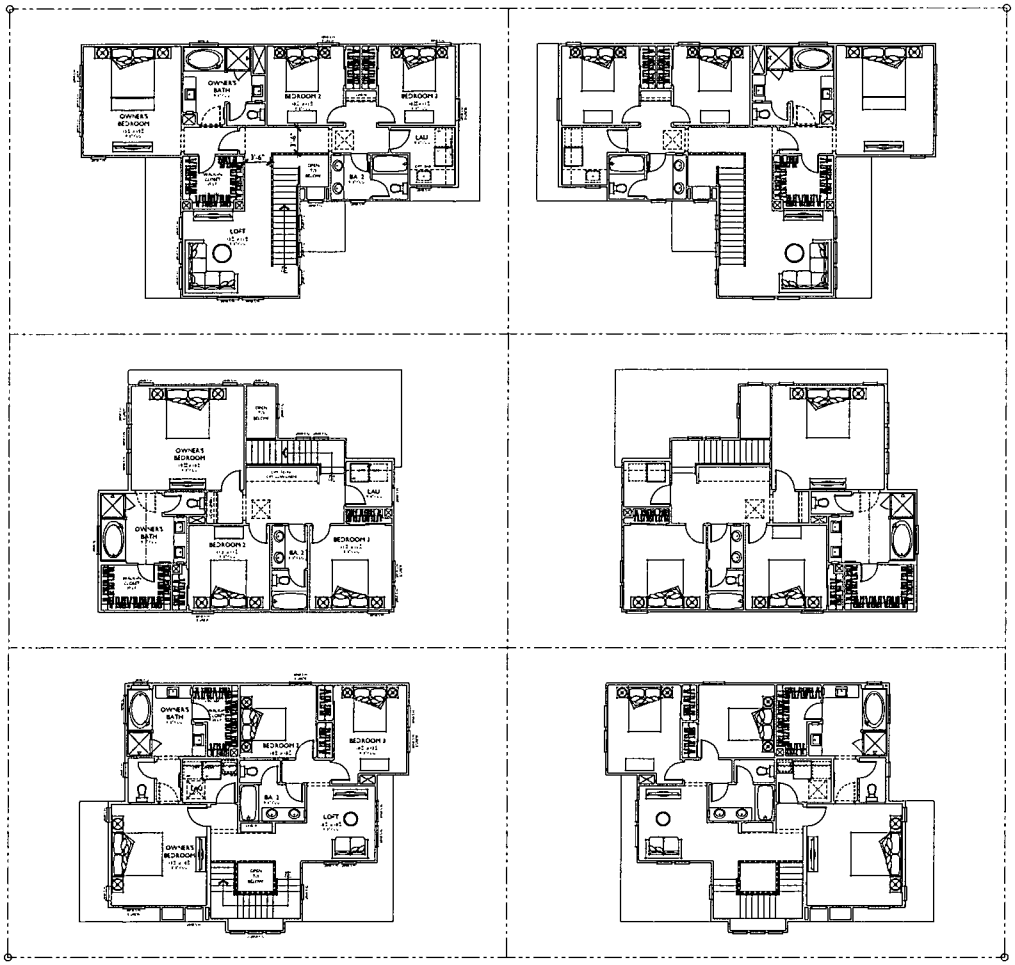
366.18235

08.16.18

LENNAR

A0.1

PLAN 3A



PLAN 1B

PLAN 2A

Bassenian | Lagoni
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COMPOSITE FLOOR PLAN
Second Floor

AVENTINE AT SWEETWATER SPRINGS
San Diego , California

0 2 4 8

366.18235

08.16.18

LENNAR

A0.2



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AERIAL VIEW

AVENTINE AT SWEETWATER SPRINGS

San Diego , California

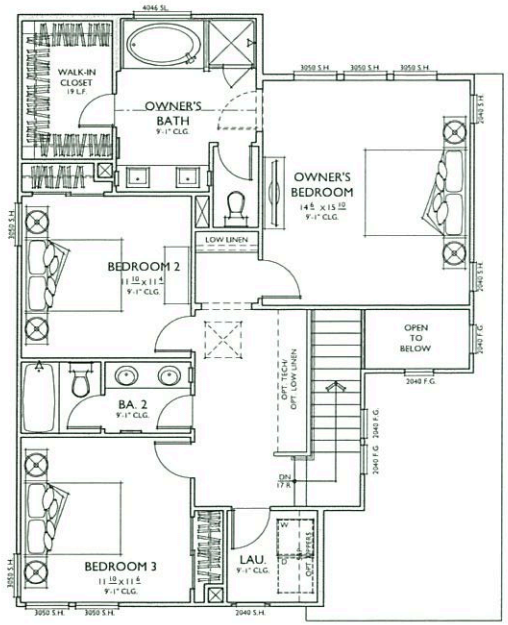
0 2 4 8

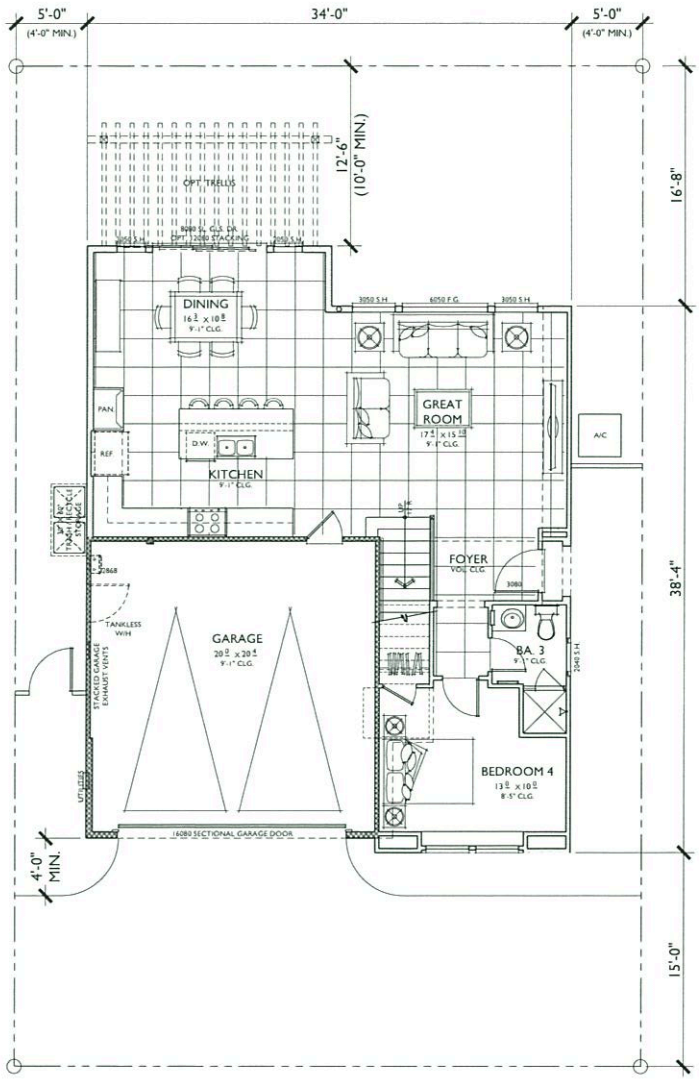
366.18235

08.16.18

LENNAR

A0.3





PLAN 1B

1,950 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 1,850 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	918 SQ. FT.
2ND FLOOR	1,032 SQ. FT.
TOTAL	1,950 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	8 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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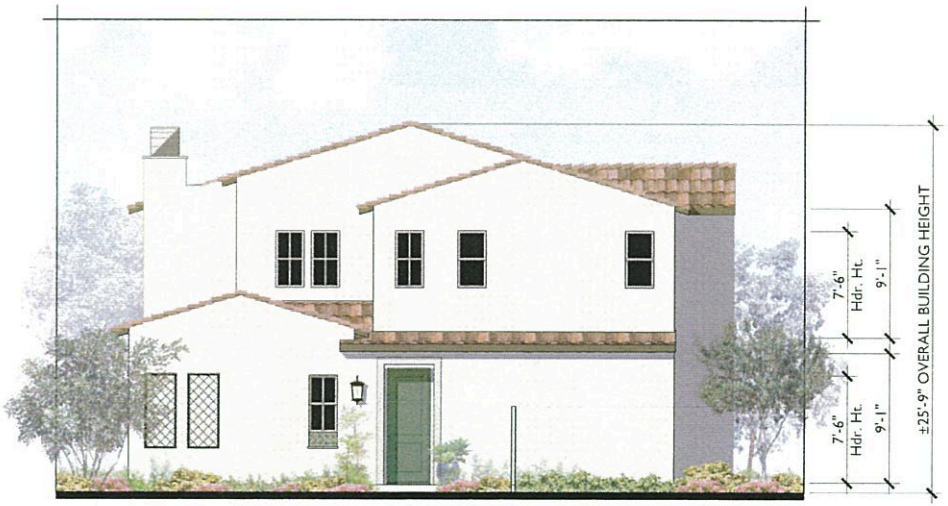
PLAN 1B
Reflects Spanish B Elevation
AVENTINE AT SWEETWATER SPRINGS
San Diego , California
0 2 4 8
366.18235

08.16.18
LENNAR
A1.0



FRONT

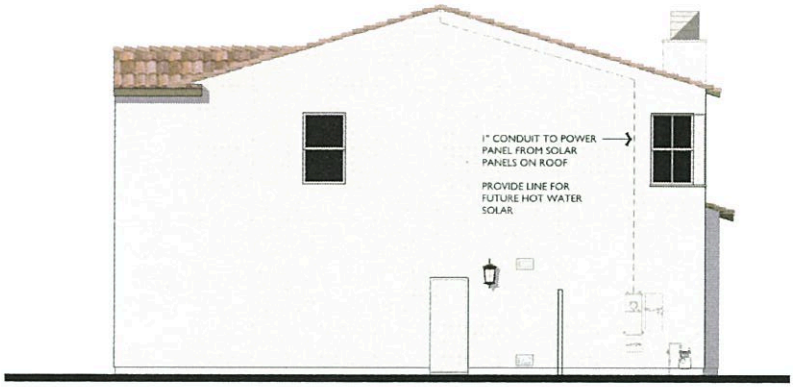


RIGHT

SPANISH B



REAR



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PLAN 1B
Spanish B Elevation

AVENTINE AT SWEETWATER SPRINGS

San Diego , California

0 2 4 8

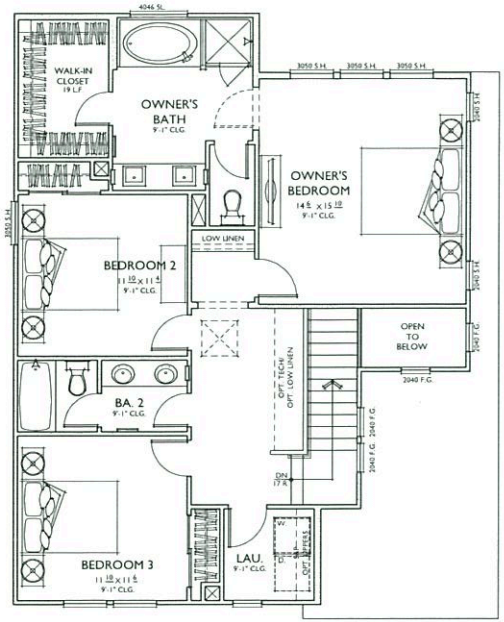
366.18235

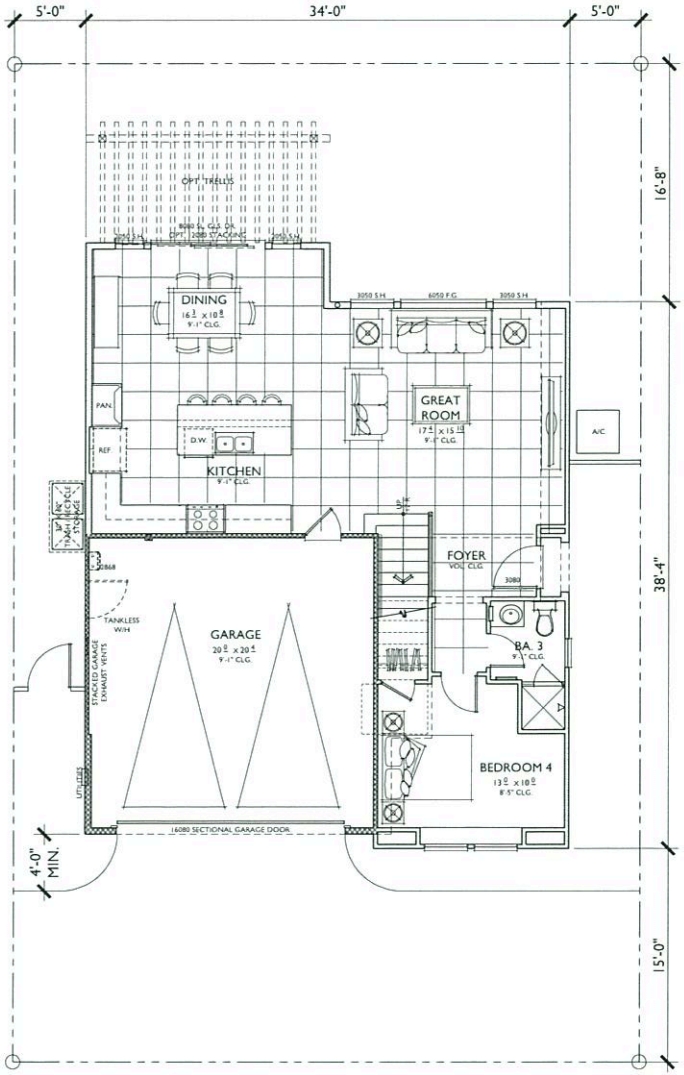
NOTE: DASHED LINES INDICATE OPTIONAL ELEVATION ENHANCEMENTS AT VISIBLE LOTS.

08.16.18

LENNAR

A1.1





PLAN 1C
1,957 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 1,850 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	925 SQ. FT.
2ND FLOOR	1,032 SQ. FT.
TOTAL	1,957 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	8 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C
Reflects Farmhouse Elevation

AVENTINE AT SWEETWATER SPRINGS
San Diego , California

0 2 4 8

366.18235

08.16.18

LENNAR

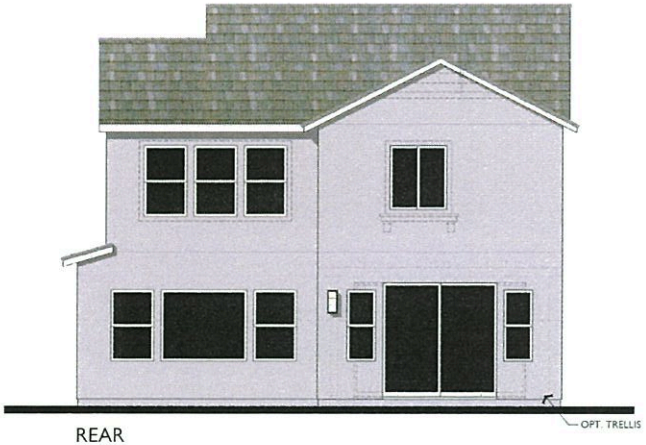
A1.2



FRONT



RIGHT FARMHOUSE



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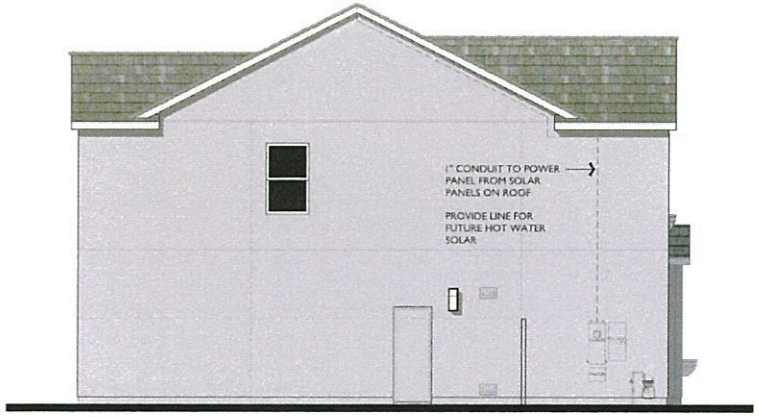

LEFT

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PLAN 1C
Farmhouse Elevation

AVENTINE AT SWEETWATER SPRINGS

San Diego , California

0 2 4 8

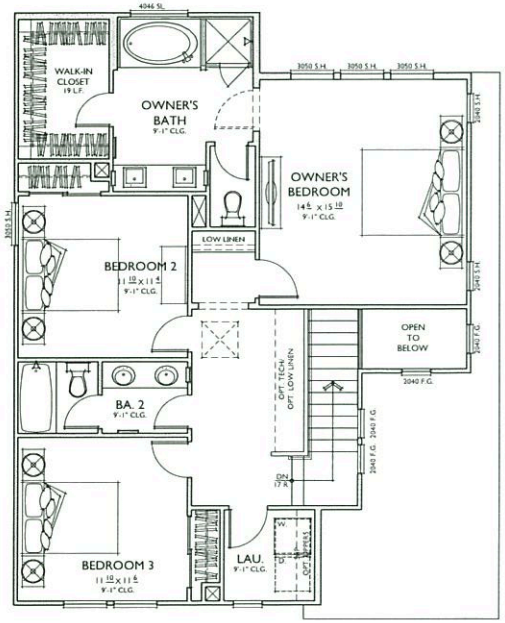
366.18235

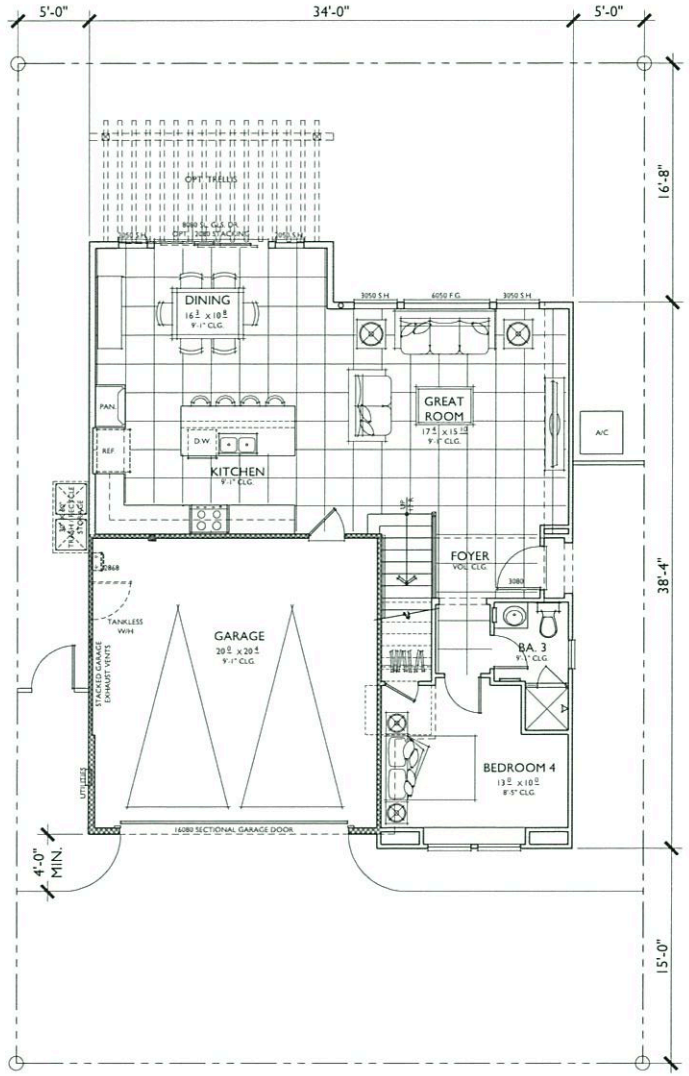
NOTE: DASHED LINES INDICATE OPTIONAL ELEVATION ENHANCEMENTS AT VISIBLE LOTS.

08.16.18

LENNAR

A1.3





PLAN 1D

1,956 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 1,850 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	924 SQ. FT.
2ND FLOOR	1,032 SQ. FT.
TOTAL	1,956 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	8 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1D
Reflects Ranch Elevation

AVENTINE AT SWEETWATER SPRINGS
San Diego , California

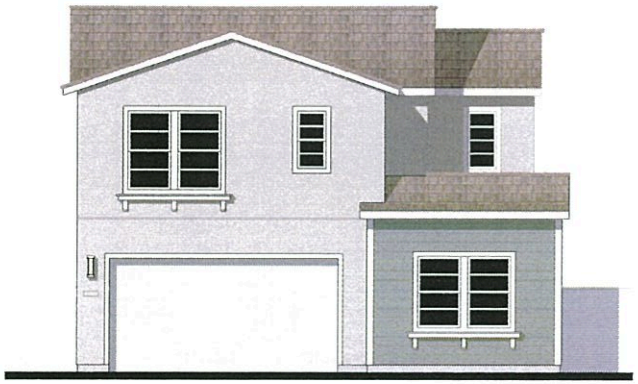
0 2 4 8

366.18235

08.16.18

LENNAR

A1.4

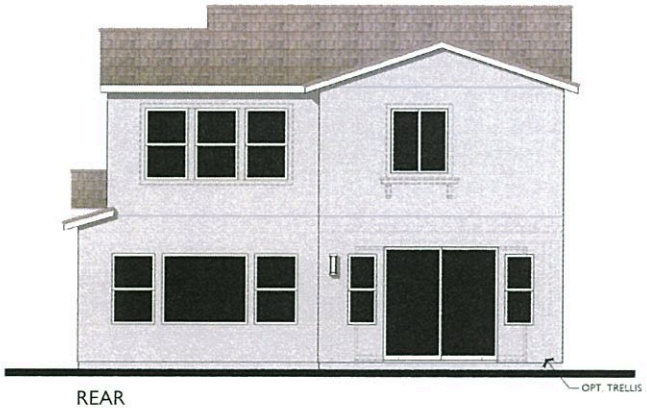


FRONT



RIGHT

RANCH



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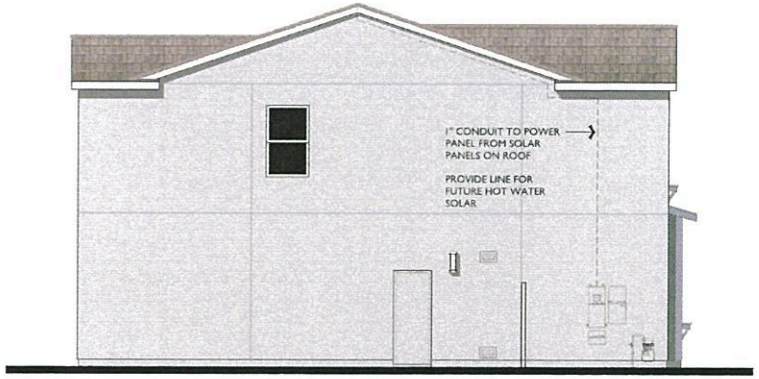

LEFT

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PLAN ID
Ranch Elevation

AVENTINE AT SWEETWATER SPRINGS

San Diego , California

0 2 4 8

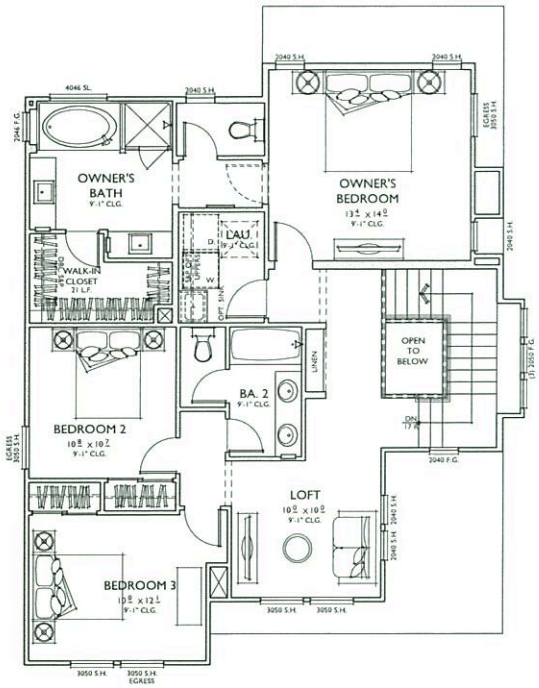
366.18235

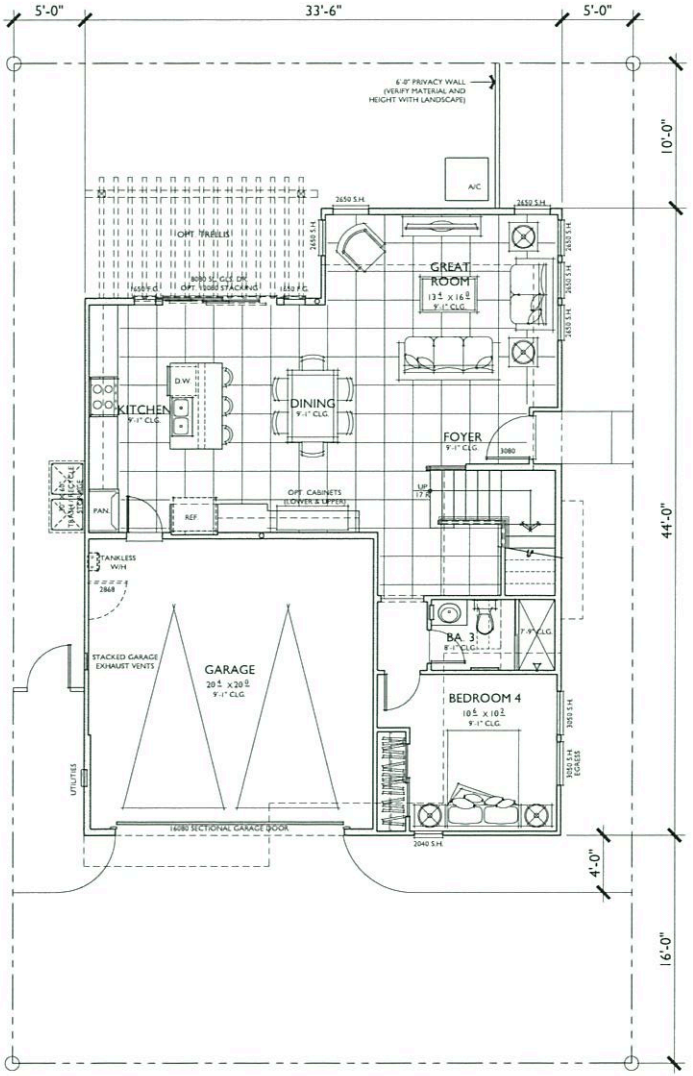
NOTE: DASHED LINES INDICATE OPTIONAL ELEVATION ENHANCEMENTS AT VISIBLE LOTS.

08.16.18

LENNAR

A1.5





PLAN 2A
2,012 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 1,970 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	940 SQ. FT.
2ND FLOOR	1,072 SQ. FT.
TOTAL	2,012 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2A
Reflects Spanish A Elevation
AVENTINE AT SWEETWATER SPRINGS
San Diego , California

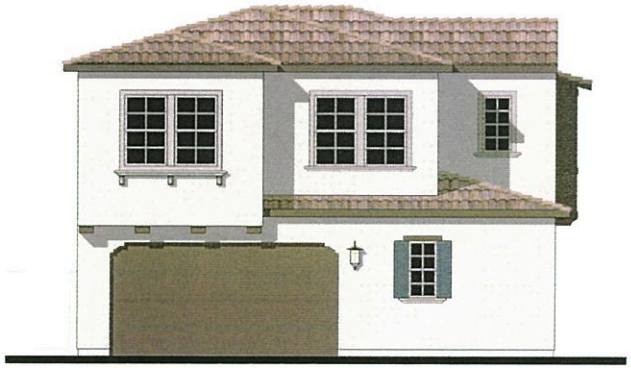
0 2 4 8

366.18235

08.16.18

LENNAR

A 2.0



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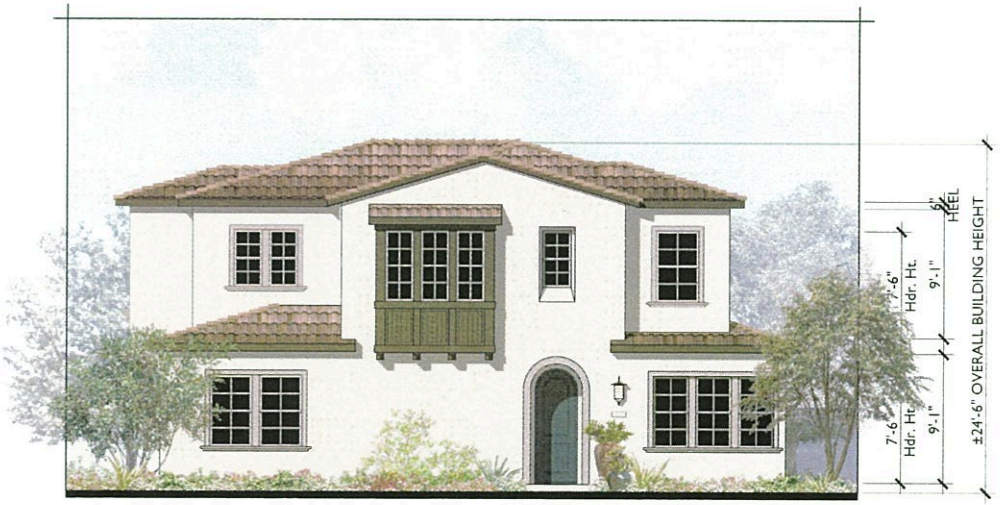

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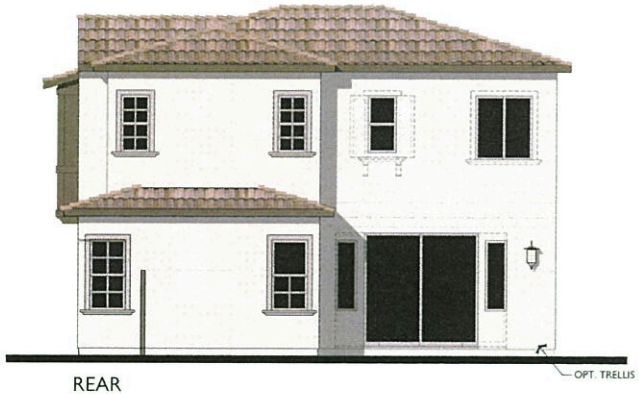
SPANISH A



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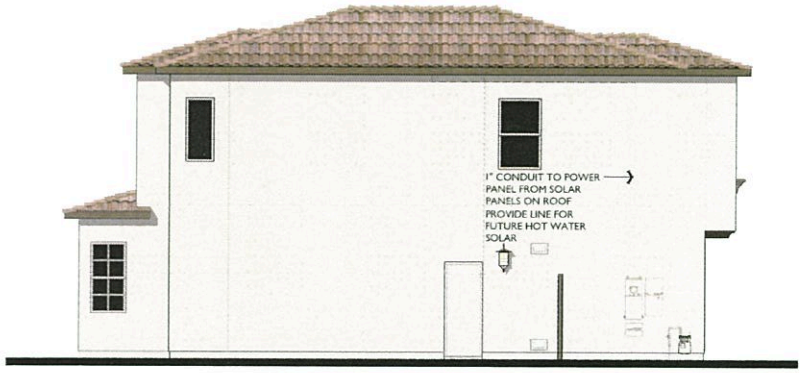

LEFT

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PLAN 2A
Spanish A Elevation

AVENTINE AT SWEETWATER SPRINGS
San Diego , California

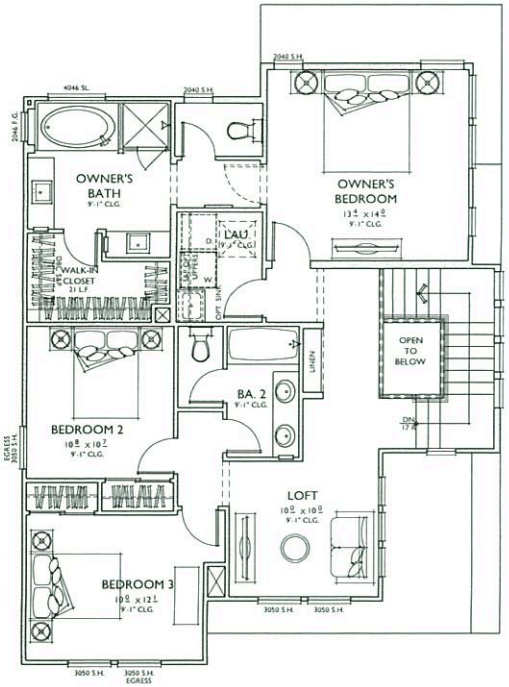
0 2 4 8
366.18235

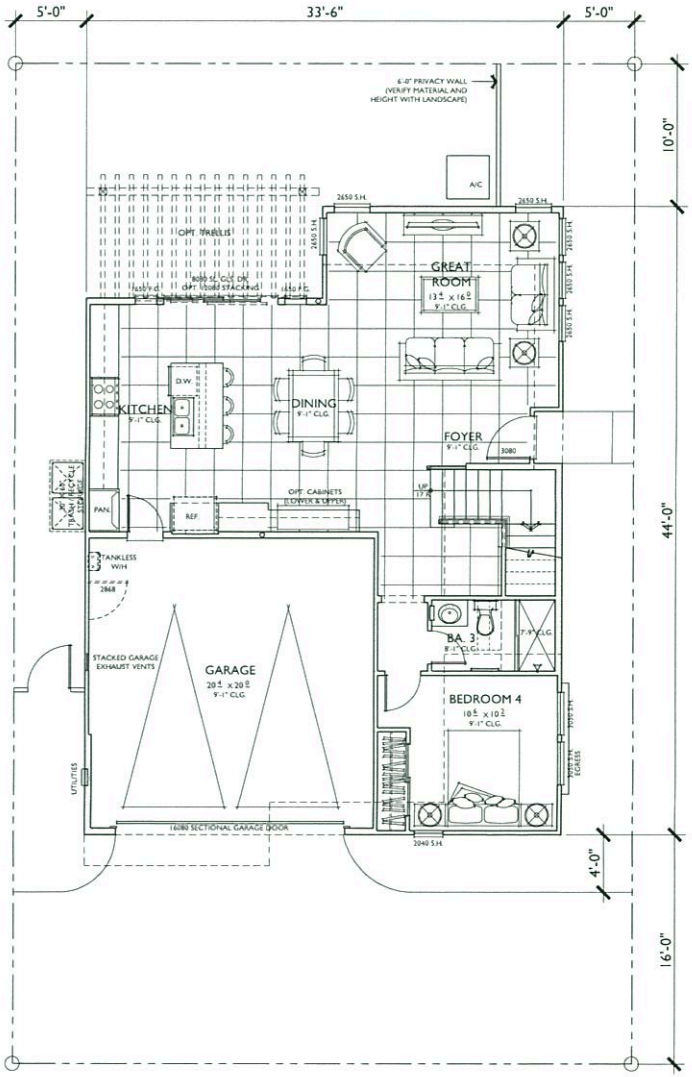
NOTE: DASHED LINES INDICATE OPTIONAL ELEVATION ENHANCEMENTS AT VISIBLE LOTS.

08.16.18

LENNAR

A2.1





PLAN 2B

2,010 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 1,970 SQ. FT.
4 BEDROOMS / 3 BATHS + TECH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	940 SQ. FT.
2ND FLOOR	1,070 SQ. FT.
TOTAL	2,010 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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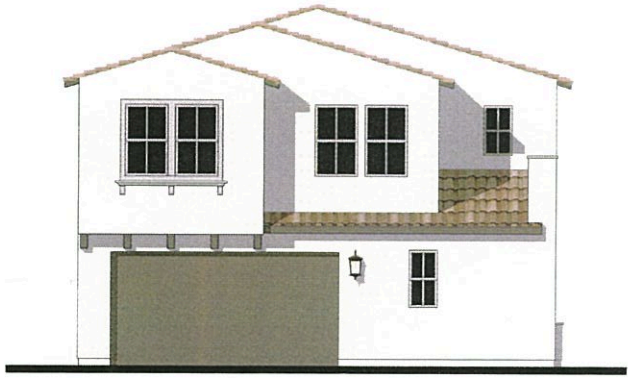
PLAN 2B
Reflects Spanish B Elevation
AVENTINE AT SWEETWATER SPRINGS
San Diego , California
0 2 4 8
366.18235

08.16.18
LENNAR
A 2.2

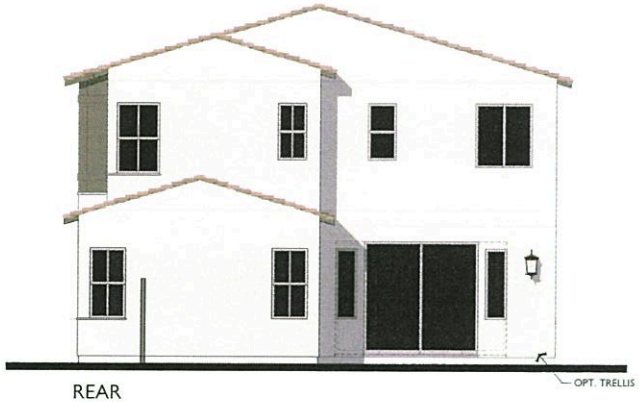


FRONT



RIGHT

SPANISH B



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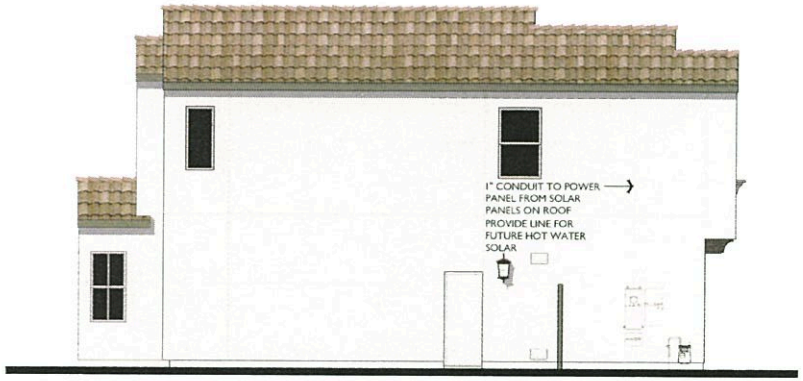

LEFT

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PLAN 2B
Spanish B Elevation

AVENTINE AT SWEETWATER SPRINGS
San Diego , California

0 2 4 8

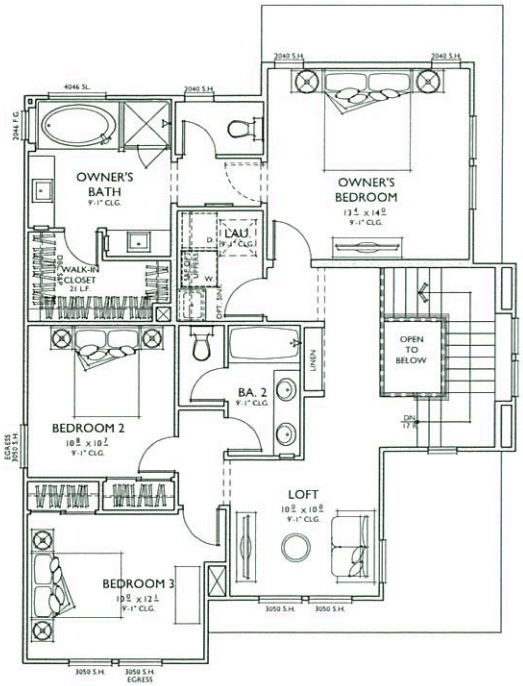
366.18235

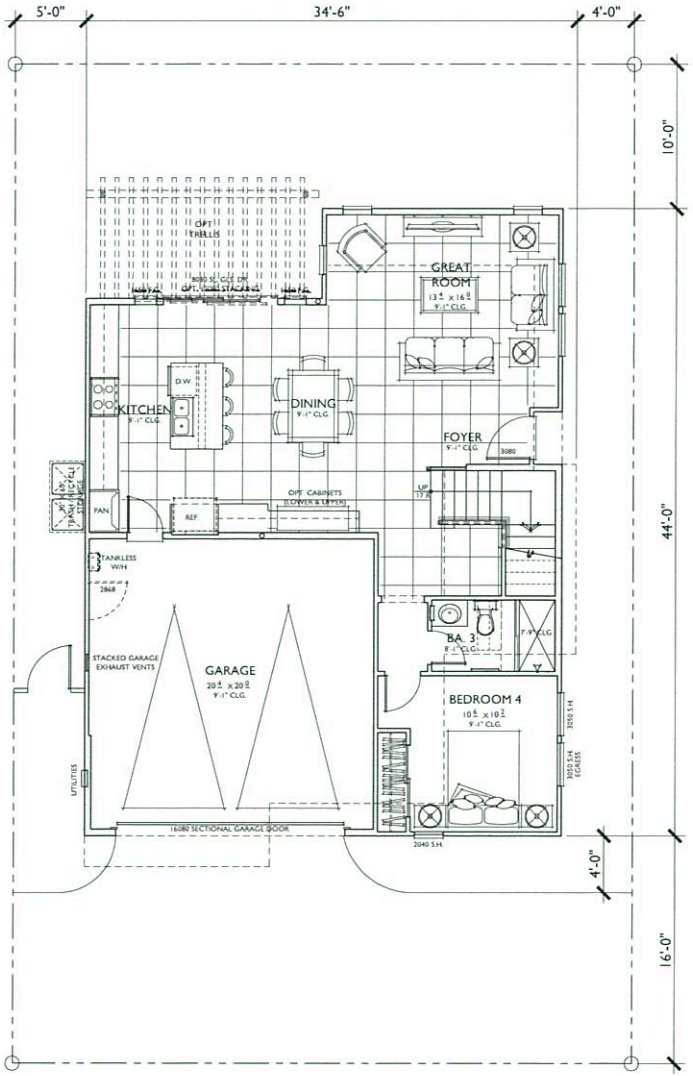
NOTE: DASHED LINES INDICATE OPTIONAL ELEVATION ENHANCEMENTS AT VISIBLE LOTS.

08.16.18

LENNAR

A2.3





PLAN 2C
2,030 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 1,970 SQ. FT.
4 BEDROOMS / 3 BATHS + TECH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	940 SQ. FT.
2ND FLOOR	1,090 SQ. FT.
TOTAL	2,030 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2C
Reflects Farmhouse Elevation
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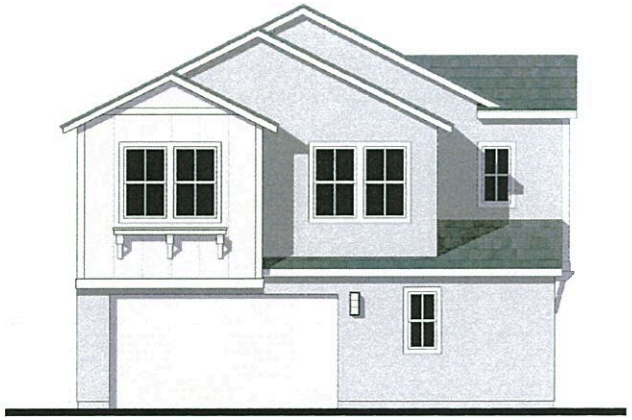
San Diego , California
0 2 4 8
366.18235

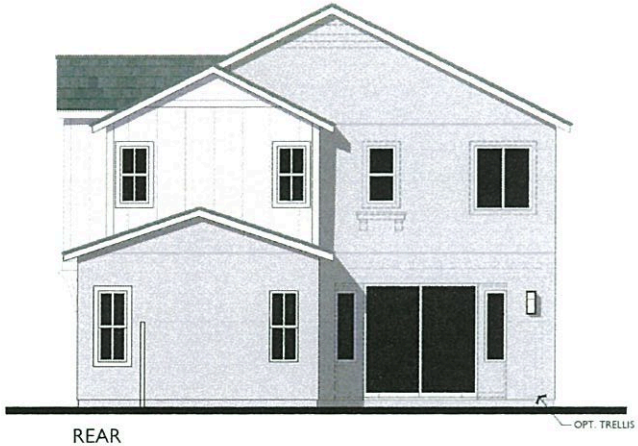
08.16.18
LENNAR
A 2.4



FRONT



RIGHT FARMHOUSE



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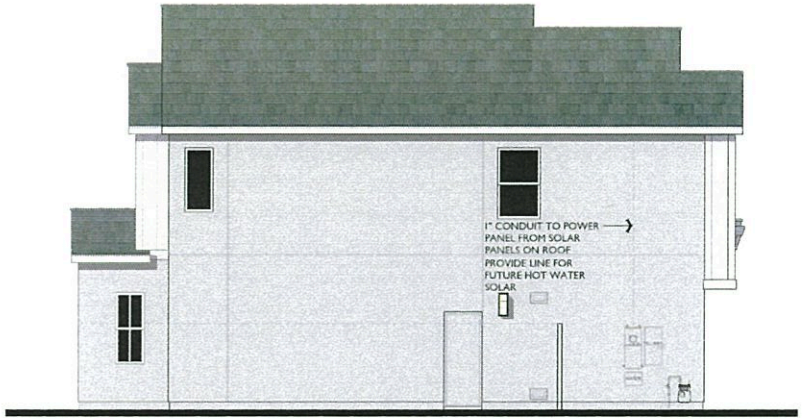

LEFT

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PLAN 2C
Farmhouse Elevation

AVENTINE AT SWEETWATER SPRINGS
San Diego , California

0 2 4 8

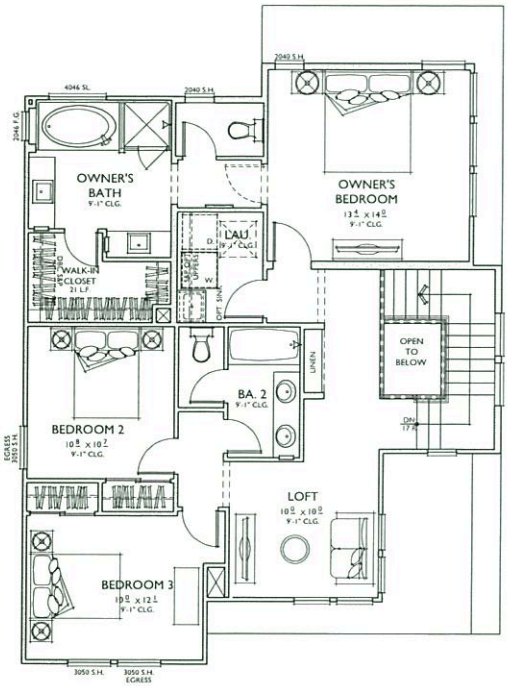
366.18235

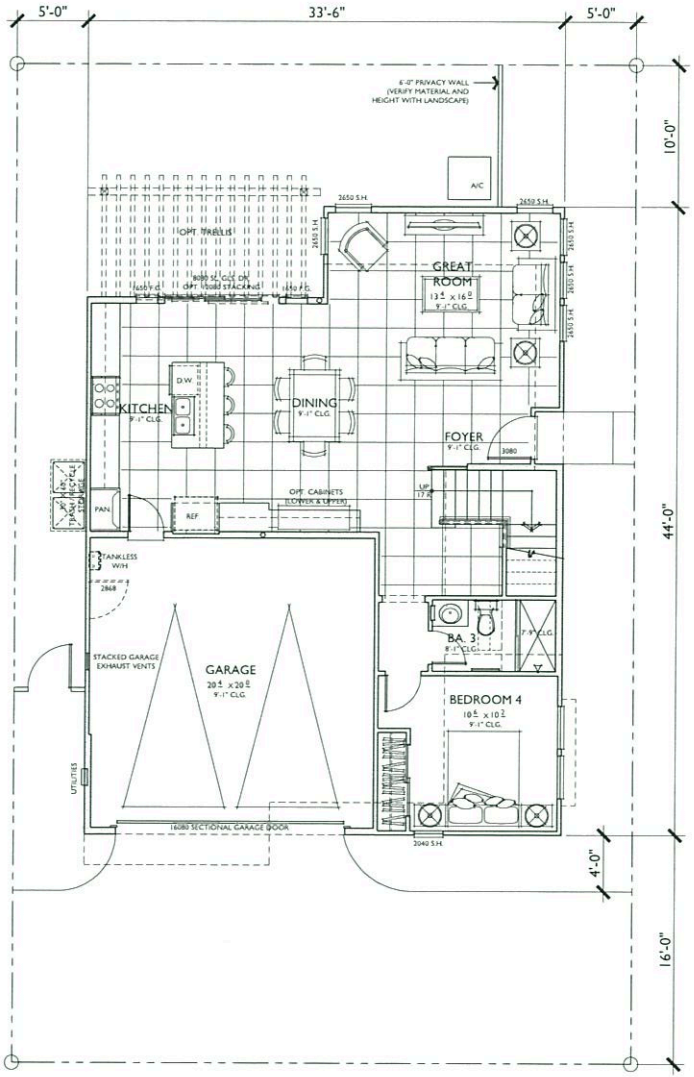
NOTE: DASHED LINES INDICATE OPTIONAL ELEVATION ENHANCEMENTS AT VISIBLE LOTS.

08.16.18

LENNAR

A2.5





PLAN 2D

2,010 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 1,970 SQ. FT.
4 BEDROOMS / 3 BATHS + TECH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	940 SQ. FT.
2ND FLOOR	1,070 SQ. FT.
TOTAL	2,010 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2D

Reflects Ranch Elevation

AVENTINE AT SWEETWATER SPRINGS

San Diego , California

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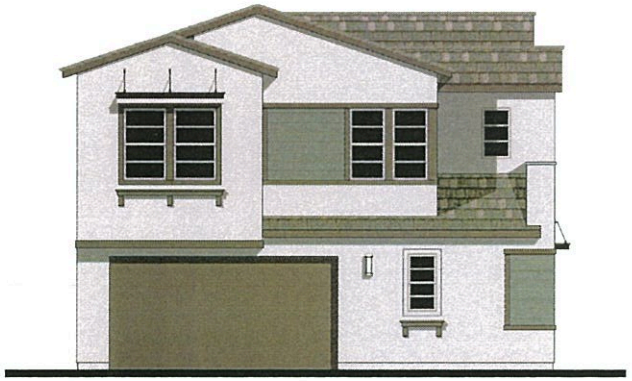
LENNAR

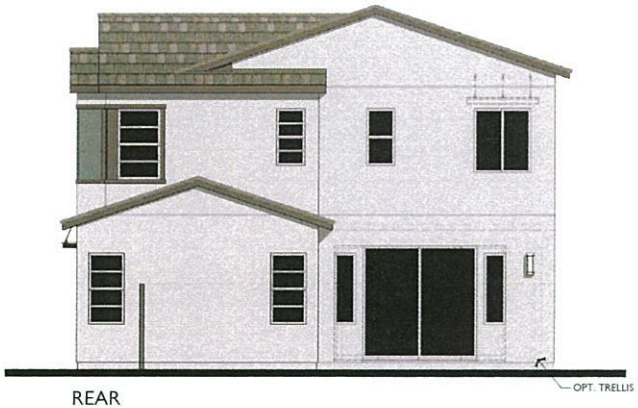
A 2.6



FRONT



RIGHT RANCH



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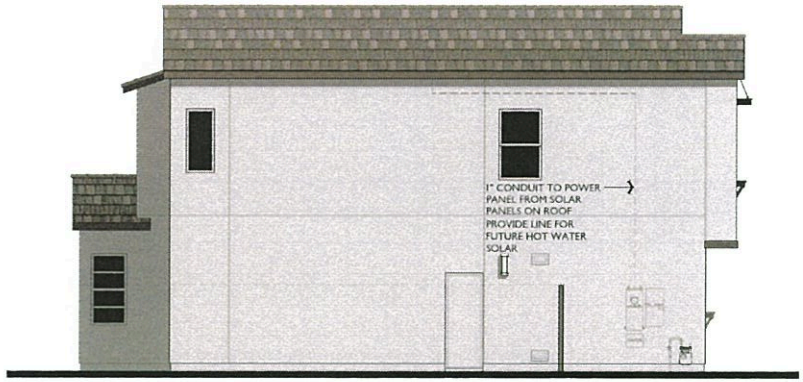

LEFT

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PLAN 2D
Ranch Elevation

AVENTINE AT SWEETWATER SPRINGS

San Diego , California

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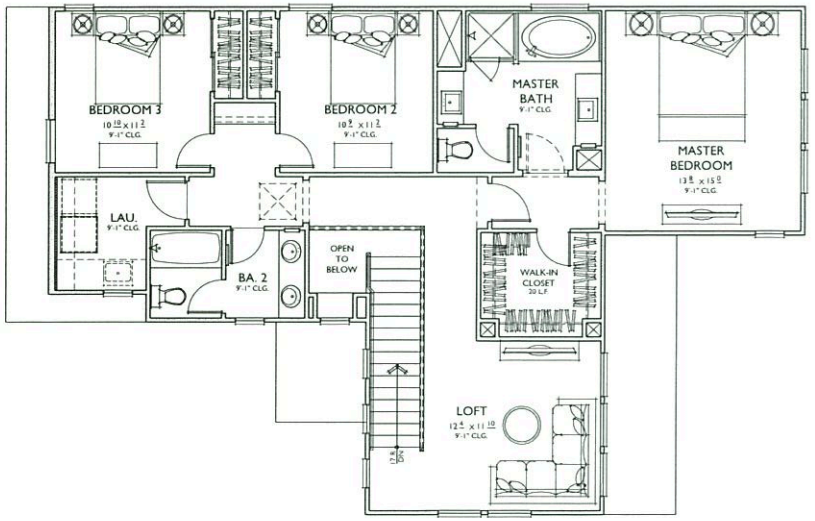
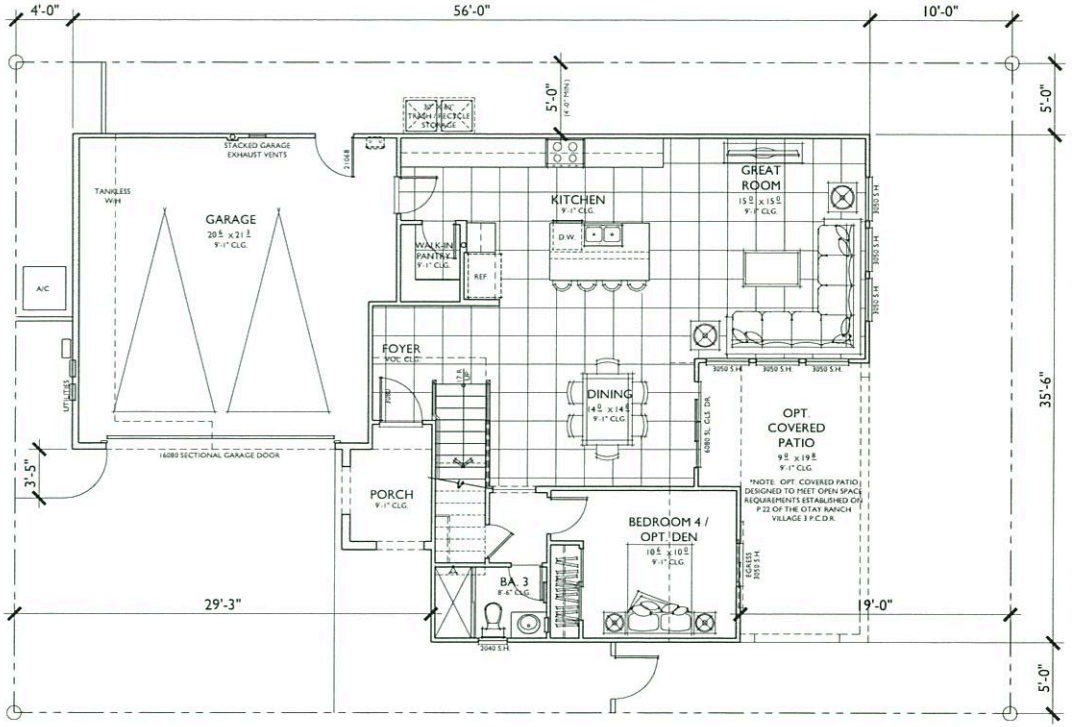
NOTE: DASHED LINES INDICATE OPTIONAL ELEVATION ENHANCEMENTS AT VISIBLE LOTS.

08.16.18

LENNAR

A2.7





PLAN 3A

2,165 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 2,090 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	956 SQ. FT.
2ND FLOOR	1209 SQ. FT.
TOTAL	2,165 SQ. FT.
2 - CAR GARAGE	481 SQ. FT.
COVERED PATIO	26 SQ. FT.
PORCH	51 SQ. FT.
OPT. COVERED PATIO	203 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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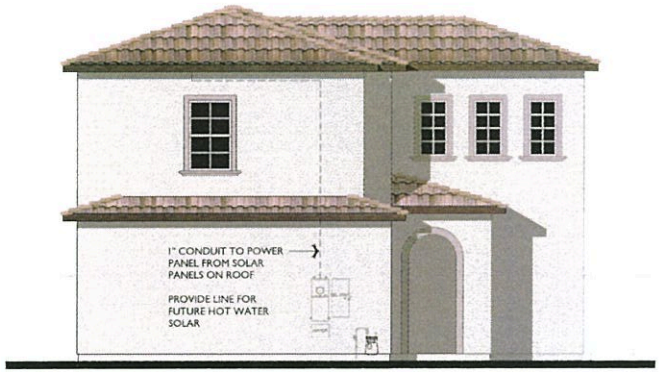
PLAN 3A
Reflects Spanish A Elevation
AVENTINE AT SWEETWATER SPRINGS
San Diego , California
0 2 4 8
366.18235

08.16.18
LENNAR
A 3.0

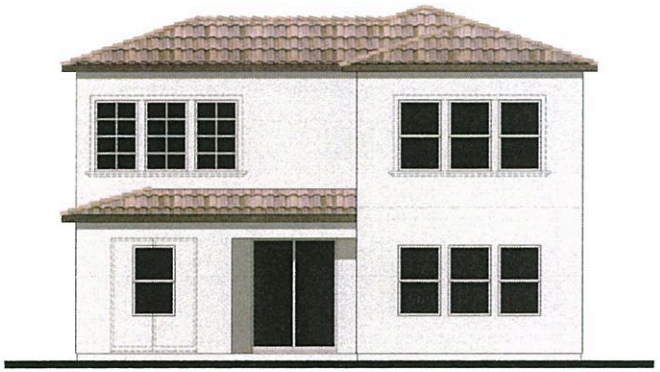


FRONT



RIGHT

SPANISH A



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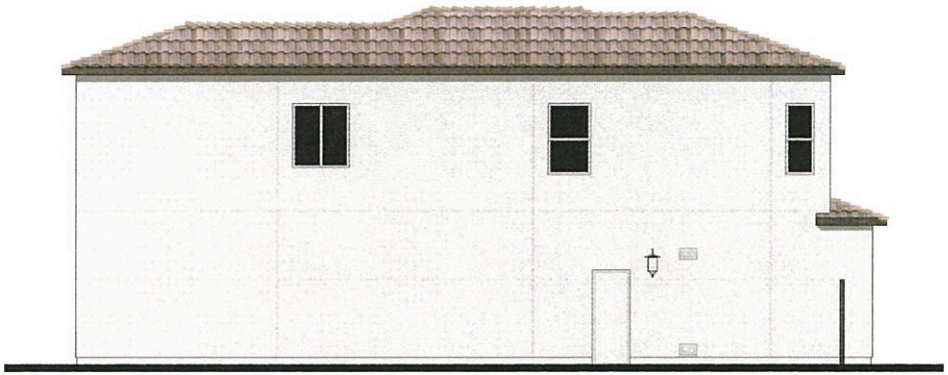

LEFT

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PLAN 3A

Spanish A Elevation

AVENTINE AT SWEETWATER SPRINGS

San Diego , California

0 2 4 8

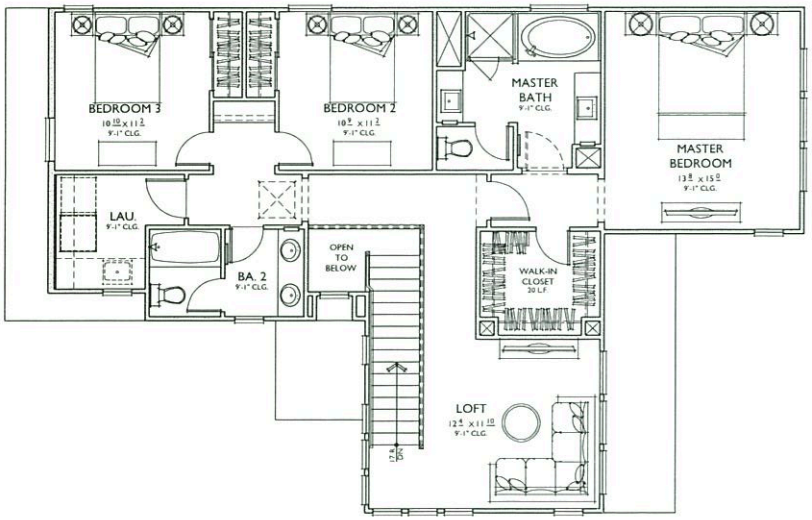
366.18235

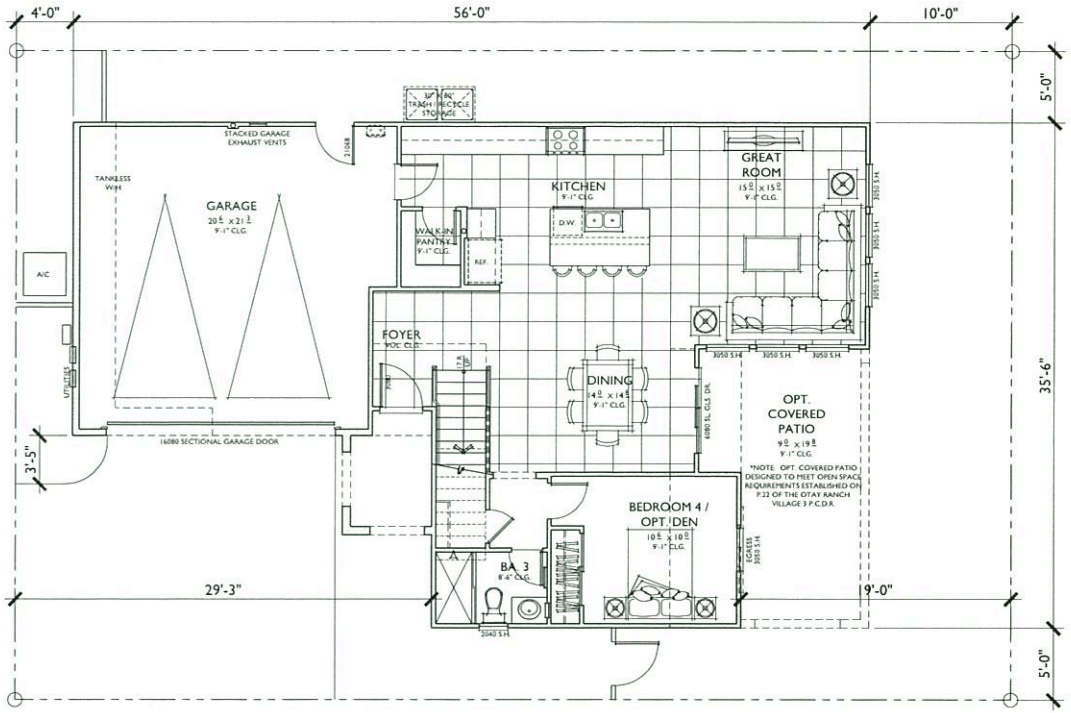
NOTE: DASHED LINES INDICATE OPTIONAL ELEVATION ENHANCEMENTS AT VISIBLE LOTS.

08.16.18

LENNAR

A3.1





PLAN 3B

2,163 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 2,090 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	956 SQ. FT.
2ND FLOOR	1,207 SQ. FT.
TOTAL	2,163 SQ. FT.
2 - CAR GARAGE	481 SQ. FT.
COVERED PATIO	26 SQ. FT.
PORCH	51 SQ. FT.
OPT. COVERED PATIO	203 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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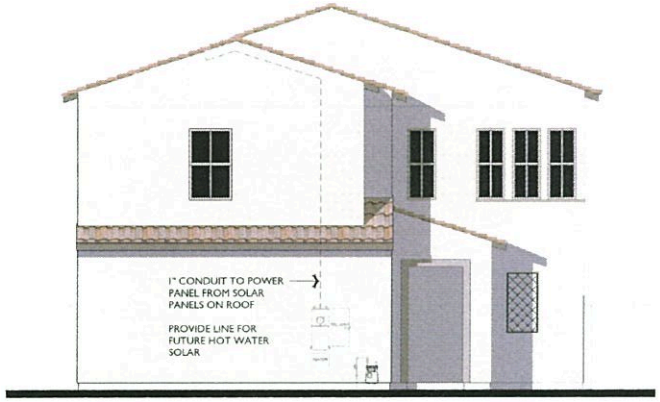
PLAN 3B
Reflects Spanish B Elevation
AVENTINE AT SWEETWATER SPRINGS
San Diego , California
0 2 4 8
366.18235

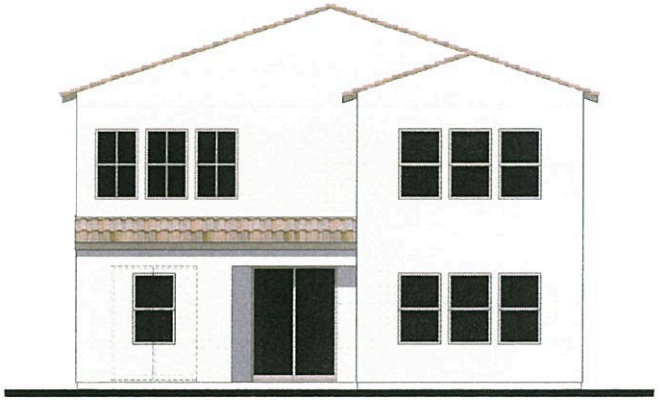
08.16.18
LENNAR
A 3.2



FRONT



RIGHT SPANISH B



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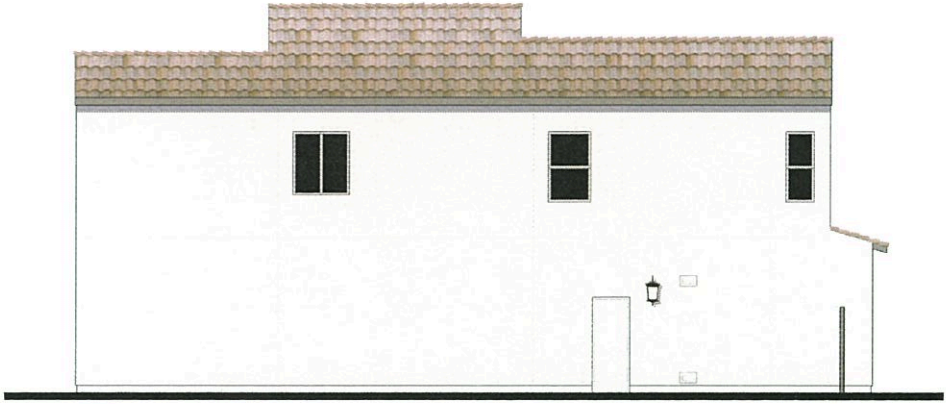

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PLAN 3B
Spanish B Elevation

AVENTINE AT SWEETWATER SPRINGS

San Diego , California

0 2 4 8

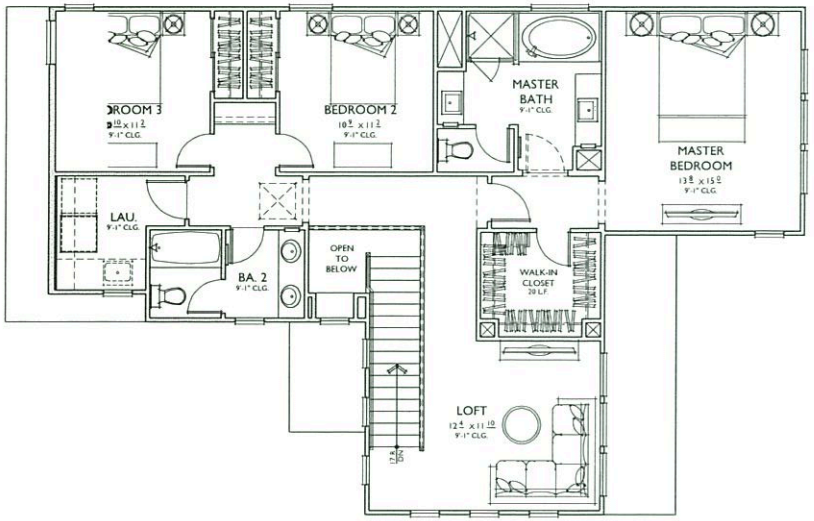
366.18235

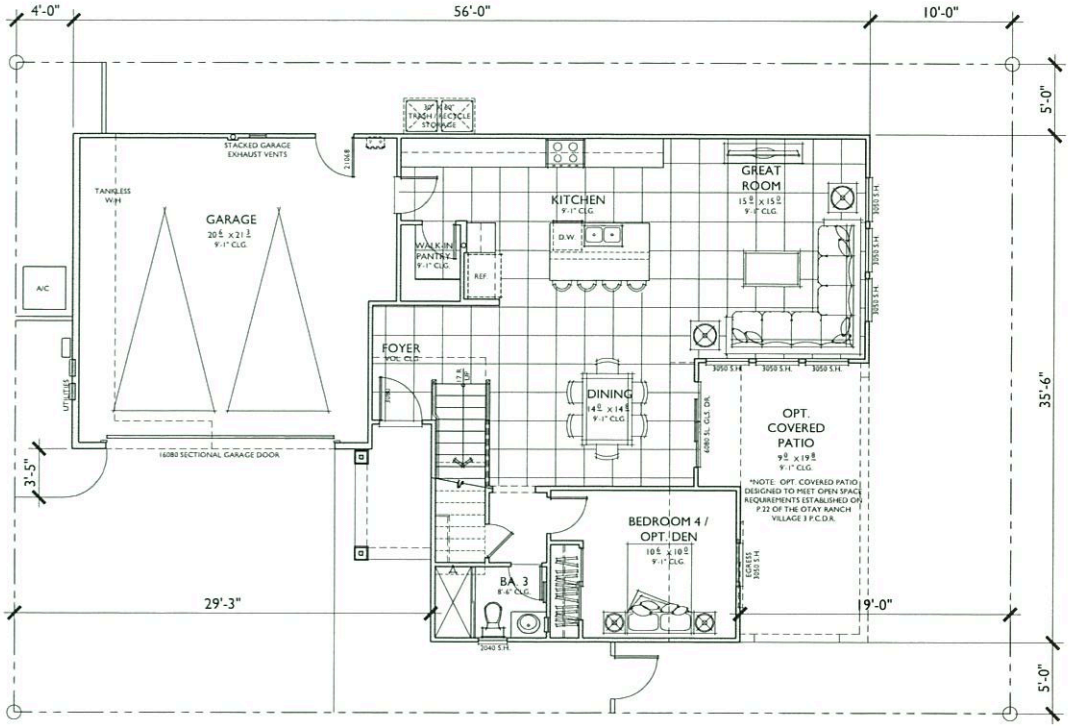
NOTE: DASHED LINES INDICATE OPTIONAL ELEVATION ENHANCEMENTS AT VISIBLE LOTS.

08.16.18

LENNAR

A3.3





PLAN 3C

2,167 SQ. FT.

TYPE VB CONSTRUCTION
TARGET: 2,090 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	956 SQ. FT.
2ND FLOOR	1,211 SQ. FT.
TOTAL	2,167 SQ. FT.
2 - CAR GARAGE	481 SQ. FT.
COVERED PATIO	26 SQ. FT.
PORCH	48 SQ. FT.
OPT. COVERED PATIO	203 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C
Reflects Farmhouse Elevation

AVENTINE AT SWEETWATER SPRINGS
San Diego , California

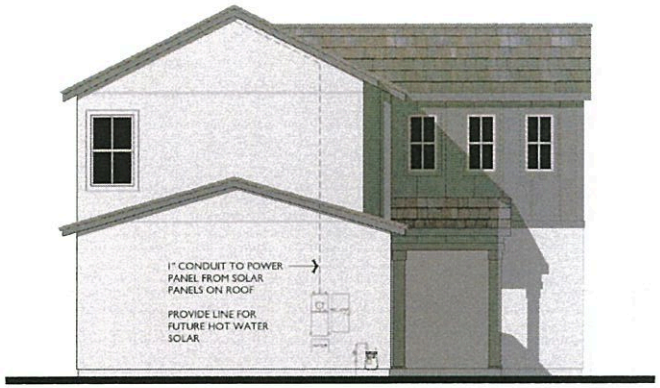
0 2 4 8

366.18235

08.16.18

LENNAR

A 3.4



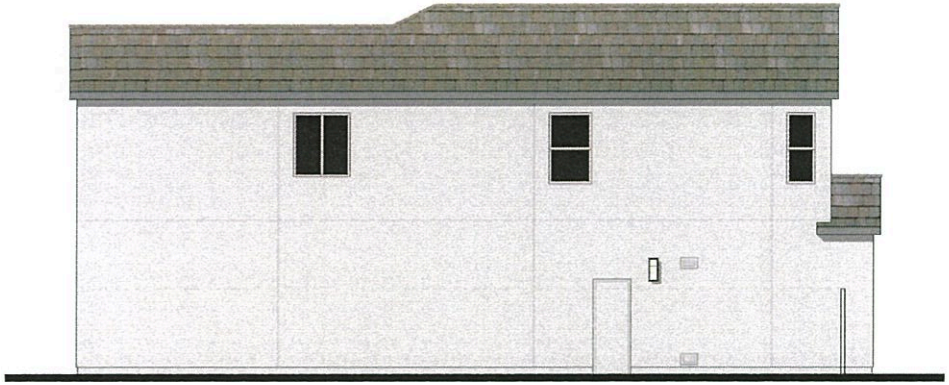
FRONT



RIGHT FARMHOUSE



REAR



LEFT

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PLAN 3C
Farmhouse Elevation

AVENTINE AT SWEETWATER SPRINGS
San Diego , California

0 2 4 8

366.18235

NOTE: DASHED LINES INDICATE OPTIONAL ELEVATION ENHANCEMENTS AT VISIBLE LOTS.

08.16.18

LENNAR

A3.5



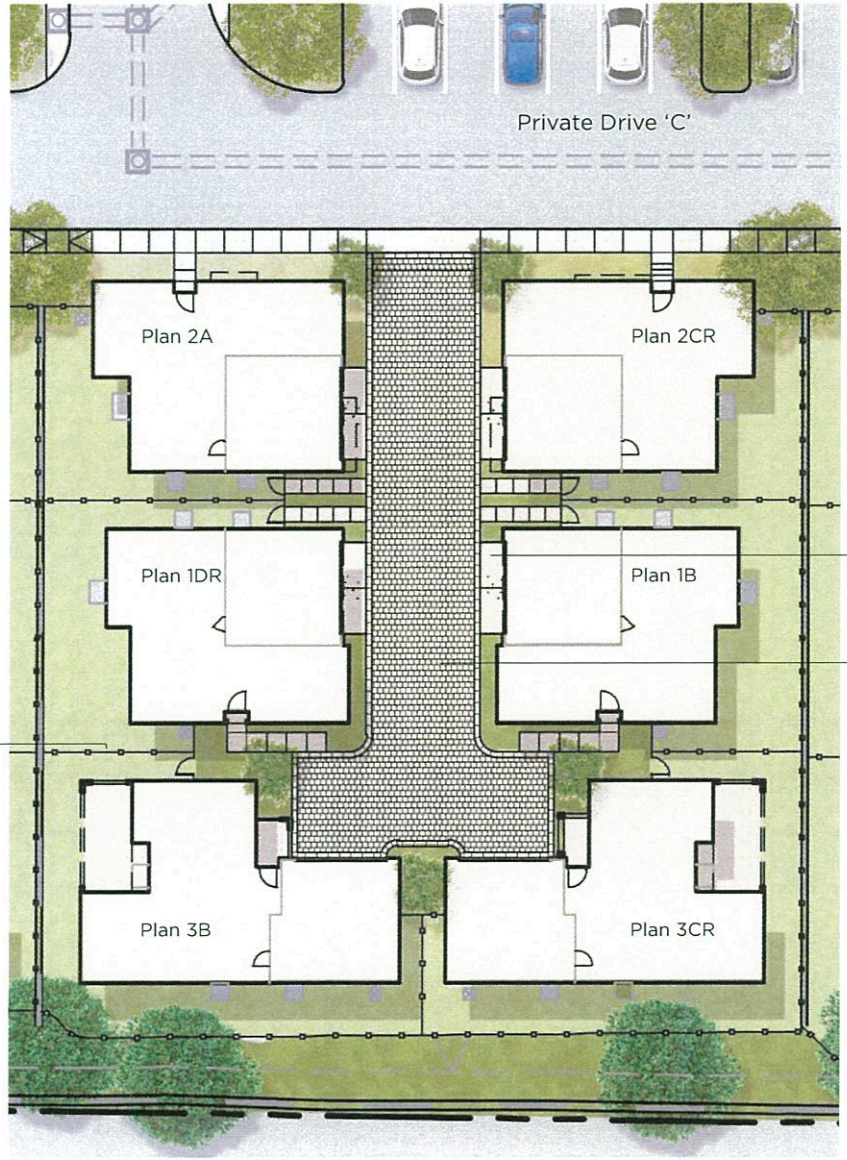
LENNAR

Overall Site Plan

Aventine at Sweetwater Springs | San Diego County | California

BrightView Design Group

Date: July 9, 2019



LENNAR

Standard Courtyard Product Enlargement

Aventine at Sweetwater Springs | San Diego County | California

0 5 10 20

BrightView Design Group

Date: July 9, 2019



LENNAR

Small Courtyard Product Enlargement

Aventine at Sweetwater Springs | San Diego County | California

0 5 10 20

BrightView Design Group

Date: July 9, 2019



LENNAR

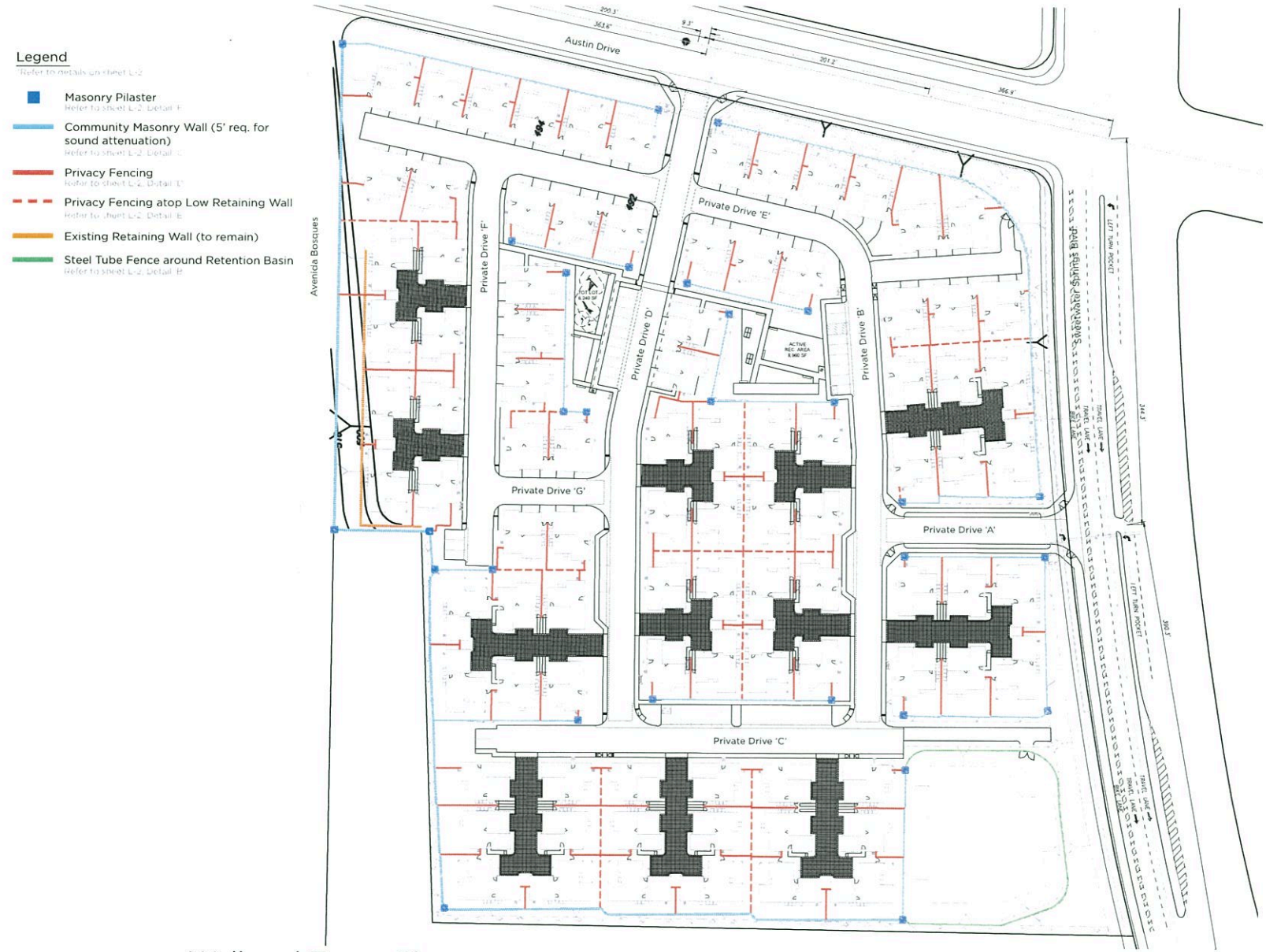
Active Recreation/Tot Lot Enlargement

Aventine at Sweetwater Springs | San Diego County | California

0 5 10 20

BrightView Design Group

Date: July 9, 2019



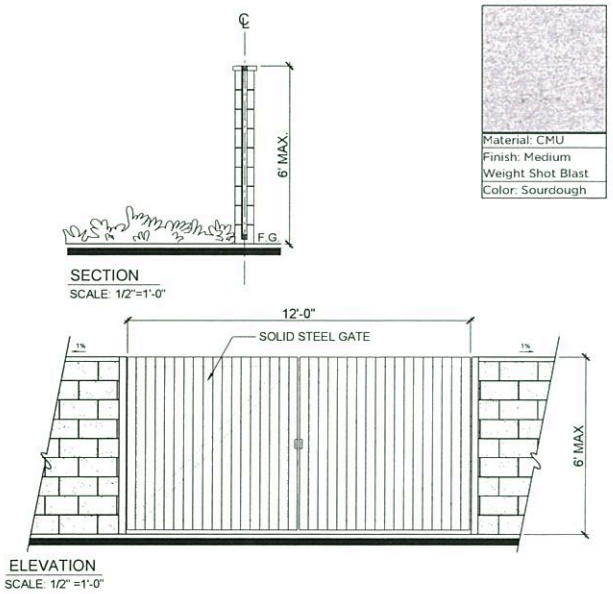
LENNAR

Wall and Fence Plan

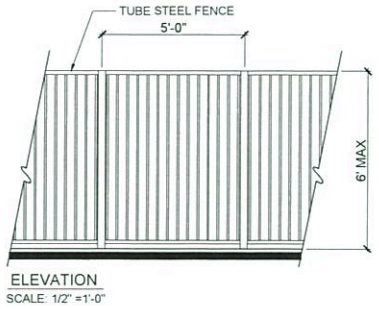
Aventine at Sweetwater Springs | San Diego County | California

BrightView Design Group

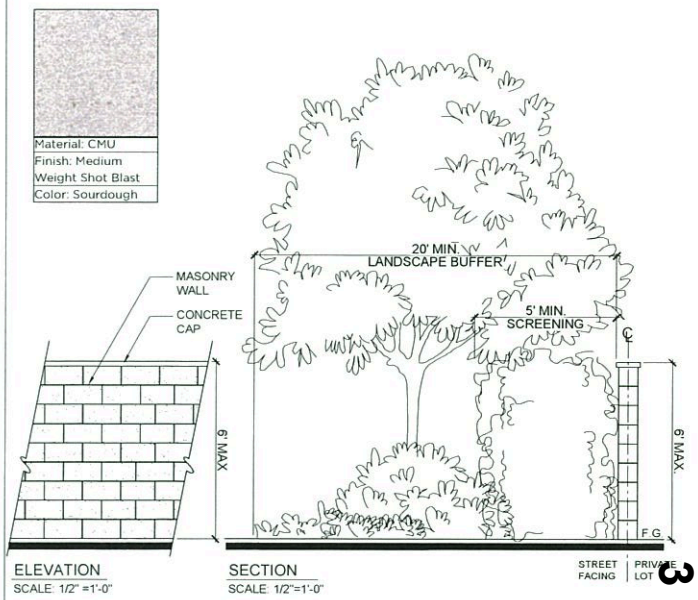
Date: July 9, 2019



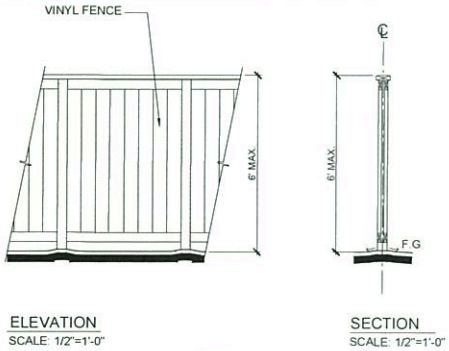
A SOLID GATE AT BLOCK WALL



B TUBE STEEL FENCE AROUND BASIN



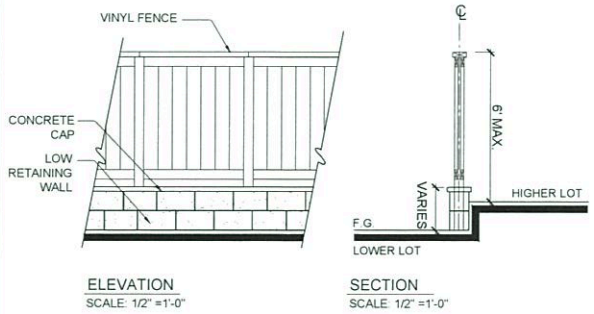
C COMMUNITY MASONRY WALL



NOTE

PER THE SAN DIEGO COUNTY FIRE CODE, THE FIRST FIVE FEET OF FENCES AND OTHER ITEMS ATTACHED TO A STRUCTURE SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR MEET THE SAME FIRE- RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE STRUCTURE.

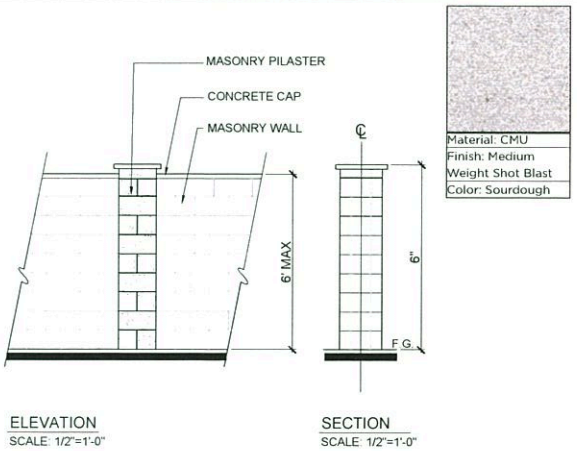
D PRIVACY FENCING



NOTE

PER THE SAN DIEGO COUNTY FIRE CODE, THE FIRST FIVE FEET OF FENCES AND OTHER ITEMS ATTACHED TO A STRUCTURE SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR MEET THE SAME FIRE- RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE STRUCTURE.

E PRIVACY FENCING ATOP LOW RETAINING WALL



F MASONRY PILASTER

LENNAR

Wall and Fence Details

Aventine at Sweetwater Springs | San Diego County | California

BrightView Design Group

Date: July 9, 2019

SDC PDS RCVD 08-22-18
SPA18-002




EXISTING AUSTIN DRIVE
1
PROJECT BOUNDARY
EXISTING SWEETWATER SPRING BLVD
PROJECT BOUNDARY
H&A
NOT TO SCALE
PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC
KEY MAP
AVENTINE
AT SWEETWATER SPRINGS
COUNTY OF SAN DIEGO, CALIFORNIA
SHEET
1
OF
3



PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

VIEW #1 - EXISTING

AVENTINE
AT SWEETWATER SPRINGS

COUNTY OF SAN DIEGO, CALIFORNIA

SHEET 2 OF 3

W.O. 3321-0024

H:\1249\&Pln\Exhibits\Visual Sims\01 VisualSims - View 1 04-30-18



PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca. 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

VIEW #1 - PROPOSED

AVENTINE

AT SWEETWATER SPRINGS

COUNTY OF SAN DIEGO, CALIFORNIA

SHEET 3 OF 3

W.O. 3321-0024

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COUNTY OF SAN DIEGO GENERAL PLAN GOALS & POLICIES

GUIDING PRINCIPLES		
Guiding Principle #1	Support a reasonable share of the projected regional population growth.	***Consistent.*** The project provides a range of housing types that can aid the County in meeting its required housing needs for projected population growth, including multi-family housing options that are currently unavailable in the area.
Guiding Principle #2	Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development	***Consistent.*** The Project site is located within an existing area with a "Village" Regional Category designation. The surrounding community is largely built-out and contains a mixture of land uses, including commercial and industrial uses and a school, thereby providing access to jobs. Existing infrastructure, including Sweetwater Springs Boulevard, provide for vehicle access to the Project site. Public utilities, including water and service facilities, are currently provided to the existing onsite commercial uses and would be adequate to serve the Project.
Guiding Principle #3	Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	***Consistent.*** The Project is proposed on a site currently developed as a commercial center. Because the commercial space is not fully utilized, the area has deteriorated over time and become an attractive nuisance. The Project would provide new, architecturally pleasing residential homes near existing jobs and other services, reinforcing the vitality and character of the existing community. Proposed recreational amenities onsite would provide residents with new opportunities for recreation.
Guiding Principle #4	Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.	***Not Applicable.*** The proposed project is in an urbanized area, no natural resources are present on the site or in the immediate vicinity.
Guiding Principle #5	Ensure that development accounts for physical constraints and the natural hazards of the land.	***Consistent.*** The site is currently developed with an existing commercial shopping center consisting of several buildings and supporting surface parking. The site is therefore relatively flat, with no steep slopes, hillsides, drainages, or other natural features that would restrict residential development onsite. The Geotechnical Report prepared for the Project (Geocon, 2017) did not identify any known geological hazards (e.g., fault lines, landslides, liquefaction, etc.) that would represent physical constraints to future onsite development. A Phase I Environmental Site Assessment has been prepared for the Project site and concluded that the site is appropriate for residential development.

Guiding Principle #6	Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	***Consistent.*** The Metropolitan Transit Service provides bus transit service for the Spring Valley community along the Rancho San Diego 856 line. There is an existing transit stop located at Sweetwater Springs Boulevard and Austin Drive that would serve Project residents. The Homeowners Association for the Project would be responsible for providing new residents with transit route and stop information.
Guiding Principle #7	Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	***Consistent.*** As provided in the Greenhouse Gas (GHG) Analysis prepared by Ldn Consulting (2018), sustainable project design features have been incorporated into the Project to reduce GHG emissions associated with construction, energy use, area sources and water demand. These design features include policies and performance measures that have also been incorporated into the Specific Plan. Such features include, but are not limited to, installation of solar/photovoltaic systems on all dwelling units equal to 1.8 kWh (per unit); cool roof design with special roof tiles and radiant barrier insulation; plumbing of each residential unit with a Level 2 electric vehicle (EV) charging station; storage areas for collection of recyclables and yard waste for each unit; high-efficiency street and area lighting; and high-efficiency HVAC systems. In addition, the Project shall comply with the County of San Diego Water Conservation Landscaping Ordinance to reduce dependence on potable water supplies for irrigation. The Project shall submit a Landscape Document Package that complies with the referenced County Ordinance and demonstrates a 40 percent reduction in outdoor use. The Landscape Document Package shall be submitted to the County for review and approval prior to issuance of any building permits and compliance with this measure shall be made a condition of the Project's approval. Refer to Section J, Project Design Features, of Chapter II, Aventine at Sweetwater Springs, of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) for a full list of project design features proposed.
Guiding Principle #8	Preserve agriculture as an integral component of the region's economy, character, and open space network.	***Not Applicable.*** The site is an existing commercial shopping center and does not support agricultural uses.
Guiding Principle #9	Minimize public costs of infrastructure and services and correlate their timing with new development.	***Consistent.*** Road improvements along surrounding public roads are included as part of the proposed project. the applicant is required to

		improve Sweetwater Springs Boulevard to comply with the General Plan Mobility Element and the County's public road standards.
Guiding Principle #10	Recognize community and stakeholder interests while striving for consensus.	***Consistent.*** The proposed project was presented to the Spring Valley Community Planning Group on several occasions during project processing. Additionally, several community members provided letters expressing concerns or interest in the proposed development. The applicant and County staff incorporated responses to community input in the project design and the environmental documentation as much as was feasible.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal LU-1	Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories	
Policy LU-1.1	Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.	***Consistent.*** The Community Development Model is implemented by three regional categories – Village, Semi-Rural, and Rural Lands, which reflect the different character and land use goals of the County's developed areas, its lower-density residential and agricultural areas, and its very low-density or undeveloped rural lands. The Project site has a Regional Category of "Village." The proposed residential land use and density are consistent with the "Village" designation, and therefore, the Project would be consistent with the Community Development Model and future planned development for the Sweetwater Springs area.
Policy LU-1.2	Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service	***Not Applicable.*** The Project site is designated "Village" on the Regional Categories Map. No change to the Regional Category is proposed with the Project. The project is proposing a General Plan Amendment to change the existing General Plan Land Use Designation from General Commercial (GC) to Village Residential (VR-10.9). The Village Residential (VR-10.9) land use designation is allowed within the Village Regional Category. Since the village density proposed by the project is located within an established Village it does not fall within the definition of leapfrog development.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	boundaries.	
Policy LU-1.3	Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	***Consistent***. The Project site is designated "Village" on the Regional Categories Map. No change to the Regional Category is proposed with the Project. The surrounding area includes many large residential subdivisions and high- density residential development. The proposed project is an infill development and is consistent with the existing residential community. By providing housing opportunities consistent with future development envisioned with the Community Development Model, the character of surrounding lands would be preserved.
Policy LU-1.4	Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing planned Village and where all of the following criteria are met: Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding Potential Village development would be accommodated by the General Plan road network Public facilities and services can support the expansion without a reduction of services to other County residents The expansion is consistent with community character, the scale, and the orderly contiguous growth of a Village area	***Not applicable***. Land Use Element LU-1.4 does not apply to this project because the Project is only changing the Land Use designation of a site that is already designated with a Regional Category of Village. Therefore, the project will not result in the growth of an existing Village. Additionally, the Project would result in a reduction of impacts from the site and does not require an expansion of public facilities and services. Whereas, Policy LU- 1.4 pertains to the "growth" of village areas.
Policy LU-1.5	Relationship of County Land Use Designation with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdiction as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	***Not applicable***. The project is not located in close proximity to a neighboring jurisdiction.
Policy LU-1.6	Conversion of Public Land to Private Ownership. Assign lands in public use an underlying designation of Rural Lands 80. When such lands are transferred to private ownership, the RL-80 designation shall apply until the appropriate long-	***Not applicable***. The project site is under private ownership.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	term use of the property is determined and a general plan amendment is approved for redesignation of the property.	
Policy LU-1.7	Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.	***Consistent***. The Project proposes a General Plan Amendment to change the existing land use designation from GC (General Commercial) to VR-10.9 (Village Residential), which allows for a residential density of 10.9 dwelling units per acre (du/ac). The Project proposes a maximum of 92 dwelling units on the 10.6-acre property, for an overall density of 8.7 du/ac, consistent with the proposed VR-10.9 land use designation. (This is also consistent with the Spring Valley Community Plan Land Use Goal LU 2.1.) which encourages residential development that is not higher than 15 du/ac.
Policy LU-1.8	Density Allocation on Project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation.	***Consistent***. The project's General Plan Amendment Land Use Designation (implemented by the Specific Plan) proposes a density entitlement which equates to 94 residential units at build out which is consistent with the Village Residential (VR-10.9).
Policy LU-1.9	Achievement of planned Densities. Recognizing that he 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 characteristic render such densities infeasible.	***Consistent***. Subdivision maps for the project will be consistent with the densities provided by the land use designations of Village Residential Village Residential (VR-10.9).
Goal LU-2	Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	
Policy LU-2.1	Community Plans. Maintain updated Community Plans, as part of the General Plan to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.	***Consistent***. This policy reflects direction by the County to maintain community plans. The proposed Project would not impede the County's achievement of this policy.
Policy LU-2.2	Relationship of Community Plans to the General Plan. Community Plans are part of the General Plan. These plans	***Consistent***. General Plan Policy LU-2.2 provides that community plans must be internally consistent with General Plan goals and policies of which they

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.	are part. This means that community plans cannot be interpreted to undermine the policies of the General Plan. Likewise, Specific Plans implement the General Plan, and by default the community plans, and so also cannot be interpreted to undermine the policies of the General Plan. Occasionally, gaps or lack of specificity in development and design standards in the General Plan or Community Plan texts will be addressed, in a manner that does not conflict with other Plans, through the project-specific refinements to standards that are contained in the Specific Plan.
Policy LU-2.3	Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	***Consistent.*** Surrounding the Project site to the north east, south, west, and northwest are high density residential units of Village Residential 7.3 (7.3 units per gross acre) with Village Residential 24 (24 units per gross acre) directly adjacent to the project site to the south and north. The proposed density for the Project site of Village Residential 10.9 (10.9 units per gross acre) is compatible with the surrounding residential character.
Policy LU-2.4	Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.	**Consistent**. The proposed residential use of the Project site does not conflict with existing surrounding uses. A variety of residential development is present in the surrounding area including multi-family residential use (apartments) to the northwest and single-family residential use to the northeast across Austin Drive. Adjacent to the south is an apartment complex, with single-family residential uses located further to the south and southwest. To the west, Avenida Bosques borders the site. The Sweetwater Springs Community School and multi-family residential uses are located directly to the west of the site across Avenida Bosques. The Project is distanced and buffered from commercial/office and light industrial uses located to the east, across from Sweetwater Springs Boulevard and Via Orange Way. Sweetwater Springs Boulevard, as well as proposed perimeter landscaping, slopes and the on-site detention basin buffer act as buffers to the project from such uses. In addition, operational aspects of the Project would be compatible with the surrounding community character. Operation of the Project would not result in activities that would disrupt adjacent land

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		uses. Operation of the proposed residential uses would be typical of similar residential uses found within the surrounding and adjacent areas. No significant increases in traffic along community roadways (e.g. Austin Drive or Sweetwater Springs Boulevard) are anticipated to occur with development of the proposed residential uses, and substantial new sources of noise that may affect offsite land uses would not result.
Policy LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.	***Not applicable.*** Proposed perimeter landscaping, slopes and the on-site detention basin buffer act as buffers to the project from surrounding uses. Regarding regional recreational facilities, there are over 21,765 acres of regional parkland owned by the County, which exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive acreage of existing publicly owned lands that can be used for recreation, the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland.
Policy LU-2.6	Development near Neighboring Jurisdictions. Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction incompatible.	***Not applicable***. The project is not located in close proximity to a neighboring jurisdiction.
Policy LU-2.7	Commercial Viability. Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.	***Not applicable.*** The project is not proposing commercial uses, rather the project is requesting a General Plan Amendment to change the existing General Plan Land Use Designation from General Commercial (GC) to Village Residential (VR-10.9). A Market Study was prepared for the Project (Meyers Research 2018) to evaluate the current and future market conditions in the area and to evaluate the long-term viability and appropriateness of development of the Project site with commercial uses, as originally intended by the Spring Valley

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		Community Plan. The study determined that development of the Project site as a commercial retail center is no longer a viable use that can be supported for the reasons described in the Market Study. Rather, development of the site with residential uses, consistent with that proposed with the Project, was determined to be a more sustainable long-term use as the submarket suffers from an oversupply of retail-oriented businesses, lack of visibility needed to support such uses, and a lack of sufficient new household growth needed to support additional retail space. proposed within the project are designed to serve the needs of the residents and surrounding area and would not affect areas outside of the community.
Policy LU-2.8	Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	***Consistent.*** The Project does not include land uses that would cause excessive noise, vibration, dust, odor, aesthetic impairment, and/or that would be detrimental to human health and safety to the surrounding areas. Operational aspects of the Project would be compatible with the surrounding community character. Operation of the Project would not result in activities that would disrupt adjacent land uses. Additionally, activities at the site would be buffered by the proposed development and Project landscaping, thereby distancing such activities from offsite land uses. Operation of the proposed residential uses would be typical of similar residential uses found within the surrounding and adjacent areas and would not represent a use that would conflict with current land uses found in the area. No significant increases in traffic along community roadways (e.g. Austin Drive or Sweetwater Springs Boulevard) are anticipated to occur with development of the proposed residential uses, and substantial new sources of noise that may affect offsite land uses would not result. With respect to exposure to hazards see Policy S-1.1 above. The proposed development will not be exposed to or generate excessive groundborne vibration or groundborne noise levels. The project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels. Additionally, no blasting or rock crushing is anticipated during the grading operations. Potential onsite odor

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		generators would include short term construction odors from activities such as paving and possibly painting. Odors created during short term construction activities would most likely be from placing asphalt which has a slight odor from the bitumen and solvents used within hot asphalt. Since odors generated during construction are short-term, they would not be considered a significant impact. The project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near carbon monoxide hotspots. In addition, the proposed Project is less intensive than the existing commercial center and is expected to generate fewer ADTs.
Policy LU-2.9	Maintaining Rural Character. Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider other options to mitigate LOS where appropriate.	***Not applicable.*** The project site is currently developed with a commercial shopping center and has a Regional Category Designation of Village. In any event, no significant increases in traffic along community roadways (e.g. Austin Drive or Sweetwater Springs Boulevard) are anticipated to occur with development of the proposed residential uses. All of the related intersections and street segments were calculated to operate acceptably at LOS D or better under all analyzed scenarios (Existing, Existing + Project and Existing + Project + Cumulative Projects). No mitigation measures or roadway/intersection improvements are required or proposed.
Goal LU-3	Diversity of Residential Neighborhoods. A land use plan that accommodated a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.	
Policy LU-3.1	Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	***Consistent.*** By amending the Rancho San DiegoSpecific Plan 74-01 (Sweetwater -Avocado) to allow residential uses on the site, the project will add a mixture of residential land use designations to the Rancho Specific Plan 74-01 (Sweetwater -Avocado) area. The Project is designed to provide a unique multi-family detached housing product served by private drives and shared courtyard driveways. The Project includes three floor plans each designed with three unique, but compatible, architectural styles. Project-specific design criteria identified in the proposed amendment to the Rancho San Diego Specific Plan 74-01 (Sweetwater -Avocado) would be implemented through County approval of a Site Plan.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy LU-3.2	Mix of Housing Units in Large Projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes.	***Not applicable.*** The project is proposing 94 residential units.
Policy LU-3.3	Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences.	***Not applicable.*** The Project is already designated with a Regional Category of Village and is surrounded by a variety of land uses that include commercial, industrial and office uses.
Goal LU-4	Inter-jurisdictional Coordination. Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the incorporated County and the region.	
Policy LU-4.1	Regional Planning.	***Not applicable.*** The policy establishes the County's intent to coordinate with specified agencies. The project would not impede the County's achievement of its intent.
Policy LU-4.2	Review of Impacts of Projects in Adjoining Jurisdictions.	***Not applicable.*** The policy establishes the County's intent to coordinate with specified agencies. The project would not impede the County's achievement of its intent.
Policy LU-4.3	Relationship of Plans in Adjoining Jurisdictions.	***Not applicable.*** The policy establishes the County's intent to coordinate with specified agencies. The project would not impede the County's achievement of its intent.
Policy LU-4.4	Development Compatibility with Military Facilities.	***Not applicable.*** The policy establishes the County's intent to coordinate with specified agencies. The project would not impede the County's achievement of its intent.
Policy LU-4.5	Annexations with Incompatible Land Uses.	***Not applicable.*** The policy establishes the County's intent to coordinate with specified agencies. The project would not impede the County's achievement of its intent.
Policy LU-4.6	Planning for Adequate Energy Facilities.	***Not applicable.*** The policy establishes the County's intent to coordinate with specified agencies. The project would not impede the County's achievement of its intent.
Policy LU-4.7	Airport Land Use Compatibility Plans (ALUCP).	***Not applicable.*** The policy establishes the County's intent to coordinate with

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		specified agencies. The project would not impede the County's achievement of its intent.
Goal LU-5	Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.	
Policy LU-5.1	Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate	***Consistent.*** The Project site has a Regional Category of "Village" in the County General Plan. The project site is surrounded by a variety of uses, including residential development, commercial/office [medical use (physical therapy office)] and light industrial uses. The project will provide additional housing opportunities in the area near public facilities; improve pedestrian mobility and connectivity within the community; and provide densities consistent with the existing established neighborhoods. The site is located within proximity to existing transit routes and a transit stop (e.g., along Sweetwater Springs Boulevard and Austin Drive). Designated bike lanes are also provided along Sweetwater Springs Boulevard and Austin Drive in the vicinity of the site.
Policy LU-5.2	Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	***Consistent***. Sustainable design features have been incorporated into the project to reduce emissions associated with construction, energy use, area sources, and water demand. These design features include policies and performance measures which have been incorporated into the Specific Plan Amendment, and include installation of solar/photovoltaic systems on all dwelling units, cool roof design with special roof tiles and radiant barrier insulation, plumbing for electric vehicle charging stations, recycling and yard waste collection, high efficiency street and area lighting, and high efficiency HVAC systems. As a condition of approval for the project, a Landscape Documentation Package will be submitted that ensures compliance with the County of San Diego Water Conservation Landscaping Ordinance and demonstrates a 40 percent reduction in outdoor water use. .
Policy LU-5.3	Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting	***Not applicable***. The project site is currently developed with a commercial shopping center and has a Regional Category Designation of Village.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	development under the Rural and Semi-Rural Land Use Designations.	
Policy LU-5.4	Planning Support. Undertake planning efforts that promote infill and redevelopment of uses that accommodate walking and biking within communities.	***Consistent.*** The proposed Project is located within the "Village" regional category which is not proposed to change. The proposed project is an infill development and is consistent with the existing surrounding community. The Project Site is located near existing job producing land uses (commercial and industrial), a public school, a transit route and dedicated bike lanes along Sweetwater Springs Boulevard and Austin Drive. The internal private roads will include 4-foot wide sidewalks that will provide overall connectivity and walkability internally. The proposed sidewalk system would enhance circulation throughout the site and provide linkage to the active recreation and children's play areas. Interior sidewalks would also provide linkage to the existing offsite sidewalk system along the Project's frontage onto Austin Drive and Sweetwater Springs Boulevard, as well as Avenida Bosques to the west and Calle Marinero to the south, among other area roadways and trails
Policy LU-5.5	Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	***Consistent***. The Project site is located within proximity to existing transit routes and a transit stop. Designated bike lanes are currently provided along Sweetwater Springs Boulevard and Austin Drive adjacent to the Project site. Therefore, the provision of new bike lanes is not required or proposed with Project implementation. The Project proposes a sidewalk system within the interior of the site that would provide connection to the existing offsite circulation system. Implementation of the Project would not impede bicycle and/or pedestrian access.
Goal LU-6	Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.	
Policy LU-6.1	Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	***Not Applicable***. The Project site is currently developed as a commercial center and supports a number of buildings in combination with surface parking areas. No streams, rivers or drainages, natural habitat, or other sensitive natural resources are present onsite.
Policy LU-6.2	Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	***Consistent***. To meet the high housing demand in the County of San Diego, higher-density infill development, such as the proposed project, can curb the pressure placed on developing more rural or natural areas within the County

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		and reduce the impact of edge effects. The proposed Project is an infill project with minimal natural resources on site and has a "Village" Regional Category designation.
Policy LU-6.3	Conservation-Oriented Project Design. Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.	***Consistent***. The Project is implemented by a Specific Plan. The Project will include group useable open space (minimum of 100 s.f. per unit) with a total of 14,880 s.f. of group useable open space onsite for exclusive use by residents. Facilities are anticipated to include a children's play lot and adjacent open turf play are, and a sport court area with adjacent turf play area and benches. Additionally, activities at the site would be buffered by the proposed development and Project landscaping, thereby distancing such activities from offsite land uses.
Policy LU-6.4	Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increased fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and when appropriate, provide public amentities.	***Consistent:*** The Project site is currently developed as a commercial center. There is no natural open space, natural resources or agricultural uses onsite. The Project is located within the service boundaries of the San Miguel Consolidated Fire District (SM CFD). The SMFPD has provided a will serve letter for the Project and the Project has incorporated design measures to ensure that adequate fire protection and emergency access/circulation are provided. The Project would replace the current commercial use and surface asphalt parking lot with residential uses exhibiting front/ back yards, common open space/recreational areas, and landscaping that would increase pervious land area on the site. The Project proposes approximately 14,880 s.f. of community amenities (e.g. private active recreation area and children's play area) that would provide recreational opportunities for residents of the Project. Additionally, consistent with the Spring Valley Community Plan Design Guidelines, the Project would replace a commercial center that is currently underutilized and that exhibits characteristics of blight within the community, replacing the use with architecturally pleasing, unique, detached homes that will provide housing opportunities to the community
Policy LU-6.5	Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and	***Consistent***. The project will incorporate the requisite LIDs, BMPs and hydromodification design features including detention basins would reduce

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.	impacts associated with excessive erosion or siltation, and flooding, on- or off-site flooding to less than significant. The future use of rainwater capturing and permeable pavers as design elements could provide alternative measures to the use of the proposed detention basins.
Policy LU-6.6	Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	***Not applicable***. The Project site is currently developed as a Neighborhood Retail center, which is defined as a shopping complex. The site is currently 100% disturbed due to the existing use. No natural features (e.g. rock outcroppings, ridgelines, steep slopes, drainages, rivers, or streams) are present onsite. The site is currently comprised mostly of asphalt and concrete with less than two dozen trees. The proposed project would add a minimum of 184 trees and shrubs throughout and all vegetation on the western portion of the site will remain.
Policy LU-6.7	Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunity.	***Not applicable***. See Policy 6-6 above.
Policy LU-6.8	Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be: 1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or Require that open space associated with future development that is intended to be preserved in perpetuity either be: 2) Transferred into public ownership of an agency that manages preserved open space. The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future	***Not applicable.*** See Policy 6-6 above.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	maintenance and management of the property should be established to the satisfaction of the County.	
Policy LU-6.9	Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	***Consistent***. The Project site is currently developed as a commercial Center. Minimal grading would be required to prepare the site for residential development and to address storm water requirements. The Project would therefore not substantially alter the existing topography of the site.
Policy LU-6.10	Protection from Hazards. Require that development be located and designed to protect property and residents from the risk of natural and man-induced hazards.	***Consistent.*** See Policy S-3.1
Policy LU-6.11	Protection from Wildfires and unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.	***Consistent.*** Policy S-3.1
Policy LU-6.12	Flooding. Document and annually review areas within floodways and 100 and 200-year floodplains to ensure areas subject to flooding are accurately mapped in accordance with AB 162.	***Not applicable***. The project site is not within a mapped flood hazard area or floodplain.
Goal LU- 7		
Policy LU-7.1	Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	***Not Applicable.*** The Project site is currently developed as a commercial Center.
Policy LU-7.2	Parcel Size Reduction as Incentive for Agriculture. Allow for the reduction in lot size for compatible development when tracts of existing historically agricultural land are preserved in conservation easements for continued agricultural use.	***Not applicable***. The Project site is currently developed as a commercial Center.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal LU- 8	Aquifers and Groundwater Conservation. Sustainable aquifers and functional groundwater recharge areas.	
Policy LU-8.1	Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	***Consistent***. The County manages anticipated future groundwater demand through its Groundwater Ordinance (County Code section 67.701 to 67.750). The project complies with the Groundwater Ordinance and other laws, including federal, state and local regulations that exist to ensure adequate water supplies are protected. Adherence to these laws and regulations would ensure that the project would not result in a demand for water that exceeds existing entitlements and resources, or necessitates new or expanded entitlements. Therefore, impacts associated with adequate water supplies or entitlements would be less than significant.
Policy LU-8.2	Groundwater Resources. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows: in areas dependent on currently identified groundwater overdrafted basins, prohibit new development for exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley, in areas without current overdraft groundwater conditions, evaluate new groundwater dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users.	***Consistent.*** The project will obtain its water supply from the Otay Municipal Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic, or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to, the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). Therefore, no impact to groundwater resources.
Policy LU-8.3	Groundwater-Dependent Habitat. Discourage development that would significantly draw down the groundwater table to the detriment of groundwater-dependent habitat.	Consistent. See Policy 8.2 above.
Policy LU-8.4	Program for Borrego Valley Aquifer.	***Not applicable***.
Goal LU-9	Distinct Villages and Community Cores. Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers that contribute to a community's identity and character.	

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy LU-9.1	Village and Community Core Planning. Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities and amenities of Village areas, Town Center and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.	***Consistent***. The Project will be implemented by a Specific Plan that provides detailed planning guidelines for the future development of the project. The Project lies within the boundaries of the Rancho San Diego Specific Plan 74-01 (Sweetwater -Avocado). Chapter II, Aventine at Sweetwater Springs (proposed SPA amendment), includes development regulations and design guidelines to ensure that the Project is developed consistent with the overall character, design, and densities within the Specific Plan and Community Plan areas.
Policy LU-9.2	Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations.	***Consistent***. The Project lies within the boundaries of the Rancho San Diego Specific Plan 74-01 (Sweetwater - Avocado). The Project proposes development at a density of 8.7 du/ac, which is consistent with the Spring Valley Community Plan, which encourages densities less than 15 du/ac. The proposed residential use of the Project site does not conflict with surrounding land uses. A variety of residential development is present in the surrounding area including multi-family residential use (apartments) to the northwest and single-family residential use to the northeast across Austin Drive. Adjacent to the south is an apartment complex, with single-family residential uses located further to the south and southwest. To the west, Avenida Bosques borders the site. The Sweetwater Springs Community School and multi-family residential uses are located directly to the west of the site across Avenida Bosques. The Rancho San Diego Specific Plan 74-01 (Sweetwater - Avocado) will be amended to include Chapter II, Aventine at Sweetwater Springs (proposed SPA amendment), that will provide development regulations and design guidelines to ensure that the Project is developed consistent with the character, design, and densities within the existing Specific Plan area and the surrounding community as appropriate . No steep slopes or other environmental constraints are present onsite that would restrict development.
Policy LU-9.3	Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and	***Consistent.*** The Project will amend the Rancho San Diego Specific Plan 74-01 (Sweetwater -Avocado) by adding Chapter II. Aventine at Sweetwater Springs, to include development regulations and design guidelines to ensure

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development is compatible with the overall scale and character of established neighborhoods.	that the Project is consistent with the established character, design, scale, and densities of existing established neighborhoods in the surrounding Rancho San Diego Specific Plan 74-01 (Sweetwater -Avocado) area and community. These guidelines will ensure that development of the Project is compatible with the overall scale and character of the established neighborhood.
Policy LU-9.4	Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores as sized for the intensity of development allowed by the Land Use Map.	***Not applicable.*** The policy establishes the County's intent to prioritize infrastructure improvements and public facilities for Village designated areas. The project would not impede the County's achievement of its intent.
Policy LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	***Consistent.*** The Project proposes development of a unique neighborhood for local residents that would be located near places to work and shop. The courtyard residential products will enhance the mix of housing types within the Rancho San Diego Specific Plan 74-01 (Sweetwater -Avocado) area.
Policy LU-9.6	Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.	***Not Applicable.*** The Project does not include Town Center uses.
Policy LU-9.7	Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.	***Consistent***. The Project is within the boundaries of the Rancho San Diego Specific Plan 74-01 (Sweetwater -Avocado) and within the General Plan regional designation area of a n existing Village. As such, there are a number of land uses in the immediate vicinity that provide a mix of commercial and civic land uses. The Project will provide additional housing opportunities in the area and will be located within an existing Village near public facilities, such as schools, community centers, and parks. The Project has been designed with improved pedestrian mobility and connectivity within the community. The proposed Project will amend the Rancho San Diego Specific Plan 74-01 (Sweetwater -Avocado) by adding Chapter II, Aventine at Sweetwater Springs , to include development regulations and design guidelines to ensure that the Project is consistent with the established character design, and densities with

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		the existing established neighborhoods in the surrounding Rancho San Diego Specific Plan 74-01 (Sweetwater -Avocado) area and community.
Policy LU-9.8	Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.	***Consistent***. The Project includes an internal pedestrian walkway system that would provide connection to offsite pedestrian facilities on roadways adjacent to the Project site. The proposed landscape palette for the Project is consistent with the Spring Valley Community Plan, Sweetwater Springs District. The landscaping plan details the use of street trees that are consistent with trees found within the surrounding areas, and similar planting materials, lighting, signage, walls, and fences, will provide a continuous visual link between the Project and the surrounding community. Also ensuring compatibility with the surrounding areas, landscaping will be used to screen solid block walls along public streets and a 20' landscape buffer will also be provided along perimeter public streets and community walls/fences. The Project provides physical and function pedestrian connections to surrounding multi -family neighborhoods to the greatest extent, given existing grade separations, including slopes and an existing retaining wall separate the Project site from adjacent developed neighborhoods. In addition, an existing County storm drain easement is located along Austin Drive and Sweetwater Springs, Boulevard, prohibiting connectivity within the easement areas. However, the network of Internal pedestrian sidewalks connects to existing sidewalks along Austin Drive and Sweetwater Springs Boulevard.
Policy LU-9.9	Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.	***Consistent***. The project site is currently developed with a commercial shopping center and has a Regional Category Designation of Village. The proposed project is an infill development and is consistent with the existing surrounding community. A variety of residential development is present in the surrounding area including multi-family residential use (apartments) to the northwest and single-family residential use to the northeast across Austin Drive. Adjacent to the south is an apartment complex, with single-family residential uses located further to the south and southwest. To the west, Avenida Bosques borders the site. The Sweetwater Springs Community School and multi-family residential uses are located directly to the west of

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		the site across Avenida Bosques. Operation of the proposed residential uses would be typical of similar residential uses found within the surrounding and adjacent areas. The Project Site is located near existing job producing land uses (commercial and industrial), a public school, a transit route and dedicated bike lanes along Sweetwater Springs Boulevard and Austin Drive.
Policy LU-9.10	Internal Village Connectivity. Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.	***Consistent***. The Project includes an internal pedestrian walkway system that would provide connection to the existing offsite sidewalk system along adjacent roadways. In addition, the Project includes an onsite common recreation area and a children's play area to meet the recreational needs of future residents of the development. Onsite recreation facilities would be privately maintained by the HOA and would be for the exclusive use of Project residents.
Policy LU-9.11	Integration of Natural Features in Villages. Require the protection and integration of natural features, such as unique topography or streambeds, into Village projects.	***Consistent***. There are no natural features, unique topography, or streambeds within the Project site. The site is currently developed as a commercial shopping center
Policy LU-9.12	Achieving Planned Densities in Villages. In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.	***Consistent***. See Policy 9.9 above.
Goal LU-10	Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	
Policy LU-10.1	Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	***Not applicable***.
Policy LU-10.2	Development—Environmental Resource Relationship. Require development in Semi- Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	***Not applicable***.
Policy LU-10.3	Development—Environmental Resource Relationship. Require development in Semi- Rural and Rural areas to	***Not applicable***.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	
Policy LU-10.4	Development—Environmental Resource Relationship. Require development in Semi- Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	***Not applicable***.
Goal LU-11	Commercial, Office, and Industrial Development. Commercial, office, and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.	
Policy LU-11.1	Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	***Not applicable.*** The Project proposes construction of a residential project resulting in future development of 92 detached condominium units.
Policy LU-11.2	Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.	***Not applicable.*** The Project proposes construction of a residential project resulting in future development of 92 detached condominium units.
Policy LU-11.3	Pedestrian-Oriented Commercial Centers. Encourage the development of commercial centers in compact, walkable configurations in Town Centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage "strip" commercial development. "Strip" commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.	***Not applicable.*** The Project proposes construction of a residential project resulting in future development of 92 detached condominium units.
Policy LU-11.4	Town Center Intensity and Vitality. Encourage the revitalization of Town Center areas to strength neighborhoods, expand local employment opportunities and	***Not applicable***. The Project proposes construction of a residential project resulting in future development of 92 detached condominium units.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	establish or enhance a sense of place.	
Policy LU-11.5	Large-Format Retail Stores. Allow large-format retail uses, typically referred to as "big box stores" only where the scale of the use and design is compatible with the surrounding areas. Large format retail typically means retail stores with floor plans that are larger than 65,000 sq. ft.	***Not applicable***. The Project proposes construction of a residential project resulting in future development of 92 detached condominium units.
Policy LU-11.6	Office Development. Locate new office development complexes within Village areas where services are available, in proximity to housing, and along primary vehicular arterials (ideally with transit access) with internal vehicular and pedestrian linkages that integrate the new development into the multi-modal transportation network where feasible.	***Not applicable.*** The Project proposes construction of a residential project resulting in future development of 92 detached condominium units.
Policy LU-11.7	Office Development Compatibility with Adjoining Uses. Require new office development including office parks, to be compatible to the scale, design, site, layout and circulation patterns of adjacent existing or planned commercial and residential development.	***Not applicable.*** The Project proposes construction of a residential project resulting in future development of 92 detached condominium units.
Policy LU-11.8	Permitted Secondary Uses. Provide a process where secondary land uses may be permitted when appropriate and compatible with the primary commercial, office and light industrial uses, in order to better serve the daily needs of employees and to reduce the frequency of related automobile trips.	***Not applicable.*** The Project proposes construction of a residential project resulting in future development of 92 detached condominium units.
Policy LU-11.9	Development Density and Scale Transitions. Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.	***Not applicable.*** The Project proposes construction of a residential project resulting in future development of 92 detached condominium units.
Policy LU-11.10	Integrity of Medium and High Impact Industrial Uses. Protect	***Not applicable***. The proposed project does not include industrial uses.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.	
Policy LU-11.11	Industrial Compatibility with Adjoining Uses. Require industrial land uses with outdoor activities or storage to provide a buffer from adjacent incompatible land uses.	***Not applicable***. The Project proposes construction of a residential project resulting in future development of 92 detached condominium units.
Goal LU-12	Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.	
Policy LU-12.1	Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.	***Consistent***. Water and sewer services are currently provided to the existing onsite commercial uses. The affected service agencies would continue to provide such services to the proposed residential development. The Project Applicant would be required to make payment of Traffic Impact Fees, drainage area fees, park -in-lieu-of fees, and /or other fees for local school and fire services. The Project would not be phased, and all required infrastructure would be provided with initial Project construction. The Project includes a system of private drives providing circulation within the proposed development. A network of pedestrian walkways is also proposed throughout the neighborhood to encourage pedestrian mobility. The site is located within proximity to existing transit (bus) stops located along Sweetwater Springs Boulevard and Austin Drive, among other area roadways. No new bus stops, benches, or turnouts are proposed with the Project.
Policy LU-12.2	Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.	***Consistent***. The Project site is currently served by the Otay Water District for water service and the County of San Diego Sanitation District for sewer service. Both agencies have indicated that they can adequately serve the Project as proposed. Due to the nature of the residential use, the Project is not anticipated to create substantial new demand for fire protection or law enforcement services or facilities. A Trip Generation Analysis was prepared by Linscott, Law & Greenspan, Engineers (LLG) (2018) to determine potential average daily traffic (ADT)

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		generated by the proposed development. LLG completed an additional focused traffic assessment letter (August 9, 2019) to evaluate the potential traffic-related impacts associated with the project. The intersections and street segments were calculated to operate acceptably at LOS D or better under all analyzed scenarios (Existing, Existing + Project and Existing + Project + Cumulative Projects). Therefore, the Project would not adversely affect existing levels of service (LOS) and no significant impacts would occur. No mitigation measures or roadway/intersection improvements are required or proposed. Offsite improvements consist only of upgrading the Sweetwater Springs Blvd. crosswalk to meet accessibility requirements.
Policy LU-12.3	Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.	***Consistent.*** The public utility infrastructure required for the project has been designed and located to minimize both visual and environmental impacts. No mitigation measures or roadway/intersection improvements are required or proposed. Offsite improvements consist only of upgrading the Sweetwater Springs Blvd. crosswalk to meet accessibility requirements. Proposed perimeter landscaping, slopes and the on-site detention basin buffer act as buffers to the project from surrounding uses.
Policy LU-12.4	Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.	***Consistent***. See Policy 12.3 above.
Goal LU-13	Adequate Water Quality, Supply, and Protection. A balance and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.	
Policy LU-13.1	Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high-quality sustainable water supply. Ensure	***Consistent***. The Project site is located within the service boundaries of the Otay Water District (OWD). The OWD currently provides potable water service to the existing commercial uses located on the property. The OWD

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	that new development includes both indoor and outdoor water conservation measures to reduce demand.	has completed a Project Facility Availability Form for water service indicating that it has adequate facilities and water resources to serve the residential development as proposed. In addition, the Project will comply with the County's Climate Action Plan, Measure W-1.2 (Reduce Outdoor Water Use).
Policy LU-13.2	Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	***Consistent***. See Policy LU -13.1 above.
Goal LU- 14	Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment	
Policy LU-14.1	Wastewater Facility Plans. Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans.	***Consistent***. The project is located within an existing Village and would be served by San Diego County Sanitation District. No extension of sewer and utility lines is proposed at this time. Service availability letters have been received from the San Diego County Sanitation District, dated December 6, 2017, indicating that the facility has adequate capacity for the project's wastewater disposal needs.
Policy LU-14.2	Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	***Consistent.*** See Policy 14.1 above.
Policy LU-14.3	Wastewater Treatment Facilities. Require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a public agency. Coordinate the planning and design of such facilities with the appropriate agency to be consistent with applicable sewer master plans.	***Consistent.*** See Policy 14.1 above.
Policy LU-14.4	Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:	***Consistent***. The project is located within an existing Village and would be served by San Diego County Sanitation District. No extension of sewer and utility lines is proposed at this time. Service availability letters have been received from the San Diego County Sanitation District, dated December 6, 2017, indicating that the facility has adequate capacity for the project's wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	▪ When necessary for public health, safety, or welfare; ▪ When within existing sewer district boundaries; ▪ When necessary for a conservation subdivision adjacent to existing sewer facilities; or ▪ Where specifically allowed in the community plan.	
Policy LU-14.5	Alternate Sewage Disposal Systems. Support the use of alternative on-site sewage disposal systems when conventional systems are not feasible and in conformance with State guidelines and regulations.	***Not applicable***. No alternative on-site sewage disposal systems are proposed.
Goal LU-16	Appropriately Sited Waste Management Facilities. Solid waste management facilities that are appropriately located and sited in a manner that minimizes environmental impacts and potential conflicts from incompatible land uses, while facilitating recycling and resource recovery activities.	
Policy LU-16.1	Location of Waste Management Facilities. Site new solid waste management facilities identified in the San Diego County Integrated Waste Management Plan, in a manner that minimized environmental impacts and prevents groundwater degradation and in accordance with applicable local land use policies.	***Not applicable***. No solid waste facilities are located in the vicinity of the project.
Policy LU-16.2	Integrity of Waste Management Facilities. Avoid encroachment of incompatible land uses upon solid waste facilities in order to minimize or avoid potential conflicts.	***Not applicable***. No solid waste facilities are located in the vicinity of the project.
Policy LU-16.3	New Waste Management Facilities. Encourage the establishment of additional recycling and resource recovery facilities in areas with Industrial land use designations or other appropriate areas based on the type of recycling.	***Not applicable.*** The project does not include a recycling facility.
Goal LU-18	Adequate Civic Uses. Civic uses that enhance community centers and places.	
Policy LU-18.1	Compatibility of Civic Uses with Community Character. Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, and small swap meets, farmers markets, or	***Not applicable.*** The project does not include Civic uses such as libraries, meeting centers, and small swap meets, farmers markets, or other community gatherings.

GENERAL PLAN LAND USE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	other community gatherings.	
Policy LU-18.2	Co-Location of Civic Uses. Encourage the co-location of civic uses such as County library facilities, community centers, parks, and schools. To encourage access by all segments of the population, civic uses should be accessible by transit whenever possible.	***Not applicable.*** The project does not include Civic uses such as libraries, meeting centers, and small swap meets, farmers markets, or other community gatherings.

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal M-1	Balanced Road Network. A safe and efficient road network that balances regional travel needs with the travel requirements and preferences of local communities.	
Policy M-1.2	Interconnected Road Network. Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.	***Consistent.*** Access to the proposed development would be provided via existing Sweetwater Springs Boulevard and Austin Drive. All access and internal circulation drives would be constructed consistent with applicable County and fire district design requirements. All of the related intersections and street segments were calculated to operate acceptably at LOS D or better under all analyzed scenarios (Existing, Existing + Project and Existing + Project + Cumulative Projects).
Policy M-1.3	Treatment of High-Volume Roadways. Consider narrower rights –of-way, flexibility in design standards, and lower design speeds in areas planned for substantial development in order to avoid bisecting communities or town centers. Reduce noise, air and visual impacts of new freeways regional arterials, and Mobility Element roads, through landscaping, design and/or careful location of facilities.	***Consistent.*** Operational aspects of the Project would be compatible with the surrounding community character. Operation of the Project would not result in activities that would disrupt adjacent land uses. Additionally, activities at the site would be buffered by the proposed development and Project landscaping, thereby distancing such activities from offsite land uses. Operation of the proposed residential uses would be typical of similar residential uses found within the surrounding and adjacent areas and would not represent a use that would conflict with current land uses found in the area. No significant increases in traffic along community roadways (e.g. Austin Drive or Sweetwater Springs Boulevard) are anticipated to occur with development of the proposed residential uses. All of the related intersections and street segments were calculated to operate acceptably at LOS D or better

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		under all analyzed scenarios (Existing, Existing + Project and Existing + Project + Cumulative Projects).
Goal M-2	Responding to Physical Constraints and Preservation Goals. A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns while supporting other General Plan goals such as providing environmental protections and enhancing community character.	
Policy M-2.1	Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network	***Consistent.*** A Trip Generation Analysis was prepared by LL&G (2018) to determine potential average daily traffic (ADT) generated by the proposed development. Linscott, Law & Greenspan, Engineers (LLG) completed an additional focused traffic assessment letter (August 9, 2019) to evaluate the potential traffic-related impacts associated with the project. The intersections and street segments were calculated to operate acceptably at LOS D or better under all analyzed scenarios (Existing, Existing + Project and Existing + Project + Cumulative Projects). Therefore, the Project would not adversely affect existing levels of service (LOS) and no significant impacts would occur. No mitigation measures or roadway/intersection improvements are required or proposed. Offsite improvements consist only of upgrading the Sweetwater Springs Blvd. crosswalk to meet accessibility requirements.
Policy- M-2.2	Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.	***Consistent.*** Sweetwater Springs Boulevard and Austin Road provide access to the project site via an interconnect network of on-site private roads. Direct access points to Mobility Element roads from driveways would not occur in that there will not be any private driveway access points that are established.
Policy M-2.3	Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct	***Not applicable.*** The project will not require roadways to be constructed that would impact significant biological, environmental and visual resources.

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	animals to under crossings	
Policy M-2.4	Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.	***Consistent.*** Based on the Noise Analysis prepared by Ldn Consulting, dated December 11, 2018, project implementation will not expose existing or planned noise sensitive areas to noise in excess of the outside sound level threshold of CNEL 65 dB(A) due to the implementation of project design features. To minimize potential roadway noise, sound walls (5 to 6 feet as measured from ground surface) would be constructed along a portion of the northern and eastern boundaries the development; refer to Figure 3A, Conceptual Site Plan/Landscape Plan. The sound walls would allow for noise levels to be reduced to a level consistent with that required by the County of San Diego General Plan Noise Element.
Policy M-2.5	Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimize demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.	***Consistent.*** The SWQMP as well as the Drainage Study both prepared by Hunsaker & Associates, July 2018, determined that runoff water would not exceed the capacity of existing or planned stormwater drainage systems. Inlets will be placed throughout the site and will be sized to collect peak flow runoff conveyed towards the water quality basin located at the southeast corner of the site. Runoff from an offsite slope at the southwest corner of the site will be collected by a proposed brow ditch and directed to the site's discharge point at the southeast project boundary corner. The basin provides the added benefit of water quality treatment, flow control measures, and peak flow attenuation. These benefits will provide improvements over the existing condition relative to erosion potential at the existing downstream discharge point. Additionally, site design measures, source control BMPs and/or treatment control BMPs are proposed to reduce potential pollutants to the maximum extent practicable from entering storm water runoff.
Goal M-3	Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.	
Policy M–3.1	Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or	***Not applicable.*** The project is not required to dedicate right-of way for public roads. The proposed residential development would ultimately reduce traffic counts from the existing use and is therefore accommodated by the General Plan road network. (See Policy 3.2 below). No mitigation measures or

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.	roadway/intersection improvements are required or proposed.
Policy M-3.2	Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.	***Not applicable.*** The project results in fewer average daily drips (736 ADT) than the existing land use designation of project site (commercial/shopping center) when fully operational and as currently being used. No mitigation measures or roadway/intersection improvements are required or proposed. Additionally, the project will not have a significant impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for impacts related to Traffic and Transportation. Finally, the General Plan Regional Category is Village; traffic impacts have been analyzed for a commercial and residential center in this location through the General Plan Update Environmental Impact Report. The proposed residential development would ultimately reduce traffic counts from the existing use and is therefore accommodated by the General Plan road network.
Policy M-3.3	Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local	***Consistent.*** Access to the proposed development would be provided via existing Sweetwater Springs Boulevard and Austin Drive. All access and internal circulation drives would be constructed consistent with applicable County and fire district design requirements.

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal M-4	Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.	
Policy M-4.1	Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.	***Consistent.*** The Project would be served by a network of internal private drives designed to provide adequate emergency access. The internal access drives have been designed to reduce traffic speeds by narrowing the travel lanes to the extent feasible (two 12 -foot travel lanes, or 24 feet total width) while still allowing for adequate circulation of emergency vehicles to enhance walkability, as well as vehicular and pedestrian/bicycle safety. The internal private roads will include 4-foot wide sidewalks that will provide overall connectivity and walkability internally. The proposed sidewalk system would enhance circulation throughout the site and provide linkage to the active recreation and children's play areas. Interior sidewalks would also provide linkage to the existing offsite sidewalk system along the Project's frontage onto Austin Drive and Sweetwater Springs Boulevard, as well as Avenida Bosques to the west and Calle Marinero to the south, among other area roadways and trails.
Policy M-4.2	Interconnected Local Roads. Provide an interconnected and appropriately scaled local public road network in Village and Rural Villages that reinforces the compact development patterns promoted by the Land Use Element and individual community plans	***Consistent.*** Access to the proposed development would be provided via Sweetwater Springs Boulevard and Austin Drive, both roadways are part of an existing and interconnected public road network. The roadways are also appropriately scaled for this project. The project site is within an urbanized area of the Spring Valley community in which both Sweetwater Springs Boulevards and Austin Drive already support comparable high-density residential units. The intersections and street segments for the project were calculated to operate acceptably at LOS D or better under all analyzed scenarios (Existing, Existing + Project and Existing + Project + Cumulative Projects). Sweetwater Springs Boulevard is classified as a 4.1A – Major Road with a raised median on the County of San Diego General Plan Mobility Element. It is currently constructed as a four-lane undivided roadway with a two-way left- turn lane. Austin Drive is classified as a 2.2A – Light Collector with a raised median on the County of San Diego General Plan Mobility Element. It is currently constructed as a two-lane undivided roadway with a two-way left-turn lane.
Policy M-4.3	Rural roads Compatible with Rural Character. Design and	***Not Applicable.*** The Regional Category of Village applies to the property; no

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops, when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g. no curb and gutter improvements) to maintain community character.	change to the Regional Category is proposed with the Project. A General Plan Amendment is proposed to change the existing General Plan Land Use Designation from General Commercial (GC) to Village Residential (VR-10.9). The Project site is currently developed as a Neighborhood Retail center.
Policy M-4.4	Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents	***Consistent.*** The Project is designed to meet the requirements of the Consolidated Fire Code in order to accommodate emergency service vehicles and allow residents to evacuate efficiently. The internal road system also provides an interconnected network that provides at least two ways in and out for the community.
Policy M-4.5	Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	***No Applicable***. County staff has determined that the proposed project site does not contain any riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations. In addition, no riparian habitat or other sensitive natural community has been identified within the project site or adjacent to the area proposed for off-site impacts resulting from road improvements, utility extensions, etc.
Policy M-4.6	Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.	***Not applicable***. This policy is not subject to project-specific application, but rather memorializes the County's intent in adopting policies set forth throughout the General Plan.
Goal M-5	Safe and Efficient Multi-Modal Transportation Systems. A multi-modal transportation system that provides for the safe, accessible, convenient, and efficient movement of people and goods within the unincorporated County.	
Policy M-5.1	Regional Coordination. Coordinate with regional planning	***Consistent***. The County coordinated with all regional planning agencies,

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	agencies, transit agencies and adjacent jurisdictions to provide a transportation system with the following:	including SANDAG, CALTRANS and the North County Transit District (NCTD) along with other jurisdictions.
Policy M-5.2	Impact Mitigation for New Roadways and Improvements. Coordinate with Caltrans to mitigate negative impacts from existing, expanded, or new State Freeways or highways and to reduce impacts of road improvements and/or design modifications to State facilities on adjacent communities.	***Not applicable***. This policy is not subject to project-specific application, but rather memorializes the County's intent in coordinating with other jurisdictions.
Goal M-6	Efficient Freight Service Linked to Other Transportation Modes. Freight services that efficiently move goods and that are effectively linked to other transportation modes.	
Policy M-6.1	Designated Truck Routes. Minimize heavy truck traffic (generally more than 33,000 pounds and mostly used for long-haul purposes) near schools and within Villages and Residential Neighborhoods by designating official truck routes, establishing incompatible weight limits on roads unintended for frequent truck traffic, and carefully locating truck-intensive land uses.	***Not applicable***. This policy provides guidance to the county with respect to ensuring that goods are moved efficiently and in a manner that does not unduly affect residents' quality of life.
Policy M-6.2	Existing Rail Line Use. Support the use of existing rail lines for freight, public transit, and tourism.	***Not applicable***. This policy is not subject to project-specific application, but rather memorializes the County's intent to support the use of existing rail lines
Policy M-6.3	Visual Impacts on Scenic Corridors. Coordinate with railroad and transit operators to ensure that infrastructure for freight and passenger services is planned and designed to limit visual impacts on scenic corridors.	***Not applicable***. This policy is not subject to project-specific application, but rather memorializes the County's intent in coordinating with railroad and transit operators.
Policy M-6.4	Locate Rail Facilities in Established Communities. Encourage railroad operators to use existing right -of-way and locate stations and support facilities in established communities.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent in coordinating with railroad and transit operators.
Policy M-6.5	Adaptive Reuse of Abandoned Rail Lines. Support the retention of abandoned railroad rights-of- way and adaptation for uses that benefit the general public, such as public transit, new road connections, regional trails and bike paths or protected habitat areas where appropriate.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to pursue future application of this policy.

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal M-7	Airport Facilities. Viable and accessible airport facilities whose continuing operations effectively serve the evolving needs of the region while minimizing any adverse impacts of airport operations.	
Policy M-7.1	Meeting Airport Needs. Operate and improve airport facilities to meet air transportation needs in a manner that adequately considers impacts to environmental resources and surrounding communities and to ensure consistency with Airport Land Use Compatibility Plans.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to pursue future application of this policy.
Goal M-8	Public Transit System. A public transit system that reduces automobile dependence and serves all segments of the population.	
Policy M-8.1	Maximize Transit Service Opportunities. Coordinate with SANDAG, the CTSA, NCTD and MTS to provide capital facilities and funding where appropriate, et al.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent in coordinating with other agencies.
Policy M-8.2	Transit Service to Key Community Facilities and Services. Locate key County facilities, healthcare services, educational institutions and other civic facilities so that they are accessible by transit in areas where transit is available. Require those facilities to be designed so that they are easily accessible by transit, whenever possible.	***Not Applicable***. This policy applies to County facilities, healthcare services, educational institutions and other civic facilities.
Policy M-8.3	Transit Stops That Facilitate Ridership. Coordinate with SANDAG, NCTD, and MTS to locate transit stops and facilities in areas that facilitate transit ridership, and designate such locations as part of planning efforts for Town Centers, transit nodes, and large-scale commercial or residential development projects. Ensure that the planning of Town Centers and Village Cores incorporates uses that support the use of transit, including multi-family residential and mixed-use transit– oriented development, when appropriate.	***Consistent.*** The Project is near an existing transit route and bus stop. The Metropolitan Transit Service provides transit service the Spring Valley community along the Rancho San Diego 856 line. There is an existing transit stop located near the Sweetwater Springs Boulevard/Austin Drive intersection, as well as along other roadways, which would serve residents of the proposed development.
Policy M-8.4	Transit Amenities. Require transit stops that are accessible to pedestrians and bicyclists; and provide amenities for these users' convenience.	***Consistent.*** The Project is near an existing transit route and bus stop. Dedicated bike lanes are provided along Sweetwater Springs Boulevard and Austin Drive adjacent to the Project site. The Project proposes a sidewalk system within the interior of the site that would provide connection to the existing offsite circulation system.

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy M-8.5	Improved Transit Facilitates. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD, and MTS as appropriate including but not limited to, shelters, benches, boarding pads, and/or trash cans and to provide safe, convenient, and attractive pedestrian connections.	**Consistent**. See Policies 8.3 and 8.4 above.
Policy M-8.6	Park and Ride Facilities. Coordinate with SANDAG, CALTRANS and tribal governments to study transit connectivity and address improving regional opportunities for park-and-ride facilities and transit service to gaming facilities and surrounding rural areas to reduce congestion on rural roads.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent in coordinating with other jurisdictions.
Policy M-8.7	Inter-Regional Travel Modes. Coordinate with SANDAG, CALTRANS and the California High-Speed Rail Authority, where appropriate, to identify alternative methods for inter-regional travel to serve the unincorporated County residents.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent in coordinating with other jurisdictions.
Policy M-8.8	Shuttles. Coordinate with Tribal governments, the Reservation Transportation Authority and other large employers to provide shuttles and other means of connecting transit stops with job locations. Civic and commercial uses, where appropriate.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent in coordinating with other jurisdictions.
Goal M-9	Effective Use of Existing Transportation Network. Reduce the need to widen or build roads through effective use of the existing transportation network and maximizing the use of alternative modes of travel throughout the County.	
Policy M-9.1	Transportation Systems Management. Explore the provision of operational improvements (i.e. adding turn lanes, acceleration lanes, intersection improvements, etc.) that increase the effective vehicular capacity of the public road network prior to increasing the number of road lanes. Ensure operational improvements do not adversely impact the transit, bicycle, and pedestrian networks.	***Not applicable.*** The intersections and street segments were calculated to operate acceptably at LOS D or better under all analyzed scenarios (Existing, Existing + Project and Existing + Project + Cumulative Projects). Therefore, the Project would not adversely affect existing levels of service (LOS) and no significant impacts would occur. No mitigation measures or roadway/intersection improvements are required or proposed.

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy M-9.2	Transportation Demand Management. Require large commercial and office development to use TDM programs to reduce single-occupant vehicle traffic generation, particularly during peak periods to maximize the capacity of existing or improved road facilities.	***Not Applicable.*** The project is not a large commercial or office development.
Policy M-9.3	Preferred Parking. Encourage and provide incentives for commercial, office and industrial development to provide preferred parking for carpools, vanpools, electric vehicles and flex cars. ...Encourage parking cash out programs to reimburse employees for the cost of "free" on-site parking to provide incentives to sue alternate modes of travel and to reduce parking requirements.	***Not applicable***. This policy is not subject to project-specific application, but rather memorializes the County's intent in adopting policies set forth throughout the General Plan.
Policy M-9.4	Park-and- Ride Facilities. Require developers of large projects to provide, or to contribute to park-and-ride facilities near freeway interchanges and other appropriate locations that provide convenient access to congested regional arterials. Require park-and-ride facilities that are accessible to pedestrians and bicyclists and include bicycle lockers and transit stops whenever feasible.	***Not Applicable.*** The project is not a large development. The proposed residential development would ultimately reduce traffic counts from the existing use and is accommodated by the General Plan road network. However, bike parking racks, and available informational materials for residents on ride share programs will be employed by the project.
Goal M-10	Parking for Community Needs. Parking regulations that serve community needs and enhance community character	
Policy M-10.1	Parking Capacity. Require new development to: ■ Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity ■ Provide parking facilities for motorcycles and bicycles ■ Provide staging areas for regional and community trails	***Consistent.*** The Project is comprised of detached condominium homes, each of which will include a garage providing two garage spaces per unit (184 spaces total). In addition, 24 uncovered on -street guest spaces are proposed. A total of 16 spaces will be provided adjacent to the two proposed onsite recreation areas. Two additional parking spaces that meet American Disability Act (ADA) requirements are proposed adjacent to the active recreation area. The Project does not rely on offsite parking to meet applicable parking requirement. Parking areas include landscaped areas to screen parking areas and must be consistent with the County's Parking Design Manual, including Section 7 (Landscaping) and the "cool parking" mitigation requirements identified by the California Air Resources Board.

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		Bicycle parking will be provided at the children's play area and the active recreation area.
Policy M-10.2	Parking for Pedestrian Activity; Require the design and placement of on-site automobile, motorcycle, and bicycle parking in Villages and Rural Villages that encourages pedestrian activity by providing a clear separation between vehicle and pedestrian areas and prohibit parking areas from restricting pedestrian circulation patterns.	**Consistent**. See Policy 10.1 above.
Policy M-10.3	Maximize On-street Parking. Encourage the use of on-street parking in commercial and/or high-density residential town center areas to calm traffic and improve pedestrian interaction. Traffic operations and pedestrian safety must not be compromised	***Consistent.*** The Project's circulation plan utilizes on-street parking in areas where traffic calming and pedestrian safety should be enhanced and/or where demand is anticipated for additional parking. The Project does not rely on offsite parking to meet applicable parking requirement
Policy M-10.4	Shared Parking. Support town center plans, when desired by the community that incorporate on- street and/or shared vehicular parking facilities to reduce on-site parking requirements.	***Not Applicable.***
Policy M-10.5	Reduced Parking. Accommodate appropriate reductions in on-site parking requirements in situations such as: development of low income and senior housing, development located near transit nodes, employments centers that institute Transportation Demand Management programs, development that integrates other parking demand reductions techniques such as parking cash out, when ensured by ongoing permit conditions.	***Not Applicable.***
Policy M-10.6	On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking	***Not Applicable.*** The Project is currently designated Village.

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	occurs outside Villages and Rural Villages, require the design to be consistent with the rural character.	
Policy M-10.7	Parking Area Design for Stormwater Runoff. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.	***Consistent.*** The stormwater management plan has been prepared per County and State standards. Multiple designs have been explored in order to incorporate alternative design techniques to increase infiltration where possible. All runoff will be directed towards the proposed water quality basin located at the southeast corner of the site. The water quality basin will treat on-site runoff and aid in addressing flow-control hydromodification. The infrastructure will include streets and associated utilities including a storm drain system (pipes, inlets, cleanouts) necessary to collect and convey site runoff through the project area.
Goal M-11	Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.	
Policy M-11.1	Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.	***Not applicable.***
Policy M-11.2	Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.	***Consistent.*** the Project has been designed to provide internal private roads with 4-foot wide sidewalks to provide overall connectivity and walkability internally. The proposed sidewalk system would enhance circulation throughout the site and provide linkage to the active recreation and children's play areas. Interior sidewalks would also provide linkage to the existing offsite sidewalk system along the Project's frontage onto Austin Drive and Sweetwater Springs Boulevard, as well as Avenida Bosques to the west and Calle Marinero to the south, among other area roadways.
Policy M-11.3	Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.	***Not Applicable.*** The project site is designated with a Regional Category of Village.
Policy M-11.4	Coordination with the County Trails Program. Coordinate the	***Not Applicable.*** According to the Spring Valley Community Trails Master

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.	Plan, there are no existing or planned community trails or pathway s within the immediate Project vicinity. The Project would not be required to construct any new trails or pathways in conformance with the Trails Master Plan. However, the Project has been designed to provide internal private roads with 4-foot wide sidewalks to provide overall connectivity and walkability internally. The proposed sidewalk system would enhance circulation throughout the site and provide linkage to the active recreation and children's play areas. Interior sidewalks would also provide linkage to the existing offsite sidewalk system along the Project's frontage onto Austin Drive and Sweetwater Springs Boulevard, as well as Avenida Bosques to the west and Calle Marinero to the south, among other area roadways.
Policy M-11.5	Funding for Bicycle Network Improvements. Seek outside funding opportunities for bicycle and pedestrian network improvements projects particularly those that provide safe and continuous pedestrian and bicycle routes to schools, town centers, parks, parks park-and-ride facilities and major transit stops.	***Not Applicable.***
Policy M-11.6	Coordination for Bicycle and Pedestrian Facility Connectivity. Coordinate with Caltrans to provide alternative connections for past, existing or planned bicycle and pedestrian routes that were or would be served by state freeway and highway projects that intersect pathways or divide communities.	***Not Applicable.*** There are no routes that would be served by State freeway and highway projects.
Policy M-11.7	Bicycle and pedestrian Facility Design. Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.	***Not Applicable***. This policy is not subject to project-specific application.
Policy M-11.8	Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways	***Not Applicable.*** See Policy 11.4 above.

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal M-12	County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.	
Policy M-12.1	M-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.	***Not Applicable.*** See Policy 11.4 above.
Policy M-12.2	Trail Variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.	***Not Applicable***. This policy is not subject to project-specific application.
Policy M-12.3	Trail Planning. Encourage trail planning, acquisition, development and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.	***Not applicable***. This policy is not subject to project-specific application, but rather memorializes the County's intent in coordinating with other jurisdictions
Policy M-12.4	Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.	***Not Applicable.*** See Policy 11.4 above.
Policy M-12.5	**Future Trails.** Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP) or other lands already under public ownership or prosed for public acquisition.	***Not applicable***. This policy is not subject to project-specific application.
Policy M-12.6	**Trail easements, Dedications and Joint Use Agreements.** Promote trail opportunities by obtaining easements, dedications, licenses agreements, or joint use agreement from other government agencies and public and semi-public agencies.	***Not Applicable***. See Policy 11.4 above.
Policy M-12.7	**Funding for Tails.** Seek funding opportunities for trail acquisition, implementation, maintenance and operations.	***Not applicable.*** This policy is not subject to project-specific application.
Policy M-12.8	**Trails on Private Lands.** Maximize opportunities that are fair	***Not applicable***. This policy is not subject to project-specific application.

GENERAL PLAN MOBILITY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	and reasonable to secure trail routes across private property, agricultural and grazing lands, from willing property owners	
Policy M-12.9	Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.	***Not applicable.*** See Policy 11.4 above.
Policy M-12.10	Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.	***Consistent.*** The Project has been designed to provide internal private roads with 4-foot wide sidewalks to provide overall connectivity and walkability internally. The proposed sidewalk system would enhance circulation throughout the site and provide linkage to the active recreation and children's play areas. Interior sidewalks would also provide linkage to the existing offsite sidewalk system along the Project's frontage onto Austin Drive and Sweetwater Springs Boulevard, as well as Avenida Bosques to the west and Calle Marinero to the south, among other area roadways.

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal COS 1	Inter-Connected Preserve System. A regionally managed, interconnected preserve system that embodies the regional biological diversity of San Diego County.	
Policy COS-1.2	Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.	***Not Applicable.*** The proposed project is not within an established preserve.
Policy COS-1.9	Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.	***Not Applicable.*** The proposed project is not located adjacent to biological preserves.
Goal COS 2	Sustainability of the Natural Environment. Sustainable ecosystems with long term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.	

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy COS-2.1	Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate. The preservation of existing native plants and the planting of a variety of native (genetically locally adapted) or compatible non-native, non-invasive plant species enhance wildlife habitat areas.	***Not Applicable.*** The proposed project is an existing commercial shopping center with no natural resources on site.
Policy COS-2.2	Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design	***Consistent***. The project site is currently developed with a commercial shopping center. The Project has no native vegetation communities nor do sensitive habitats exist on or adjacent to the site because the site t has been completely disturbed. Therefore, the project will not have a substantial adverse effect on any candidate, sensitive, or special status species and would not contribute to cumulative impacts to these designated species
Goal COS 3	Protection and Enhancement of Wetlands. Wetlands that are restored and enhanced and protected from adverse impacts.	
COS-3.1	Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.	***Consistent.*** The project site is currently developed with a commercial shopping center. The County has determined that the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy COS-3.2	Minimize Impacts of Development. Require development projects to: - Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and - Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.	***Not applicable.*** See COS-3.1 above.
Goal COS 4	Water Management. A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.	
Policy COS-4.1	Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	***Consistent.*** Consistent. The Project would comply with the County's Water Conservation in Landscape Ordinance which requires the use of drought tolerant plant materials, water efficient irrigation systems and other technologies to minimize the use of potable water. The Project will be required to provide separate irrigation meters and will comply with the County's Climate Action Plan, Measure W-1.2 (Reduce Outdoor Water Use). The project will not use any groundwater for any purpose, including irrigation, domestic, or commercial demands.
Policy COS-4.2	Drought Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	***Consistent.*** Landscaping in accordance with the County's Water Conservation in Landscaping Ordinance will be installed, which demonstrates a 40 percent reduction in outdoor water use. See also response to Policy COS-4.1.

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy COS-4.3	Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.	***Consistent.*** The SWQMP as well as the Drainage Study both prepared by Hunsaker & Associates, July 2018, determined that runoff water would not exceed the capacity of existing or planned stormwater drainage systems. Inlets will be placed throughout the site and will be sized to collect peak flow runoff conveyed towards the water quality basin located at the southeast corner of the site. Runoff from an offsite slope at the southwest corner of the site will be collected by a proposed brow ditch and directed to the site's discharge point at the southeast project boundary corner. The basin provides the added benefit of water quality treatment, flow control measures, and peak flow attenuation. These benefits will provide improvements over the existing condition relative to erosion potential at the existing downstream discharge point.
Policy COS-4.4	Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.	***Consistent.*** A former onsite dry cleaner, Bonded Cleaners, 2778 Sweetwater Springs Blvd., Suite F, had operated on the subject property since at least 1987 until approximately September 2016. The facility was reported under the EDR Historical Cleaners, Facility Index Database (FINDS), Facility and Manifest (HAZNET), and EPA Air Pollution Exposure Model for Individuals (EMI) databases. The project will be conditioned to test for and remediate potential contamination from subsurface VOCs through the County Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM). Although the project site is listed in the DEH SAM listing and/or CalSites Envirostor database, the project will not create a significant hazard to the public or the environment because all site remediation and clean-up will occur and will be required to comply with the DEH SAM and will not contribute to a cumulatively considerable impact.
Policy COS-4.5	Recycled Water. Promote the use of recycled water and gray water systems where feasible.	***Not Applicable.*** The Otay Water District does not provide recycled water to the Project area. Therefore, the use of recycled water for the Project is not feasible.
Policy COS-5.1	Impact to Floodways and Floodplains. Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety	***Not applicable.*** The project site is not within the mapped inundation zone or within any mapped flood hazard area.

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	Element.	
Policy COS-5.2	Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation	***Consistent.*** The project proposes minor changes to the topography. However, the general drainage pattern relative to the existing condition will be maintained. All runoff will be directed towards the proposed water quality basin located on the site. The water quality basin will treat on-site runoff and aid in addressing flow-control hydromodification. The infrastructure will include streets and associated utilities including a storm drain system (pipes, inlets, cleanouts) necessary to collect and convey site runoff through the project area. The project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated. The project must comply with the County WPO Ordinance, governing watershed protection, stormwater management, and discharge control, and with the Groundwater Ordinance, preventing interference with groundwater recharge. The project design must also comply with the County Storm Water Ordinance and be designed to conform to the Stormwater Standards Manual. Therefore, the project is consistent with this impervious surface policy.
Policy COS-5.3	Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	***Consistent.*** See response to Policy COS-4.3. In addition, the project would be required to conform to erosion and stormwater requirements under the NPDES General Permit for Stormwater Discharges (State Water Resources Control Board) and the NPDES Municipal Stormwater Permit Compliance (County and Regional Water Quality Control Board). Therefore, the project is consistent with this downslope protection policy.
Policy COS-5.4	Invasive Species. Encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.	***Consistent.*** See responses to Policy COS-3.1 and Policy COS-3.2.
Policy COS-5.5	Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge	***Consistent.*** See response to Policies COS- 5.2 and 5.3. In addition, the project is required to obtain the following permits which require measures to protect water quality with the project area and downstream:

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	areas, watersheds, and other local water sources.	▯ NPDES General Permit for Stormwater Discharges (State Water Resources Control Board) and NPDES Municipal Stormwater Permit Compliance (County and Regional Water Quality Control Board). ▯ General Construction Storm Water Permit (County and Regional Water Quality Control Board). The project must comply with the County WPO Ordinance, governing watershed protection, stormwater management, and discharge control, and with the Groundwater Ordinance, preventing interference with groundwater recharge. The project design must also comply with the County Storm Water Ordinance and be designed to conform to the Stormwater Standards Manual. The effect of the foregoing local, state, and federal requirements when taken together will avoid and control the impacts of the project to water quality in local reservoirs, to groundwater resources, to recharge areas, watersheds, and other local water sources. Therefore, the project is consistent with this water quality policy.
Policy COS-6.1	Economic Diversity. Support the economic competitiveness of agriculture and encourage the diversification of potential sources of farm income, including value added products, agricultural tourism, roadside stands, organic farming, and farmers markets.	***Not Applicable.*** The project site is currently developed with a commercial shopping center and has a Regional Category Designation of Village.
Policy COS-6.2	Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following: ■ Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations ■ Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates	***Not Applicable.*** The project site is currently developed with a commercial shopping center and has a Regional Category Designation of Village.

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	continued agricultural use within the development. ■ Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture.	
Policy COS-6.3	Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.	***Not Applicable.*** The project site is currently developed with a commercial shopping center and has a Regional Category Designation of Village.
Goal COS 7	Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.	
Policy COS-7.1	Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	***Consistent.*** The project site is currently developed with a commercial shopping center and has a Regional Category Designation of Village. Based on analysis of County of San Diego resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site is fully developed which includes a fill of 25-30 feet. The proposed project would not grade beyond the first five feet of fill. As such, the project does not contain any archaeological resources and would not impact buried resources.
Policy COS-7.2	Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.	***Consistent.*** See response to Policy COS 7.1.
Policy COS-7.3	Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner	***Consistent.*** See response to Policy COS 7.1.
Policy COS-7.4	Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural	***Consistent.*** Pursuant to AB-52, consultation was initiated with culturally affiliated tribes. No tribal cultural resources were identified during consultation. As such, there are no impacts to tribal cultural resources.

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	resources.	
Goal COS 11	Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.	
Policy COS-11.1	Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	***Not Applicable.*** The Project site is currently developed as a commercial shopping center. There are no existing scenic resources onsite, nor is the site visible from any General Plan designated scenic corridors.
Policy COS-11.3	Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character. • Creation of contiguous open space networks	***Not applicable.*** The project site is not in a visually sensitive area (no unique visual resources on-site and limited views of the project site).
Policy COS-11.6	Billboards. Prohibit new billboards and other forms of large-scale advertising and signage within scenic corridors. Encourage the removal of existing billboards and other forms of large-scale advertising and signage along State and County scenic highway corridors	***Not Applicable.*** The Project site is not within or near a scenic corridor. The site is currently a commercial shopping center with several large signs that will be removed.
Policy COS-11.7	Underground Utilities. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.	***Consistent.*** In accordance with the project General Use and Performance Standards, all utilities will be placed underground within the project. Utility connections will be coordinated with the site architectural elements so as not to expose utility connections and apparatus except when required by the utility provider.
Policy COS-12.1	Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining	***Not applicable.*** The project site is currently developed with a commercial shopping center and has a Regional Category Designation of Village.

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	semi-rural or rural designations on these areas.	
Policy COS-12.2	Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.	***Not applicable.*** There are no prominent ridgelines on which to locate development within the project. Homes will not be silhouetted against the sky.
Policy COS-13.1	Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	***Consistent.*** The project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code.
Policy COS-14.1	Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	***Consistent.*** The proposed Project is located within the "Village" regional category which is not proposed to change. The proposed project is an infill development and is consistent with the existing surrounding community. The Project Site is located near existing job producing land uses (commercial and industrial), a public school, a transit route and dedicated bike lanes along Sweetwater Springs Boulevard and Austin Drive. Such land uses, and alternative transportation opportunities are designed to reduce vehicular trips.
Policy COS-14.2	Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.	***Consistent.*** The Project is near an existing transit route and bus stop. Dedicated bike lanes are provided along Sweetwater Springs Boulevard and Austin Drive adjacent to the Project site. Opportunities to utilize alternative modes of transportation would therefore be available to residents of the proposed Project and of the surrounding area. The Project site is also located near existing job producing land uses (commercial and industrial).
Policy COS-14.3	Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.	***Consistent.*** The Project would implement land use and design measures that would create an environment that promotes alternative mode choice (e.g., pedestrian/bicycle networks and proximity to bus routes). The design of the project is based on a compact neighborhood design, where pedestrian and bicycle path provide access to the community facilities such as parks and clubhouse as well as the proposed bike lane and pathway. Sustainable design features have been incorporated into the project to reduce emissions associated with construction, energy use, area sources, and water demand. These design features include policies and performance measures which

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		have been incorporated into the Specific Plan Amendment, and include installation of solar/photovoltaic systems, cool roof design with special roof tiles and radiant barrier insulation; storage areas for collection of recyclables and yard waste for each unit; plumbing of each residential unit with a Level 2 electric vehicle (EV) charging station; high-efficiency street and area lighting; and high-efficiency HVAC systems. As a condition of approval for the project, a Landscape Documentation Package will be submitted that ensures compliance with the County of San Diego Water Conservation Landscaping Ordinance and demonstrates a 40 percent reduction in outdoor water use. As described in response a, the project would implement a combination of site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds.
Policy COS-14.4	Sustainable Technology and Projects. Require technologies and projects that contribute to the conservation of resources in a sustainable manner, that are compatible with community character, and that increase the self-sufficiency of individual communities, residents, and businesses.	***Consistent.*** See COS-14.3.
Policy COS-14.5	Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.	***Consistent***. See COS-14.3. The Project will amend the Rancho San Diego (Sweetwater-Avocado) Specific Plan consistent with its planning principles to: provide additional housing opportunities in the area near public facilities; improve pedestrian mobility and connectivity within the community; and provide densities consistent with the existing established neighborhoods in the surrounding Rancho San Diego Specific Plan area and surrounding community. The site planning for will incorporate building siting practices that include an enhanced pedestrian experience and a robust tree planting program.

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy COS-14.6	Solar Access for Infill Development. Require that property setbacks and building massing of new construction located within existing developed areas maintain an envelope that maximizes solar access to the extent feasible.	**Consistent.** The proposed residential development includes solar panels on the roof top of each residence.
Policy COS-14.7	Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.	**Consistent.** See response to Policies COS-14.3.
Policy COS-14.8	Minimize Air Pollution. Minimize land use conflicts that expose people to significant amounts of air pollutants.	**Consistent.** The proposed Project is located within the "Village" regional category which is not proposed to change. The proposed project is an infill development and is consistent with the existing surrounding community. The proposed residential use would be similar in nature to other residential uses in the surrounding area and would not result in a land use conflict that exposes people to significant amounts of air pollutants.
Policy COS-14.9	Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.	***Not applicable.*** This project is not a significant producer of air pollutants as described in this policy. The project would not impede the County's achievement of this policy.
Policy COS-14.10	Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.	***Consistent.*** The project construction equipment will be required to be Tier IV, except where such equipment is not commercially and feasibly available. Therefore, the project complies with this policy.
Policy COS- 14.11	Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.	**Consistent.** The project site is completely surrounded by urbanized areas and/or irrigated lands and no wildlands are directly adjacent to the project. The nearest wildland area with native vegetation is located approximately 0.7 mile southeast of the project site and is buffered from the project site by developed land. The project will however be required to meet applicable fire measures such as fire sprinklers, site inspections, premises identification, fire apparatus access, access road requirements, fire hydrants and vegetation removal/clearance would be required.
Policy	Heat Island Effect. Require that development be located and	***Consistent.*** "Heat Islands" generally occur where there are large expanses of

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
COS-14.12	designed to minimize the "heat island" effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees.	hardscape. The project will incorporate a robust tree planting program that will provide shade within the project site. Parking areas include landscaped areas to screen parking areas and must be consistent with the County's Parking Design Manual, including Section 7 (Landscaping) and the "cool parking" mitigation requirements identified by the California Air Resources Board, including cool roof design with special roof tiles and radiant barrier insulation. The project will implement cool roof design with special roof tiles and radiant barrier insulation.
Goal COS 15	Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.	
Policy COS-15.1	Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce and toxic air contaminants.	***Consistent.*** The project would be designed according to the most recent 2016 Title 24 or future, more stringent versions of Title 24 that are applicable as the project is built out. Part 6 of Title 24 specifically establishes energy efficiency standards for residential buildings constructed in the State of California to reduce energy demand and consumption. The Project has incorporated design features that utilize and apply a number of sustainable building design elements such as High-Efficiency HVAC systems, sealed (tight) air ducts that minimize heating and cooling HVAC losses, tankless water heaters and Low E dual pane windows. The Project also includes a solar/photovoltaic system on all dwelling units.
Policy COS-15.4	Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.	***Consistent. See COS-15.1.***
Policy COS-15.6	Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	***Consistent.*** The Project Site is located near existing job producing land uses (commercial and industrial), a public school, a transit route and dedicated bike lanes along Sweetwater Springs Boulevard and Austin Drive. Such land uses, and alternative transportation opportunities are designed to reduce vehicular trips. The Project is near an existing transit route and bus stop. Dedicated bike lanes are provided along Sweetwater Springs Boulevard and Austin Drive adjacent to the Project site. Opportunities to utilize alternative modes of transportation would therefore be available to residents of the proposed Project and of the surrounding area. The Project's construction

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		equipment will meet Tier IV, or higher, construction equipment, except where such equipment is not commercially and feasibly available. The project will include construction best management practices that will be required for control of dust and other pollutants during construction.
Goal COS-17	Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs.	
Policy COS-17.1	Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.	***Consistent.*** See response to Policy COS-15.1. All waste haulers would be required to comply with state solid waste laws.
Policy COS-17.5	Methane Recapture. Promote efficient methods for methane recapture in landfills and the use of composting facilities and anaerobic digesters and other sustainable strategies to reduce the release of GHG emissions from waste disposal or management sites and to generate additional energy such as electricity.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent in adopting policies set forth throughout the General Plan.
Policy COS-17.6	Recycling Containers. Require that all new land development projects include space for recycling containers.	***Consistent.*** The project will include storage areas for collection of recyclables and yard waste for each unit.
Goal COS-18	Sustainable Energy. Energy systems that reduce consumption of non-renewable resources and reduce GHG and other air pollutant emissions while minimizing impacts to natural resources and communities.	
Policy COS-18.2	Energy Generation from Waste. Encourage use of methane sequestration and other sustainable strategies to produce energy and/or reduce GHG emissions from waste disposal or management sites.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent in adopting policies set forth throughout the General Plan.
Goal COS-19	Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.	
Policy COS-19.1	Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.	***Consistent.*** The Project would comply with the County's Water Conservation in Landscape Ordinance which requires the use of drought tolerant plant materials, water efficient irrigation systems and other technologies to minimize the use of potable water. The Project would be required to provide separate irrigation meters and would comply with the County's Climate Action

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		Plan, Measure W-1.2 (Reduce Outdoor Water Use). The project is required to demonstrates a 40 percent reduction in outdoor water use.
Policy COS-19.2	Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs.	***Consistent.*** The Otay Water District does not provide recycled water to the Project area. Therefore, the use of recycled water for the Project is not feasible.
Goal COS-20	Governance and Administration. Reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions contributing to climate change that meet or exceed requirements of the *Global Warming Solutions Act of 2006*, as amended by Senate Bill 32 (as amended, Pavley. California Global Warming Solutions Act of 2006: emissions limit).	
Policy COS-20.1	Climate Change Action Plan. Prepare, maintain, and implement a Climate Action Plan for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183.5.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's requirement to prepare a Climate Action Plan.
Policy COS-20.2	GHG Monitoring and Implementation. Establish and maintain a program to monitor GHG emissions attributable to development, transportation, infrastructure, and municipal operations and periodically review the effectiveness of and revise existing programs as necessary to achieve GHG emission reduction objectives.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent in monitoring the CAP implementation.
Policy COS-20.3	Regional Collaboration. Coordinate air quality planning efforts with federal and State agencies, SANDAG, and other jurisdictions.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent in adopting policies set forth throughout the General Plan.
Policy COS-20.4	Public Education. Continue to provide materials and programs that educate and provide technical assistance to the public, development professionals, schools, and other parties regarding the importance and approaches for sustainable development and reduction of GHG emissions.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent in adopting policies set forth throughout the General Plan.

GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal COS-21	Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15-acres of regional parks provided for every 1,000 persons in the unincorporated County.	
Policy COS-21.5	Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.	***Not Applicable.*** According to the Spring Valley Community Trails Master Plan, there are no existing or planned community trails or pathways within the immediate Project vicinity. The Project would not be required to construct any new trails or pathways in conformance with the Trails Master Plan. However, the Project as proposed would not obstruct or otherwise interfere with any planned trail/pathway construction that may occur in the future.
Policy COS-24.1	Park and Recreation Contributions. Require development to provide fair -share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law.	***Consistent.*** The Project would be required to comply with the requirements set forth in the Park Lands Dedication Ordinance (PLDO) Spring Valley Local Park Planning Area which requires the payment of $562,948 total PLDO fees.

GENERAL PLAN HOUSING ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal H-1	Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.	
Policy H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available	***Consistent.*** The Project Site is located near existing job producing land uses (commercial and industrial), a public school, a transit route and dedicated bike lanes along Sweetwater Springs Boulevard and Austin Drive. The Metropolitan Transit Service provides transit service the Spring Valley community along the Rancho San Diego 856 line. There is an existing transit stop located near the Sweetwater Springs Boulevard/Austin Drive intersection, as well as along other roadways, which would serve residents of the proposed development.
Policy H-1.6	Land for All Housing Types Provided in Villages. Provide opportunities for small-lot single family, duplex, triplex, and other multi-family building types in Villages	***Consistent.*** The Project will contribute to providing opportunities by proposing to construct a residential project resulting in future development 92 detached condominium units, on the 10. 6-acre property, for an overall

GENERAL PLAN HOUSING ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		density of 8.7 du/ ac.
Policy H-1.9	Affordable Housing through General Plan Amendments. Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.	***Consistent.*** The project does not conflict with this policy. Consistent with other General Plan Amendment projects approved by the County Board of Supervisors since the adoption of the General Plan on August 3, 2011, the project does not include an affordable housing component as the County of San Diego does not have an inclusionary housing ordinance or other legal mechanism to require affordable housing units.
Goal H-2	Neighborhoods That Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.	
Policy H-2.1	Development that Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element	***Consistent.*** The operational aspects of the Project would be compatible with the surrounding community character. Operation of the Project would not result in activities that would disrupt adjacent land uses. Additionally, activities at the site would be buffered by the proposed development and Project landscaping, thereby distancing such activities from offsite land uses. Operation of the proposed residential uses would be typical of similar residential uses found within the surrounding and adjacent areas. No significant increases in traffic along community roadways (e.g. Austin Drive or Sweetwater Springs Boulevard) are anticipated to occur with development of the proposed residential uses, and substantial new sources of noise that may affect offsite land uses would not result.
Policy H-2.2	Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well designed and include amenities and common open space areas that enhance overall quality of life	***Consistent.*** As required, the Project also proposes group useable open space (minimum of 100 s.f. per unit). A children's play area is also required (minimum 400 s.f. for the first 25 dwelling units with two or more bedrooms; addition of 10 s.f. for each additional dwelling unit with two or more bedrooms thereafter). A total of 10,670 s.f. of group useable open space is therefore required; the Project proposes 14,880 s.f. of group useable open space onsite for exclusive use by residents. Facilities are anticipated to include a children's play lot and adjacent open turf play are, and a sport court

GENERAL PLAN HOUSING ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		area with adjacent turf play area and benches.

GENERAL PLAN NOISE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal N-1	Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.	
Policy N-1.1	Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	***Consistent.*** A Noise Assessment has been prepared for the Project (Ldn Consulting, 2018) based upon the County's Noise Compatibility Guidelines and Noise Standards to evaluate exterior and interior noise levels for the Project.
Policy N-1.2	Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: Orient buildings such that the noise sensitive portions of a project are shielded from noise sources.	***Consistent.*** A Noise Assessment has been prepared for the Project (Ldn Consulting, 2018) based upon the County's Noise Compatibility Guidelines and Noise Standards to evaluate exterior and interior noise levels for the Project.
Policy N-1.3	Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.	***Consistent.*** See response to Policy N-1.2. A 5- to 6-foot high sound wall is proposed along the northern and eastern perimeter of the Project site to reduce noise levels to below the County's adopted maximum threshold. The sound wall would be required to reduce noise -affected exterior areas of the proposed residential lots located nearest to Austin Drive and Sweetwater Springs Boulevard. A 20' landscape buffer is proposed between the public street and sound wall to visually screen the appearance of the wall from the public street.

GENERAL PLAN NOISE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal N-2	Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.	
Policy N-2.1	Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	***Consistent***. The proposed project is a noise sensitive land use. Based on the Noise Analysis prepared by Ldn Consulting, dated December 11, 2018, project implementation will not expose existing or planned noise sensitive areas to noise in excess of the outside sound level threshold of CNEL 65 dB(A) due to the implementation of project design features. Six-foot-high sound walls are proposed to be located to the north and east of the Project site, facing and screening Sweetwater Springs Boulevard and Austin Drive.
Policy N-2.2	Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi- family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.	***Consistent.*** See response to Policy N-2.1 above.
Policy N-3.1	Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.	***Consistent.*** Based on a Noise Analysis prepared by Ldn Consulting, dated December 11, 2018, the project will not generate construction noise or groundborne vibration that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dBA standard. No blasting or rock crushing is anticipated during the grading operations. Finally, the project must comply with the County Noise Ordinance Section 36.404.
Goal N-4	Transportation Related Noise Generators. A noise environment that reduces noise generated from traffic where feasible.	
Policy N-4.1	Traffic Noise. Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels.	***Consistent.*** See response to Policy N-2.1. The project has been designed to be sensitive to surrounding uses.

GENERAL PLAN NOISE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy N-4.2	Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.	***Consistent.*** See response to Policy N 1.2.
Policy N-4.5	Roadway Location. Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.	***Consistent.*** See response to Policy N-1.2.
Goal N-5	Non-transportation-Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.	
Policy N-5.1	Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.	***Not applicable***. The General Plan Amendment would change the General Plan Land Use Designation from General Commercial to Village Residential (VR-10.9). Commercial/office [medical use (physical therapy office)] and light industrial use are located to the east of the project site and is buffered by Sweetwater Springs Boulevard.
Goal N-6	Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.	
Policy N-6.1	Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.	***Consistent.*** Based on a Noise Analysis prepared by Ldn Consulting, dated December 11, 2018, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dBA standard. No blasting or rock crushing is anticipated during the grading operations. Finally, the project must comply with the County Noise Ordinance Section 36.404.
Policy N-6.2	Recurring Intermittent Noise. Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2, but can have other adverse effects.	***Consistent.*** See response to Policy N-6.1.

GENERAL PLAN NOISE ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy N-6.3	High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.	***Consistent.*** See response to Policy N-6.2.
Policy N-6.4	Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.	***Consistent.*** See response to Policy N-6.2.

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal S-1	Public Safety. Enhanced Public safety and the protection of public and private property.	
Policy S-1.1	Minimized Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.	***Consistent***. 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. Demolition or renovation operations that involve asbestos-containing materials must conform to San Diego Air Pollution Control District (SDAPCD) Rules 361.140-361.15. Lead containing materials shall be managed by applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5, the worker health and safety requirements (Title 8 CCR Section 1532.1) and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). In accordance with existing regulations, the project will be required to complete asbestos and lead surveys to determine the presence or absence of ACMs or LBP prior to issuance of a building permit that includes demolition of onsite structures and prior to commencement of demolition. Additionally, a former dry-cleaning business existed on-site. Investigations conducted by EEI and Geosyntec in 2016 identified relatively minor soil and soil vapor impacts associated with the dry-cleaning operations.

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		However, localized soil and soil vapor impacts would be effectively addressed through mitigation of soil management procedures following demolition of the existing structures at the site. This would include targeted excavation of approximately 25 to 75 cubic yards of soil to be transported offsite to an appropriate disposal facility followed by confirmation soil samples to document that impacted soil has been adequately removed. With the incorporation of the aforementioned requirements and mitigation measures, the impacts associated with hazardous materials would be reduced to less than significant. Also, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. The project site is is located within the Moderate FHS and is completely surrounded by urbanized areas and/or irrigated lands. No wildlands are directly adjacent to the project. The nearest wildland area with native vegetation is located approximately 0.7 mile southeast of the project site and is buffered from the project site by developed land.
Policy S-1.2	Public Facilities location. Advise, and where appropriate require, new development to locate future public facilities, including new essential and sensitive facilities, with respect to the County's hazardous areas and State law.	***Not Applicable.*** No public facilities, including new essential and sensitive facilities, will be constructed by the project.
Policy S-1.3	Risk Reduction Programs. Support efforts and programs that reduce the risk of natural and manmade hazards and that reduce the time for responding to these hazards.	***Not applicable.*** The proposed Project does not impact the County's efforts to promote efforts and programs that reduce the risk of natural and manmade hazards and that reduce the time for responding to these hazards.
Policy S-1.4	Multi-Jurisdictional Hazard Mitigation Plan. Review and update the County's Multi-Jurisdictional Hazard Mitigation Plan every five years.	***Not applicable.*** The proposed Project does not impact the County's efforts to review and update the County's Multi- Jurisdictional Hazard Mitigation Plan every five years.
Policy S-1.5	Post-disaster Reconstruction. Participate in the development of programs and procedures that emphasize coordination between appropriate public agencies and private entities to	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to support programs that implement other policies set forth throughout the General Plan.

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	remove debris and promote the rapid reconstruction of the County following a disaster event and facilitate the upgrading of the built environment as expeditiously as possible.	
Goal S-2	Emergency Response. Effective emergency response to natural or human-induced disaster that minimizes the loss of life and damage to property, while also reducing the disruptions in the delivery of vital public and private services during and following a disaster.	
Policy S-2.1	Emergency Management System Training. Conduct annual training sessions using adopted emergency management systems. Coordinate with other jurisdictions to execute a variety of exercises to test operational and emergency plans.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to support programs that implement other policies set forth throughout the General Plan.
Policy S-2.2	Participate in Mutual Aid Systems. Maintain participation in local, regional, State and national mutual aid systems to ensure that appropriate resources available for response and recovery during and following a disaster.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to support programs that implement other policies set forth throughout the General Plan. The Project proposes a number of options to provide fire service to the site to meet the County's travel time standard.
Policy S-2.3	Familiarity with National and State Response Plans. Ensure that all relevant and pertinent County of San Diego personnel are familiar with the National Incident Management System, the national Response Plan, the State of California Master Mutual Aid Agreement, and any other relevant response plans consistent with their position in the County's Emergency Management Plan.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to support programs that implement other policies set forth throughout the General Plan.
Policy S-2.4	Familiarity with National and State Response Plans. Ensure that all relevant and pertinent County of San Diego personnel are familiar with the National Incident Management System, the national Response Plan, the State of California Master Mutual Aid Agreement, and any other relevant response plans consistent with their position in the County's Emergency Management Plan.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to support programs that implement other policies set forth throughout the General Plan.
Policy S-2.5	Existing Development within 100-year Flood Zones. Implement flood warning systems and evacuation plans for areas that are already developed within 100-year flood zones.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to support programs that implement other policies set forth throughout the General Plan.
Policy S-2.6	Effective Emergency Evacuation Programs. Develop,	***Consistent.*** The project site is not located in a very high FHSZ. The project is

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	implement and maintain an effective evacuation program for areas of risk in the event of a natural disaster.	located mostly within the "urban unzoned" and, to a lesser extent, the moderate FHSZ and is surrounded by urbanized areas and/or irrigated lands. The proposed project does not substantially impair any adopted emergency response plan or emergency evacuation plan and would be serviced by the San Miguel Fire Protection District. Pursuant to the fire service availability form submitted for the project, San Miguel Fire Protection District has indicated the project is eligible for service and nearest fire station is located 0.2 miles from the project. Therefore, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
Goal S-3	Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	
Policy S-3.1	Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	***Consistent.*** The project site is completely surrounded by urbanized areas and/or irrigated lands and no wildlands are directly adjacent to the project. A Fire Service Availability Letter dated July 27, 2018 has been received from the San Miguel Fire Protection District (SMFPD). The conditions from the SMFPD include automatic fire sprinkler systems, site inspections, premises identification (street numbers), fire apparatus access requirements (including driveways), fire hydrants, vegetation clearing, and a fair share contribution, all subject to review and approval by the SMFPD. The Fire Service Availability Letter indicates the site location is 0.2 miles from the SMFPD station. The expected emergency travel time to the project site would meet the maximum travel time allowed pursuant to the Safety Element of five (5) minutes. Also, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process. Therefore, based on the location of the project and review of the project by County staff, through compliance with the

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		Consolidated Fire Code and through compliance with the SMFPD conditions, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.
Policy S-3.2	Development in Hillsides and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.	***Not applicable***. No natural features (e.g. rock outcroppings, ridgelines, steep slopes, drainages, rivers, or streams) are present onsite
Policy S-3.3	Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development	***Consistent.*** The proposed project is not located within a high or very high fire hazard severity zone, and thus a fire protection plan is not required. The proposed project would not exacerbate wildfire risk due to slope, prevailing winds or other factors because the project site is relatively flat and is an infill development located near existing commercial and residential use types with minimal vegetation. The project will however be required to meet applicable fire measures such as fire sprinklers, site inspections, premises identification, fire apparatus access, access road requirements, fire hydrants and vegetation removal/clearance would be required. Additionally, the San Miguel Fire Protection District has indicated the availability to serve the site in the case that a fire would occur.
Policy S-3.4	Service Availability. Plan for development where fire and emergency services are available or planned.	***Consistent.*** The Project is located within San Miguel Fire District and has indicated the availability to serve the site in the case that a fire would occur.
Policy S-3.5	Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.	***Consistent.*** There will be two public access points to the project site via Austin Drive and Sweetwater Springs Blvd. All streets within the project site would be designed in accordance with the County Consolidated Fire Code complying with travel lane width, grade, surface, radius, and other requirements.
Policy S-3.6	Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.	***Consistent.*** See Policy S-3.3 above.
Policy S-3.7	Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and	***Consistent.*** See Policy S-3.3 above.

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	prudent standards that support retrofitting of existing structures in high fire threat areas.	
Goal S-4	Managed Fuel Loads. Managed fuel loads, including ornamental and combustible vegetation	
Policy S-4.1	Fuel Management Programs. Support programs consistent with state law, that require fuel management/modification within established defensible space boundaries when strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to support programs that implement other policies set forth throughout the General Plan.
Policy S-4.2	Coordination to Minimize fuel Management Impacts. Consider comments from CAL FIRE, U.S. Forest Service, local fire districts, and wildfire agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to support programs that implement other policies set forth throughout the General Plan.
Policy S-4.3	Forest Health. Encourage the protection of woodlands, forests, and tree resources and limit fire threat through appropriate fuel management such as removal of dead, dying and diseased trees.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to support programs that implement other policies set forth throughout the General Plan.
Goal S-5	Regional Fire Protection. Regional coordination among fire protection agencies.	
Policy S-5.1	Regional Coordination Support. Advocate and support regional coordination among fire protection and emergency service providers.	***Not applicable.*** This policy is not subject to project-specific application, but rather memorializes the County's intent to advocate and support regional coordination.
Policy S-5.2	Fire Service Provider Agreements. Encourage agreements between fire service providers to improve fire protection and to maximize service levels in a fair, efficient, and cost-effective manner.	***Not applicable.*** The policy establishes the County's intent to coordinate with regional fire protection agencies. The proposed Project would not impede the County's achievement of this intent.
Policy S-5.3	Reassessment of Fire Hazards. Coordinate with fire protection and emergency service providers to reassess fire hazards after wildfire events to adjust fire prevention and suppression needs, as necessary, commensurate for both short- and long-term fire prevention needs.	***Not applicable.*** The policy establishes the County's intent to coordinate with regional fire protection agencies. The proposed Project would not impede the County's achievement of this intent.
Goal S-6	Adequate Fire and Medical Services. Adequate Levels of fire and emergency medical services (EMS) in the unincorporated County	

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy S-6.1	Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.	***Consistent.*** The Otay Water District will provide water service to the project. This water supply and pressure meets the requirements of the County Consolidated Fire Code and County of San Diego Fire Code.
Policy S-6.2	Coordinate with fire services providers to improve fire protection services for multi-story construction.	***Consistent.*** The Project proposes detached condominium units. Consistent with the proposed Multi -Family Residential zone, building heights would be limited to 35 feet. Emergency vehicle turnarounds for aerial ladder trucks are provided to accommodate fire vehicles needed to provide fire service to multiple story structures.
Policy S-6.3	Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	***Consistent.*** The project will be required to pay fees in accordance with the Fire Mitigation Fee Ordinance as may be applicable.
Policy S-6.4	Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).	***Consistent.*** The San Miguel Consolidated Fire District has reviewed the Project and determined that minimum emergency response time of 5 minutes can be met.
Policy S-6.5	Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development	***Consistent.*** See Policy S-6.6 above.
Goal S-7	Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.	
Policy S-7.1	Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	***Consistent.*** 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. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.
Policy S-7.2	Engineering Measures to Reduce Risk. Require all	***Consistent.*** There are no significant seismic or other hazards on the property.

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.	The design of the project complies with all requirements of the California Building Code and Uniform Building Code.
Policy S-7.3	Land Use Location. Prohibit high occupancy uses, essential public facilities, and uses that permit significant amounts of hazardous materials within Alquist-Priolo and County special studies zones.	**Not applicable.** The property is not located within any Alquist-Priolo or County special study zone.
Policy S-7.4	Unreinforced Masonry Structures. Require the retrofitting of unreinforced masonry structures to minimize damage in the event of seismic or geologic hazards.	***Not applicable.*** The project does not include any unreinforced masonry structures.
Policy S-7.5	Retrofitting of Essential Facilities. Seismic retrofit essential facilities to minimize damage in the event of seismic or geologic hazards.	***Not applicable.*** The project does not include the use of any existing essential facilities that would need to be retrofitted.
Goal S-8	Reduce Landslide, Mudslide, and Rock Fall Hazards.	
Policy S-8.1	Landslide Risks. Direct development away from areas with high landslide, mudslide, or rock fall potential when engineering solutions have been determined by the County to be infeasible.	***Consistent***. The project site and off-site improvement areas are not within or adjacent to a "Landslide Susceptibility Area," as designated by the County's Multi-jurisdictional Hazard Mitigation Plan (URS, 2004). In addition, a geotechnical investigation for the project by GEOCON dated April 2018 indicated that based on the generally flat topography and no mapped landslides within or near the site, the potential for landslides is considered low. Since the project is not located within an identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.
Policy S-8.2	Risk of Slope Instability. Prohibit development from causing or contributing to slope instability.	***Consistent***. The project will not result in unprotected erodible soils; will not alter existing drainage patterns; and will not develop steep slopes. Hydraulic stabilization hydroseeding will be used as he erosion control measure on disturbed slopes. Therefore, the project will not contribute to slope

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		instability.
Goal S-9	Protection of Life and Property. Minimized personal injury and property damage losses resulting from flood event.	
Policy S-9.1	Floodplain Maps. Manage development based on federal floodplain maps. County maps shall also be referred to and in case of conflict(s) between the County flood plain maps and the federal flood plain maps, the more stringent of restrictions shall apply.	***Not applicable***. This policy is not subject to project-specific application, but rather memorializes the County's intent to support programs that implement other policies set forth throughout the General Plan.
Policy S-9.2	Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	***Not applicable***. The project site is not within a mapped flood hazard area. Therefore, development of the project would not result in the placement of housing within a flood hazard area. Project impacts associated with placing housing in a flood hazard area would be less than significant.
Policy S-9.3	Development in Flood Hazard Areas. Require development within mapped flood hazard areas be sited and designed to minimize on and off-site hazards to health, safety and property due to flooding.	***Not applicable***. The project site is not located within a mapped floodplain or within a County Dam Inundation Zone.
Policy S-9.4	Development in Villages. Allow new uses and development within the flood plain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a flood plain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	***Not applicable***. The project site is not located within a mapped floodplain, floodplain fringe or within a County Dam Inundation Zone.
Policy S-9.5	Development in the Floodplain Fringe.	***Not applicable***. The project site is not located within a mapped floodplain or within a County Dam Inundation Zone.
Policy S-9.6	Development in Dam Inundation Areas. Prohibit	***Not applicable***. The project site is not located within a County Dam

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
	development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.	Inundation Zone.
Goal S-10	Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events	
Policy S-10.1	Limiting Land Uses Within Floodways. Limit new or expanded land uses within floodways to agriculture, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental valises of the floodway area. this policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activates, or public infrastructure. Support this goal by limiting new or expanded land uses within floodways.	***Not applicable***. The project site is not located within a mapped floodplain or within a County Dam Inundation Zone.
Policy S-10.2	Use of Natural Channels. Require the use of natural channels for County flood control facilities except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.	***Not applicable***. This policy applies to County flood control facilities. There are no such facilities on the property and non are proposed. There are no mapped floodways or floodplains on the property.
Policy S-10.3	Flood Control Facilities. Require flood control facilities to be adequately sized, constructed, and maintained to operate effectively.	***Not applicable.*** This policy applies to County flood control facilities. There are no such facilities on the property nor will any be built.
Policy S-10.4	Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.	***Consistent***. The project has prepared a Storm Water Quality Management Plan dated July, 2018, prepared by Hunsaker & Associates San Diego Incorporated. The plan includes the Best Management Practices to ensure sediment does not erode from the project site and includes site design and other measures to minimize stormwater impacts.
Policy S-10.5	Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.	***Consistent***. The Project's onsite stormwater drain system is designed to meet all County requirements. The onsite storm drain system will collect runoff and convey it to an appropriately sized detention facility. Stormwater

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		runoff will be released at a rate equal to the existing condition.
Policy S-10.6	Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.	***Consistent***. The project would not divert stormwater runoff. Runoff from would be collected in a detention basin and would be released at a rate similar to the existing condition. The overall runoff pattern is not altered.
Goal S-11	Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events	
Policy S-11.1	Land use location. Require that land uses involving the storage, transfer or processing of hazardous materials be located and designed to minimize risk and comply with all applicable hazardous materials regulations.	***Not applicable.***
Policy S-11.2	Use of Natural Channels. Require the use of natural channels for County flood control facilities except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.	***Not applicable***. This policy applies to County flood control facilities. There are no such facilities on the property nor will any be built.
Policy S-11.3	Hazards-Sensitive Uses. Require that land uses, using hazardous materials be located and designed to ensure sensitive uses such as schools, hospitals, day care centers and residential neighborhoods are protected. Similarly, avoid locating sensitive uses near established hazardous material users or High Impact industrial areas where incompatibilities would result.	***Not applicable.*** There are no established hazardous material uses in the immediate vicinity of the proposed project, nor does the proposed project use hazardous materials or construction or operation.
Policy S-11.4	Contaminated Lands. Require areas of known or suspected contamination to be assessed prior to reuse. The reuse shall be in a manner that is compatible with the nature of the contamination and subsequent remediation efforts.	***Consistent.*** A Phase I Environmental Site Assessment (ESA) report, was submitted by EEI (September 2017), and a Phase II ESA report, was submitted by Geosyntec, (September 2017). 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. However, the project proposes to demolish a structure on site that was constructed prior to 1980 and that may contain Lead Based Paint (LBP) and Asbestos Containing

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
		Materials (ACMs). Compliance with existing regulations would ensure that impacts associated with contaminated soils would be less than significant. Additionally, a former dry-cleaning business existed on-site. Investigations conducted by EEI and Geosyntec in 2016 identified relatively minor soil and soil vapor impacts associated with the dry-cleaning operations. However, localized soil and soil vapor impacts would be effectively addressed through mitigation of soil management procedures following demolition of the existing structures at the site. This would include targeted excavation of approximately 25 to 75 cubic yards of soil to be transported offsite to an appropriate disposal facility followed by confirmation soil samples to document that impacted soil has been adequately removed. With the incorporation of the aforementioned requirements and mitigation measures, the impacts associated with hazardous materials would be reduced to less than significant.
Policy 11.5	Development Adjacent to Agricultural Operations. Require development adjacent to existing agricultural operations in Semi-Rural and Rural Lands to adequately buffer agricultural areas and ensure compliance with relevant safety codes where pesticides or other hazardous materials are used.	***Not applicable***. No agricultural operations are nearby the proposed project.
Goal S-12	Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.	
Policy S-12.1	New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.	***Consistent***. The Project would allow for future development of 92 detached condominium units. The addition of 92 new housing units to the Spring Valley Community is not anticipated to substantially increase demands for law enforcement personnel or require construction of new facilities. The County of San Diego Sheriff's Department would continue to provide police protection services to the site following Project implementation.
Goal S-13	Safe Communities. Law enforcement facilities and services that help maintain safe communities.	
Policy S-13.1	Sheriff Facility locations. Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.	***Not applicable.*** No new facilities are required to provide law enforcement services to the project.

GENERAL PLAN SAFETY ELEMENT		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy S-13.2	Sheriff facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas, they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation geography, proximity to demand and other factors that impact the practical provision services.	***Not applicable.*** No new facilities are required to provide law enforcement services to the project.
Goal S-14	Crime Prevention. Crime prevention through building and site design.	
Policy S-14.1	Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.	***Consistent.*** The Project has been designed to conform to design requirements of the County Consolidated Fire District to ensure that adequate access and circulation are provided for all emergency service providers and that response times are not adversely affected. There will be two public access points to the project site. All streets within the project site would be designed in accordance with the County Consolidated Fire Code and Private Road Standards complying with travel lane width, grade, surface, radius, and other requirements.
Policy S-14.2	Development Safety Techniques. Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime.	***Consistent.*** The project's design includes techniques to enhance public safety including constructing higher density housing with a focus on community courtyards and recreation areas. Lighting, while using techniques to reduce glare and "spillover" onto adjacent property, will illuminate public spaces to a level considered adequate for safety.

Attachment I –
ENVIRONMENTAL DOCUMENTATION

CEQA Technical Studies are available
on the PDS website:
https://www.sandiegocounty.gov/pds/
ceqa/AventineSweetwaterSprings.html

County of San Diego

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Aventine @ Sweetwater Springs

RECORD ID: PDS2018-SPA-18-002, GPA-18-004, TM-5627, REZ-18-002, STP-18-013, MUP-70-299W1M32

ENVIRONMENTAL LOG NO.: PDS2018-ER-18-19-003

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

a. Initial Study – Environmental Checklist Form
b. Technical Studies and Reports as referenced

1. California Environmental Quality Act Mitigated Negative Declaration Findings:

   Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

   Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

NOISE

1. **NOISE#1–NOISE REQUIREMENT [PDS, FEE X 92]**

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2) , and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the County Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: Noise barriers in height of six (6) feet to be located along Sweetwater Springs Boulevard and noise barriers in height of five (5) feet to be located along Austin Drive. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, BPPR]* for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

2. **NOISE#2–NOISE RESTRICTION EASEMENT [PDS, FEE X 92]**
INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2) , and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on the parcel to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated on the approved TM-5627, shall be granted on the map. The said easement shall include and shall comply with the following:

   a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed use that is occupied for only part of the day (**part time use**); as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels (or 65 dB for exterior multi-family). Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).
      1. Future traffic noise level estimates must utilize a Level of Service "C" traffic flow for a roadway for Sweetwater Springs Boulevard, which is its designated General Plan Mobility Element buildout roadway classification.

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

   c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.

d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

DOCUMENTATION: The applicant shall show the easement on the Final plan with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING**: Prior to the approval of the map, identify and label the "Noise Restriction Easement" locations within 375 feet from the centerline of Sweetwater Springs Boulevard. Note that the 65 dBA CNEL contour directly adjacent to Sweetwater Springs Boulevard shall be labeled as a Noise Restriction Easement on the SPA plot plan. The requirements of this condition shall be completed. **MONITORING:** The *[PDS, LDR]* shall verify that the easement is indicated on the map as specified and recorded.

HAZARDOUS MATERIALS

3. **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 structures identified on the approved plan set for demolition 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 LBP/LCM in the structures identified for demolition 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, PPD*] shall review the completion letter from APCD and any additional evidence for compliance with this condition.

4. **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 structures identified on the approved plan set for demolition or remodel shall be surveyed for the presence of ACMs. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structures identified for demolition on the approved plan set. Suspect materials that will be disturbed by the demolition 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, PPD*] shall review the completion letter from APCD and any additional evidence for compliance with this condition.

5. **HAZ #3–STRUCTURE REMOVAL [PDS, FEE]**
INTENT: In order to comply with the proposed project design for PDS2018-TM-5627 the structures identified on the approved plan set is to be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The structures 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, PPD*] 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, PPD*] shall review the statement and, photos, and any additional evidence for compliance with this condition.

6. **HAZ#4–SOIL TESTING AND REMEDIATION [PDS, FEE X 2]**
INTENT: In order to test for and remediate potential contamination caused from the dry cleaning facility, as identified in the Phase I and Phase II Environmental Site Assessment (ESA) prepared by EEI and Geosyntec, dated September 28, 2017 and September 20, 2018, a targeted excavation of soil around the former dry cleaning establishment,

chemical storage area and sewer lateral must be completed. Additionally, remediation under the supervision of the Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM) is required. The excavated soil should be stockpiled, tested, characterized for disposal and transported off-site to an appropriate disposal facility. **DESCRIPTION OF REQUIREMENT:** For soil testing, a signed, stamped addendum to the Limited Phase II ESA shall be prepared by a Registered Engineer or Professional Geologist. The addendum shall include the following information or as modified by DEH:

a. Documentation that the soil sampling occurred between six inches to 2-3 feet in depth.
b. Findings which identify whether onsite soils in this location exceed regulatory screening levels for soil vapors, petroleum, heavy metals, or other contaminants (PCEs and TCEs).
c. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which states that they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.

For remediation, a California Licensed Environmental Consultant company shall prepare a Soil Management Plan (SMP), for the remediation of hazardous materials as identified above. The plan shall be prepared and implemented pursuant to the DEH SAM Manual under direction from the DEH SAM:

a. Enrollment in the DEH, Voluntary Assistance Program (VAP) is required. If contamination is found to be from an underground storage tank (UST) then enrollment in the DEH, Local Oversight Program (LOP) is required in lieu of enrollment in the VAP. All soil remediation shall be completed under supervision of the SAM/VAP or LOP as required.
b. Perform a cumulative human health risk assessment, including a focused soil vapor survey within the footprint of the former dry cleaning business.
c. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et. al. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.
d. The presence, locations and quantities of septic system(s) shall be evaluated. If present, the septic tanks shall be removed under permit and approval from the [*DEH, LWQ*].
e. If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [DEH, SAM] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant to prepare the SMP and implement any required work plan for soil remediation. The applicant shall also enroll in the VAP or LOP and pay all applicable fees for review and completion of this requirement. Upon completion of the VAP or LOP, a "Closure Letter" from [*DEH, SAM*] shall be submitted to the [*PDS, PPD*] for approval.

TIMING: Prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit (except for any grading plan or permit required for the remediation work), and prior to commencement of any construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*DEH, SAM*] shall oversee the progress of the remediation project. Upon completion of the remediation project the [*DEH, SAM*] shall issue a "Closure Letter" to the applicant, and the [*PDS, PPD*] shall review the closure letter for compliance with this condition.

TRANSPORTATION

7. **TIF#1 – TIF PROGRAM**
INTENT: In order to promote orderly development and comply with the County's TIF Program, the TIF Program shall be updated to include potential changes to the Land Use Element and Mobility Element. **DESCRIPTION OF REQUIREMENT:** Provide a fair share contribution towards the cost of updating the County's TIF program. The amount of the fair share contribution will be determined at the time the County begins the effort to update the TIF program. The cost of the TIF update will be shared by all of the approved GPAs that are being incorporated into the TIF Program to the satisfaction of the Director of PDS. **TIMING:** Prior to the recordation of the First Final Map for any unit, provide a fair share contribution towards the cost of updating the County's TIF program. **MONITORING:** The [*PDS, LDR*] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be approved by the Board of Supervisors.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

1. **GEN #1—COST RECOVERY: [PDS, DEH, DPR], [MA, GP, IP]**
INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this map. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No map can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DEH, and DPR deposit accounts have been paid.

2. **GEN #2—GRADING PLAN CONFORMANCE: [DPW, ESU] [DPR, TC PP] [GP, IP, MA]**
INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual

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

3. **WATER#1–WATER SERVICES & AVAILABILITY**
INTENT: In order to ensure that the proposed subdivision has the required water protection services, and to comply with County Subdivision Ordinance Sections 81.706, water service availability letter from Otay Municipal Water District shall be provided and required improvements made. **DESCRIPTION OF REQUIREMENT:** Obtain a "written verification" and supporting documents from the water supplier indicating the availability of a "sufficient water supply" as required by Section 66473.7 of the Subdivision Map Act (Senate Bill 221) shall be provided to the satisfaction of County departments. **DOCUMENTATION:** The applicant shall obtain a "written verification" and supporting documents from the water supplier indicating the availability of a "sufficient water supply" as required by Section 66473.7 of the Subdivision Map Act (Senate Bill 221) shall be provided to the satisfaction of County departments. **TIMING:** Prior to the recordation of the Final Map, the applicant shall comply with this condition. **MONITORING:** The *[PDS, LDR]* shall review the commitment letter for compliance with this condition.

4. **LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE**
INTENT: In order to provide adequate Landscaping, and to comply with the Spring Valley Design Guidelines, the Rancho San Diego Specific Plan 74-01 (Sweetwater Avocado) Amendment, the County of San Diego's Water Efficient Landscape Design Manual, and the County's Water Conservation in Landscaping Ordinance, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading Ordinance, the Spring Valley Design Guidelines, and the requirements of the B Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

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

or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.

e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.

h. Parking areas shall be landscaped and designed pursuant to the Parking Design Manual and the County Zoning Ordinance Section 6793.b

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

5. **ROADS#1–PUBLIC ROAD IMPROVEMENTS**
INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan ***Sweetwater Springs Blvd (SA 970)*** shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Improve or agree to improve and provide security for ***Sweetwater Springs Boulevard (SA 970)***, in accordance with the Public Road Standards for a modified 4.1A Major Road with a raised median and a Class II bike lane, to a minimum total graded width of one-hundred-twelve feet (112'); fifty-six feet (56') from the centerline on the project side and improved to a minimum total width of eighty-two feet (82'); forty-one feet (41') along the project side with asphalt concrete pavement over approved base. Provide two twelve-foot (12') southbound travel lanes, a three-foot (3') buffer and a six-foot (6') bike lane. Provide an eight-foot (8') raised Portland Cement Concrete (PCC) median along the project frontage on west side from the centerline of Sweetwater Springs Boulevard. Provide an eight foot (8') striped median along the project frontage on the east side from the centerline of Sweetwater Springs Boulevard. Provide a one hundred-foot (100') northbound left turn pocket with a ninety-foot (90') taper transition for Private Road A. Provide a northbound one hundred thirty-foot (130') left turn pocket with a ninety-foot (90') taper transition at the intersection of Austin Drive. All of the above shall be to the satisfaction of the Director of Public Work and the Director of PDS.

b. Improve or agree to improve and provide security for the southwest and northwest corners of the intersection of ***Sweetwater Springs Boulevard (SA 970),*** and ***Austin Drive (SC 2130)*** in accordance with the Americans with Disability Act (ADA) Standards per the Manual on Uniform Traffic Control Devices (MUTCD). The project will be conditioned to provide truncated domes for the existing pedestrian ramps, ADA compliant push buttons with installation of pedestrian push button poles to meet ADA audio separation requirements, and signal heads (on the southwest and northwest corners only). Additionally, the project will be responsible to maintain the existing continental crosswalks for the southwest and northwest corners only and upgrade the 170 controller to a Flex controller with Omni Software (ATS-Flex). All of the above shall be to the satisfaction of the Director of Public Work and the Director of PDS.

c. Improve or agree to improve and provide security for ***Austin Drive (SC 2130)*** in accordance with the Public Road Standards, for a 2.2B Light Collector with continuous turn lane and Class II bike lane. Restripe Austin Drive to provide a minimum of two foot (2') buffer zone with an eight foot (8') shoulder to provide safe movement for the bicyclists along the project frontage. All of the above shall be to the satisfaction of the Director of Public Work and the Director of PDS

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

a. Process and obtain approval of Improvement Plans to improve ***Sweetwater Springs Boulevard (SA 970)*** and ***Austin Drive (SC 2130)***.

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 fees/deposits with [*DPW, PDCI*].

d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Miguel Fire Protection District and the [*PDS, LDR*].

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

6. **ROADS#2–INTERNAL PRIVATE ROAD IMPROVEMENTS**
INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, internal private road serving the condominium shall be improved.
DESCRIPTION OF REQUIREMENT: Improve or agree to improve and provide security for internal private road serving the condominium in conformance with the following requirements to the satisfaction of the San Miguel Consolidated Fire Protection District and the director of PDS:

    1. Minimum unobstructed private road width (face to face of curb) shall be 24 feet, except in the private courtyard driveways, where an exception was approved by PDS and San Miguel Fire Protection District for a 20-foot minimum road width.

    2. Private road structural section shall be a minimum of two inches of asphalt concrete over four inches of approved base. Grades shall be a minimum of 1.0 percent and a maximum of 15 percent and designed to drain the surface water properly. Adequacy of the structural section and surface drainage shall be inspected and certified by the Director of Public Works.

    3. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.

    4. The applicant shall deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private improvements.

    5. Private roads shall be marked with signage/ground markings stating “Fire Lane – Do Not Block”. Exit driveways shall not be obstructed or limited.

    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 the internal private road serving the condominium.

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

7. **ROADS#3–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 Austin Drive to the County of San Diego for road purposes that provides a forty-four-foot one-half right-of-way width, 64' curb to curb 32' half width, one-half right-of-way width from the centerline, plus the right to construct and maintain slopes and drainage improvements as required beyond the forty-four-foot (44') limit for that portion within the land division for Major Road with Raised Median, including a twenty-foot (20') radius property line corner rounding at the street intersection.

   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 recordation of the Final Map, the IOD shall be granted. **MONITORING:** The *[DGS, RP]* shall prepare, approve the easement documents for recordation, and forward the recorded copies to *[PDS, LDR]* for review and approval. The *[PDS, LDR]* shall review the onsite granting for compliance with this condition.

8. **ROADS#4–RELINQUISH ACCESS**
INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan and County Subdivision Ordinance Section 81.401 (g), access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

   a. Relinquish access rights onto ***Sweetwater Springs Blvd*** along the project frontage except for at the existing Austin Drive intersection and the proposed opening for the on-site Private Drive 'A'.

   b. Relinquish access rights onto ***Austin Drive*** along the project frontage except for at the existing Sweetwater Springs Boulevard intersection and the proposed opening for the on-site Private Drive 'D'.

c. 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 recordation 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.

9. ROADS#5–PAVEMENT CUT POLICY

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

10. ROADS#6–SIGHT DISTANCE

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

a. A registered civil engineer or a licensed land surveyor provide a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance looking north along ***Sweetwater Springs Boulevard*** from the proposed on-site Private Drive 'A' connection in accordance with the methodology described in Section 6.1 E, Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of_____as described in Table 5 based on a speed of_____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

b. A registered civil engineer or a licensed land surveyor provide a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions along ***Austin Drive*** from the proposed on-site Private Drive 'D' connection in accordance with the methodology described in Section 6.1 E, Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of_____as described in Table 5 based on a speed of_____, which I have verified

to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

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

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

11. AQ #1—CONSTRUCTION EXHAUST EMISSIONS

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

a. The project shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4 diesel engines. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.

b. The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained in accordance with manufacturer's specifications before and for the duration of on-site operation.

c. Simultaneous operation of multiple construction equipment units shall be minimized. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes and shall turn their engines off when not in use to reduce vehicle emissions.

d. Electrical hookups shall be provided on site for the use of hand tools such as saws, drills, and compressors used for building construction to reduce the need for electric generators and other fuel-powered equipment. The use of electrical construction equipment shall be employed, where feasible.

e. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.

f. Haul truck staging areas shall be provided for loading and unloading soil and materials, and shall be located away from sensitive receptors at the furthest feasible distance (at least 1,000 feet when feasible)

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

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

12. AQ #2—FUGITIVE DUST PLAN

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

a. Water, or utilize another SDAPCD-approved dust control non-toxic agent on the grading areas at least three times daily to minimize fugitive dust.
b. All main roadways shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads.
c. Building pads shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth moving operations.
d. Grading areas shall be stabilized as quickly as possible to minimize fugitive dust.
e. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path shall be paved within the construction site prior to public road entry, and for all haul roads.
f. Wheel washers shall be installed adjacent to the apron for tire inspection and washing prior to vehicle entry on public roads.
g. Any visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks or similar method within 30 minutes of occurrence.
h. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads.
i. Unpaved construction site egress points shall be graveled to prevent track-out.
j. Construction access points shall be wet-washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred.
k. Transported material in haul trucks shall be watered or treated with SDAPCD-approved non-toxic dust control agent.
l. Haul trucks shall be covered or shall maintain at least two feet of freeboard to reduce blow-off during hauling.
m. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour (mph).

17. AQ #1—SITE DESIGN AND TRANSPORTATION DEMAND MANAGEMENT

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

a. Every residential unit shall be plumbed for the future installation of a Level 2 electric vehicle (EV) charging station.
b. All street and area lighting installed shall be high-efficiency LED lighting
c. One 1.8 kWh solar photovoltaic system shall be installed on each residential unit.
d. At least one short-term bicycle parking rack shall be installed at the recreation areas on-site.
e. Natural gas and electrical outlets shall be provided in all private rear yards.
f. At least 184 trees (two per dwelling unit) shall be planted throughout the site.
g. Informational material shall be provided to all residents as part of the project's Home Owners Association Covenants, Conditions, and Restrictions on ridershare programs and SANDAGs iCommute program.
h. Parking areas shall include landscaped areas to screen parking areas, consistent with the County's *Parking Design Manual*.

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

18. AQ #2—WATER USE REDUCTION

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

a. Rain barrels shall be installed at each residential unit if incentives/rebates are available for purchase.
b. Weather-based irrigation systems with rain sensing timers shall be installed on-site, where applicable.

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

19. AQ #3—COUNTY CLIMATE ACTION PLAN SATISFACTION

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

a. **Measure 3:** Tankless electric or gas water heaters shall be installed at each residential unit.

b. **Measure 4:** Low-flow faucets, kitchen faucets, toilets, and showers shall be installed at each residential unit with maximum flow rates of 1.5 gallons per minute at 60 psi. All appliances installed in residential units shall be ENERGY STAR certified.

c. **Measure 5:** Rain barrels shall be installed at each residential unit if incentives or rebates are available, as determined through communication with County staff and the regional/local water district.

d. **Measure 6:** A Landscape Document Package shall be submitted that complies with the County's *Water Conservation in Landscaping Ordinance* and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.

e. **Measure 9:** Trees shall be planted on-site at a rate of two (2) trees per home. At a minimum, the project shall plant 184 total trees.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to the approval of the final map and prior to the approval of any plan and issuance of any permit. **MONITORING:** The [*PDS, LA*] and [*DPR, TC, PP*] shall review the Landscape Plans for compliance with **Measure 6** of this condition. The [*PDS, BPPR*] shall verify that the Building Plans comply with **Measure 3, Measure 4, Measure 5,** and **Measure 9** of this condition.

20. AQ #4–SOLID WASTE REDUCTION

INTENT: In order to implement a sustainable project design that would minimize waste generation **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

a. A Construction and Demolition Debris Management Plan will be prepared to divert at least 50 percent of on-site construction waste from landfills through reuse and recycling. In accordance with County Ordinance Sections 68.508 through 68.518, 90 percent of inerts and 70 percent of all other materials from the Project will be recycled.

b. In accordance with AB 341, at least 75 percent of operational waste shall be diverted from landfills through reuse and recycling

c. The project design shall provide areas for storage and collection of recyclables and yard waste

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

21. PLN#1–SITE PLAN IMPLEMENTATION

17. AQ #1—SITE DESIGN AND TRANSPORTATION DEMAND MANAGEMENT

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

a. Every residential unit shall be plumbed for the future installation of a Level 2 electric vehicle (EV) charging station.
b. All street and area lighting installed shall be high-efficiency LED lighting
c. One 1.8 kWh solar photovoltaic system shall be installed on each residential unit.
d. At least one short-term bicycle parking rack shall be installed at the recreation areas on-site.
e. Natural gas and electrical outlets shall be provided in all private rear yards.
f. At least 184 trees (two per dwelling unit) shall be planted throughout the site.
g. Informational material shall be provided to all residents as part of the project's Home Owners Association Covenants, Conditions, and Restrictions on ridershare programs and SANDAGs iCommute program.
h. Parking areas shall include landscaped areas to screen parking areas, consistent with the County's *Parking Design Manual*.

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

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c. **Measure 5:** Rain barrels shall be installed at each residential unit if incentives or rebates are available, as determined through communication with County staff and the regional/local water district.

d. **Measure 6:** A Landscape Document Package shall be submitted that complies with the County's *Water Conservation in Landscaping Ordinance* and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.

e. **Measure 9:** Trees shall be planted on-site at a rate of two (2) trees per home. At a minimum, the project shall plant 184 total trees.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to the approval of the final map and prior to the approval of any plan and issuance of any permit. **MONITORING:** The [*PDS, LA*] and [*DPR, TC, PP*] shall review the Landscape Plans for compliance with **Measure 6** of this condition. The [*PDS, BPPR*] shall verify that the Building Plans comply with **Measure 3, Measure 4, Measure 5,** and **Measure 9** of this condition.

20. AQ #4–SOLID WASTE REDUCTION

INTENT: In order to implement a sustainable project design that would minimize waste generation **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

a. A Construction and Demolition Debris Management Plan will be prepared to divert at least 50 percent of on-site construction waste from landfills through reuse and recycling. In accordance with County Ordinance Sections 68.508 through 68.518, 90 percent of inerts and 70 percent of all other materials from the Project will be recycled.

b. In accordance with AB 341, at least 75 percent of operational waste shall be diverted from landfills through reuse and recycling

c. The project design shall provide areas for storage and collection of recyclables and yard waste

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

21. PLN#1–SITE PLAN IMPLEMENTATION

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

22. LNDSCP#1–CERTIFICATION OF INSTALLATION

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

23. STRMWTR#1–VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms *with* [*DPW, PDCI*] *or* [*PDS, BLDG]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

24. STRMWTR#2–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

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

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

25. AQ #5—CONSTRUCTION ARCHITECTURAL COATINGS

INTENT: In order to reduce emissions of volatile organic compounds (VOC). **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measure:

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

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

26. PLN#2–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, trails, parks and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement

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

27. PLN#3–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plans, building plans, and plot plans; should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

28. STRMWTR#3–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with *[DPW, WPP].* **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*DPW, WPP*] is responsible for compliance of this permit.

29. NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES]

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

a. **Site Plan** associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.

b. All mechanical equipment may incorporate (if needed for noise ordinance compliance) noise reducing measures such as, but not limited to, screen walls, noise barriers, increased setbacks to the property line, placement of equipment behind structures, etc.

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

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted, and above California Environmental Quality Act findings made by the:

_____

on _____

Ashley Smith, Planning Manager
Project Planning Division

MW:AS:dr

County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

KATHLEEN FLANNERY
ASSISTANT DIRECTOR

April 3, 2019

CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Numbers; Environmental Log Number:

   Aventine at Sweetwater Springs; PDS2018-SPA-18-002, GPA-18-004, TM-5627, REZ-18-002, STP-18-013, MUP-70-299W1M32; PDS2018-ER-18-19-003

2. Lead agency name and address:
   County of San Diego, Planning & Development Services
   5510 Overland Avenue, Suite 110
   San Diego, CA 92123-1239

3. a. Contact Denise Russell, Project Manager
   b. Phone number: (858) 694-2019
   c. E-mail: denise.russell@sdcounty.ca.gov

4. Project location:

   2770-2792 Sweetwater Springs Blvd., Spring Valley, within unincorporated San Diego County

   Thomas Guide Coordinates: Page 1271, Grid E/7

5. Project Applicant name and address:

   Lennar Homes, Alex Plishner
   16465 Via Esprillo, Suite 150
   San Diego, CA 92127

6. General Plan

Community Plan:	Spring Valley
Regional Category:	Village
Land Use Designation:	General Commercial
Proposed LU Designation:	Village Residential (VR-10.9)
Density:	N/A

Proposed Density:	8.7 du/acre
Floor Area Ratio (FAR)	N/A

7. Zoning

Use Regulation:	C36, General Commercial
Proposed Use Regulation:	RM, Multifamily Residential
Minimum Lot Size:	N/A
Special Area Regulation:	B – Community Design Review

8. Description of project:

The applicant is proposing the development of 92 detached condominium units on approximately 10.57 acres of land within the Spring Valley Community Plan area. The project site has an existing shopping center that will be demolished and removed.

The project will require the following discretionary actions:

- a General Plan Amendment (GPA);
- a Specific Plan Amendment (SPA);
- a Rezone;
- a Site Plan;
- a Major Use Permit (MUP) Minor Deviation; and
- a Tentative Map.

The General Plan Amendment would change the General Plan Land Use Designation from General Commercial to Village Residential (VR-10.9). The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project. The GPA would also amend the Spring Valley Community Plan maps and text to be consistent with the project. The SPA would amend the Rancho San Diego (Sweetwater-Avocado) Specific Plan (SP-74-01) to amend the land use designation from General Commercial to Multi-Family Residential, for consistency with the proposed GPA. The Rezone would change the zoning designation from General Commercial (C36) to Multi-Family Residential (RM). A Site Plan is required due to the "B" special area designator, ensuring the project is reviewed for community design consistency. A Minor Deviation will be processed to remove the property from MUP-70-299. This MUP was approved in 1970 for Sweetwater Village, a Planned Residential Development covering the area west and northwest of the project site along Austin Drive. Finally, the Tentative Map is required for the condominium subdivision.

The project site is located west of Sweetwater Springs Blvd. and south of Austin Drive in the Spring Valley Community Plan area. Access to the site would be provided by a private driveway along Austin Drive, and an existing private driveway along Sweetwater Springs Blvd. Earthwork will consist of cut and fill of approximately 23,200 cubic yards. Offsite improvements consist only of upgrading the Sweetwater Springs Blvd. crosswalk to meet accessibility requirements.

The Project Site is currently developed as a neighborhood retail center, which is defined as a shopping complex, comprised of approximately 118,750 square feet, with a supermarket or drugstore as an anchor tenant. However, this site has been unable to attract a mainstream grocery or pharmacy tenant as a necessary anchor. Instead, the neighborhood retail center is currently anchored by a church. Other uses include with an ATM, liquor store and small pizza restaurant. The center has a total vacancy rate of 53%, based on leasable square footage. It has historically underperformed in terms of ownership and tenant stability, vacancy and lease rates (Meyers Research- 2018).

The project would be served by the Otay Water District and San Diego County Sanitation District. No extension of sewer and utility lines is proposed at this time. Two recreation areas are proposed for resident use, totaling 14,880 square feet, and each dwelling unit has 100 square feet of private open space. The project will install 1.8 kilowatt solar/photovoltaic systems on each dwelling unit and will plumb each dwelling unit for the future installation of a Level 2 electric vehicle charging station.

Two garage parking spaces will be provided for each detached condominium unit, and a total of 16 spaces will be provided adjacent to the two proposed onsite recreation areas. This includes two parking spaces complying with the American Disability Act located adjacent to the proposed active recreation areas. No offsite parking is proposed. Landscaping in accordance with the County's Water Conservation in Landscaping Ordinance will be installed, including two new trees planted per dwelling unit.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The Project site is in the community of Spring Valley within unincorporated southwestern San Diego County. The Project site is bounded by Austin Drive, a two-lane road, to the north, Sweetwater Springs Boulevard, a four-lane roadway to the east, and Avenida Bosques, directly adjacent to the west. Lands surrounding the project site are used for residential and commercial/office and light industrial uses.

Village Residential condominiums and higher density residential development tracts are located nearby to the northeast, south, west and northwest, including multi-family residential use (apartments) to the northwest and single-family residential use to the northeast across Austin Drive. Adjacent to the south is an apartment complex, with single-family residential uses located further to the south and southwest. The Sweetwater Springs Community School and multi-family residential uses are located directly to the west of the site across Avenida Bosques. To the east, buffered by Sweetwater Springs Boulevard, uses include commercial/office [medical use (physical therapy office)] and light industrial use (e.g., toy store, laser cutting service, spirits distillery, church, auto repair, hearing aid store, fire protection system supplier, pre-made stone countertop store, window/door installation store, metal refinishing, motorcycle repair, etc.) located to the east/southeast across Sweetwater Springs Boulevard and Via Orange Way.

The topography of the project site is relatively flat, and surrounding land is sloping. The site is located within 1 mile of SR-94.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	Agency
Final Map Modifications	County of San Diego
General Plan Amendment	County of San Diego
Landscape Plans	County of San Diego
Major Use Permit Minor Deviation	County of San Diego
Rezone	County of San Diego
Site Plan	County of San Diego
Specific Plan Specific Plan Amendment	County of San Diego
Tentative Map	County of San Diego
County Right-of-Way Permits Construction Permit Encroachment Permit	County of San Diego
Grading Permit Grading Permit Plan Change	County of San Diego
Improvement Plans	County of San Diego
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm Water Permit	RWQCB
Water District Approval	Otay Water District
Sewer District Approval	San Diego County Sanitation District
Fire District Approval	San Miguel Fire District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES ☒ NO ☐

Note: Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission's Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy Use
☐ Geology & Soils	☐ Greenhouse Gas Emissions	☒ Hazards & Haz. Materials
☐ Hydrology & Water Quality	☐ Land Use & Planning	☐ Mineral Resources
☒ Noise	☐ Population & Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities & Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature	Date
Denise Russell	Land Use/Environmental Planner
Printed Name	Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant with Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS. Except as provided in Public Resources Code Section 21099 -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

As described in the General Plan Update Environmental Impact Report (GPU EIR; County of San Diego 2011), the County contains visual resources affording opportunities for scenic vistas in every community. Resource Conservation Areas (RCAs) are identified within the GPU EIR and are the closest that the County comes to specifically designating scenic vistas. Many public roads in the County currently have views of RCAs or expanses of natural resources that would have the potential to be considered scenic vistas. Numerous public trails are also available throughout the County. New development can often have the potential to obstruct, interrupt, or detract from a scenic vista.

Less than Significant Impact: The project site is located within the Spring Valley Community Planning area (CPA), approximately one mile south of State Route 94 (SR-94), a County General Plan Designated Scenic Corridor. The County has not designated any RCAs with the Spring Valley CPA. However, the existing site is developed with a commercial shopping center and is surrounded by single and multi-family residential and commercial/office developments. Based on a site visit by County staff on May 30, 2018, and photosimulations of the proposed development provided by the applicant, the proposed project is not located near or within, or visible from, a scenic vista and will not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view. Therefore, the proposed project will not have an adverse effect on a scenic vista.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because all projects are designed

to be compatible with the overall visual character of the area. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

Less than Significant Impact: Based on a site visit completed on May 30, 2018, the proposed project is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The project site is located approximately one mile south of SR-94 and 2.5 miles east of Highway 125, a State scenic highway. Due to the distance and intervening topography, the Project site would not be visible. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because all projects are compatible with the existing viewshed. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:
Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

Less than Significant Impact: The project site is within an urbanized area of the Spring Valley community, located at the intersection of Austin Drive and Sweetwater Springs Boulevard and is currently a commercial center. The existing visual character and quality of the project site and surroundings can be characterized as highly developed and diverse land use types such as industrial, commercial and high density residential with relatively flat or slightly sloped grades. Both Sweetwater Springs Boulevards and Austin Drive support comparable high-density residential units to the proposed Project. Viewer groups of the Project site include those traveling along the County Roadways of Austin Drive, Sweetwater Springs Boulevard, and Avenida Bosques. The viewer exposure is either limited due to travel speed or is extended for vehicles stopped at the traffic light of Austin Drive and Sweetwater Springs Boulevard.

The proposed Project within the landscape would not detract from or contrast with the existing visual character and/or quality of the surrounding area for the following reasons: the height, setbacks, and design of the proposed condominiums are consistent to the height designator, setbacks and design of the residential development of the surrounding area; the proposed development is subject to design review by the County through a discretionary Site Plan for conformance with the Spring Valley Design Guidelines; and landscaping has been incorporated within the project along Sweetwater Springs Boulevard and Austin Drive for screening purposes from viewers. The location, size, and design of the proposed use would be compatible with adjacent uses due to the following reasons: the proposed condominium development is similar to surrounding "Village Residential" condominiums and higher density residential development tracts nearby to the northeast, south, west and northwest. Moreover, a Site Plan is required to implement the site's architectural component and is used as a mechanism for input and review with the Spring Valley Design Review Board and community. Viewer exposure to the Project would not be a significant effect since the Project is proposed in a highly developed area and has been designed in a way to be compatible with the surrounding use types. Therefore, the proposed project will not result in a substantial effect on the existing visual character or quality of the site and its surroundings.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XIX. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XIX are located within the viewshed surrounding the project and will not contribute to a cumulative impact because the project would be visually integrated into the surroundings in an unobtrusive manner. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 34 miles from the Mount Laguna Observatory and approximately 42 miles from Palomar Observatory. However, the project will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Planning & Development Services Department and Department of Public Works in cooperation with lighting engineers, astronomers, land use planner from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

In addition, the project's outdoor lighting is controlled through the Site Plan Permit, which further limits outdoor lighting through strict controls. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensures that the project will not create a significant new source of substantial light or glare.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project site contains soils which have been mapped by the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency. The mapped soils are Farmland of Statewide Importance and are in the northeastern portion of the site. However, the project site is entirely developed and is surrounded by developed commercial and residential lots. Additionally, the project site does not contain lands designated as Prime Farmland, Unique Farmland or Farmland of local importance as mapped by FMMP. Due to the existing development and lack of available resources on the site, no agricultural resources would be converted to a non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- ☐ Potentially Significant Impact
- ☐ Less than Significant with Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

No Impact: The project site is zoned C36, which is not considered to be an agricultural zone. The project site's land is also not under a Williamson Act Contract, nor is not surrounded by any such land. The closest preserve or Williamson Act Contract is approximately 3.15 miles northeast from the project site. Therefore, the project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- ☐ Potentially Significant Impact
- ☐ Less than Significant with Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

No Impact: The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

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?

- ☐ Potentially Significant Impact
- ☐ Less than Significant with Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

No Impact: The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would

not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

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?

☐ Potentially Significant Impact
☐ Less Than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project site and surrounding area within a radius of one-quarter mile does not contain any active agricultural operations or lands designated as 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. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. 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)?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project involves 92 residential condominium units. An Air Quality Study was prepared by Ldn Consulting Inc. on March 4, 2019. The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the Regional Air Quality Strategy (RAQS) and the State Implementation Plan (SIP). The project's current allowed zoning (C36) was found to be more intensive than the proposed development with 118,700 SF of commercial space currently onsite. The project is considered consistent with both the RAQS and SIP because it will be less intensive than the existing commercial uses on the site and would not interfere with the SDAPCD's goals for improving air quality in the SDAB. The project would not create a direct or cumulatively considerable impact.

b) 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?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). 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_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) 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_{10} 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.

Less than Significant Impact: Air quality emissions associated with the project include emissions from both construction and operation of the project.

Construction emissions for the project were quantified in pounds per day from the construction operations and equipment identified in the Air Quality Assessment. It should also be noted that as a design feature, and condition of the Project, Tier IV or better construction equipment would be utilized during all phases of the grading and construction phases. The emissions for each pollutant type (i.e. ROG, CO, PM) are well below the significance threshold set forth by the San Diego Air Pollution Control District (SDAPCD). Therefore, construction of the project would not result in a cumulatively considerable net increase of any criteria pollutant and impacts would be less than significant.

Operation of the project is expected in 2022. The Project traffic generation estimates roughly 736 trips per day. The air quality model run for the project has default values for operational trips and was updated using these estimates. Additionally, the model was run for the winter and summer scenarios to determine operational impacts for the first year of operation.

The estimated daily pollutant generation can be calculated utilizing the product of the average daily miles traveled and the expected emissions inventory calculated by air quality modeling software. The daily pollutants calculated for summer and winter are shown in the air quality assessment. The SDAPCD significance criteria for operations is also provided. Whenever calculated emissions are less than requisite screening thresholds, a less than significant impact would be expected. The project's daily pollutant generation is well below the SDAPCD operational air quality significance thresholds. Therefore, operational air quality impacts associated with the cumulatively considerable net increase of any criteria pollutant would be less than significant.

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XIX. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by the LUEG guidelines for determining significance, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM10, or any O_3 precursors.

c) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

Less than Significant Impact: The following sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project: Sweetwater Springs Community School, adjacent to Project site to the west and Encompass Medical Plaza, across Avenida Bosques to the east. Based on the Air Quality Assessment prepared by Ldn Consulting, Inc., March 2019, the project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near carbon monoxide hotspots. In addition, the proposed Project is less intensive than the existing commercial center and is expected to generate fewer ADTs. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

☐ Potentially Significant Impact
☐ Less Than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: Potential onsite odor generators would include short term construction odors from activities such as paving and possibly painting. Odors created during short term construction activities would most likely be from placing asphalt which has a slight odor from the bitumen and solvents used within hot asphalt. Since odors generated during construction are short-term, they would not be considered a significant impact.

For operations, the County Guidelines for Determining Significance for Air Quality (County of San Diego, 2007) includes a list of odor-producing uses that are typically recognized. Residential uses are not listed and would therefore not be a significant odor causing source. Based on this, the Project would not result in significant odors during operations, and impacts would be less than significant.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or CDFWU.S. Fish and Wildlife Service?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, photos of the currently developed site, County staff biologist has determined that no native vegetation communities or habitats exist on or adjacent to the site because it has been completely disturbed. Therefore, the project will not have a substantial adverse effect on any candidate, sensitive, or special status species and would not contribute to cumulative impacts to these designated species.

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?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: County staff has determined that the proposed project site does not contain any riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations. In addition, no riparian habitat or other sensitive natural community has been identified within or adjacent to the area proposed for off-site impacts resulting from road improvements, utility extensions, etc. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: Based on a desktop review of the project site, which is currently developed with a commercial shopping center, staff has determined that the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

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

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, and site photos, staff biologist has determined that the site has been completely disturbed and contains no native vegetation or habitats. Therefore, the project would not interfere with the movement of any native resident or migratory fish or wildlife species, or 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?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: Refer to the attached Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP). The project is consistent with the MSCP, Biological Mitigation Ordinance (BMO), and Resource Protection Ordinance (RPO).

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

☐ Potentially Significant Impact
☐ Less than Significant Impact

☐ Less than Significant with Mitigation Incorporated ☒ No Impact

No Impact: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist it has been determined that the project site does not contain any historical resources. Therefore, the project would not result in impacts to historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☒ No Impact

No Impact: Based on analysis of County of San Diego resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site is fully developed which includes a fill of 25-30 feet. The proposed project would not grade beyond the first five feet of fill. As such, the project does not contain any archaeological resources and would not impact buried resources.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☒ No Impact

No Impact: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

VI. ENERGY USE -- Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☐ No Impact

Less than Significant Impact: The Project would result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during both the construction and

operation phases of the project; however, the consumption is not expected to be wasteful, inefficient, or unnecessary for the following reasons.

During construction, Tier IV certified construction equipment would be utilized during all phases of construction. Tier IV diesel engine standards are the strictest EPA emissions requirement for off-highway diesel engines. This requirement regulates the amount of particulate matter (PM), or black soot, and nitrogen oxides (NOx) that can be emitted from an off-highway diesel engine. Tier IV equipment also runs more efficiently and thus uses less energy resources. In addition, the project will be required to comply with the Construction and Demolition Materials Diversion Ordinance (Sections 68.508 through 68.518 of the County Code of Regulatory Ordinances). The ordinance requires that 90% of inert material and 70% of all other materials must be recycled from the project. In order to comply with the ordinance, applicants must submit a Construction and Demolition Debris Management Plan and a fully refundable Performance Guarantee prior to building permit issuance. This ultimately will result in less energy use overall as the demolished materials will be reused after recycling.

The operation of the residential project is expected to reduce both average daily trips (and associated gasoline usage) and carbon dioxide equivalent than the current commercial center. Implementation of the proposed project would therefore generally decrease the demand for electricity and natural gas at the project Site, and gasoline consumption in the project area during construction and operation relative to existing conditions. The project would be designed according to the most recent 2016 Title 24 or future, more stringent versions of Title 24 that are applicable as the project is built out. Part 6 of Title 24 specifically establishes energy efficiency standards for residential buildings constructed in the State of California to reduce energy demand and consumption.

Additionally, the proposed project is consistent with the County's Climate Action Plan (CAP) and General Plan through the implementation of the measures identified in the County's CAP Checklist. These measures consist of various energy efficiency and design features, water efficient appliances and installation of rain barrels and trees per residence. Additional measures such as efficient outdoor water usage, solar panels, energy efficient outdoor lighting, electric vehicle charging stations, "cool parking", building efficiency standards, recycling areas, bike parking racks, and available informational materials for residents on various topics, such as ride share programs and recycling, will be employed by the project. Therefore, the construction and operation of the residential project is not expected to result in the wasteful or inefficient use of energy.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

- ☐ Potentially Significant Impact
- ☐ Less than Significant with Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ No Impact

Less than Significant Impact: Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and VMT. As stated in response VI. (a), the proposed project is employing the use of various energy efficient and savings features, as well as roof top solar

photovoltaics that meet and exceed the regulatory requirements. The proposed project would be consistent with several energy reduction policies of the County General Plan, including policies COS-14.1, COS-14.3, and COS-16.2. Additionally, the proposed project would be consistent with sustainable development and energy reduction policies such as policies COS-14.3 and COS-15.4, through compliance with the most recent Title 24 standards at the time of project construction. Therefore, the proposed project would implement energy reduction design features and comply with the most recent energy building standards consistent with applicable plans and policies. Therefore, impacts would be less than significant.

VII. GEOLOGY AND SOILS -- Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: 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. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: 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. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

☐ Potentially Significant Impact
☒ Less than Significant Impact

☐ Less than Significant with Mitigation Incorporated ☐ No Impact

Less than Significant Impact: The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. In addition, a Geotechnical Investigation for the Project prepared by GEOCON dated April 2018, indicated that the potential for manifestation of liquefaction or settlement was considered negligible due to the dense formational material encountered, remedial grading recommended, and lack of a shallow groundwater condition. Therefore, there will be no potentially significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction potential at the site is considered low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

iv. Landslides?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☐ No Impact

Less than Significant Impact: The project site is not within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. In addition, a geotechnical investigation for the project by GEOCON dated April 2018 indicated that based on the generally flat topography and no mapped landslides within or near the site, the potential for landslides is considered low. Since the project is not located within an identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

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

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☐ No Impact

Less than Significant Impact: According to the "Updated Geotechnical Investigation" prepared by GEOCON April 2018, the site is underlain by previously placed fill, colluviaum/older alluvium, and granite rock. The soil erodibility rating is "moderate" on the northeastern portion of the site and "severe" on the southwestern portion of the site as indicated by the Soil Survey for the San

Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.
- The project has prepared a Storm Water Quality Management Plan dated July, 2018, prepared by Hunsaker & Associates San Diego Incorporated. The plan includes the following Best Management Practices to ensure sediment does not erode from the project site:
    - the County Standard lot perimeter protection detail and the County Standard desilting basin will be used as the erosion control method for disturbed flat areas
    - hydraulic stabilization hydroseeding will be used as he erosion control measure on disturbed slopes
    - Sediment control measures such as silt fence, fiber rolls, sand bags, storm drain inlet protection and an engineered desilting basin will be used for all disturbed on-site areas;
    - A stabilized construction entrance and street weeping and vacuuming will be used to prevent offsite tracking of sediment
    - For runoff or dewatering operation that is concentrated, water velocity will be controlled using an energy dissipater outlet protection

- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2013-0001 (NPDES No. CAS 0109266), adopted by the San Diego Region RWQCB on May 8, 2013; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 10410); and County BMP Design Manual adopted on February 26, 2016, and amended January 1, 2019. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

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?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The proposed project involves 23,200 cubic yards of grading that would result in the creation of areas of cut and areas underlain by fill. In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project is located on expansive soils as defined by 2016 California Building Code (CBC) Section 1803.5.3. This was confirmed by GEOCON through lab testing. The soils on-site are based from previously placed fill, colluvium/older alluvium, and granite rock. However the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

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?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project will rely on public water and sewer for the disposal of wastewater. Service availability letters have been received from the San Diego County Sanitation District, dated December 6, 2017, and from the Otay Water District, dated December 7, 2017, indicating that the facility has adequate capacity for the project's wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed. Additionally, no extension of sewer and utility lines is proposed at this time.

f) Directly or indirectly destroy a unique paleontological resource or site or geologic feature?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

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.

The project has high potential for containing paleontological resources and will excavate more than 2,500 cubic yards for the subject project. However, the project site is fully developed which includes a fill of 25-30 feet. The proposed project would not grade beyond the first five feet of fill. As such, the project would not excavate into the substratum and/or bedrock below the soil horizons.

VIII. GREENHOUSE GAS EMISSIONS – Would the project

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

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Overview
The project would produce GHG emissions during construction activities, as well as during the operation of the project through vehicle trips, use of the residential buildings, and other associated uses. From an operational perspective, the project is less GHG intensive than the existing commercial center due primarily to the reduction in vehicle trips and would reduce the current carbon dioxide equivalent annual emissions. Therefore, the project would have a less-than-significant impact for that, and other reasons, as detailed below.

Background on CAP and Litigation
The County of San Diego adopted a Climate Action Plan on February 14, 2018 which outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reductions targets. Implementation of the CAP requires that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. In March 2018, several petitioners filed a lawsuit against the County, alleging that the CAP

and, in particular, M-GHG-1 were inconsistent with General Plan Goal COS-20 and Policy COS-20.1.

In December 2018, the San Diego Superior Court ruled against the County. The Court issued a writ ordering the approval of the CAP and its EIR to be set aside, and enjoining reliance on the County CAP's mitigation measure M-GHG-1. In January 2019, the County appealed the San Diego Superior Court ruling which stayed the above described writ. Essentially, the CAP and its EIR are still in place during the appeal. Given the current legal instability concerning the County's CAP, the analysis prepared for the proposed project did not rely on the CAP to streamline the Project's environmental analysis under CEQA Guidelines Section 15183.5. Rather, the proposed project's significance determination used the criteria detailed above, (informed by CEQA Guidelines Section 15064.4) and mitigation strategies (informed by CEQA Guidelines Section 15126.4(c)) that are independent of the CAP. As such, in the event that the CAP does not withstand judicial scrutiny, the project has undergone a separate, stand-alone analysis for determining whether the project's GHG emissions would significantly impact the environment.

Therefore, for purposes of this analysis, the two Appendix G checklist questions set forth above are utilized as the thresholds of significance when evaluating the environmental effects of the project's GHG emissions. In applying these thresholds, reference is made to CEQA Guidelines Section 15064.4(b)(1)-(3), which states that, "a lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment: (1) the extent to which a project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting; (2) whether project emissions exceed a threshold of significance that the lead agency determines applies to the project; and, (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions."

Recognizing that GHG emissions contribute to the cumulative impact condition of global climate change, Section 15064(h)(1) of the CEQA Guidelines is also applicable. Section 15064(h)(1) states that "the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable." A cumulative impact may be significant when the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of other past, current, and reasonably foreseeable probable future projects.

Less than Significant Impact: The existing commercial development has been in existence since well before GHG inventories have been tracked within the County of San Diego and would fall within the GHG emissions that were accounted for within County projections of the Climate Action Plan (CAP). The traffic study shows the existing facility located on the project site could generate as much as 9,496 average daily trips (ADT) when fully operational while the proposed project would generate 736 ADT (Linscott Law & Greenspan, 2018). A conservative analysis

was used that calculated the net difference between the GHG emissions of the project and the GHG emissions of the existing leased 44,470 SF commercial use.

Construction CO2e Emissions Calculation Methodology

The proposed project would demolish roughly 118,700 SF of existing buildings onsite. The project would then grade the site to allow for 92 residential units. After grading, trenching would be necessary to install new infrastructure and drainage. Once earthwork activities are completed, paving and building construction activities would follow. CalEEMod 2016.3.2, a computer model that estimates GHG emissions, was utilized for all construction calculations. CalEEMod was manually updated to include Tier 4 construction equipment with diesel particulate filters as the project applicant would include this as a project design feature.

During construction, grading activities will remove mostly asphalt and concrete areas with limited vegetation. (The site is currently comprised mostly of asphalt and concrete with less than two dozen trees.) The proposed project would add a minimum of 184 trees and shrubs throughout and all vegetation on the western portion of the site will remain. Given this, the project would ultimately sequester more carbon during operations than existing site sequestration. Though a credit would be expected, sequestration was not analyzed, and no vegetation credit was taken for this project.

Utilizing the CalEEMod inputs for the model, the total construction of the project will produce approximately 717.160 MT of CO2e over the construction life of the project. Based on South Coast Air Quality Management District (SCAQMD) methodology, it is recommended to average the construction emissions over the project life which is assumed to be 30 years. Given this, the annual construction emission would be 23.91 MT of CO2e per year.

Operational Emissions Calculation Methodology

It should be noted that the project requires the elimination of the existing commercial uses on the site which consists of an approximately 118,700 SF commercial facility. However, the existing commercial operations are underutilized with only 44,470 SF of the 118,700 SF being currently leased out. Also, it should be noted, the underutilized development currently generates 1,790 ADT. For purposes of this analysis, the GHG emission generation of the project is calculated as the net difference between the GHG emissions of the project and the GHG emissions of the existing leased 44,470 SF commercial use. CalEEMod calculations were prepared for this scenario using historic energy assumptions since the facilities were constructed years before the date of the report. The existing underutilized commercial (44,470 SF) annual GHG emissions as calculated by CalEEMod is 1,480.84 MT CO2e.

The Project traffic engineer estimated that there would be 736 daily trips from the proposed project (Linscott Law & Greenspan, 2018). The project would install enough solar to reduce projected emissions at least 90.93 MT of CO_2e per year. Based on calculations using standard data for the San Diego region, the project would install an equivalent photovoltaic system capable of producing 1.8 kWh per unit. In addition, the project's utilization of emissions reducing strategies recommended by CARB in its *Second Update* to the *Scoping Plan* all reasonable and

feasible on-site measures to reduce GHG emissions were also evaluated and incorporated as design features.

Based on the above findings, the proposed project would generate 914.172 MT of CO_2e annually from construction and operational emissions, with the incorporation of design features such as solar and high efficiency lighting. The 44,470 SF of onsite commercial uses generate roughly 1,480.84 MT of CO_2e. Based on this, the proposed project would result in a net decrease of (1,480.84 - 914.172) 566.67 MT CO_2e from the existing environmental setting. Because the project would result in a reduction of GHG emissions levels as compared to the existing commercial use, impacts would be less than significant (see CEQA Guidelines Section 15064.4(b)(1)). Similarly, because the project would result in a reduction of GHG emissions level as compared to the existing environmental setting, the project would not make a cumulatively considerable contribution to global GHG emissions. Therefore, the project would not result in a project-specific or cumulatively considerable contribution to the cumulative GHG emissions that result in a significant impact to global climate change.

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

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions.

Consistency with Relevant General Plan Policies:

The County of San Diego's General Plan incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets identified in the Climate Action Plan.

The County's Climate Action Plan (CAP) includes GHG reduction measures that would achieve an emissions reduction target that is consistent with the state-mandated reduction target embodied in AB 32. A set of project-specific implementing thresholds are included in the County's Guidelines for Determining Significance and are used to ensure project consistency with the County's CAP, GHG emission reduction target, and the various General Plan goals and policies related to GHG emissions that support CAP goals.

In addition, the proposed project would implement all applicable measures identified in the CAP Checklist. Proposed incorporated measures from the CAP Checklist include the following: electric or alternatively-fueled water heating systems, water efficient appliances and plumbing fixtures, rain barrel installations, a landscape documentation package which is required to demonstrate a 40 percent reduction in outdoor water use, and tree installation of a minimum of 184 trees. The proposed project would also incorporate additional design features and measures to reduce emissions: installation of weather-based irrigation systems with rain sensing timers, 1.8 kWh solar/photovoltaic system on each dwelling unit, high-efficiency LED street and area lighting, electric vehicle charging stations, "cool parking" consistent with CARB, Tier IV California Resources Board certified construction equipment, architectural coatings compliant with SDAPCD Rule 67, storage and collection areas for recyclables with informational materials available to residents, informational materials on ride share programs, bicycle parking rack at the recreational area, and building efficiency measures such as high efficiency HVAC systems and sealed air ducts to reduce heating and cooling losses.

Although the project is not consistent with the land use designation in the General Plan and therefore with the established GHG reduction targets in the CAP, the proposed project would reduce GHG emissions compared to the existing use (please refer to the discussion in VIII(a) above). (It should be noted that the Project is, however, consistent with the Village Regional Category of the General Plan.)

Consistency with SANDAG's San Diego Forward: The Regional Plan:

Regarding consistency with SANDAG's RTP/SCS, the project would include site design elements and project design features developed to support the policy objectives of the RTP and SB 375. The Project would implement land use and design measures that would create an environment that promotes alternative mode choice (e.g., pedestrian/bicycle networks and proximity to bus routes). The design of the project is based on a compact neighborhood design, where pedestrian and bicycle path provide access to the community facilities such as parks and clubhouse as well as the proposed bike lane and pathway.

As a design feature, the developer will provide to all homeowners an informative brochure to educate homeowners regarding water conservation measures, recycling, location of outdoor

electric outlets to promote using electrical lawn and garden equipment, and location of nearby resources such as dining and entertainment venues, small commercial centers, and civic uses to reduce vehicle miles traveled. The project will include sidewalks/pathways throughout the site.

Less than Significant Impact: The proposed residential project would remove 566 metric tons of carbon dioxide equivalent from baseline conditions. Therefore, the project would not contribute to a cumulatively considerable contribution to global climate change and would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

IX. 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?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

The following analysis within this section is based on a Phase I Environmental Site Assessment (ESA) report, submitted by EEI (September 2017), and a Phase II ESA report, submitted by Geosyntec, (September 2017).

Less than Significant Impact: 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.

However, the project proposes to demolish a structure on site that was constructed prior to 1980 and that may contain Lead Based Paint (LBP) and Asbestos Containing Materials (ACMs). Lead is a highly toxic metal that was used up until 1978 in paint used on walls, woodwork, siding, windows and doors. Lead containing materials shall be managed by applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5, the worker health and safety requirements (Title 8 CCR Section 1532.1) and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Asbestos was used extensively from the 1940's until the late 1970's in the construction industry for fireproofing, thermal and acoustic insulation, condensation control, and decoration. The USEPA has determined that there is no "safe" exposure level to asbestos. It is therefore highly regulated by the USEPA, CalEPA, and the CalOSHA. Demolition or renovation operations that involve asbestos-containing materials must conform to San Diego Air Pollution Control District (SDAPCD) Rules 361.140-361.156. In accordance with existing regulations, the project will be required to complete asbestos and lead surveys to determine the presence or absence

of ACMs or LBP prior to issuance of a building permit that includes demolition of onsite structures and prior to commencement of demolition.

Additionally, a former dry-cleaning business existed on-site. Investigations conducted by EEI and Geosyntec in 2016 identified relatively minor soil and soil vapor impacts associated with the dry-cleaning operations. However, localized soil and soil vapor impacts would be effectively addressed through mitigation of soil management procedures following demolition of the existing structures at the site. This would include targeted excavation of approximately 25 to 75 cubic yards of soil to be transported offsite to an appropriate disposal facility followed by confirmation soil samples to document that impacted soil has been adequately removed. With the incorporation of the aforementioned requirements and mitigation measures, the impacts associated with hazardous materials would be reduced to less than significant.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant with Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

No Impact: Although the project is located within one-quarter mile of an existing school, the project does not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on 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 result, would it create a significant hazard to the public or the environment?

- ☐ Potentially Significant Impact
- ☒ Less Than Significant with Mitigation Incorporated
- ☐ Less than Significant Impact
- ☐ No Impact

Less than Significant with Mitigation Incorporated: Based on a regulatory database search per CalAtlantis Group, Inc., the project site has been subject to a release of hazardous substances that could create a significant hazard to the public or environment. A former onsite dry cleaner, Bonded Cleaners, 2778 Sweetwater Springs Blvd., Suite F, had operated on the subject property since at least 1987 until approximately September 2016. The facility was reported under the EDR Historical Cleaners, Facility Index Database (FINDS), Facility and Manifest (HAZNET), and EPA Air Pollution Exposure Model for Individuals (EMI) databases. Previous assessments conducted by EEI and Geosyntec indicate that concentrations of PCE and TCE in soil vapor exists beneath the subject property that exceeds residential screening levels. Therefore, the project will be conditioned to test for and remediate potential contamination from subsurface VOCs through the County Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM).

Although the project site is listed in the DEH SAM listing and/or CalSites Envirostor database, the project will not create a significant hazard to the public or the environment because all site remediation and clean-up will occur and will be required to comply with the DEH SAM and will not contribute to a cumulatively considerable impact.

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 or excessive noise for people residing or working in the project area?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

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

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone.

f) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated	☐ No Impact

Less than Significant Impact: The proposed project is located within a County identified Wildland Urban Interface (WUI) zone. A WUI is defined as an area where development is in proximity to open space or lands with native vegetation and habitat that are prone to brush fires. Most of the unincorporated County is within the WUI. In addition, CAL FIRE has mapped areas of significant fire hazards throughout the state and classifies lands different Fire Hazard Severity Zones (FHSZ) based upon fuels, terrain, weather, and other relevant factors. The FHSZ are divided into three levels of fire hazard severity: Moderate, High and Very High. The majority of the County is in the High and Very High FHSZ. However, the project site is located within the Moderate FHSZ.

The project site is completely surrounded by urbanized areas and/or irrigated lands and no wildlands are directly adjacent to the project. The nearest wildland area with native vegetation

is located approximately 0.7 mile southeast of the project site and is buffered from the project site by developed land.

A Fire Service Availability Letter dated July 27, 2018 has been received from the San Miguel Fire Protection District (SMFPD). The conditions from the SMFPD include automatic fire sprinkler systems, site inspections, premises identification (street numbers), fire apparatus access requirements (including driveways), fire hydrants, vegetation clearing, and a fair share contribution, all subject to review and approval by the SMFPD. The Fire Service Availability Letter indicates the site location is 0.2 miles from the SMFPD station. The expected emergency travel time to the project site would meet the maximum travel time allowed pursuant to the Safety Element of five (5) minutes.

Also, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process. Therefore, based on the location of the project and review of the project by County staff, through compliance with the Consolidated Fire Code and through compliance with the SMFPD conditions, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

g) 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?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, there are none of these uses on adjacent properties. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

X. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

☐ Potentially Significant Impact
☒ Less than Significant Impact

☐ Less than Significant with Mitigation Incorporated ☐ No Impact

Less than Significant Impact: The project proposes development of a residential condominium complex. Development projects have the potential to generate pollutants during both the construction and post-construction phases. In order for the project to avoid potential violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, storm water management plans are prepared for both phases of the development project.

During the construction phase, the project would prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would implement the following erosion control BMPs: hydraulic stabilization and hydroseeding on disturbed slopes; County Standard lot perimeter protection detail and County Standard desilting basin for erosion control on disturbed flat areas; energy dissipater outlet protection for water velocity control; silt fencing, fiber rolls, gravel and sand bags, storm drain inlet protection and engineered desilting basin for sediment control; stabilized construction entrance, street sweeping and vacuuming for offsite tracking of sediment; and measures to control materials management and waste management.

The SWPPP will be prepared in accordance with Order No. 2009-009-DWQ, National Pollutant Discharge Elimination System (NPDES) Order CAS000002 Construction General Permit (CGP) adopted by the State Water Resources Control Board (SWRCB) on September 9, 2009. During the post-construction phase, as outlined in the Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) dated July 2018, prepared by Hunsaker & Associates, the project would implement site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

The project's conformance to the waste discharge requirements of both the CGP and MS4 storm water permits listed above ensures the project will not create cumulatively considerable water quality impacts and addresses human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☒ No Impact

No Impact: The project will obtain its water supply from the Otay Municipal Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic, or commercial demands. In addition, the project does not involve operations that would interfere substantially with

groundwater recharge including, but not limited to, the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

(i) Result in substantial erosion or siltation on- or off-site

Less Than Significant Impact: The project will not result in substantial erosion or siltation on or off-site because storm water management plans are prepared for both the construction and post-construction phases of the development project. During the construction phase, the project will prepare and implement a SWPPP. The SWPPP will implement the following erosion control BMPs: hydraulic stabilization hydroseeding on disturbed slopes; County Standard lot perimeter protection detail and County Standard desilting basin for erosion control on disturbed flat areas; energy dissipater outlet protection for water velocity control; silt fencing, fiber rolls, gravel and sand bags, storm drain inlet protection and engineered desilting basin for sediment control; stabilized construction entrance, street sweeping and vacuuming for offsite tracking of sediment; and measures to control materials management and waste management. The SWPPP will be prepared in accordance with Order No. 2009-009-DWQ, NPDES Order CAS000002 CGP adopted by the SWRCB on September 9, 2009. During the post-construction phase, as outlined in the Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) dated July 2018, prepared by Hunsaker & Associates, the project would implement site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

The SWPPP and SWQMP specify and describe the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream receiving waters. The Department of Public Works will ensure that these Plans are implemented as proposed. Therefore, it has been determined that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact.

(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite

Less Than Significant Impact: The Drainage Study prepared by Hunsaker & Associates, July 2018 in accordance with the County of San Diego Hydrology Manual (2003) and Hydraulic Design Manual (2014), determined that the proposed project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. The project proposes

minor changes to the topography. However, the general drainage pattern relative to the existing condition will be maintained. All runoff will be directed towards the proposed water quality basin located at the southeast corner of the site. The water quality basin will treat on-site runoff and aid in addressing flow-control hydromodification. The infrastructure will include streets and associated utilities including a storm drain system (pipes, inlets, cleanouts) necessary to collect and convey site runoff through the project area. Additionally, the site will not place housing within a 100-year flood hazard area.

(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff

Less Than Significant Impact: The SWQMP as well as the Drainage Study both prepared by Hunsaker & Associates, July 2018, determined that runoff water would not exceed the capacity of existing or planned stormwater drainage systems. Inlets will be placed throughout the site and will be sized to collect peak flow runoff conveyed towards the water quality basin located at the southeast corner of the site. Runoff from an offsite slope at the southwest corner of the site will be collected by a proposed brow ditch and directed to the site's discharge point at the southeast project boundary corner. The basin provides the added benefit of water quality treatment, flow control measures, and peak flow attenuation. These benefits will provide improvements over the existing condition relative to erosion potential at the existing downstream discharge point. Additionally, see response C(i) for a list of site design measures, source control BMPs and/or treatment control BMPs proposed to reduce potential pollutants to the maximum extent practicable from entering storm water runoff.

(iv) Impede or redirect flood flows?

Less Than Significant Impact: As described in response C(ii), the Drainage Study determined that the proposed project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. All runoff will be directed towards the proposed water quality basin located at the southeast corner of the site. Inlets will be placed throughout the site and will be sized to collect peak flow runoff conveyed towards the aforementioned water quality basin.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Discussion/Explanation:

i. FLOOD HAZARD

No Impact: 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; therefore, no impact will occur.

ii. TSUNAMI

No Impact: The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Discussion/Explanation:

As described in response a, the project would implement a combination of site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. This includes water quality basin located at the southeast corner of the site which would treat on-site runoff. In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. Moreover, the project will obtain its water supply from the Otay Water District that obtains water from surface reservoirs or other imported water source and would therefore not impact a sustainable groundwater management plan. As a result, the project would not contribute to a cumulatively considerable impact to obstruction to implementation of a water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated	☒ No Impact

Discussion/Explanation:

No Impact: The project does not propose the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. The project will add 92 residential units to a site that was previously intended for commercial primary use type and residential as a secondary use type. The proposed Project of residential units is consistent with the surrounding residential areas to the northeast, south, west and northwest and the project would provide for a seamless residential addition within the area. Therefore, the proposed project will not significantly disrupt or divide an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated	☐ No Impact

Discussion/Explanation: The Project site is an existing commercial center within the Spring Valley Community Plan Area of the County of San Diego General Plan. The project site has a General Plan land use designation of General Commercial (C-1) with the regional category Village. Within the C-1 land use designation, residential development is permitted as a secondary use.

Less than Significant Impact: The proposed project requires a General Plan Amendment (GPA), a Spring Valley Community Plan Amendment, a Rezone, and a Specific Plan Amendment (SPA). A Land Use Analysis prepared by Michael Baker International, dated November 2018, and a Market Study prepared by Meyers Research, dated November 2018, have been accepted for the project. The analysis found that the proposed project would not conflict with any applicable goals, policies, and objectives of the General Plan, Specific Plan or Spring Valley Community Plan. Additionally, the analysis concluded that the project is consistent with other applicable plans and regulations, such as the County Wildland Urban Interface Ordinance, County of San Diego Multiple Species Conservation Program, and the County Dark Skies Ordinance.

A GPA is required to change the current General Plan Designation from General Commercial to a Village Residential (VR-10.9) designator. An Amendment to the Spring Valley Community Plan and a zone change from General Commercial (C-36) to Multi-Family Residential (RM) is also required for consistency with the General Plan. The Regional Category of Village applies to the property: no change to the Regional Category is proposed with the project. The Project differs slightly with respect to the existing allowed land use types and allowed density, but is generally considered to be consistent, if not complimentary, with applicable goals, policies, and objectives contained within the General Plan, including but not limited to, the following elements pertaining to land use and/or density:

- Land Use Element LU-1.3: "…designate land use patterns to enhance communities and preserve surrounding rural lands".
    - The surrounding area includes many large residential subdivisions and high-density residential development. The proposed project is an infill development and is consistent with the existing residential community. Additionally, the proposed Project is located within the "Village" regional category which is not proposed to change.

- Land Use Element LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units. 0020
    - The Project proposes a General Plan Amendment to change the existing land use designation from GC (General Commercial) to VR-10.9 (Village Residential), which allows for a residential density of 10.9 dwelling units per acre (du/ac). The Project proposes a maximum of 92 dwelling units on the 10.6-acre property, for an overall density of 8.7 du/ac, consistent with the proposed VR-10.9 land use designation. This is also consistent with the Spring Valley

Community Plan Land Use Goal LU 2.1 which encourages residential development that is not higher than 15 du/ac.

- Land Use Element LU 2.3 is about development densities and lot sizes: "Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community".
    - Surrounding the Project site to the north east, south, west, and northwest are high density residential units of Village Residential 7.3 (7.3 units per gross acre) with Village Residential 24 (24 units per gross acre) directly adjacent to the project site to the south and north. The proposed density for the Project site of Village Residential 10.9 (10.9 units per gross acre) is compatible with the surrounding residential character.

- Land Use Element LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a community Plan area, in addition to the General Plan Guiding Principles.
    - The proposed residential use of the Project site does not conflict with such existing uses. A variety of residential development is present in the surrounding area including multi-family residential use (apartments) to the northwest and single-family residential use to the northeast across Austin Drive. Adjacent to the south is an apartment complex, with single-family residential uses located further to the south and southwest. To the west, Avenida Bosques borders the site. The Sweetwater Springs Community School and multi-family residential uses are located directly to the west of the site across Avenida Bosques. The Project is distanced and buffered from commercial/office and light industrial uses located to the east, across from Sweetwater Springs Boulevard and Via Orange Way. Sweetwater Springs Boulevard, as well as proposed perimeter landscaping, slopes and the on-site detention basin buffer act as buffers to the project from such uses. In addition, operational aspects of the Project would be compatible with the surrounding community character. Operation of the Project would not result in activities that would disrupt adjacent land uses. Operation of the proposed residential uses would be typical of similar residential uses found within the surrounding and adjacent areas. No significant increases in traffic along community roadways (e.g. Austin Drive or Sweetwater Springs Boulevard) are anticipated to occur with development of the proposed residential uses, and substantial new sources of noise that may affect offsite land uses would not result.

- Land Use Element LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.
    - Sustainable design features have been incorporated into the project to reduce emissions associated with construction, energy use, area sources, and water demand. These design features include policies and performance measures which have been incorporated into the Specific Plan Amendment, and include installation of solar/photovoltaic systems on all dwelling units, cool roof design

with special roof tiles and radiant barrier insulation, plumbing for electric vehicle charging stations, recycling and yard waste collection, high efficiency street and area lighting, and high efficiency HVAC systems. As a condition of approval for the project, a Landscape Documentation Package will be submitted that ensures compliance with the County of San Diego Water Conservation Landscaping Ordinance and demonstrates a 40 percent reduction in outdoor water use.

- Land Use Element LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.
    - To meet the high housing demand in the County of San Diego, higher-density infill development, such as the proposed project, can curb the pressure placed on developing more rural or natural areas within the County and reduce the impact of edge effects. The proposed Project is an infill project with minimal natural resources on site and has a "Village" Regional Category designation.

- Land Use Element LU-9.8 Village Connectivity and Compatibility with Adjoining Areas. Require new development within villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building and landscape design that is compatible with surrounding areas."
    - The project proposes the development of a recreation area, an internal walkway system, landscaping, parking areas, and infrastructure improvements. With development of the project, this would allow for a contribution of new recreational amenities with adequate parking and improved pedestrian mobility and connectivity within the community.

An Amendment to the Rancho San Diego Specific Plan (Sweetwater-Avocado) is also required to change the designation of the property from General Commercial to Village Residential (VR-10.9) and to provide specific design guidelines and development regulations for the proposed project. The Specific Plan was adopted based upon the following principles: effect improvements in the socio-economic mix of the future population, lessen environmental impact, improve circulation and the land use pattern for a greater degree of balance and efficiency in the overall plan, and effect land use changes which reflect the everchanging market conditions. Subsequently, the Rancho San Diego Specific Plan has been amended nine (9) times to reflect current market demands.

The Market Study prepared by Meyers Research (2018) concluded that a commercial center is no longer suitable for the project site due to a number of factors: geographically constrained location, poor market window for visibility, topography, low traffic counts for retail, higher count of commercial use types within the vicinity compared to employees, and the site is not suitable for mixed-use where both residential and retail components are self-sustainable. Further, the existing retail center has a long history of underperforming. The Market Study did however find that a residential use type for the location would be suitable: compatible to surrounding residential development, strong consumer demand, lack of new construction for-sale inventory in East County San Diego, proposed attractive development to enhance the value of the surrounding area, and infeasibility of continued operation of the site as a retail development with low neighborhood commercial lease rates and high vacancy rates.

The Project will amend the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) consistent with its planning principles to: provide additional housing opportunities in the area near public facilities; improve pedestrian mobility and connectivity within the community; and provide densities consistent with the existing established neighborhoods in the surrounding Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) area and surrounding community. The proposed Specific Plan Amendment provides the development regulations and design guidelines for the Project that will ensure consistency with the surrounding area and would be compatible with the Rancho San Diego Specific Plan (Sweetwater-Avocado).

For the above stated reasons, the project would not cause a significant environmental impact due to a conflict with any applicable land use plan, policy or regulation adopted for the purposes of avoiding or mitigating an environmental effect. The impacts would be less than significant.

XII. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of "Potential Mineral Resource Significance" (MRZ-3). However, the project site is surrounded by densely developed land uses including residential, commercial and industrial 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, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

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?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project site is not located in an area that has MRZ-2 designated lands or is located within 1,300 feet of such lands. Therefore, the proposed project would not result in the loss of availability of locally important mineral resource(s). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XIII. NOISE -- Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ Potentially Significant Impact
☒ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less than Significant with Mitigation Incorporated: The project is a development of 92 detached condominium units and will be occupied by residents. The surrounding area supports residential, commercial, industrial and civic use types. Based on the Noise Analysis prepared by Ldn Consulting, dated December 11, 2018, the project is consistent with the General Plan, County of San Diego Noise Ordinance, and other applicable noise standards for the following reasons:

General Plan – Noise Element
The County of San Diego General Plan, Noise Element, Tables N-1 and N-2 addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of 60 dBA Community Noise Equivalent Level (CNEL) or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities as mentioned within Tables N-1 and N-2. The proposed project is a noise sensitive land use. Based on the Noise Analysis prepared by Ldn Consulting, dated December 11, 2018, project implementation will not expose existing or planned noise sensitive areas to noise in excess of the outside sound level threshold of CNEL 65 dB(A) due to the implementation of project design features. Six-foot-high sound walls are proposed to be located to the north and east of the Project site, facing and screening Sweetwater Springs Boulevard and Austin Drive.

The project is also subject to the interior habitable sound level limit of 45 dBA. Based on the noise study, traffic noise would potentially impact the site and expose the proposed exterior noise sensitive areas to noise levels over both the proposed exterior and interior sensitive area thresholds. The primary noise source would be from Sweetwater Springs Boulevard and Austin Drive. An interior noise study will be performed to ensure the project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego.

Noise Ordinance – Section 36.404
Based on a Noise Analysis prepared by Ldn Consulting, dated December 11, 2018, non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The Noise Analysis and staff's review has determined that project's noise levels are not anticipated to exceed County Noise Standards.

Noise Ordinance – Section 36.409
Based on a Noise Analysis prepared by Ldn Consulting, dated December 11, 2018, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dBA standard. No blasting or rock crushing is anticipated during the grading operations.

Also, the project is not expected to expose existing or planned noise sensitive areas, including the proposed project site, to noise 10 dB CNEL over existing ambient noise levels based on a Noise Analysis prepared by Ldn Consulting, Inc. dated December 11, 2018. The existing ambient noise levels measures were found to be roughly 55 – 65 dBA adjacent to roadways. As previously stated, the proposed condominium development is subject to the exterior outdoor area sound level limit of 65 dBA CNEL and an interior sound level limit of 45 dBA. Project design features would be required to reduce the proposed outdoor areas in the form of sound walls and an interior noise study will be performed to ensure the project would meet the interior habitable requirement of 45 dBA. Therefore, the project will not contribute to a cumulatively considerable permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Finally, the project's conformance to the County of San Diego General Plan and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Generation of excessive groundborne vibration or groundborne noise levels?

- ☐ Potentially Significant Impact
- ☐ Less than Significant with Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ No Impact

Less Than Significant Impact: The project is a development of 92 detached condominium units where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the proposed development will not be exposed to or generate excessive groundborne vibration or groundborne noise levels. The project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels. Additionally, no blasting or rock crushing is anticipated during the grading operations. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise on a project or cumulative level.

c) For a project located within the vicinity of a private airstrip or 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?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport, public use airport or private airstrip. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XIV. POPULATION AND HOUSING -- Would the project:

a) Induce substantial unplanned 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)?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project proposes 92 residential condominiums on 10.57 acres of land requiring a General Plan Amendment, Specific Plan Amendment and Zone Reclassification. However, this physical and regulatory change will not induce substantial population growth in the area, because the existing zone (C-36) allowed for residential as a secondary use up to a maximum density of 40 units per gross acre. The proposed 92 units is well within the maximum density. Additionally, no improvement to sewer or water is proposed as part of the Project. The project is proposing infill development, not requiring further expansion into the County's natural and rural areas. Moreover, the regulatory change does not increase density or intensity of land use that is inconsistent with the General Plan.

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

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The proposed project will not displace existing housing since the site is currently commercial with no existing housing. The addition of 92 dwelling units will yield a net gain of available housing.

XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?
ii. Police protection?
iii. Schools?
iv. Parks?
v. Other public facilities?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: San Miguel Fire Protection District, Otay Water District, San Diego County Sanitation and Grossmont Union High School District. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XVI. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The project involves condominiums that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park

fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project opted to pay park fees. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

Regarding regional recreational facilities, there are over 21,765 acres of regional parkland owned by the County, which exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive acreage of existing publicly owned lands that can be used for recreation, the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result in a cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant amount of regional recreational facilities will be available to County residents.

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?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated	☒ No Impact

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XVII. TRANSPORTATION -- Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated	☐ No Impact

Discussion/Explanation:

The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards, Mobility Element, and the Transportation Impact Fee Program.

Less than Significant Impact: A Traffic Impact Study, dated April 27, 2018 was prepared by Linscott, Law, and Greenspan Engineers. The Study prepared two trip generation tables for the proposed project; Table A compares the proposed project trip generation to the number of trips generated by a fully occupied community shopping center; and Table B compares the proposed project to the amount of traffic currently generated by the site (44,741 SF is currently occupied). The lowest retail generation rate was utilized to be conservative. As is the standard of practice in conducting traffic studies, the Sandag (SANDAG) trip rates were utilized to determine the number of trips generated by the proposed residential project. In order to provide an apples-to-apples comparison, Sandag rates were also utilized to determine the amount of trips generated by the existing shopping center. Using the Sandag trip rate for the existing center accounts for the fact that land uses can change in a shopping center based on tenant changes and also accounts for the fact that traffic generated on an existing site varies day to day, based on the specific activities occurring on that particular day.

Both tables show that the project results in fewer average daily drips (736 ADT) than the shopping center when fully operational and as currently being used, respectively. Additionally, the project will not have a significant impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for impacts related to Traffic and Transportation. Finally, the General Plan Regional Category is Village; traffic impacts have been analyzed for a commercial and residential center in this location through the General Plan Update Environmental Impact Report. The proposed residential development would ultimately reduce traffic counts from the existing use and is therefore accommodated by the General Plan road network.

As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not conflict with any policies establishing measures of the effectiveness for the performance of the circulation system and no mitigation is required. Moreover, the Project trips would not contribute to a potential significant cumulative impact.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated	☒ No Impact

Discussion/Explanation:

Section 15064.3 of the CEQA Guidelines details new regulations, effective statewide July 1, 2020that sets forth specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation

impacts. VMT refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided regarding roadway capacity, a project's effect on automobile delay shall not constitute a significant environmental impact.

No Impact: The County of San Diego has not adopted a threshold for VMT and is not expected to until July 2020, when the provisions of the section apply statewide. As the VMT threshold does not yet apply, no impact would occur. In addition, the primary intention of the VMT threshold is to reduce GHG emissions associated with vehicle trips. As stated previously in Section VIII, the proposed project would reduce GHG emissions due to the change in use from commercial to residential. Specifically, annual GHG emissions from mobile sources will reduce from an existing 1,205.736 MTCO2e to 769.013 MTCO2e. Therefore, GHG emissions associated with mobile sources will be reduced. It should also be noted that, as a design feature, the developer will provide to all homeowners an informative brochure to educate homeowners regarding the location of nearby resources such as dining and entertainment venues, small commercial centers, and civic uses in an effort to reduce VMT.

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

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated	☐ No Impact

Less than Significant Impact: The proposed development is for residential condominiums and is an infill project. No new infrastructure such as sharp curves or dangerous intersections are proposed. Additionally, the Traffic Assessment identified that the proposed project would not result in any additional ADT. Moreover, the use is consistent with the surrounding development. Therefore, the project would not directly or cumulatively increase hazards due to a geometric design feature or incompatible uses.

d) Result in inadequate emergency access?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated	☒ No Impact

No Impact: The proposed project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the San Diego County Consolidated Fire Code, therefore, the project has adequate emergency access. Additionally, roads used to access the proposed project site are up to County standards.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural

landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: Pursuant to AB-52, consultation was initiated with culturally affiliated tribes. No tribal cultural resources were identified during consultation. As such, there are no impacts to tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Require or result in the relocation of construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The proposed project does not include or require the construction or expansion of utility and service system facilities which would cause significant environmental effects. Prior to building permit sign-off and use of the site in relation to electric power, natural gas, and telecommunications facilities approval from San Diego Gas and Electric and applicable telecommunication company would be required. Additionally, based on the service availability forms received, the project will not require construction of new or expanded water, wastewater treatment or storm water drainage facilities. The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). Because the project will be discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy the conditions listed above, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan. Moreover, pipelines will have to be extended

for the purposes of this project. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project requires water service from the Otay Water District. A Service Availability Letter from the Otay Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

c) 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?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project requires wastewater service from the San Diego County Sanitation District. A Service Availability Letter from the sewer district has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

d) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XX. WILDFIRE: --If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: As described in the response to IX(f) above, the project site is not located in a very high FHSZ. The project is located mostly within the "urban unzoned" and, to a lesser extent, the moderate FHSZ and is surrounded by urbanized areas and/or irrigated lands. The proposed project does not substantially impair any adopted emergency response plan or emergency evacuation plan and would be serviced by the San Miguel Fire Protection District. Pursuant to the fire service availability form submitted for the project, San Miguel Fire Protection District has indicated the project is eligible for service and nearest fire station is located 0.2 miles from the project. Therefore, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: As indicated above in response a), the proposed project is not located within a high or very high fire hazard severity zone, and thus a fire protection plan is not required. The proposed project would not exacerbate wildfire risk due to slope, prevailing winds or other factors

because the project site is relatively flat and is an infill development located near existing commercial and residential use types with minimal vegetation. The project will however be required to meet applicable fire measures such as fire sprinklers, site inspections, premises identification, fire apparatus access, access road requirements, fire hydrants and vegetation removal/clearance would be required. Additionally, the San Miguel Fire Protection District has indicated the availability to serve the site in the case that a fire would occur. The nearest fire station is located 0.2 miles from the project site.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project site is not located within a high or very high fire severity zone. The proposed project is an infill development and as identified in response b), generalized fire safety measures would be required. No installation or maintenance of associated infrastructure, such as roads, fuel breaks, or emergency water sources, power lines or other utilities would be required for the project. Impacts would be less than significant.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project site is not located within a high or very high fire severity zone. The proposed project is an infill development and as identified in response b), generalized fire safety measures would be required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects.

There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined to meet this Mandatory Finding of Significance.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT TYPE	LOCATION	STATUS
Sweetwater Vistas	General Plan Amendment, Residential Development	SW of Sweetwater Springs Blvd and Jamacha Blvd	Approved 2017
Sweetwater Place	General Plan Amendment, Residential Development	NE of Sweetwater Springs Blvd and Jamacha Blvd	Approved 2017

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Potentially Significant Impact
☐ Less than Significant Impact

☒ Less than Significant with Mitigation Incorporated ☐ No Impact

Less than Significant with Mitigation Incorporated: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VII. Geology and Soils, IX. Hazards and Hazardous Materials, X. Hydrology and Water Quality XIII. Noise, XIV. Population and Housing, XVII. Transportation, and XX. Wildfire. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following: IX. Hazards and Hazardous Materials and XIII Noise. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes soil remediation and asbestos and lead surveys for hazards mitigation as well as an acoustical study and noise wall for noise mitigation. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XXI. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to http://www4.law.cornell.edu/uscode/. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
AVENTINE AT SWEETWATER SPRINGS
PDS2018-SPA-18-002, GPA-18-004, TM-5627, REZ-18-002,
STP-18-013, MUP-70-299W1M32, PDS2018-ER-18-19-003

APN: 505-580-07-00

November 26, 2018

Summary
The applicant is proposes the development of 92 detached condominium units on approximately 10.57 acres of land within the Spring Valley Community Plan area. The project site has an existing shopping center which will be removed. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact
The proposed project site is completely developed with an existing shopping center and there are no sensitive habitats or species within the proposed project site. As a Tier IV habitat, no on-site preservation is required and impacts do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion
After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
AVENTINE AT SWEETWATER SPRINGS
PDS2018-SPA-002, GPA-18-004, TM-5627, REZ-18-002,
STP-18-013, MUP-70-299W1M32, PDS2018-ER-18-19-003

June 13, 2019

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:
The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES	NO	NOT APPLICABLE/EXEMPT
☒	☐	☐

Discussion:
The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated November 26, 2018.

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:

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

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

	YES	NO	NOT APPLICABLE/EXEMPT
The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	☒	☐	☐
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	☒	☐	☐
The Steep Slope section (Section 86.604(e))?	☒	☐	☐
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	☒	☐	☐
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	☒	☐	☐

Discussion:

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

Floodways and Floodplain Fringe:
The project is in compliance. The project is approximately 1.4 miles from the nearest floodway/floodplain fringe area, but there are no proposals for any offsite uses or improvements that need compliance with the Resource Protection Ordinance.

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

Sensitive Habitats:
The project site is developed and no sensitive habitat lands exist on the project site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:
County staff has reviewed the information available in the Geotechnical Investigation by Geocon as well as County records and it has been determined that archaeological/ historic resources will not be disturbed, and mitigation would not be required. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES	NO	NOT APPLICABLE
☒	☐	☐

Discussion:
The project Storm Water Quality Management Plan, prepared by Hunsaker and Associates San Diego, Inc has been reviewed and is found to be complete and in compliance with the WPO.

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

YES	NO	NOT APPLICABLE
☒	☐	☐

Discussion:
County staff has reviewed the Noise Assessment prepared by Ldn Consulting, Inc. It has been determined the proposal would not comply with the County of San Diego 65 dBA CNEL exterior noise standard and may exceed the 60 dBA CNEL interior noise standard without mitigation. However, mitigation is required in the form of six (6) foot high noise barriers for the exterior noise generated from the adjacent roadways and prior to the issuance of a building permit, an interior noise study is required for the project. The interior noise study would assess the interior noise levels and require conformance to County standards prior to building permit issuance. Additionally, construction noise and direct off-site noise would not exceed County of San Diego noise thresholds. Therefore 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, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Attachment J –
PUBLIC DOCUMENTATION

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

Memorandum

TO: File

FROM: Denise Russell, Project Manager

SUBJECT: Response to Comments; Aventine at Sweetwater Springs; PDS2018-SPA-18-002, GPA-18-004, TM-5627, REZ-18-002, STP-18-013, MUP-70-299W1M32; PDS2018-ER-18-19-003

DATE: September 13, 2019

The following are staff's responses to comments received during the public review period for the Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) dated April 3, 2019. The document was released for public review from June 13, 2019 through July 29, 2019, and seven comment letters were received during that time.

Response to comments received from Joel and Sarita Segal, June 19, 2019:

A1. The comment asks who owns the strip of land on Avenida Bosques to the west of the proposed development, and expresses concern about trash, vagrants, and fire hazard.

The strip of land is owned by the apartment complex located just south of the proposed development. County staff communicated with the Code Compliance division to contact the property owner and will be following up with enforcement action as necessary. As this comment raises issues about an existing vacant parcel that is not part of the project, no further response can be provided. In addition, no changes were made to the MND as a result of this comment.

Response to comments received from Genaro Gonzalez, June 24, 2019.

B1. The comment generally suggests that Spring Valley needs commercial uses instead of residential developments.

This comment does not raise an issue under CEQA, such as the potential environmental impacts of the project, nor does it address the adequacy of the analysis within the MND. Therefore, no changes were made to the MND as a result of this comment.

Response to comments received from Dan Silver, Endangered Habitats League, July 1, 2019.

C1. The comment states that Mr. Silver supports the proposed project.

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

Response to comments received from the California Department of Toxic Substances Control (DTSC), July 18, 2019.

D1. The comment generally summarizes the proposed project and the analysis presented in the MND.

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

D2. The comment requests the MND discuss the extent of tetrachloroethene (PCE and TCE) contamination to determine whether groundwater is impacted. The comment also states that if groundwater is impacted, remediation or monitoring should be proposed.

The analysis in the MND relies on the Phase II Environmental Site Assessment (ESA) (Geosyntec, 2017) conducted as part of the proposed project. The Phase II ESA is a technical study that supports the conclusions of the MND and contains detailed information regarding the conditions referenced on site (whereas the MND summarizes those results). As discussed in the Phase II ESA, there was a dry-cleaning operation on the site that contributed to the PCE and TCE within the soil. The project proposes to redevelop the site and will include grading.

Within the discussion section of the Phase II ESA, it is explained that low concentrations of PCE were detected in soil samples. As discussed in the Phase II ESA, groundwater impacts are unlikely due to both the low concentrations of subsurface PCE and because investigations conducted to depths of 25 feet near the dry-cleaning suite did not encounter groundwater. Grading for the proposed project will not reach the depth of groundwater. The residential screening level for PCE in subsurface soil vapor is 480 $\mu g/m^3$, which is an extremely conservative value used to evaluate the need for additional assessment, mitigation, or remediation. Concentrations found at the site were approximately 2,800 $\mu g/m^3$, which are significantly lower than subsurface PCE concentrations typically observed at dry cleaner sites where releases have occurred. As part of the conditions of approval and mitigation measures, the project is required to test for and remediate potential contamination through the County Department of Environmental Health (DEH), Site Assessment and Mitigation (SAM) Program prior to approval of any permits or plans (see Mitigation Measure HAZ#4). This requires excavated soils in the areas identified in the Phase II ESA be stockpiled, tested, characterized for disposal and transported off-site to an appropriate disposal facility.

DTSC has requested that after the excavation of the impacted soil, a cumulative human health risk assessment including vapor intrusion be conducted to ensure that the site is remediated to meet the residential land use. The Phase II ESA already states that the project will be required to perform a focused soil vapor survey within the footprint of the former dry cleaning business to document that post-grading soil vapor concentrations are below residential screening levels as set forth by the DTSC standards and guidance documents. In order to clarify that the requirements of condition HAZ#4 include a requirement to perform a

cumulative human health risk assessment, including a focused soil vapor survey within the footprint of the former dry cleaning business, staff has added a statement to HAZ#4 specifically referring to the human health risk assessment. This will further ensure compliance and document that post-grading soil vapor concentrations are below residential screening levels as set forth by the DTSC standards and guidance documents. Although not expected, if necessary, groundwater remediation and monitoring will be required by the SAM Program. Implementation of mitigation and conditions related to hazardous materials will ensure impacts are less than significant.

The additional statement being added to HAZ#4–SOIL TESTING AND REMEDIATION, is minor in nature and serves to both clarify previous statements and the analyses presented in the original MND (Section 15073.5(c)(4)). The modification does not result in any new impacts, nor did it change any previous impact becoming more severe than originally described (Section 15073.5(c)(2)).

Therefore, the County has determined that the addition described above constitutes only a minor modification of the MND and no recirculation, whole or in part, is required by CEQA. However, in order to ensure that all responsible agencies and commenting agencies are kept abreast of any minor changes, all responsible agencies and all agencies that provided comments on the original MND will be given a copy of this Final MND at least 10 days prior to the public hearing for the project. Likewise, the Final MND will be available on the County's website at least 10 days prior to the hearing. Finally, DTSC's first comment did not result in any change to CEQA documentation.

D3. The comment requests that a cumulative human health risk assessment including vapor intrusion should be conducted after excavation of the impacted soil.

As previously mentioned in response to comment D2, the proposed project is conditioned to work with DEH for soil testing and remediation via the SAM Program. As a part of that, a cumulative human health risk assessment (including vapor intrusion) will be conducted as part of SAM oversight in order to ensure the site is remediated to meet the residential land use. DEH will notify DTSC or the results of the assessment, in accordance with SB-1248. PDS staff coordinated with the SAM Program Manager at DEH and they concur with the conditions and mitigation measures for the proposed project that were released for public review as part of the MND. Therefore, no changes were made to CEQA documentation as a result of this comment.

D4. The comment provides DTSC contact information and further references.

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

Response to comments received from Sonya Heiserman, July 21, 2019.

E1. The comment summarizes the author's general support for the proposed development.

The County appreciates the comments. No changes were made to CEQA documentation as a result of this comment.

E2. The comment discusses concern for parking provided by the development, and states that many residents may end up parking on Austin Drive and other nearby streets. The commenter inquires about the possibility of either an underground parking garage, fewer units, or parking located on the lot with the bioretention basin.

Parking is not an issue that is analyzed under CEQA, nor is it required. However, the County does regulate parking requirements through the Zoning Ordinance. The proposed development meets all County parking requirements. Per the County Zoning Ordinance, the development is required to provide 193 parking spaces. The development is proposing a total of 226 parking spaces, exceeding County requirements. No changes were made to CEQA documentation as a result of this comment.

E3. The comment requests that the developer remove old signs from the property as soon as they can.

Comment noted. The applicant will be obtaining demolition permits to remove old defunct signs as necessary. No changes were made to CEQA documentation as a result of this comment.

E4. The comment identifies that many residents of the area are firefighters, teachers, sheriffs, etc., and hopes they will be given the opportunity to purchase when the development is built.

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

Response to comments received from California Department of Transportation (Caltrans), July 26, 2019.

F1. The comment generally summarizes the mission of Caltrans and thanks the County for including them in the MND review process.

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

F2. The comment notes that Caltrans operates a Park and Ride Lot facility in the existing shopping center parking lot with 10 spaces designated for the facility. The agreement with the property owner can be terminated by giving Caltrans 30 days written notice.

Comment noted. The applicant is aware of the agreement and will provide proper notice to Caltrans prior to start of construction. No changes were made to CEQA documentation as a result of this comment.

Response to comments received from Sweetwater Authority, July 29, 2019.

G1. The comment generally summarizes the proposed project and thanks the County for including them in the review process.

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

G2. The comment requests that a condition be placed on the project to require the owner comply with Sweetwater Authority Resolution 84-8 As Amended, requiring payment of urban runoff protection fees from all developments within the lower Sweetwater Reservoir drainage basin.

The condition has been added. The MND has been revised to include the Urban Runoff Fee condition (#16, STRMWTR#3).

G3. The comment requests that Sweetwater Authority be included in distribution of materials for the subject project and summarizes contact information for the Authority.

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

A

Russell, Denise

From: Joel Segal <joel.segal@hotmail.com>
Sent: Wednesday, June 19, 2019 1:47 PM
To: Russell, Denise
Subject: Fw: Aventine @ Sweetwater Springs

From: Joel Segal
Sent: Wednesday, June 19, 2019 1:44 PM
To: **awilmot@meyersresearchllc.com**
Subject: Aventine @ Sweetwater Springs

We live on Avenida Bosques up the hill from the proposed condo units named Aventine @ Sweetwater Springs.
Our conceern is the strip of land directly across the street from us. It is full of boulders and trees. It also poses a fire hazard as it goes downhill towards your project. We want to know who is responsible for that strip of land. It does not appear to be part of the Aventine plans. 1
If you are not responsible for that strip of land can you direct me to the owners? We keep an eye open for vagrants and trash and people dealing drugs and those who may think the downhhill part is a landfill. We would appreciate knowing if there is a contact number for that piece of property.
Many thanks,
Joel and Sarita Segal
10066 Chavacan Lane
619-741-8083

B

Russell, Denise

From: Genaro Gonzalez <mr.genarogonzalez@gmail.com>
Sent: Monday, June 24, 2019 3:15 PM
To: Russell, Denise
Subject: Sweetwater Aventine

Hi,

I recently moved to Spring Valley about 3 1/2 year ago. The vast majority of my purchases occur outside the City of Spring Valley. This ranges from gasoline to groceries to electronics. Unfortunately , all the taxes I pay on my purchases do not contribute to the quality of life improvements for Spring Valley. These are improvements that Spring Valley desperately need.

Spring Valley is already over populated when compared to the amount of the usable land. What Spring Valley needs is not another 92 homes, but true quality of life improvements. Gas stations, restaurants and stores that my wife can go to, by herself, without fear of being stalked or harassed by individuals who are attracted by ill maintained areas of Spring Valley.

1

Sent from my iPhone

C

Russell, Denise

From: Dan Silver <dsilverla@me.com>
Sent: Monday, July 01, 2019 3:29 PM
To: Russell, Denise
Cc: Wardlaw, Mark; Talleh, Rami; Aghassi, Sarah
Subject: AVENTINE @ SWEETWATER SPRINGS

Dear Ms Russell

Endangered Habitats League *supports* the predesignation of commercial land – now a failing shopping center - to housing use in a Village location. C1

Sincerely,
Dan Silver

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

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

D

Department of Toxic Substances Control

Jared Blumenfeld
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Acting Director
5796 Corporate Avenue
Cypress, California 90630

Gavin Newsom
Governor

July 18, 2019

Ms. Denise Russell
Project Manager
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, California 92123
Denise.russell@sdcounty.ca.gov

MITIGATED NEGATIVE DECLARATION, AVENTINE AT SWEETWATER SPRINGS, SPRING VALLEY

Dear Ms. Russell:

The Department of Toxic Substances Control (DTSC) has received the submitted Negative Declaration with an Initial Study for the above-mentioned project. The project proposes to develop 92 detached condominium units on a 10.57-acre land that currently houses a shopping center.

Section IX of the Initial Study states that investigations conducted at a former dry-cleaning business identified that PCE and TCE were detected in soil vapor at levels that exceed residential screening levels. Therefore, remediation (excavation) will be conducted through a soil management plan under the oversight of the County Department of Environmental Health, Site Assessment and Mitigation Program. D1

DTSC recommends the following comments be addressed in the Environmental Impact Report (EIR), Section IX, Hazards and Hazardous Materials:

1. Discuss the extent of the PCE and TCE contamination. Extent of releases of the volatile organic compounds should be fully defined to determine whether the groundwater is impacted. If the groundwater is impacted, groundwater remediation or monitoring should be proposed. D2

2. After the excavation of the impacted soil, a cumulative human health risk assessment including vapor intrusion should be conducted to ensure that the site is remediated to meet the residential land use. DTSC's modified screening levels can be found at https://dtsc.ca.gov/wp-content/uploads/sites/31/2019/04/HHRA-Note-3-2019-04.pdf and DTSC vapor intrusion guidance documents can be found at https://dtsc.ca.gov/vapor-intrusion/. D3

DTSC appreciates the opportunity to review the Negative Declaration. Should you need any assistance in environmental investigation, please submit a request for Lead Agency Oversight Application which can be found at: https://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/. D4

Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by e-mail at ChiaRin.Yen@dtsc.ca.gov.

Sincerely,

Chia Rin Yen
Environmental Scientist
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

mv/cy/yg

cc: See next page

cc: (via e-mail)

Governor's Office of Planning and Research
State Clearinghouse
state.clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Ms. Yolanda Garza
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program
Yolanda.Garza@dtsc.ca.gov

E

Russell, Denise

From: Sonya Heiserman <sheiserman@cox.net>
Sent: Sunday, July 21, 2019 11:15 AM
To: Russell, Denise
Subject: Aventine Sweetwater Springs project

Denise: We have lived in the RSD Homeowners Association for 25 years. We have been saddened to lose our nice shopping center on Sweetwater Springs and then see it deteriorate day after day. We will be happy to see almost ANYTHING built there! E1

However, I do have some input:

1. Parking will totally impact our daily lives since there are not enough parking spaces allotted for 92 homes. All those residents who do not park in their garages, as many traditionally do not, will park on Austin and nearby streets. Wouldn't it be possible to have an underground parking garage, build fewer homes so that more parking spots are possible, or build parking on top of the corner lot set aside for drainage? E2
2. I hope the developer will try, as promised, to have the terrible rotting signs taken down ASAP. E3
3. There are many first responders, fire and sheriff, and teachers, living in our area. I hope they will be given first dibs or even discounts on these homes. (Realize this is "pie in the sky", but...) E4

Sonya Heiserman
2036 South Barcelona St.
Spring Valley, CA 91977
619-461-1586

Sent from my iPad

F

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY Gavin Newsom, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
PHONE (619) 688-3137
FAX (619) 688-4299
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

July 26, 2019

11-SD -94
PM R3.85
Aventine @ Sweetwater Springs
MND/SCH# 2019069049

Ms. Denise Russell
Project Manager
County of San Diego Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Dear Ms. Russell:

Thank you for including the California Department of Transportation (Caltrans) in the Mitigated Negative Declaration (MND) review process for the Aventine @ Sweetwater Springs project located near State Route 94 (SR-94) in the Rancho San Diego area. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. F1

Caltrans has the following comments:

Caltrans operates a Park and Ride Lot facility (Lot#71) on the existing shopping center parking lot (Address: 10182 Austin Drive). There are 10 parking spaces with posts signage identifying "Park and Ride".

The terms of the agreement with the property owner were renewed with the property owner in 2017. The property owner can terminate the agreement by giving Caltrans 30 days written notice its intent to terminate. F2

If you have any questions, please contact Mark McCumsey, of the Caltrans Development Review Branch, at (619) 688-6802 or by e-mail sent to mark.mccumsey@dot.ca.gov

Sincerely,

MAURICE EATON, Branch Chief
Local Development and Intergovernmental Review Branch

SWEETWATER AUTHORITY
505 GARRETT AVENUE
POST OFFICE BOX 2328
CHULA VISTA, CALIFORNIA 91912-2328
(619) 420-1413
FAX (619) 425-7469
http://www.sweetwater.org

GOVERNING BOARD
TERESA "TERRY" THOMAS, CHAIR
RON MORRISON, VICE CHAIR
JOSIE CALDERON-SCOTT
STEVE CASTANEDA
JOSÉ F. CERDA
JOSE PRECIADO
JESS VAN DEVENTER

TISH BERGE
GENERAL MANAGER

JENNIFER H. SABINE
ASSISTANT GENERAL MANAGER

June 7, 2018

Denise Russell
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Subject: COMMENTS ON AVENTINE AT SWEETWATER SPRINGS
APN 505-580-07 (08, 09, 10)
PDS2018-TM-5627, PDS2018-STP-18-013, PDS2018-MUP-70-299W1M32
SWEETWATER RESERVOIR WATERSHED PROTECTION

Dear Ms. Russell:

Thank you for providing Sweetwater Authority (Authority) with copies of the application, draft Grading Plan / Site Plan, and supporting documents for the Aventine at Sweetwater Springs the project is located at 2770-2792 Sweetwater Springs Boulevard in Spring Valley. We understand that the proposed development would include 92 detached condominiums on approximately 10.6 acres. The existing shopping center would be removed to implement the project.

Sweetwater Authority is a publicly-owned water agency in the South Bay area of San Diego County serving approximately 189,000 people residing in National City, the western and central portions of Chula Vista, and the unincorporated community of Bonita. The Authority operates Sweetwater Reservoir and Loveland Reservoir to store local and imported water for its customers and utilizes the Sweetwater River to transfer water from Loveland Reservoir to Sweetwater Reservoir. The project site is located entirely within the drainage basin of Sweetwater Reservoir, as shown on the enclosed Figure 1. G1

The following comments are based on the current application for the Aventine at Sweetwater Springs project:

1. ***Sweetwater Authority requests that a condition be placed on PDS2018-TM-5627 to require the owner to submit satisfactory evidence to the County of San Diego stating that the owner has complied with Sweetwater Authority Resolution 84-8 As Amended.*** Requested timing for condition compliance is prior to issuance of any building or other permit pursuant to this Tentative Map. On May 8, 1985, the San Diego County Board of Supervisors took action to require the County to place conditions on development proposals within a designated area of the Sweetwater River Watershed to the satisfaction of Sweetwater Authority, as provided in Sweetwater Authority Resolution 84-8. Since the Board of Supervisors action, discretionary project approvals within the designated watershed area have complied with this condition. The resolution provides for the collection of urban runoff protection fees from all developments within the lower Sweetwater Reservoir drainage basin to pay for a portion of the Sweetwater Reservoir G2

Urban Runoff Diversion System.

2. ***Please continue to include Sweetwater Authority on the County's distribution list for the Aventine at Sweetwater Springs project.*** The Authority requests copies of all permit applications, supporting documents, maps, public review notifications, and hearing notices for the project.

G3

Sweetwater Authority appreciates the opportunity to comment on this project. Additional correspondence may be provided as the project progresses through the development review process. If you have any questions, please contact Cindy Pino at 619-409-6805 or cpino@sweetwater.org.

Sincerely,

SWEETWATER AUTHORITY

Peter F. Baranov
Director of Water Quality

Enclosure: Figure 1

cc: Jim Custeau, Spring Valley Community Planning Group

PROJECT LOCATION WITHIN HYDROLOGIC UNIT

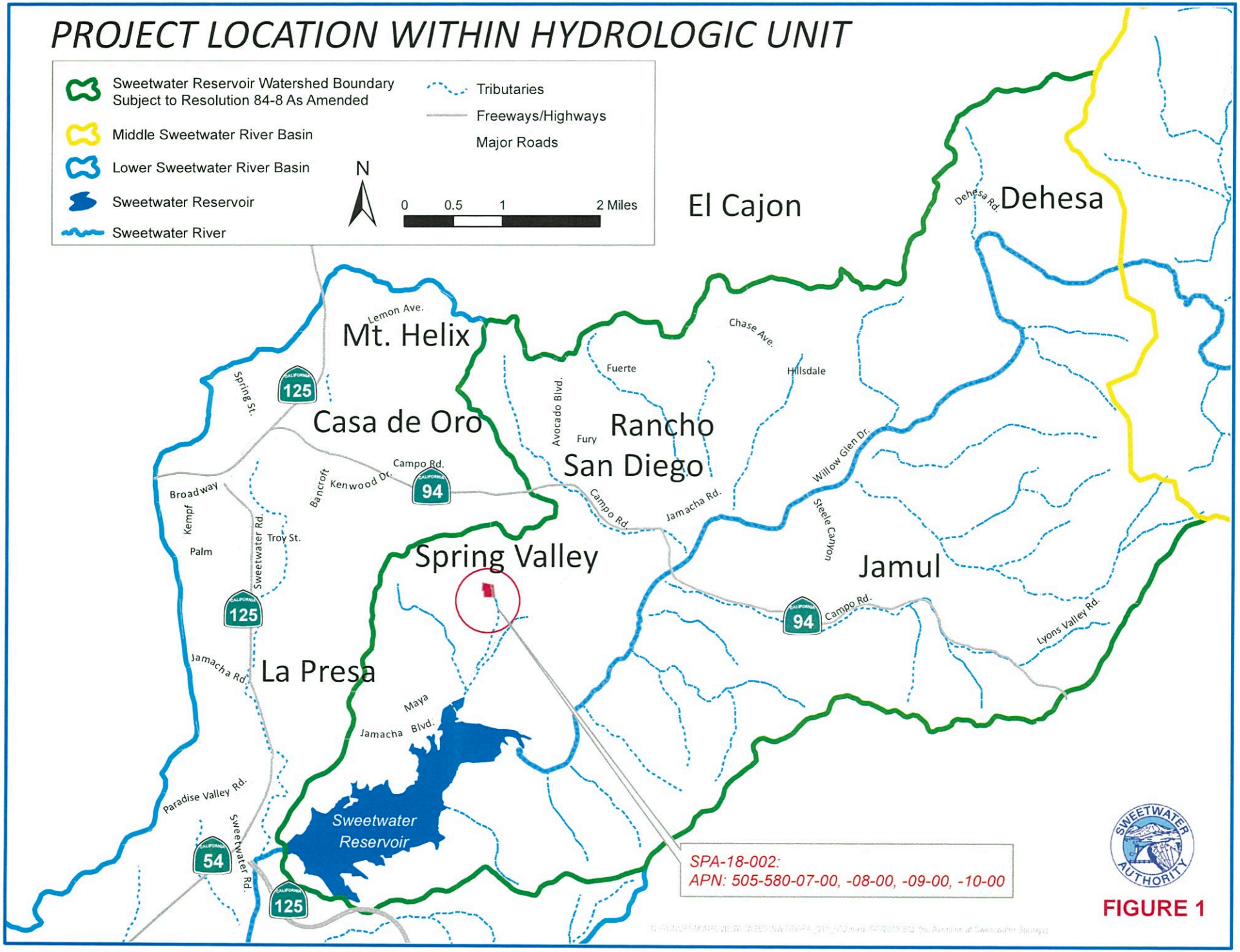


FIGURE 1

County of San Diego
Spring Valley Community Planning Group
P.O. Box 1637, Spring Valley, CA 91979

Regular Meeting Minutes
June 25, 2019; 7:00 p.m.

Meeting Location: Otay Water District Headquarters
2554 Sweetwater Spring Boulevard, Spring Valley, CA 91978

E-mail: svpgchair@gmail.com; Facebook: Spring Valley Planning Group

A. Members

seat	Name	absent	seat	Name	absent
1	Elizabeth "Liz" Lavertu (Co-Chair)	X	9	Clifton Cunningham	X
2	Lora Lowes (Co-Chair)		10	Chris Pearson	
3	Jesse Robles	X	11	James "Jim" Custeau (Secretary)	
4	Mark Kalsho		12	Adrian Caminos	
5	Marilyn Wilkinson (Vice-Chair)		13	Edward Woodruff	
6	John Eugenio	X	14	Robert "Bob" Eble	
7	Scott Harris	X	15	**VACANT**	*
8	Scott Shaffer				

The meeting was called to order at 7:01 p.m.

B. Public Comment:
There was no public comment

C. Action Items:

1. California Highway Patrol,
This item was postponed due to the absence of a representative from the CHP.

2. Aventine @ Sweetwater Springs (Former Family Foods Shopping Center) CEQA and MND PDS2018-SPA-18-002, GPA-18-004, TM-5627, REZ18-002, STP-18-013, MUP-70-299W1M32; PDS2018-ER-18-19-00, Presenter: Lowes, Russell. Review of Mitigated Negative Declaration of the proposed 92 home detached condominium project on approximately 10.57 acres. The public review period runs from June 13, 2019 – July 29, 2019.
There was a lively discussion on this project by both planning group members and members of the community. Greg Kazmer, Planning Manager with San Diego County Planning and Development Services presented information regarding the Mitigated Negative Declaration, clarifying what constitutes such a declaration. He went on to address the special conditions that must be met by the developer regarding the contamination of soil under the previous dry-cleaning establishment on site. It is estimated that 75 cubic yards of contaminated soil will need to be removed from the site and sent to a licensed disposal site for decontamination. Next, Alex Plishner, VP Forward Planning, Lennar Homes showed a PowerPoint presentation on the project. He began with a plot plan of the project, indicating 92 individual two story homes ranging from 1900 – 2165 square feet on 10.57 acres of land. He highlighted the 226 parking spaces for the project (182 garage parking spaces – 2 per dwelling) and 42 guest spaces, totaling 226 parking spaces w8. More information needed on the Mitigated Negative Declaration, especially

considering the number of occupants possible. Planning Group needs to have a record of who is responsible for the Mitigation of the within the project. He reminded the planning group that this total exceeds the county required 194 spaces. He went on to show the floor plan and elevations of each of the three models (1950 square feet, 4 bdrm, 2 bath, 2000 Square Feet, 4 bdrm, 2bath, 2165 Square Feet, 4 bdrm, 3 bath) each of these will have theme variations in exterior elevations (farmhouse, Ranch, Spanish). Mr. Plishner then explained the multiple studies that were done evaluating the viability of continued commercial use at this location. All studies indicated that commercial was not going to work and no buyers were found who would be interested in a continued use of the site for commercial, including mixed use residential/commercial.
Community members were asked to provide input.
Sonia Heiserman asked about play areas, including tot lots. Mr. Plishner replied that there are two play areas within the development totaling 15,000 sq. ft. and one is a designated tot lot.
Ms. Mathius asked if there were any designated low-income homes within the project – Plishner replied, no.
Garrett asked about time lines for starting and finishing the project – Plishner replied that he expects the project to be heard by the Planning Commission in early fall of this year and by the BOS by years end. They are hoping to break ground by mid-2020.
another community member asked about what will happen to the current trees and how many trees will be in the new development. Plishner replied, most of the current trees will be removed due to regrading of the plot, but 184 trees will be planted in the new development.

Co- Chair Lowes then asked for input from the planning group members. Kalsho, said, "great project, parking is an issue. Caminos – Concerned about safety of school kids, Pearson asked the developer to market the homes extensively to businesses in the community, considering special pricing, etc. to reduce traffic commutes because owners would not have to commute to other parts of the county for work. Wilkerson liked the color pallet and asked if this project would be paying park fees to the county. Plishner replied, "yes we will be paying park fees". Custeau said he got on the planning group at the urging of Supervisor Jacob after complaining about the current "Family Foods" shopping center's blighted condition. He said he really likes the project, but still has concerns about potential parking from residents overflowing onto nearby streets. He also sited big concerns with traffic, specifically congestion getting onto the westbound 94 on ramp from Sweetwater Springs Blvd. He asked the county to work with Caltrans to figure out how to mitigate that onramp back up. Lastly, he asked if there was going to be vegetation/vines covering the sound walls surrounding a portion of the project – in an effort to reduce the chances of graffiti on the walls. Lowes said, "too dense – wants 7.2 density designation".

Motion: M/S:(Lowes/Kalsho) approve and recommend the project with these recommendations and issues:

1. concerned about the amount of parking spaces and would like more.

2. We request an accurate traffic examination to mitigate especially Sweetwater Springs @ West 94 and street level traffic plan + request that the traffic created by all three projects need to be looked at together.

Vote: Aye(8); No(1-Lowes); Abstain:(0); Absent:(5); Vacant: (1)
Motion: Passed

3. Helix Street Trash, Presenter: Robles, Proponent: Heiserman/Orozco
This item was postponed due to absence of the Presenter. However, Mr. Orozco was present for the action

item.

D. Approval of Minutes of June 11, 2019 meetings
Motion: Approve minutes as presented.
M/S: (?/?)
Vote: Aye: (9); No: (0); Abstain: (0); Absent: (5); Vacant: (1)

E. GROUP BUSINESS

1. On June 14th, Caminos and Pearson attended a Homeless Taskforce Meeting. Some promising work is being done – there was discussion about possibly building a homeless shelter somewhere in Spring Valley, but not adjacent to residential area.

2. Custeau reported approval of an all-way stop at the intersection of Orville and Thayer Streets by the Traffic Advisory Committee (TAC) on June 14, 2019. This request will be heard for final approval by the Board of Supervisors at their September 11, 2019 meeting.

3. Next meeting: July 9, 2019

F. ADJOURNMENT: 9:12 P.M.

From: Jayne [jayne.f@cox.net]
Sent: Wednesday, April 25, 2018 9:57:32 AM
To: Jacob, Dianne
Subject: Spring Valley Family Foods construction

Diane I am very concerned about the impact this project will have in adding congestion to the area. Am afraid it will turn into a nightmare similar to Lemon Grove. That area is so congested that I avoid it as much as possible. Getting on & off the freeway and navigating the area takes forever.

There is already a huge bottleneck from the 94 to the 125 and adding almost 500 homes close by will only make it worse. Not to mention what the incredible density of homes will do to surrounding surface street congestion.

Whatever you can do to diminish the footprint of this project on our neighborhood would be appreciated.

Jayne Fewell
Casa de Oro resident

From: Julie [julieber@cox.net]
Sent: Thursday, April 26, 2018 8:32:36 PM
To: Jacob, Dianne
Subject: Spring Valley condo projext at Family Foods +

92 homes with only 2 car garages and no driveways IS a disaster plan. I live in Canterbury Hill HOA (original owner since 1980), a community of 71 homes. Our original HOA rules stated that all vehicles must be parked in the garage. That went by the wayside within the first few years. Soon people started filling their garages with "stuff" and parking their cars in their driveway. Another 15 years later, the teenagers were driving. Now there was no place for the third car – so the guest lots filled up. WE have 42 guest parking spots. Even though we have 2 car garages and driveways that hold 2 cars, our guest lots are almost always full – with one exception – the parking lot in front of our park is not always full because 7 nearby homes are owned by a single person who always parks his/her car in the garage. If these 7 homes were owned by a family of four - with 2 or 3 drivers – all guest parking spaces would be taken. More that half of the homeowners in my HOA cannot park their cars in their garages because the garages are full of stuff.

This high density plan will fill the pockets of the developers, and create an impossible situation for the homeowners. The homes need driveways and at least 54 additional guest spaces. There also needs to be an impact study regarding traffic. I can't attend the meeting because I have a commitment tomorrow and just received the notice tonight.

Thank you for all you do for East County Residents.

Julie Bernardy

September 7, 2018

Board of Supervisors
Planning and Development Serivces

REF: Scoping Letter:
Aventine development Sweetwater Springs/Austin Dr., Spring Valley
SPA18-002, TM5627, REZ18-002,
STP-18-013, GPA18-004, MUP70-299W1M32

Proposed – 92 Dwelling units on 10.57 acres

Requires:
SPA (SP-70-01) amendment rezone
Major Use Permit Minor Deviation
Tentative map 'B' waiver designation

There are 3 major issues for this plan:

- **Change of the Community Plan by PDS rather than those elected representatives who wrote it**
- **Inappropriate zoning changes not requested by the developer but forced by PDS**
- **Lack of appropriate infrastructure**

The General Plan amendment wants to change property from designation of General commercial (C36) to Multi-family RM.

- This area already has two (2) large multi- family constructions, Casa Monterey, 116 units which abuts the Aventine Property on the South and 74 units, Casa Diego, across the street from the Aventine, North side, on Austin Dr.
- County is applying to change the property from Rancho San Diego Specific Plan in order to increase density and avoid specific items for a Specific Plan Area. The proponent requested a density of 8+ dwelling units per acre (dua), but the County changed it to 10+dua. There **MUST** be some way to allow development without increasing density **that even the proponent didn't ask for**. Our understanding of V-R was that the maximum density in V-R is 7.3dua. When did this change?

Under the project issue checklist:
Item 1-3

- Staff is unable to determine whether the required major use permit findings in Sec. 7358(a) of the Zoning Ordinance can be made for this section. With the Planned Development requirements of Sec. 6600 of the Zoning Ordinance

- PDS is unable to determine if the proposed modification would still be consistent
- **This project does not comply with either**

Item 1-4

- Technical reports ongoing for Mitigated Neg. Dec. under CEQUA

Item 1-5

- The General Plan proposed amendment from C36 to VR10.9. This totally obviates the VR-7.3 which is supposed to be the maximum for a Village Residential designation in Spring Valley designed during GP2020 development criteria

Item 2-1 through 2- 7 -called Principles by which development is supposed to proceed.

1. Principles-, this plan does not conform to anything except increased density in an area already impacted by loss of businesses and now business land;
2. Princ. #2- There is no new infrastructure planned. Work, shopping jobs must drive at least a mile to get anywhere;
3. Princ. #3- There is no local economy to speak of, employment, and rec. activities are being planned due to 2 previous large non-complying approved projects within a block of this on;
4. Princ. #6 there is only vehicle travel with minimal bus service in the entire community.
5. Princ. #7-this property already had a land use designation. The proposed new one is out of compliance with local densities.

Item- 2-7-this plan of development preserves the ranches of the few living to the east while increasing densities and, therefore, blight for others which has been applied to Spring Valley

- Item 2-9 – is not printed completely and so it is assumed that the County wants to make it as dense as possible stating that it is in compliance with the general area densities. It is not.
  Since this was a well-planned community, a variety of densities were applied to allow affordability for many different people. There are 2 large apartment complexes which have, with the years, caused a lack of any street parking along the projects' streets. Any density over 7.3 would create a problem along Avenida Bosques, a school pick up and drop off area, on the south side of Austin Drive, which is already impacted by the current multiple dwelling unit on the N side of Austin Dr.;
- Item #2-26 – this is a stand-alone development. There is connectivity but only on the existing Sweetwater Springs Blvd or Austin Dr. and is not the preferable design and use of the surrounding property;
- Item #2-37 – At this time there has been no notification of any increased efficiency of transit; for the Sweetwater Place project, one bus was added to the route. Sweetwater Vistas has none and this project proposes none;
- Item #2-48 – this project does not reduce, but will increase vehicular travel by at least 100 vehicles per day;
- Item #2-50 – this project uses up every possible bit of space with building. Any of the requirements are only minimal;
- Item #2-51 – the project increases air pollutants;

- Item #3-1 through 3-9 – The SV Community; Plan will apparently be changed by other than the elected Planning Group. This is unacceptable. The plan was written by the duly elected Spring Valley Community Planning Group and cannot be changed by PDS employees **The Community Planning Group** needs to decide whether the project complies with our Community Plan;
- Item #5-1 - This zoning is not in compliance with Planning Group;
- Item #5-2 – **Density is the most important issue for this project.** Leaving it out seems to be designed to ensure larger density than is appropriate for the site;
- Item #6-4 - The designation of VR10.9 should not be applied, but 7.3;
- Item #7-4 - All streets in the project shall be a minimum of 30' with 24'paved in accordance with County Code;
- All of Item 7 – A landscape plan has not been submitted for review and comment to the Planning Group yet;
- All of Item 11- the County of San Diego cannot arbitrarily change any portion of the Community Plan without the consent of the local Planning Group. This is a legal document developed by them and is not subject to arbitrary change by an unauthorized entity;
- Item#24-1 – It has been noted that the Sweetwater Place project conducted an assessment and stated that commercial use was viable by 2012.

Thank you for your time and I hope you will consider these legal and developmental issues.

Lora Lowes, Member
Spring Valley Community
Planning Group

Attachment K – SERVICE AVAILABILITY FORMS

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - FIRE

ZONING DIVISION

Please type or use pen

CALATLANTIC Homes (858)-618-4919
Owner's Name Phone

16465 Via Esprillo, Suite 150
Owner's Mailing Address Street

San Diego CA 92127
City State Zip

ORG_____ F
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:_____
☐ Boundary Adjustment
☒ Rezone (Reclassification) from Commercial to Residential zone.
☐ Major Use Permit (MUP), purpose:_____
☐ Time Extension...Case No._____
☐ Expired Map...Case No._____
☐ Other_____

B. ☒ Residential . . . . . Total number of dwelling units 92
☐ Commercial . . . . . Gross floor area_____
☐ Industrial . . . . . Gross floor area_____
☐ Other . . . . . Gross floor area_____

C. Total Project acreage 10.57 Total lots 1 Smallest proposed lot NA

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

505-580-07	505-580-08
505-580-09	505-580-10

Thomas Guide, Page 1271 Grid E7

2778-2782 Sweetwater Spring Blvd,
Project address Street

Spring Valley, CA 91977-7140
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [signature] Date: 12-05-2017

Address: 16465 Via Esprillo Suite 150 San Diego, CA 92127 Phone: 858-618-4936

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: San Miguel Consolidated Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
2850 Via Orange Way, Spring Valley, CA 91978 0.2 miles

A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☐ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is _____ minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. ☒ District conditions are attached. Number of sheets attached: 3
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

☒ Within the proposed project 100 feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature	Print Name and Title	Phone	Date
Tony L. Morgan	Tony Morgan, DFM	619-660-5356	12-11-17

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

PDS-399F (Rev. 09/21/2012)

SDC PDS RCVD 05-04-18
SPA18-002, TM5627, REZ18-002,
STP18-013, GPA18-004,
MUP70-299W1M32

San Miguel Consolidated Fire Protection District
Serving the communities of Bostonia, Casa de Oro, Crest, Grossmont/Mt. Helix, La Presa, Rancho San Diego, Spring Valley, and unincorporated areas of El Cajon and La Mesa

December 11, 2017

San Diego County
Department of Planning and Land Use
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Ref: Calatlantic Homes APN's 505-580-07, 08, 09 & 10

Project Service Availability Letter
Additional Conditions Attachment

As applicable the following is a list of conditions of approval for the attached Project Service Availability Letter:

- ***Fire Sprinklers:*** Structures shall have an automatic fire sprinkler system installed per NFPA 13-D standards and San Miguel Consolidated Fire Protection District standards. Fire sprinkler plans shall be submitted and approved by the San Miguel Consolidated Fire Protection District prior to framing inspection.

- ***Site Inspections:*** At any time until project has received final approval, a site inspection may reveal conditions that have changed since service availability letter or plan review. When such discrepancies arise, field inspections shall take precedence.

- ***Street Numbers/Premises Identification:*** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Street numbers shall be in accordance with San Miguel Consolidated Fire Protection District Ordinance No. 2013-1.

- ***Fire Apparatus Access:*** Plans for fire apparatus access roads or for their modification shall be submitted to the fire department for review and approval prior to construction or modification.

- ***Fire Apparatus Access Roads,*** including private residential driveways, shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from the closest point of fire department vehicle access.

- ***Marking Fire Apparatus Access Roads:*** Approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

- ***Dead Ends:*** Fire apparatus roads, including private driveways, more than 150 feet in length shall be provided with an approved means for turning the fire apparatus around. Turnaround requirements shall be in accordance with San Miguel Consolidated Fire Protection District Ordinance No. 2013-1. Clearly show the turnaround on the plot plan when submitting plans.

- ***Dimensions:*** Fire apparatus access roads shall have an unobstructed improved width of not less than twenty-four feet except for single-family residential driveways serving no more than one single-family dwelling shall have a minimum of sixteen feet of unobstructed improved width. All fire apparatus access roads shall have an unobstructed vertical clearance of not less than thirteen feet, six inches.

- ***Surface:*** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs.) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities.

- ***Fire Access Road Name:*** All private roads within major subdivisions and private roads serving four or more parcels shall be named. The developers shall install one road name sign at each intersection as a part of the improvements. Installation shall be in accordance with San Diego County Design Standard Number DS-13.

- ***Turning Radius:*** The turning radius of a fire apparatus access road shall be 28 feet or as approved by the Chief.

- ***Grade:*** The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be the installation of a surface of Portland cement concrete with a heavy-broom finish, perpendicular to the direction of travel to enhance traction. The angle of departure and angle of approach of a fire access roadway shall not exceed 7 degrees or 12% or as approved by the Chief.

- ***Roadway Design Features:*** Roadway design features (speed bumps, speed humps, speed control dips, etc.) that may interfere with emergency apparatus responses shall not be installed on fire access roadways, unless they meet design criteria approved by the Chief.

- ***Gates:*** All gates or other structures or devices that could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the Chief and receive Specific Plan Approval.

- ***Response Map Updates:*** Any new developments that necessitate updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in a format compatible with current department mapping services, and shall be charged a reasonable fee for updating the response maps.

- ***Fire Hydrants:*** The location, number and type of fire hydrant connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved by the Chief. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of Section 503.1.

- ***Clearance of Brush or Vegetative Growth From Structures:*** Clearance of brush or vegetative growth from structures, roadways, and improved property lines shall meet San Miguel Consolidated Fire Protection District Ordinance No. 94-3.

- ***Fair Share Contribution:*** A fair share contribution to overall fire and life safety services, which may include but not be limited to, land, facilities, apparatus, equipment and / or staffing may be required of this project. The Fair Share Contribution is .20 cents per square foot.

- ***Additional Requirements:*** There may be further conditions applied to this project at a later date.

If you have any questions, please contact me at 619-660-5356.

Sincerely,

Tony Morgan
Deputy Fire Marshal

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

2017-44

Please type or use pen

CALATLANTIC HOMES (858)-618-4919
Owner's Name Phone

16465 Via Esprillo Suite 150
Owner's Mailing Address Street

San Diego CA 92127
City State Zip

ORG _____
ACCT _____
ACT DPWWWDPOSSAL
TASK _____
DATE _____ AMT $ 15.00

S

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 Commercial to Residential zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

B. ☒ Residential . . . . . Total number of dwelling units 92
☐ Commercial. . . . . Gross floor area _____
☐ Industrial . . . . . Gross floor area _____
☐ Other . . . . . Gross floor area _____

C. Total Project acreage 10.57 Total lots 1 Smallest proposed lot NA

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

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

505-580-07	505-580-08
505-580-09	505-580-10

Thomas Guide Page 1271 Grid E7

2778-2782 Sweetwater Spring Blvd
Project address Street

Spring Valley, CA 91977-7140
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: Arnold C White Date: 12-5-2017

Address: 16465 Via Esprillo Suite 150 San Diego, CA 92127 Phone: 858-618-4936

(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 SAN DIEGO COUNTY SANITATION Service area SPRING VALLEY

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:** _____
☐ **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?** N/A

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.

Jeff Bosway JEFF BOSWAY - UNIT MGR (858) 694-2711 12/6/17
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*

SDC PDS RCVD 05-04-18
SPA18-002, TM5627, REZ18-002, STP18-013, GPA18-004, MUP70-299W1M32

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)

CALATLANTIC HOMES (858)618-4919
Owner's Name Phone

16465 Via Esprillo Suite 150
Owner's Mailing Address Street

San Diego CA 92127
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT
- [x] Rezones changing Use Regulations or Development Regulations
- [ ] General Plan Amendment
- [ ] Specific Plan
- [x] Specific Plan Amendment

B. DEVELOPMENT PROJECT
- [ ] Rezones changing Special Area or Neighborhood Regulations
- [x] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [ ] Boundary Adjustment
- [ ] Major Use Permit (MUP), purpose:_____
- [ ] Time Extension...Case No._____
- [ ] Expired Map...Case No._____
- [ ] Other_____

C.
- [x] Residential . . . . . Total number of dwelling units 92
- [ ] Commercial . . . . . Gross floor area_____
- [ ] Industrial . . . . . Gross floor area_____
- [ ] Other . . . . . Gross floor area_____

D. [ ] Total Project acreage 10.57 Total number lots 1

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

505-580-07	505-580-08
505-580-09	505-580-10

Thomas Guide Page 1271 Grid E7

2778-2782 Sweetwater Spring Blvd
Project address Street

Spring Valley, CA 91977-7140
Community Planning Area/Subregion Zip

Applicant's Signature: [signature] Date: 12-05-2017

Address: 16465 Via Esprillo Suite 150 San Diego, CA 92127 Phone: 858-618-4936

(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: La Mesa - Spring Valley

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

Indicate the location and distance of proposed schools of attendance.

Elementary: Sweetwater Springs miles: .2
Junior/Middle: Spring Valley Academy miles: 2.0
High school:_____ miles:_____

- [ ] This project will result in the overcrowding of the [ ] elementary [ ] junior/school [ ] high school. *(Check)*
- [x] Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- [x] 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.

Miranda Durning — Miranda Durning
Authorized Signature — *Print Name*

Business Services / Budget Analyst — 619-668-5700 ext 6405
Print Title — *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

SDC PDS RCVD 05-04-18
SPA18-002, TM5627, REZ18-002, STP18-013, GPA18-004, MUP70-299W1M32

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)

CALATLANTIC HOMES (858)618-4919
Owner's Name Phone

16465 Via Esprillo Suite 150
Owner's Mailing Address Street

San Diego CA 92127
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT
- [x] Rezones changing Use Regulations or Development Regulations
- [ ] General Plan Amendment
- [ ] Specific Plan
- [x] Specific Plan Amendment

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

C.
- [x] Residential . . . . . Total number of dwelling units 92
- [ ] Commercial . . . . Gross floor area
- [ ] Industrial . . . . . Gross floor area
- [ ] Other . . . . . Gross floor area

D. [ ] Total Project acreage 10.57 Total number lots 1

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

505-580-07	505-580-08
505-580-09	505-580-10

Thomas Guide Page 1271 Grid E7

2778-2782 Sweetwater Spring Blvd
Project address Street

Spring Valley, CA 91977-7140
Community Planning Area/Subregion Zip

Applicant's Signature: [signature] Date: 12-05-2017

Address: 16465 Via Esprillo Suite 150 San Diego, CA 92127 Phone: 858-618-4936

(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

GUHSD
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: Mt. Vista 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.
- [x] 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.

[signature] Rosa Rossetti
Authorized Signature *Print Name*

12/6/17 619 644 8177
Print Title *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

SDC PDS RCVD 05-04-18
SPA18-002, TM5627, REZ18-002, STP18-013, GPA18-004, MUP70-299W1M32

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - WATER

ZONING DIVISION

Please type or use pen

CALATLANTIC HOMES — Owner's Name — 858-618-4919 — Phone

16465 Via Esprillo Suite 150 — Owner's Mailing Address — Street

San Diego — City — CA — State — 92127 — Zip

ORG _____ **W**

ACCT _____

ACT _____

TASK _____

DATE _____

AMT $ 75.00

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- [x] Major Subdivision (TM)
- [x] Specific Plan or Specific Plan Amendment
- [ ] Minor Subdivision (TPM)
- [ ] Certificate of Compliance: _____
- [ ] Boundary Adjustment
- [x] Rezone (Reclassification) from Commercial to Residential zone.
- [ ] Major Use Permit (MUP), purpose: _____
- [ ] Time Extension...Case No. _____
- [ ] Expired Map...Case No. _____
- [ ] Other _____

B.
- [x] Residential . . . . . Total number of dwelling units 92
- [ ] Commercial. . . . . Gross floor area _____
- [ ] Industrial . . . . . Gross floor area _____
- [ ] Other . . . . . Gross floor area _____

C. [x] Total Project acreage 10.57 Total number of lots 1

D. Is the project proposing the use of groundwater? [ ] Yes [x] No
Is the project proposing the use of reclaimed water? [ ] Yes [x] No

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

505-580-07	505-580-08
505-580-09	505-580-10

Thomas Guide Page 1271 Grid E7

2778-2782 Sweetwater Spring Blvd — Project address — Street

Spring Valley, CA 91977-7140 — Community Planning Area/Subregion — Zip

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

Applicant's Signature: _____ Date: 12/05/2017

Address: 16465 Via Esprillo Suite 150 San Diego, CA 92127 Phone: 858-618-4936

(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: OTAY WATER DISTRICT Service area WATER I.D. 22

A.
- [x] 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. [x] 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): _____

SDC PDS RCVD 05-04-18
SPA18-002, TM5627, REZ18-002,
STP18-013, GPA18-004,
MUP70-299W1M32

C.
- [x] **District conditions are attached. Number of sheets attached:** _____
- [ ] **District has specific water reclamation conditions which are attached. Number of sheets attached:** _____
- [ ] **District will submit conditions at a later date.**

D. [x] **How far will the pipeline(s) have to be extended to serve the project?** PUBLIC WATERMAIN FRONTS NORTH AND EAST OF project SITE

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ Print Name VU TRAN

Print Title PERMIT TECH Phone (619) 670-2241 Date 12/7/17

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

PDS-399W (Rev. 09/21/2012)

THIS APPROVAL OF AVAILABILITY IS SUBJECT TO ALL OTAY WATER DISTRICT REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE.

...Dedicated to Community Service
2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004
TELEPHONE: 670-2222, AREA CODE 619 www.otaywater.gov

December 7, 2017

Project: P1438-000000
Activity: 3307

County of San Diego
Planning & Development Services – Zoning Counter
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Subject: Project Facility Availability: Water
Project Name: The Enclave at Sweetwater Springs; 92 Detached Condominium Units
Project Address: 2778-2782 Sweetwater Springs Boulevard, Spring Valley, CA 91977
APN: 505-580-07-00, 505-580-08-00, 505-580-09-00, 505-580-10-00

Dear Sirs:

As per Section 62.01 of the Otay Water District's Code of Ordinances, "To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public street must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served."

Otay Water District (District) has no objection to The Enclave at Sweetwater Springs (Project) consisting of 92 detached condominium units. The District anticipates the ability to supply water to meet this proposed development. The developer will be required to submit a Sub-Area Master Plan and a calculation of water demands prior to the commencement of the Project. The District prefers the Project to be served through master meters and, thereafter, individual dwelling units will need to be sub-metered. The developer will need to work with the District on vacating existing District easements and facilities onsite.

The Project can be served by an existing 14-inch potable water main located on the north side of the Project on Austin Drive and the existing 12-inch potable water main located on the east side of the Project on Sweetwater Springs Boulevard. The Project site is currently served by several existing meters. The developer will be required to submit plans and plumbing fixture unit counts for District review and approval prior to water meter purchase and pay all fees, including plan review, inspection, water meter installation, and capacity fees prior to any work. If service laterals do not exist for the Project, the applicant must pay to have the District install them. The District requires that the design and construction of the new facilities be in conformance with the Water Agencies' Standards and that the District's plan check and approval of the plans be completed prior to commencement of the Project. The developer shall be in coordination of the construction of water facilities with adjacent projects. When a

customer requests water service on a parcel of land with potable irrigated landscape equal to 5,000 square feet or more, a separate meter will be required for irrigation purposes on the site.

Fire service plans must be designed to Water Agencies' Standards. Each service must have an approved reduced pressure principle backflow prevention device (R/P) purchased and installed by the developer after District review and approval. The developer should contact the Project's fire agency for any fire protection requirements and determine early on how the fire protection requirements can be met from the existing pressure zone.

The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for a fire hydrant or fire sprinkler service on privately owned land, the service shall be provided by the District at the property line of land to be served.

Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.

The District's Engineering Public Services Division can be contacted at (619) 670-2241 or visit the website at www.otaywater.gov/engineering for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, meter costs. Also, visit the website at www.otaywater.gov/code-of-ordinances for sections pertaining to the Project and any other conditions that may have arisen since this letter was written for this Project.

Enclosed are the documents you forwarded with your review request.

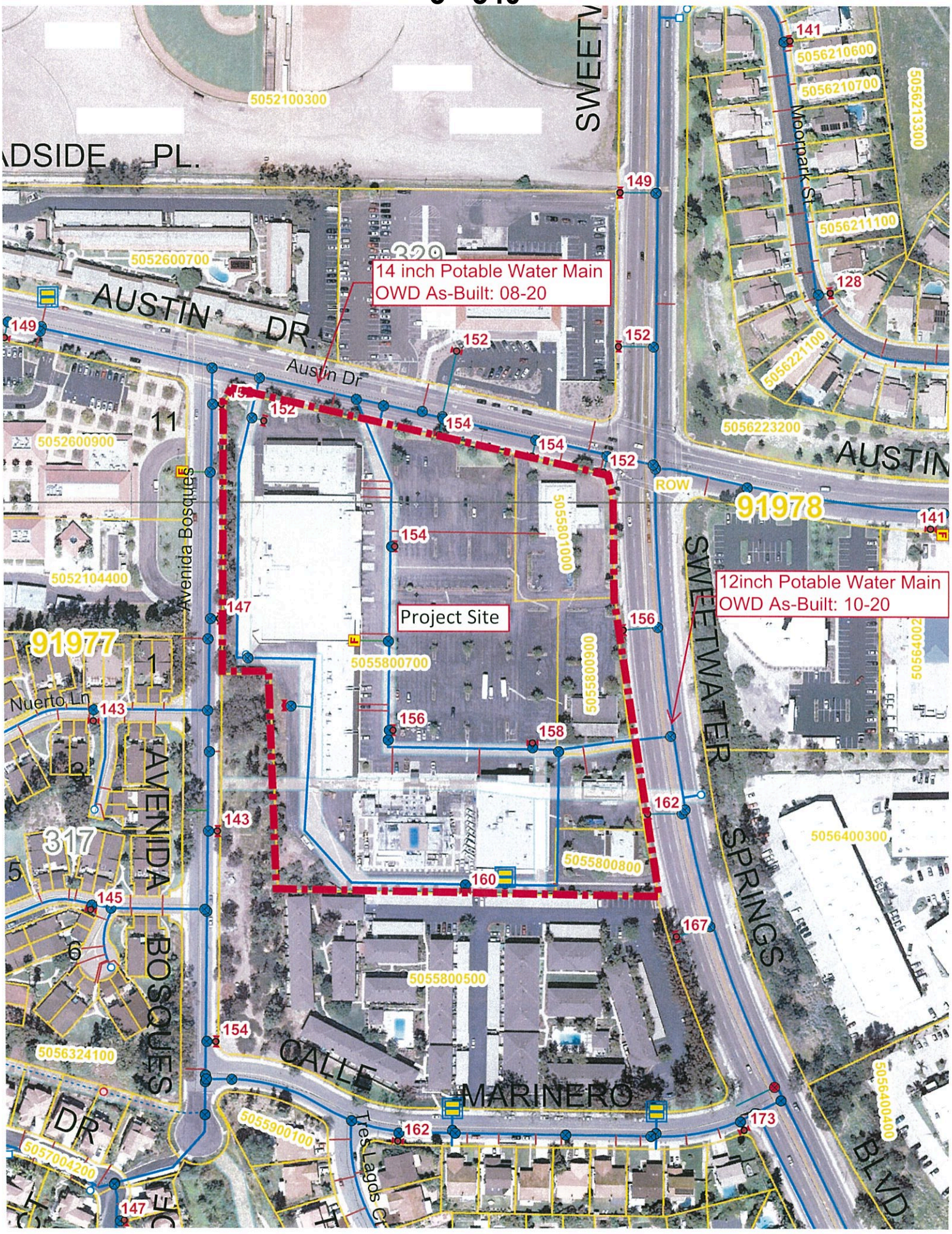
Sincerely,
OTAY WATER DISTRICT

Dan Martin, P.E.
Engineering Manager

DM:jf

Enclosures

cc: Mr. Nicholas Stamnas *(via electronic mail at nstamnas@hunsakersd.com)*


14 inch Potable Water Main
OWD As-Built: 08-20
12inch Potable Water Main
OWD As-Built: 10-20
Project Site
AUSTIN DR.
Austin Dr
SWEETWATER SPRINGS BLVD
AVENIDA BOSQUES
Avenida Bosques
Nuerto Ln
CALLE MARINERO
Moorpark St
Tres Lagos Cr
ROW
91978
91977
5052100300
5052600700
5052600900
5052104400
5055800700
5055800800
5055800500
5055801000
5055800900
5056210600
5056210700
5056213300
5056211100
5056221100
5056223200
5056400300
5056400400
5056324100
5055900100
5057004200
141
149
128
152
154
156
158
160
162
167
173
143
145
147

Otay Water District
Otay Cashier
2554 Sweetwater Springs Blvd
Spring Valley, CA 91978
619 670-2222

000831-0044 Dana G. 12/07/2017 02:20PM

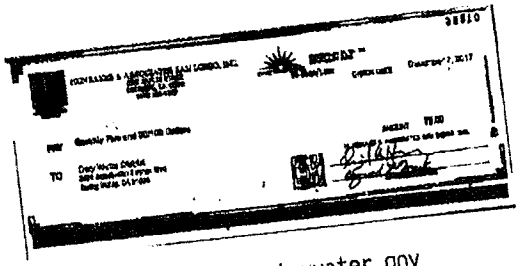
MISC RECEIPTS
Payment Tran Code:
Availability Letter
(avltr)
Description: Hunsaker &
Associates San Diego,
Inc.

Availability Letter	75.00
2018 Item: avltr	75.00

	75.00
	75.00
Subtotal	**75.00**
Total	75.00
CHECK	---
Check Number036510	0.00

Change due

Paid by: Hunsaker & Associates San Diego, Inc.



http://www.otaywater.gov
Thank you for your payment

CUSTOMER COPY

Attachment L –
OWNERSHIP DISCLOSURE

County of San Diego, Planning & Development Services

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

ZONING DIVISION

Record ID(s) PDS 2017 GPA-17-018 SPA-18-002

Assessor's Parcel Number(s) 505-580-07, -10

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.

CalAtlantic Group, Inc.

Lennar Homes of California, Inc.

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

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

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

Signature of Applicant

Alexander L. Plishner

Print Name

07/19/2019

Date

----- OFFICIAL USE ONLY -----

WRITTEN CONSENT TO CORPORATE ACTION
BY BOARD OF DIRECTORS OF
CALATLANTIC GROUP, INC.
FEBRUARY 21, 2018

The undersigned, being all of the members of the Board of Directors of CalAtlantic Group, Inc., a Delaware corporation (the "Corporation"), do hereby unanimously agree and consent, pursuant to the provisions of Section 141(f) of the Delaware General Corporation Law, to the adoption of, and do hereby adopt, the following resolutions:

RESOLVED, that the Corporation is the sole member of SPIC Del Sur, LLC, a Delaware limited liability company ("SPIC"), the sole member of Homefed SPIC Otay, LLC, a Delaware limited liability company ("Homefed"), and the sole member of Mesa Canyon Community Partners, LLC, a Delaware limited liability company ("Mesa Canyon" and together with SPIC and Homefed, collectively referred to as the "Companies"); and

RESOLVED, that without limitation upon the power of the Corporation, acting on its own behalf, or in its member capacity on behalf of the Companies, by resolution to confer the same or similar authority upon other officers and individuals from time to time, and without limiting any authority otherwise conferred on any officers of the Companies, the individuals listed on Exhibit "A", attached hereto and made a part hereof are hereby elected to the respective offices set forth opposite their names, to hold that office on behalf of each of the Companies until the next annual meeting, or until a successor is duly elected and qualified, or until his earlier resignation or removal from office; and be it further

RESOLVED, that the authorities hereby conferred shall be deemed retroactive, and that any and all actions by the Directors and Officers of the Companies in their official capacities that were performed prior to the passage of these resolutions be, and they hereby are, approved, ratifies and confirmed in all respects.

This Written Consent may be executed in counterpart signature pages, and all so executed shall constitute one Written Consent. A facsimile, PDF of a signature or an electronic signature to this Written Consent shall be deemed and treated for all purposes of execution to be as valid as an original signature thereto.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent effective as of the date first written above.

DIRECTORS:

DocuSigned by:
Mark Sustana
147E737ED065476...
Mark Sustana

DocuSigned by:
Diane Bessette
0E1FEF43CCEE4D8...
Diane Bessette

Exhibit "A"

List of Officers

Ostrem, William	Vice President
Atkin, Thomas	Vice President
Green, Ryan E.	Vice President
Plishner, Alexander	Vice President
Whittingham, Alan	Vice President
Massas, Laura D.	Authorized Agent – Homebuilding/Sales Operations
Harden, Erin Rebecca	Authorized Agent – Homebuilding/Sales Operations
Hein, Nicole	Authorized Agent – Homebuilding/Sales Operations
Willingham, Dorothy	Authorized Agent – Homebuilding/Sales Operations
James, David	Authorized Agent – Homebuilding/Sales Operations
White, Arnold L.	Authorized Agent – Land Development Operations
Flanagan, Gabriela C.	Authorized Agent – Land Development Operations
McWilliam, Fulya N.	Authorized Agent – Land Development Operations
Scott, Diane L.	Authorized Agent – Land Development Operations
Gonzalez-Salcedo, Gaddiel	Authorized Agent – Land Development Operations
Burskotter, Kurt	Authorized Agent – Land Development Operations
Keller, Richard	Authorized Agent – Land Development Operations

WRITTEN CONSENT TO CORPORATE ACTION
BY BOARD OF DIRECTORS OF

LENNAR HOMES OF CALIFORNIA, INC.

MARCH 16, 2018

The undersigned, being all of the members of the Board of Directors of Lennar Homes of California, Inc., a California corporation (the "Corporation"), do hereby unanimously agree and consent, pursuant to the provisions of Division 1 of the California General Corporation Law, to the adoption of, and do hereby adopt, the following resolutions:

RESOLVED, that without limitation upon the power of the Corporation, acting on its own behalf, by resolution to confer the same or similar authority upon other officers and individuals from time to time, and without limiting any authority otherwise conferred on any officers of the Corporation, the individuals listed on Exhibit "A", attached hereto and made a part hereof are hereby elected to the respective offices set forth opposite their names, to hold that office on behalf of the Corporation until the next annual meeting, or until a successor is duly elected and qualified, or until their earlier resignation or removal from office; and be it further

RESOLVED, that the authorities hereby conferred shall be deemed retroactive, and that any and all actions by the Directors and Officers of the Corporation in their official capacities that were performed prior to the passage of these resolutions be, and they hereby are, approved, ratifies and confirmed in all respects.

This Written Consent may be executed in counterpart signature pages, and all so executed shall constitute one Written Consent. A facsimile, PDF of a signature or an electronic signature to this Written Consent shall be deemed and treated for all purposes of execution to be as valid as an original signature thereto.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent effective as of the date first written above.

DIRECTORS:

DocuSigned by:
Mark Sustana
147EZ37ED085476...
Mark Sustana

DocuSigned by:
Diane Bessette
0E1FEF43CCEE4DB...
Diane Bessette

Exhibit "A"

List of Officers

Ostrem, William	Vice President
Atkin, Thomas	Vice President
Green, Ryan E.	Vice President
Plishner, Alexander	Vice President
Whittingham, Alan	Vice President
Jones, Gary	Vice President
Battaglia, Michael	Vice President
Sheehan, Adam	Vice President
Massas, Laura D.	Authorized Agent – Homebuilding/Sales Operations
Harden, Erin Rebecca	Authorized Agent – Homebuilding/Sales Operations
Hein, Nicole	Authorized Agent – Homebuilding/Sales Operations
Willingham, Dorothy	Authorized Agent – Homebuilding/Sales Operations
James, David	Authorized Agent – Homebuilding/Sales Operations
Higgins, John Patrick	Authorized Agent – Homebuilding/Sales Operations
Goodale, Leslie A.	Authorized Agent – Homebuilding/Sales Operations
Cole, Alyxandra	Authorized Agent – Homebuilding/Sales Operations
White, Arnold L.	Authorized Agent – Land Development Operations
Flanagan, Gabriela C.	Authorized Agent – Land Development Operations
McWilliam, Fulya N.	Authorized Agent – Land Development Operations
Scott, Diane L.	Authorized Agent – Land Development Operations
Gonzalez-Salcedo, Gaddiel	Authorized Agent – Land Development Operations
Burskotter, Kurt	Authorized Agent – Land Development Operations
Keller, Richard	Authorized Agent – Land Development Operations
Bencz, Brian	Authorized Agent – Land Development Operations
Burckle, Crystal	Authorized Agent – Land Development Operations
Carlos, Salvador	Authorized Agent – Land Development Operations
Mindt, Sandra D.	Authorized Agent – Land Development Operations
Dalby, Johnna	Authorized Agent – Land Development Operations
Cummins, Ryan	Authorized Agent – Land Development Operations
Matthes, Brandon	Authorized Agent – Land Development Operations
Kemmerer, Michael	Authorized Agent – Land Development Operations