



The County of San Diego

Planning Commission Hearing Report

Date:	March 20, 2020	Case/File No.:	Anza Street Townhomes; PDS2018-TM-5628; PDS2018- REZ-18-003; PDS2018-ER-18- 14-006
Place:	County Operations Center 5520 Overland Avenue San Diego, CA 92123	Project:	Multi-Family Townhome Development; Zone Reclassification, Tentative Map
Time:	9:00 a.m.	Location:	1118 N. Anza Street, Lakeside
Agenda Item:	#2	General Plan:	Village Residential (VR-15)
Appeal Status:	Not applicable; Approval by the Board of Supervisors	Zoning:	Variable Family Residential (RV)
Applicant/Owner:	Hall Land Company, Inc.	Community:	Lakeside Community Plan Area
Environmental:	15183 Exemption	APNs:	484-291-01, 484-092-31, -33, - 34, -35

A. EXECUTIVE SUMMARY

1. Introduction

The purpose of this staff report is to provide the Planning Commission with the information necessary to recommend approval, approval with modifications, or denial of the proposed Anza Street Townhomes project (Project) to the Board of Supervisors. Discretionary actions required for the proposed Project include a Zone Reclassification (REZ) and a Tentative Map (TM).

The proposed Project, submitted in 2018, is a multi-family townhome development consisting of 39, two-story townhome units on one common lot in the Lakeside Community Plan area. The 3.2-acre property is currently zoned Variable Family Residential (RV) and has several existing residences that will be demolished and removed.

The Project is consistent with the existing RV use regulations and General Plan Land Use Designation, Village Residential 15 (VR-15). However, the REZ is required to change the building type designator from what is currently allowed, duplexes and stacked single-family dwellings, to allow for multi-family dwelling units on the same lot. In addition, a requirement of 350 square feet of private open space and 150 square feet of common open space per unit will be included with the REZ. The County's Zoning Ordinance separates use regulations and development regulations into individual "designators." These designators specify the allowed uses, lot size, density, height, building types, open space, and other requirements. A zone is a combination of all designators; therefore, a change in any designator requires a REZ. The TM is required for the townhome subdivision.

This report describes the Planning & Development Services (PDS) recommendation, development proposal, analysis and discussion, community planning group recommendation and public comments.

2. Recommendations

PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, Subdivision Ordinance, and other applicable regulations, policies and ordinances, and 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 REZ and TM, with the conditions noted in the attached Resolution and Ordinance (Attachments B and C). Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

- a. Adopt the Environmental Findings included in Attachment A, which includes a finding that the Project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.
- b. Adopt the Ordinance for REZ PDS2018-REZ-18-003 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN AREA, REF: PDS2018-REZ-18-003 (Attachment B).
- c. Adopt the Resolution of Approval of Tentative Map PDS2018-TM-5628, 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 C).

B. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a TM and a REZ to construct a multi-family townhome development including 39, two-story townhome units on one common lot. The project site is located in the Lakeside Community Plan area within unincorporated San Diego County, north of Broadway and east of N. Anza Street, directly adjacent to the City of El Cajon (Figures 1 and 2). The Project includes three private active recreation areas, internal private roads, and two on-site storm water quality basins. The townhomes are designed in four-unit, six-unit, and seven-unit attached groups, with each unit having individual access driveways to the internal private roads. Earthwork consists of 710 cubic yards (CY) of cut and 18,274 CY of fill, resulting in an import of 17,565 CY of fill. Project design components are discussed below.



Figure 1: Vicinity Map

Residential Units

The Project includes two floor plan options, ranging in size from 1,731 to 2,033 square feet, each with an attached two-car garage and private useable open space in the rear of each unit. The smaller option includes three bedrooms and two and a half bathrooms, the larger option includes four bedrooms with two and a half bathrooms. The Project includes two four-unit buildings, four six-unit buildings, and one seven-unit building, for a total of seven separate structures. The architecture of the buildings will consist of style options including Spanish style, Craftsman style, and Santa Barbara style, with varying roof material, garage door style, and door and window details. Color schemes will vary throughout the development, with a focus on earth tone colors in accordance with the Lakeside Design Guidelines. Each building has a height of 28 feet. Additionally, each unit will include energy and water efficient appliances and fixtures, solar facilities, and equipment necessary for future installation of electric vehicle charging stations.

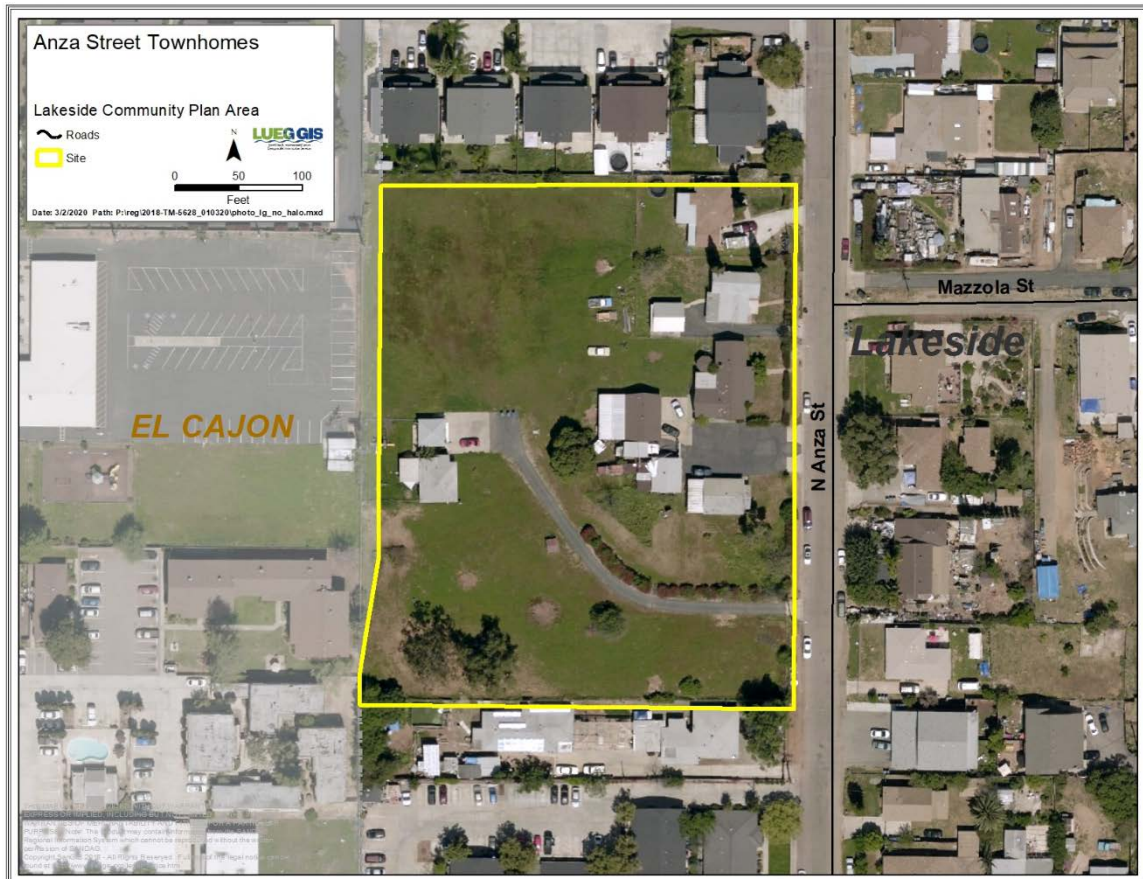


Figure 2: Aerial of Existing Site

Private Recreation Areas

The Project includes establishing a "J" open space designator to require a minimum of 350 square feet of Private and 150 square feet of Group Usable Open Space per dwelling unit. To meet these requirements, the Project includes three private recreation areas, totaling 7,000 square feet. Open Space Areas 1 and 2 are 2,720 square feet and 1,740 square feet respectively, are located towards the front of the property adjacent to N. Anza Street, and include an accessible picnic table, bench, pet waste station, and required landscaping. The third Open Space Area is 2,540 square feet and is located at the south east corner of the property and includes an active recreation turf area and required landscaping (Figure 3). Sidewalks lead to each area providing connectivity to surrounding residential units. In addition, 78 trees (two trees per home), will be planted throughout the development in accordance with the County's Climate Action Plan (CAP).



Figure 3: Site Plan

Access

Access to the Project will be provided by two private driveways off N. Anza Street. An internal network of three, 24-foot wide private roads provides access to all units and guest parking areas. In total, there are 10 guest parking spaces including two accessible spaces, and each unit has both a two-car garage and a driveway length of 20 feet for parking.

Public Transit

The Metropolitan Transit Service (MTS) provides bus transit service every 30 minutes in the Lakeside community along two bus routes, the 848 line and the 875 line, for which there are existing stops located along Broadway, a few blocks east and west of the N. Anza Street intersection (Figure 4). This existing stop will serve residents of the Project through existing sidewalks along N. Anza Street and Broadway. Both bus routes connect to the Arnele Avenue trolley station about two miles southwest of the project site. The Arnele Avenue trolley station is served by the orange line, which travels south and west through Lemon Grove, Encanto, and ends in downtown San Diego, and the green line, which travels west through La Mesa, San Diego State University, Mission Valley, Old Town, and ends in downtown San Diego.

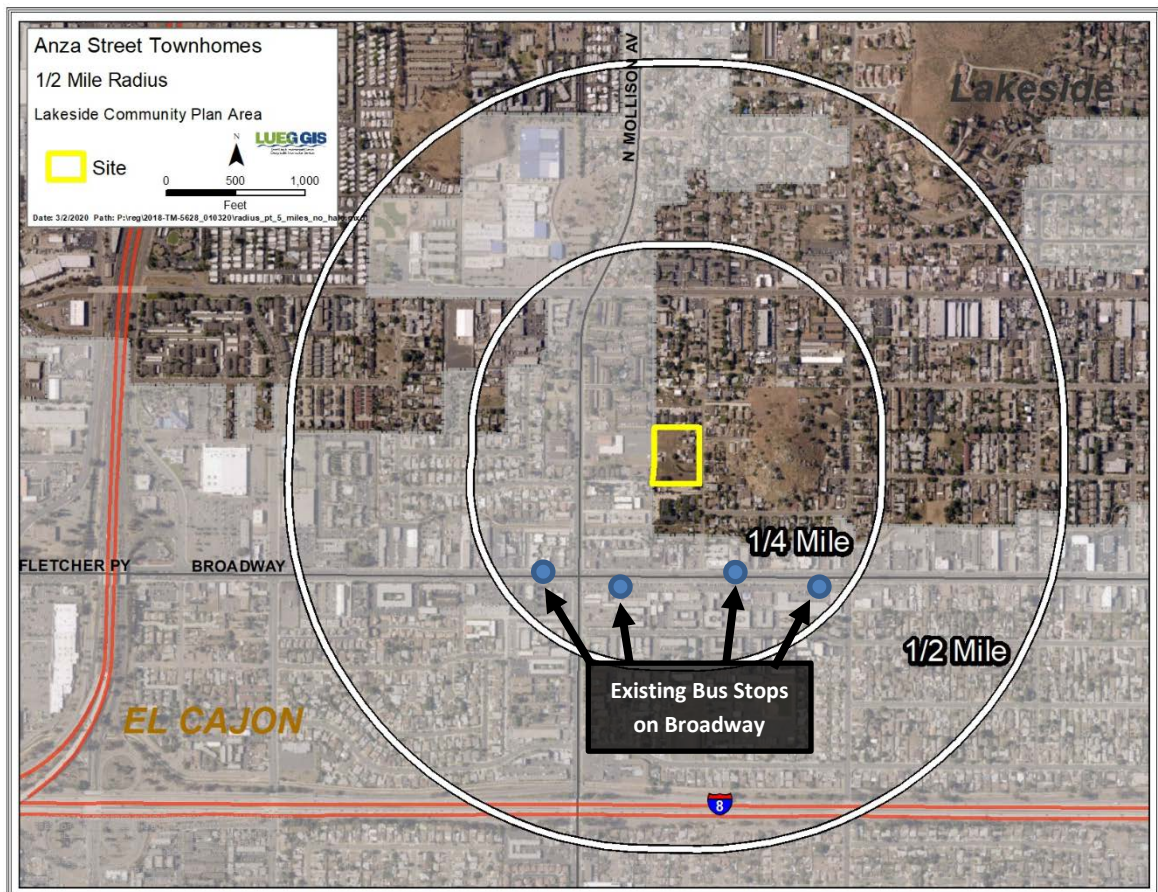


Figure 4: Existing Transit Stops Near Proposed Project

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: Helix Water District

School: El Cajon – Cajon Valley Union School District and Grossmont Union High School District

2. Subject Property and Surrounding Land Uses

The project site is bordered to the west by a church and apartment complexes within the City of El Cajon, to the south by an apartment complex and single-family homes, and to the east and north by single-family dwellings. The site is comprised of five individual lots totaling 3.2 acres, with four existing single-family homes with accessory structures which will be demolished and removed to allow development of the proposed townhomes.

The General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is Village Residential 15 (VR-15), which will not be changed with the Project. The zoning designation, Variable Residential (RV), will also not be changed with the Project. Surrounding land uses include multi-family and single-family residential uses, as well as commercial and civic uses. Please refer to Attachment D – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table B-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-15)	RV	Greenfield Drive	Single-Family Residential
East	Village Residential (VR-15)	RV	N. Anza Street	Single-Family Residential
South	Village Residential (VR-15)	RV	Broadway	Multi-Family Residential
West	City of El Cajon	N/A	N. Mollison Ave.	Church, Multi-Family, Single-Family Residential

C. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Lakeside Community Plan, Lakeside 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. Key Requirements for Requested Actions:

- Is the proposed Project consistent with the vision, goals, and policies of the General Plan?
- Does the project comply with the policies set forth under the Lakeside Community Plan?
- Is the proposed Project consistent with the Lakeside 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?

2. Project Analysis

Consistency with Applicable County Plans and Ordinances

Zoning Reclassification

The Project is consistent with the zoning designation, land use designation, and height. The zoning designation for the site is RV which allows for residential uses. In addition, the Project is consistent with the General Plan Land Use Designation, Village Residential 15 (VR-15), which allows for 15 dwelling units per acre. At the existing density, the 3.2-acre project site would allow approximately 48 dwelling units to be constructed on one common lot. The applicant is proposing 39 dwelling units, which is a total density of 12.28 dwelling units per acre.

The Project requires a zone reclassification to change the building type designator from "F", duplexes and stacked single-family dwellings, to "K", allowing multi-family dwelling units on the same lot. The existing "F" building type designator would only allow up to two units on one common lot designed as single units, semi-detached units, duplexes, or stacked units (e.g. apartment buildings). With the proposed building type designator, the applicant would be able to incorporate the density allowed by the General Plan, instead of only two units on one common lot.

Staff has concluded that the proposed zone reclassification to change the building type is consistent with adjacent uses including single-family residential and multi-family residential uses. Immediately to the east and north of the Project site are single-family residences, and to the south are townhomes and apartment buildings. To the west is the City of El Cajon, which includes apartment buildings and a church. The proposed townhome development will provide additional housing and will be compatible with the existing character of the community.

The Project also proposes a "J" open space designator to require a minimum of 350 square feet of private and 150 square feet of open space per unit. The proposed "J" open space designator is not a requirement by the County. The applicant is proposing to establish the open space designator to ensure that square footages for private and group usable open space per dwelling units will remain on the property.

Architectural Design and Community Character

The Project incorporates varying architectural styles to create visual interest and maintain the character of the community. As discussed in the project description section above, two different floor plans are proposed, and architectural styles will include unique combinations of colors encompassing Spanish, Craftsman, and Santa Barbara styles.

The Project does not introduce a negative visual impact to the community. Landscaping and Open Space Areas 1 and 2, which are located on the eastern property line fronting N. Anza Street, will limit views of residential units from public view. The Project also includes landscape buffers between residential units and open space areas to provide privacy for residents within the development. A retaining wall and six-foot-tall fence borders most of the property for rear yard fencing for the units

which about the rear and side yard property lines. The Project will be consistent with community character and the Lakeside Community Plan goals and policies related to design by incorporating subdued building colors, and screening of parking areas which cannot be seen from public view.

Traffic and Parking

A Traffic Impact Study (TIS) prepared for the proposed project determined the project will generate 312 average daily trips (ADT). The General Plan Environmental Impact Report (EIR) (2011) assumed a build-out of maximum residential density on the subject site, which would be 48 dwelling units. The current proposal includes 39 dwelling units. Traffic for the Project will be less than was assumed in the General Plan EIR. The reduction in daily vehicle trips also equates to a reduction in greenhouse gas emissions from what was analyzed in the General Plan EIR.

The County's Zoning Ordinance requires a minimum of two spaces per unit, 0.2 guest spaces per unit, and 0.1 space per thousand square feet of recreation area, for a combined total of 87 parking spaces. A total of 166 parking spaces are provided on-site for the 39 residences, which exceeds County requirements by 79 spaces. Each unit has a two-car garage and a driveway which satisfies the per unit requirement, and a total of 10 guest spaces are provided throughout the Project, satisfying the required guest and recreation area parking. Two accessible spaces are provided as part of the guest parking. No parking is permitted along the internal private roads.

3. General Plan Consistency

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

Table C-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
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 are 15 dwelling units per acre as well. Because the proposed "K" building type and 39-unit Project, calculates to a density of 12.26 dwelling units per acre, staff has concluded that the Project is compatible with density of surrounding development. Immediately to the south and west of the Project site are multi-family residential uses, and to the east and north are single-family residential neighborhoods. The Project is a townhome development with 39 units on one lot, similar to adjacent residential developments.
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 includes sidewalks that will provide connection to existing adjacent offsite sidewalks along N. Anza Street. 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 Project and the surrounding community.

<p>Policy COS-20.1 – Climate Change Action Plan. Prepare, maintain, and implement a Climate Action Plan (CAP) for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with CEQA Guidelines Section 15183.5.</p>	<p>The applicant completed the required CAP Consistency Review Checklist, demonstrating compliance with measures included in the CAP. Specifically, the proposed project will implement a landscape plan demonstrating a 40% reduction in outdoor water use, and will include energy and water efficient appliances and fixtures in each unit. Each unit will also include solar facilities and conduits for the future installation of electric vehicle charging stations within each garage.</p>
<p>LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.</p>	<p>The Project has been designed to include sustainable features such as installation of either tankless electric or gas water heaters per unit. Installation of energy efficient water and plumbing fixtures will also be included. Confirmation of such installation will be verified during building plan check and a compliance measure has been included in the project conditions. In addition, 78 trees, or two trees per home, will be planted throughout the development.</p>
<p>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.</p>	<p>The 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.</p>
<p>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.</p>	<p>The Metropolitan Transit Service provides transit service to the Lakeside community along the 848 line and the 875, for which there is an existing stop located near the N. Anza Street/Broadway intersection as well as along other nearby roadways, which would serve residents of the proposed Project.</p>

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 Project includes establishing a "J" open space designator to require a minimum of 350 square feet of private and 150 square feet of group usable open space per unit. The Project proposes 7,000 square feet of group useable open space including three active recreation areas (see Figure 5). Facilities include an open turf play area, picnic tables, benches, and pet waste stations.
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 Project and determined that fire services can be provided that meet the minimum emergency response time of five minutes.
S-15.1 Land Use Compatibility. Require land uses surrounding airports to be compatible with the operation of each airport.	The Project is located within 1.3 miles from Gillespie Field, and within the Airport Influence Area for Gillespie Field, the Airport Overflight Notification Area, and the Federal Aviation Administration (FAA) Notification Zone. The FAA has reviewed the Project and has provided a project condition to notify the FAA within five days of when construction reaches its greatest height.

4. Community Plan Consistency

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

Table C-2: Lakeside Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Policy LU-1. Encourage a mixture of housing styles and types to create a more varied and interesting environment and to provide larger units of usable open space for the enjoyment of the residents.	The Project proposes a residential development of 39 units with two floor plan options, ranging in size from 1,731 square feet to 2,033 square feet. The townhomes are designed in two, four-unit buildings, four six-unit buildings, and one seven-unit building, for a total of seven separate buildings. The architecture of the buildings will consist of three different style options: Spanish style, Craftsman style, and Santa Barbara style. In addition, three open space areas, totaling 7,000 square feet, are proposed throughout the development.

Community Plan Policy	Explanation of Project Conformance
Policy LU-3. Confine higher density residential development to the areas that: a) Have all necessary public facilities; b) Are within the existing sewer districts; and c) Are adjacent to major roads and commercial areas.	The proposed Project has all necessary public facilities and is within an existing sewer district. The Project has been reviewed and approved by the following Districts: San Diego County Sanitation District, the San Miguel Consolidated Fire Protection District, the Helix Water District, the Cajon Valley Union School District and the Grossmont Union High School District. The property abuts N. Anza Street, and is located 0.12-mile north of Broadway, which is a major road and corridor of multiple commercial uses.
Policy LU-5. Provide for street tree planting and landscaping, as well as the preservation of indigenous plant life.	The Project includes 78 trees, 10 along N. Anza Street, to be planted throughout the development. In addition, landscaping will be provided in each open space area, act as buffers between the open space areas and residential units, as well as in the front yard areas of each unit.

5. Zoning Ordinance Consistency

The Project site is zoned Variable Family Residential (RV), which will remain with the Project. As discussed in the project analysis section above, a Zone Reclassification (REZ) is proposed to change the building type designator from "F" to "K" to allow for multi-family dwelling units on the same lot and add a "J" open space designator to increase the required open space area to a minimum of 350 square feet of Private and 150 square feet of Group Usable Open Space per unit. The proposed zoning regulation revisions will not change the existing General Plan Land Use Designation and will continue to be consistent pursuant to the Zoning Use Regulations Compatibility Matrix (ZO Section 2050).

Table C-3: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	PROPOSED	CONSISTENT?
Use Regulation:	RV	RV	Yes
Animal Regulation:	Q	Q	Yes
Density:	15	15	Yes
Lot Size:	6000	6000	Yes
Building Type:	F	K	Yes (Upon approval of REZ)
Height:	G (35')	G (35')	Yes
Lot Coverage:	-	-	Yes
Setback:	J	J	Yes
Open Space:	-	J	Yes (Upon approval of REZ)
Special Area Regulations:	C	C	Yes

Table C-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 and 0.1 space per thousand square feet of recreation area. Therefore, with 39 units 87 parking spaces are required.	A total of 166 parking spaces are proposed with the development, exceeding the minimum parking requirement of 87 spaces.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
The site is proposed to comply with the "J" setback regulation, and setbacks for the proposed development has been reviewed and approved.	Units proposed along N. Anza Street will be set back a minimum of 50 feet from the property line. The units proposed along the northern and southern property lines, or the interior side yards, are set back a minimum of 5 feet. The units abutting the western, or rear property line, are set back at least 25 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5250 of the Zoning Ordinance requires land uses within the Airport Land Use Compatibility Plan area be reviewed for compatibility.	The Project was reviewed by the County Airports specialist and the FAA. A condition was placed on the Project to notify the FAA within five days of the construction reaching its greatest height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

6. 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.

7. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA, and a 15183 Checklist was prepared. California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified. The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the unincorporated County. The Project is consistent with the analysis performed for the GPU EIR. The GPU EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce project specific impacts, and the Project implements these mitigation measures. A Notice of

Exemption as well as the Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist are included in Attachment E.

8. Applicable County Regulations

Table C-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project would not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands. Therefore, it has been found that the Project complies with the RPO.
b. County Consolidated Fire Code	The 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 barrier along the northern, southern, and western property lines. 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 Biological Resources Letter dated August 1, 2018, the Project is found to be in conformance with the MSCP and the Biological Mitigation Ordinance.

D. COMMUNITY PLANNING GROUP (CPG)

On December 5, 2018, the Lakeside CPG voted to recommend approval of the Project by a vote of 12-0-0-1-2 (12 ayes, 0 no, 0 abstain, 1 vacant, 2 absent). The CPG collectively approved the Project as presented with no recommended conditions, stating that the Project fits the character of the neighborhood. The Lakeside CPG meeting minutes are included in Attachment F, Public Documentation.

E. PUBLIC INPUT

The Project was noticed to surrounding property owners upon application submittal and during the CEQA 15183 public disclosure period which went from December 19, 2019 to January 24, 2020. Upon

application submittal, staff received two phone calls from adjacent neighbors with questions about the development, but no opposition. No written comments were received as a result of the public notices sent at the time of application. Additionally, no written comments were received during the CEQA 15183 public disclosure period.

Report Prepared By:

Denise Russell, Project Manager
858-694-2019
denise.russell@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director
858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – Environmental Findings
- Attachment B – Zoning Reclassification Resolution PDS2018-REZ-18-003
- Attachment C – Tentative Map Resolution PDS2018-TM-5628
- Attachment D – Planning Documentation
- Attachment E – Environmental Documentation
- Attachment F – Public Documentation
- Attachment G – Service Availability Forms
- Attachment H – Ownership Disclosure

**Attachment A –
ENVIRONMENTAL FINDINGS**

ANZA STREET TOWNHOMES

PDS2018-TM-5628, PDS2018-REZ-18-003; PDS2018-ER-18-14-006

ENVIRONMENTAL FINDINGS

March 20, 2020

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

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

**Attachment B –AN ORDINANCE CHANGING
THE ZONING CLASSIFICATION OF CERTAIN
PROPERTY WITHIN THE LAKESIDE
COMMUNITY PLAN AREA, REF: PDS2018-
REZ-18-003**

ORDINANCE NO. _____(NEW SERIES)

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
WITHIN THE LAKESIDE COMMUNITY PLAN AREA, REF: PDS2018-REZ-18-003**

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:

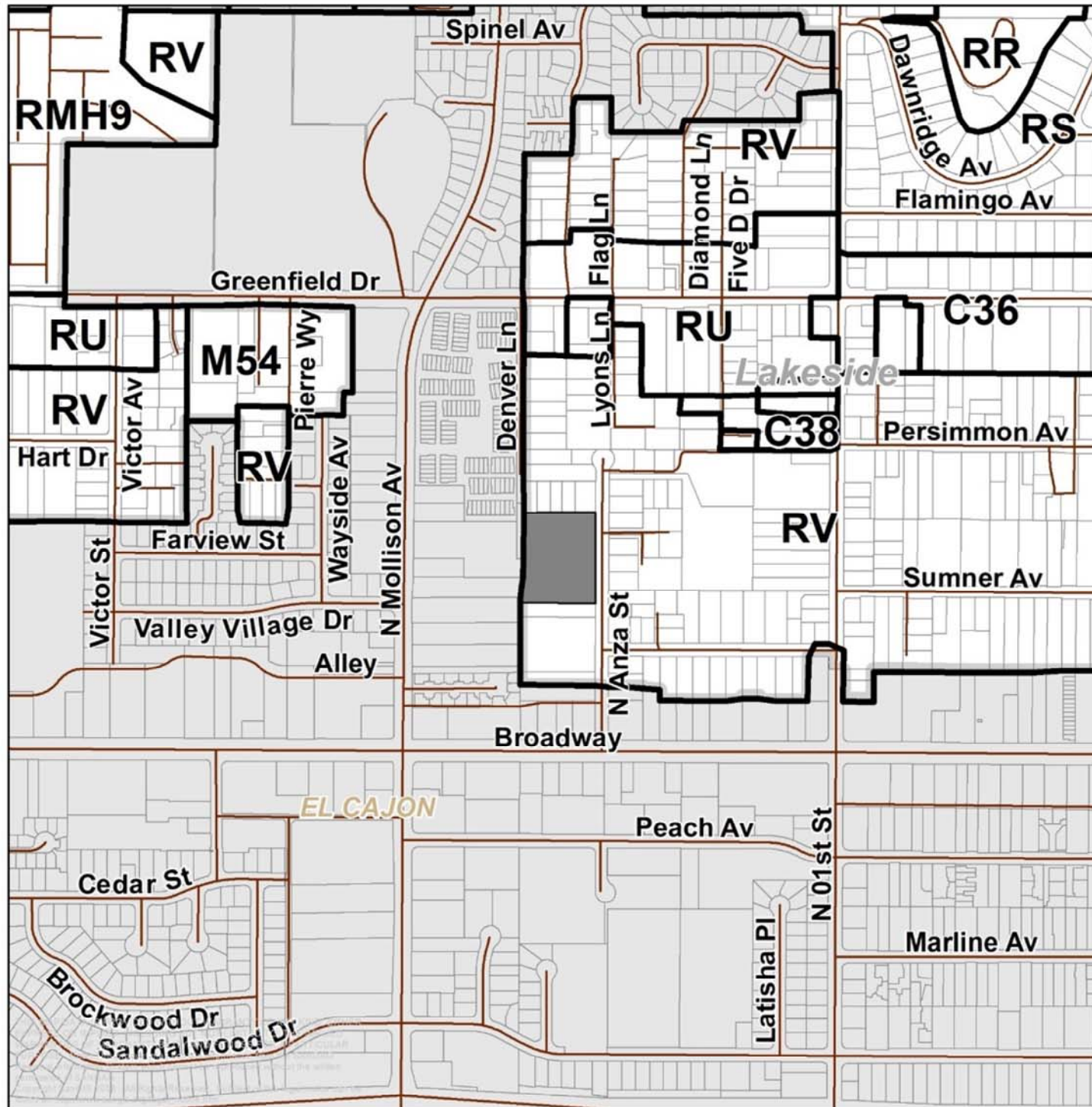
<i>ZONING REGULATIONS</i>	<i>CURRENT</i>	<i>PROPOSED</i>
Use Regulation:	RV	RV
Animal Regulation:	Q	Q
Density:	15	15
Lot Size:	6000	6000
Floor Area Ratio:	F	K
Building Type:	-	-
Height:	G (35')	G (35')
Lot Coverage:	-	-
Setback:	J	J
Open Space	-	J
Special Area Regulations:	C	C

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: _____

Justin Crumley,
Senior Deputy County Counsel



Anza Street Townhomes

Zoning

Lakeside
Community Plan Area

C34 - General

Commercial/Residential

C36 - General Commercial

C37 - Heavy Commercial

C38 - Service Commercial

M54 - General Impact Industrial

RMH9 - Mobilehome Residential

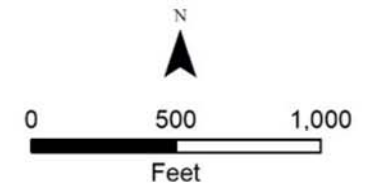
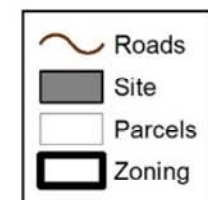
RR - Rural Residential

RS - Single Family Residential

RU - Urban Residential

RV - Variable Family Residential

S86 - Parking



LUEGGIS
Land Use & Planning
Geographic Information Systems

Date: 1/3/2020

Path: P:\reg\2018-TM-5628_010320\zoning.mxd

**Attachment C – RESOLUTION OF SAN
DIEGO COUNTY CONDITIONALLY
APPROVING TENTATIVE MAP NO.
5628**

March 20, 2020

RESOLUTION OF SAN DIEGO COUNTY)
 CONDITIONALLY APPROVING)
 TENTATIVE MAP NO. 5628)

WHEREAS, Tentative Map No. 5628 proposing the division of property located along North Anza Street, addressed as 1118 North Anza Street, and generally described as:

PARCELS 1, 2, 3A, 3B, 4A, 4B OF PARCEL MAP 292

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on February 12, 1883 and August 8, 1928, respectively; and

WHEREAS, on _____, the Board of Supervisor 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 Rezone PDS2018-REZ-18-003, 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 (Attached Herein as Exhibit A), shall be made conditions of this

Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.

- (1) Standard Condition 8: Said condition states that “All new and existing utility distribution facilities, including cable television lines, within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.404. (a)(7) of the Subdivision Ordinance”. Exception to Standard Condition 8 is partially made via Granted Design Exception request dated May 24, 2019. Please note that any new, onsite, utilities will be undergrounded.
- (2) Standard Condition 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification requires use Light-Emitting Diode (LED) light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- (3) Standard Condition 22: Said condition pertains to construction of septic sewer system. The project is serviced by public sewer system.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map also includes the approval of the Preliminary Grading and Improvement Plan dated February 6, 2020 consisting of one sheet 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. 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 Helix 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.

33. LNDSCP#1—LANDSCAPE DOCUMENTATION PACKAGE

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

- a. 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 obtain a permit from DPW 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.

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

34. DEH#1 – WELL DESTRUCTION: [DEH, LWQ] [GP, BP, MA]

INTENT: In order to ensure that the water well located on the property is removed, and to comply with the County Regulatory Code Section 67.431, the well shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** The water well dug shall be properly destroyed by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the [DEH, LWQ] and all applicable inspection fees shall be paid. **DOCUMENTATION:** The applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] upon completion of the well destruction. **TIMING:** Prior to the approval of any plan, issuance of any permit (Excluding Well Destruction Permit), the applicant shall destroy the well. **MONITORING:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the well has been properly destroyed. The destruction logs shall be stamped and returned to the applicant.

35. DEH#2 – SEPTIC ABANDONMENT: [DEH, LWQ] [GP, BP, MA]

INTENT: In order to comply with County Regulatory Code Section 68.313.1 the on-site waste water system (Septic System) shall be properly abandoned. **DESCRIPTION OF REQUIREMENT:** The septic system located shall be pumped and properly abandoned under DEH guidelines. **DOCUMENTATION:** Upon completion of the septic removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection. The applicant shall submit proof of the septic tank pumping and pay all applicable inspection fees. **TIMING:** Prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system abandoned. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly abandoned pursuant to this condition.

36. CULT#1 ARCHAEOLOGICAL MONITORING

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

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be

- executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
 - c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the map for PDS2018-TM-5628 and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **MONITORING:** [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

37.ROADS#1–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), N. Anza Street shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for N. Anza Street, along the project frontage, to a graded half width of twenty-eight feet (28') with eighteen feet (18') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at eighteen feet (18') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. Sidewalk shall meet minimum ADA standards. All the above shall be to the satisfaction of the Director of Public Works.
- b. Provide two standard G-14 driveways at the project openings along the project frontage at N. Anza Street as shown in the approved Tentative Map 5628. Driveways shall be to the satisfaction of the Director of Public Works.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- d. Process and obtain approval of Improvement Plans to improve N. Anza Street.
- e. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#)
- f. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDC].
- g. 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.
- h. 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 for TM 5628, 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.

38.ROADS#2–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with [County Policy RO-7](#), adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Map for Tentative Map 5628, whichever comes first, the

Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

39.ROADS#3–TRAFFIC CONTROL PLAN

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

40.ROADS#4–HAUL ROUTE PLAN

INTENT: In order to ensure the roads are not damaged by heavy loads that loaded trucks place on the construction route (or subsequent operations- use for applicable projects), a Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

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

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

secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to recordation of the Final Map an HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

41. DRNG#1—ONSITE & OFFSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and to comply with the [County Flood Damage Prevention Ordinance No. 10091 \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#), drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for North Anza Street.

- a. Provide a public storm drain from the project frontage to at least ten feet (10') from the N. Anza Street Culvert as shown on the approved Tentative Map 5628. The storm drain shall be provided to the satisfaction of the Director of DPW and the Director PDS.
- b. Provide public stormdrain cleanouts as shown on the approved Tentative Map 5628. The most southerly Public Storm Drain Cleanout shall be within ten feet from the existing N. Anza Street Culvert and/or to the satisfaction of the Director of Public Works.
- c. Provide connection per San Diego Regional Standard Drawing D-73 to the Channel Wall immediately downstream of the N. Anza Street Culvert and/or to the satisfaction of the Director of Public Works for the City of El Cajon Municipality.

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

- d. Process and obtain approval of Improvement Plans to improve N. Anza Street Public Utilities (i.e. public storm drain).
- e. Provide Secured Agreements in accordance with [Subdivision Ordinance Sec. 81.404 \(a\)\(2\)](#).

- f. Pay all applicable inspection fees with [DPW, PDCI].
- g. 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 plans, agreements, and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map pursuant to [Subdivision Ordinance Sec. 81.403](#). The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map.

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

42. DRNGS#2–WAIVER AND RELEASE LETTERS

INTENT: In order to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410](#), [County Code Section 67.801 et. seq.](#), The City of El Cajon Department of Public Works shall be notified that there will be changes to drainage features that could have effects on their property; letter(s) of permission shall be obtained.

DESCRIPTION OF REQUIREMENT: A recorded waiver and release letter shall be obtained from the City of El Cajon Department of Public Works in downstream flow characteristics resulting from onsite grading public drainage improvements on North Anza Street or an approval signature shall be provided on the construction documents for the improvement plans indicating the City of El Cajon's review and approval.

DOCUMENTATION: The applicant shall obtain the letters of approval from the City of El Cajon Department of Public Works, and submit them to, the [PDS, LDR] for review and approval. Upon approval, the letters shall be recorded by the County recorder. **TIMING:** Prior to the recordation of the Final Map for Tentative Map 5628 and prior to approval of any grading or improvement plan, the letters shall be obtained. **MONITORING:** The letters of permission shall be reviewed by the [PDS, LDR] for compliance with this condition.

43. STRMWTR#1–STORMWATER FACILITIES MAINTENANCE AGREEMENT

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

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

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

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map for TM 5628, 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.

44. STRMWTR#2-EROSION CONTROL

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

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

DOCUMENTATION: The applicant shall provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to recordation of the Map for all phases, 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.

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

45.AQ#1 – FUGITIVE DUST

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

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

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

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **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#2 – CONSTRUCTION EXHAUST EMISSIONS

INTENT: In order to mitigate for exhaust emissions during construction activities.

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

- 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 project shall require the construction contractor to equip all heavy-duty diesel-powered construction equipment with diesel particulate filters (DPFs).

DOCUMENTATION: The applicant or designee shall comply with the Air Quality and Greenhouse Gas 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 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.

47. AQ#3 – 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.

48. 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.

49. 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.

50. 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.

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

51. GHG#1—SITE DESIGN

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

- a. Each residential unit shall be equipped with a tankless electric, tankless gas, or electric heat pump water heater.
- b. EnergyStar or equivalent appliances will be installed in each unit, as well as low-flow faucets, toilets, and showers.
- c. All street and area lighting installed shall be high-efficiency LED lighting.

- d. No fireplaces shall be included within the design.
- e. Each garage shall include equipment necessary for the future installation of electric vehicle charging stations.
- f. Solar facilities shall be installed on each residential unit.
- g. At least 78 trees (two per dwelling unit) shall be planted throughout the site.
- 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.

52.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, tankless gas, or electric heat pump 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 78 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.

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

53. 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.

54. NOISE#1 – NOISE CONTROL DESIGN MEASURES [PDS FEE X2]

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

- a. The applicant shall construct a six-foot noise barrier at the northern, southern, and western property lines where Noise Sensitive Land Use would be exposed to noise levels that exceeds the allowable limit pursuant Noise Ordinance, Section 36.404. The barrier shall be at the height specified of 6 foot. Barriers may be constructed vinyl, $\frac{3}{4}$ inch or thicker consisting of solid panels on minimum 4x4 posts with no cracks or gaps through or below and all seams or cracks will be filled or caulked.

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

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

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

55. 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 way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

56. 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.

57. NOISE#2 – ON-GOING SOUND LEVEL COMPLIANCE:

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

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

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

1. GEO#1–SOILS REPORT (M-GE-2)

INTENT: In order to ensure that the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **DESCRIPTION OF REQUIREMENT:** A California Certified Engineering Geologist shall complete a final soils report specific to the preliminary design of the proposed development. The final soils report shall include, but not be limited to, a surficial stability analysis. The report shall include conclusions and design recommendations including, but not limited to, buffering areas without structural development, construction of debris walls, catchment basins, or slope buttressing. All geotechnical recommendations provided in the final soils report and final grading plans shall be followed during grading and construction at the project site. **DOCUMENTATION:** A California Certified Engineering Geologist shall submit a complete final soils report. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

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

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

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

3. NOISE #1 – TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with PDS2017-TM-5592 and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight-hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

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

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

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

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. In the event that previously unidentified potentially significant cultural resources are discovered:
 1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. Isolates and clearly non-significant deposits shall be minimally documented in the field.
 6. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 7. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
 8. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Kumeyaay Native American Monitor.
 9. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.
- c. If any human remains are discovered:
 1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.

2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 3. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 5. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

5. PALEO#GR-1 PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the County of San Diego Guidelines for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has low levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.

- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

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

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

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

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

DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

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

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

7. PALEO#GR-2 PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

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

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

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

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

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

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs

c. Artifact Conveyance

Provide evidence that all cultural materials have been curated and/or repatriated as follows:

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

or

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

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

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

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

monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

9. GEO#2—GEOTECHNICAL MONITORING (M-GE-1)

INTENT: In order to identify areas of potential liquefaction and develop conclusions and recommendations, a geotechnical consultant is required during grading.

DESCRIPTION OF REQUIREMENT: A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of potential liquefaction and develop conclusions and recommendations. All alluvial soils in areas of proposed development or future fill shall be removed and recompacted during grading. **DOCUMENTATION:** The applicant shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

10. GEO#3—GEOTECHNICAL MONITORING (M-GE-5)

INTENT: In order to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils during grading.

DESCRIPTION OF REQUIREMENT: A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils. All compressible soils in areas of proposed development or future fill shall be removed and soils shall be recompacted during grading. **DOCUMENTATION:** The applicant shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance 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-15 Land Use Designation of the Lakeside Community Plan because it proposes a residential use type at an average density of 12.18 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 RV Variable 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 Lakeside 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 in an area surrounded by multi-family developments and the site is previously disturbed;
5. The site is physically suitable for the proposed density of development because imported water supply will be provided by the Helix 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 December 19, 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 Directors.

WAIVER AND EXCEPTIONS: This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public Road Standards and Private Road Standards, and all other required ordinances of the County of San Diego. The sole exceptions to the aforementioned are:

1. Allow the use of minimum AASHTO stopping sight distance criteria in lieu County minimum required corner sight distance at both private driveways serving the project along North Anza Street. Requirements for stopping sight distance shall be pursuant to those described in the Design Exception Request approved by the Department of Public Works on February 4, 2020.
2. Waive the undergrounding of all existing utilities within the right-of-way abutting the project site, pursuant to Board Policy I-92, see approval letter dated May 24, 2019 from Planning and Development Services for exception request dated January 10, 2019 in file.

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:

36; Grading and Improvement Plan Notes: 2, 4-8

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_P
 ROGRAM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

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

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego](#)

Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

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

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

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 20th day of May 2020, 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

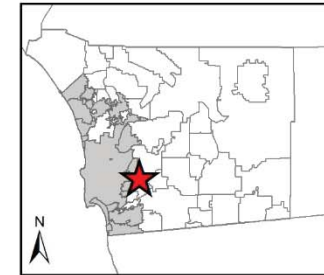
By: _____

Justin Crumley, Senior Deputy
County Counsel

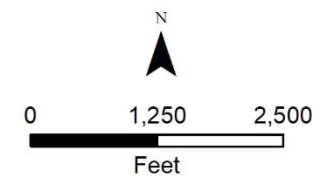
**Attachment D –
PLANNING
DOCUMENTATION**

Anza Street Townhomes Vicinity Map

Lakeside
Community Plan Area

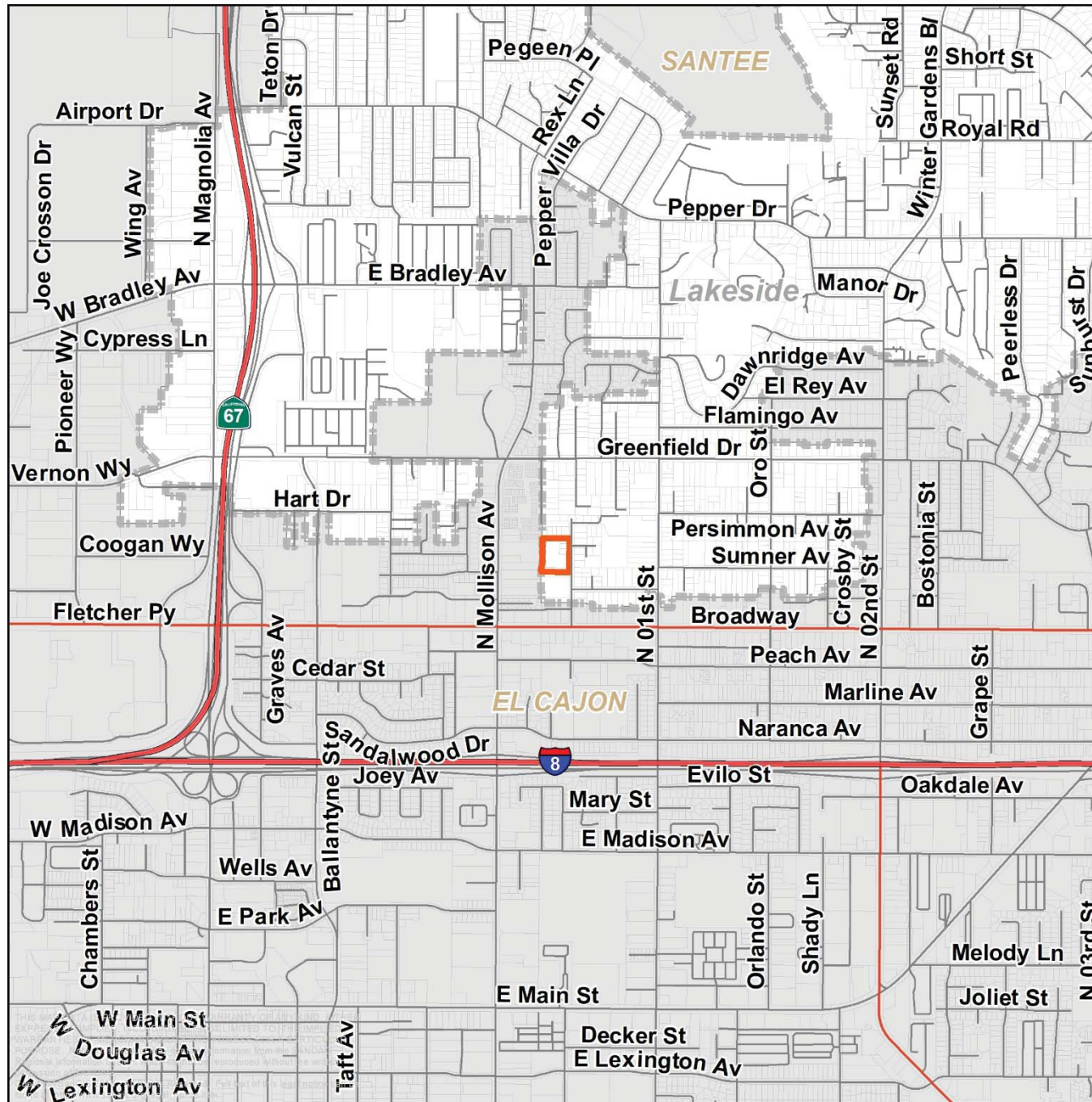


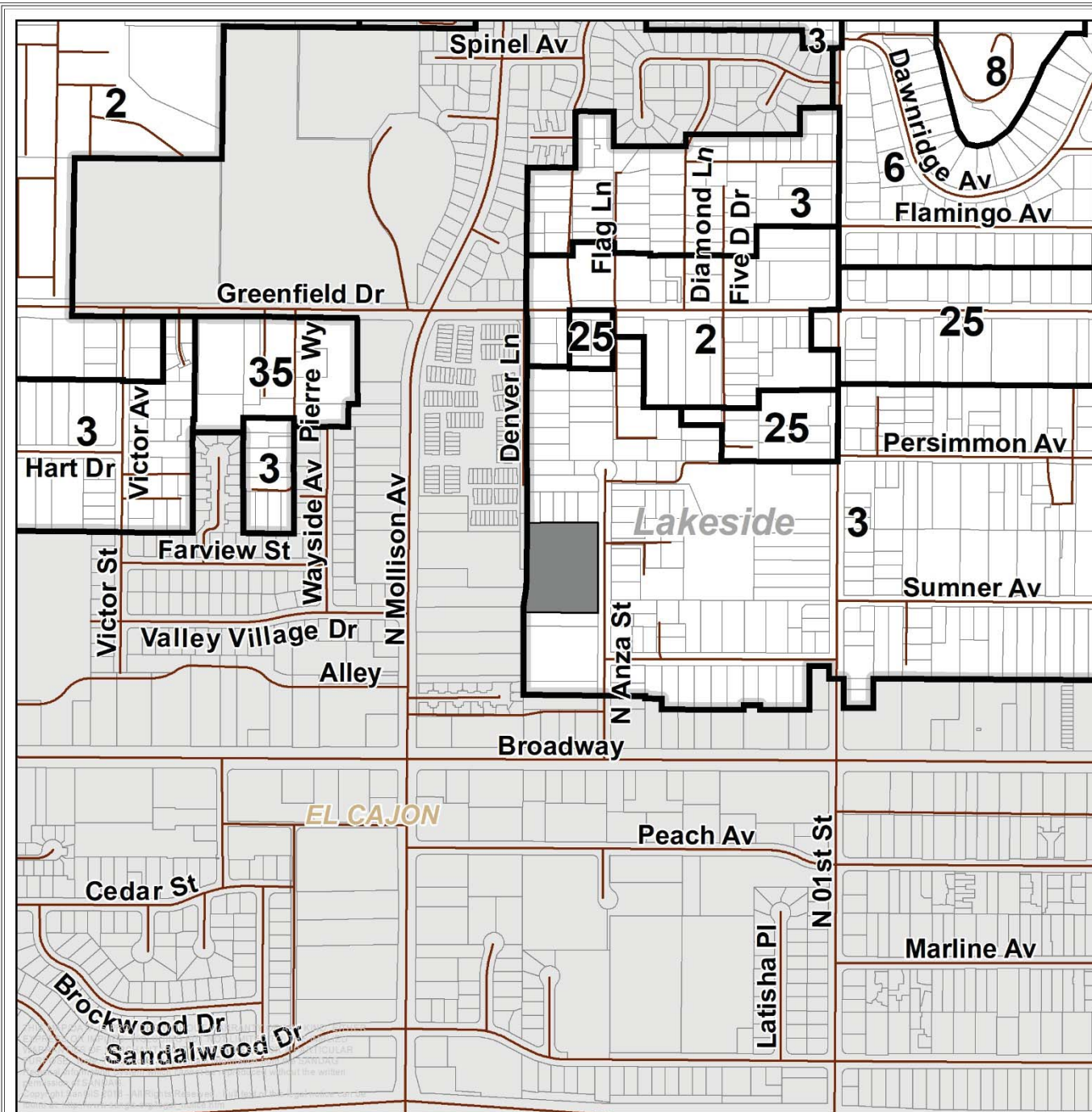
1:3,500,000



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LAND USE & ENVIRONMENTAL GROUP
Geographic Information Services

Date: 1/3/2020
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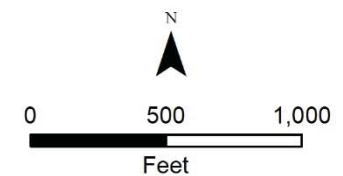
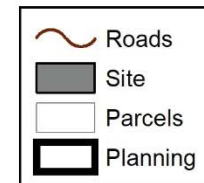


Anza Street Townhomes

General Plan

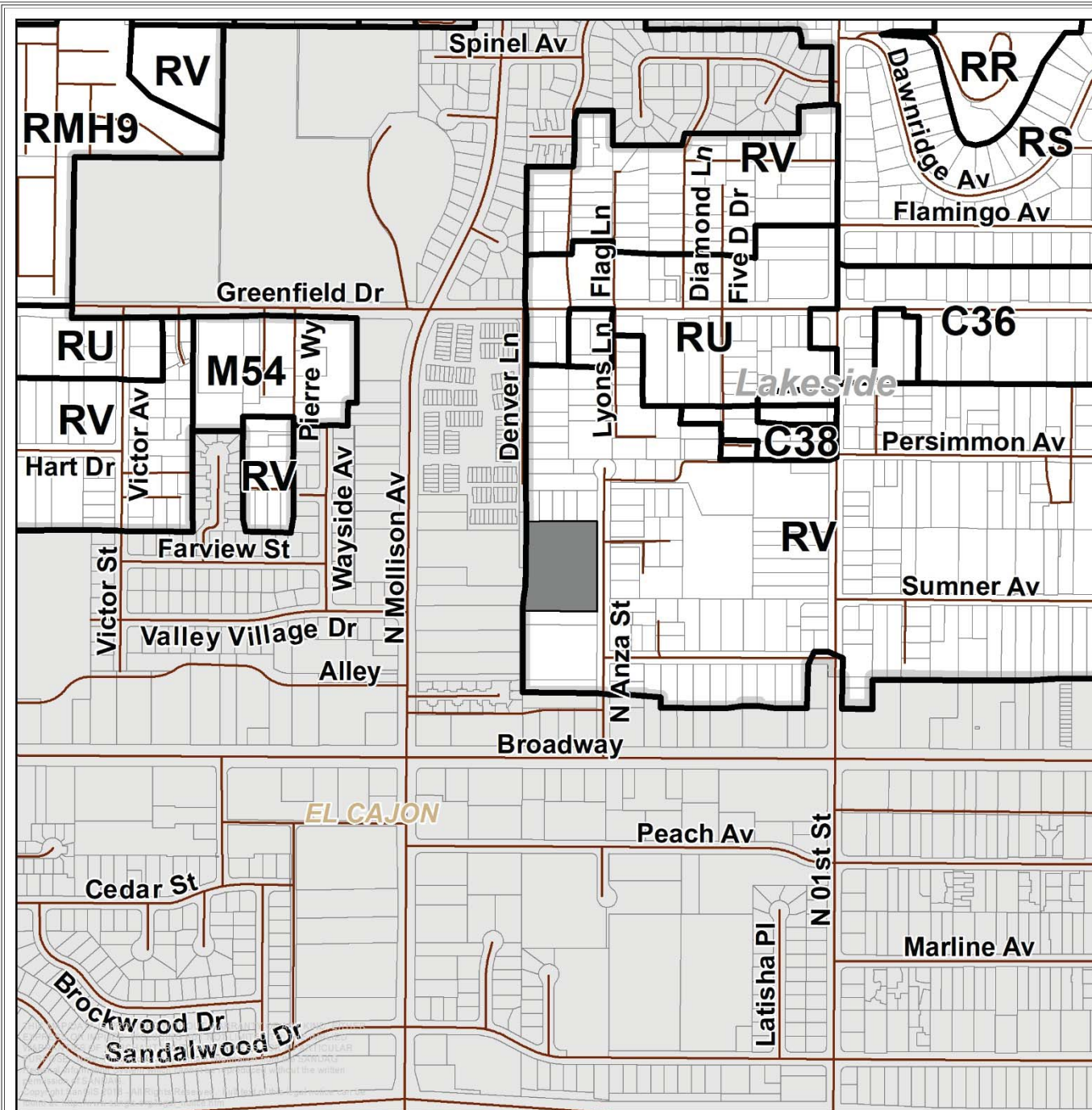
*Lakeside
Community Plan Area*

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (25) General Commercial
- (35) Medium Impact Industrial



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LAND USE & ENVIRONMENTAL GROUP
Geographic Information Services

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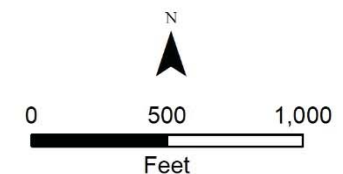
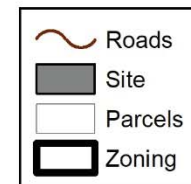


Anza Street Townhomes

Zoning

Lakeside
Community Plan Area

- C34 - General Commercial/Residential
- C36 - General Commercial
- C37 - Heavy Commercial
- C38 - Service Commercial
- M54 - General Impact Industrial
- RMH9 - Mobilehome Residential
- RR - Rural Residential
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S86 - Parking



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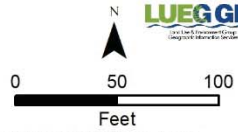
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Anza Street Townhomes

Lakeside Community Plan Area

~ Roads

Site

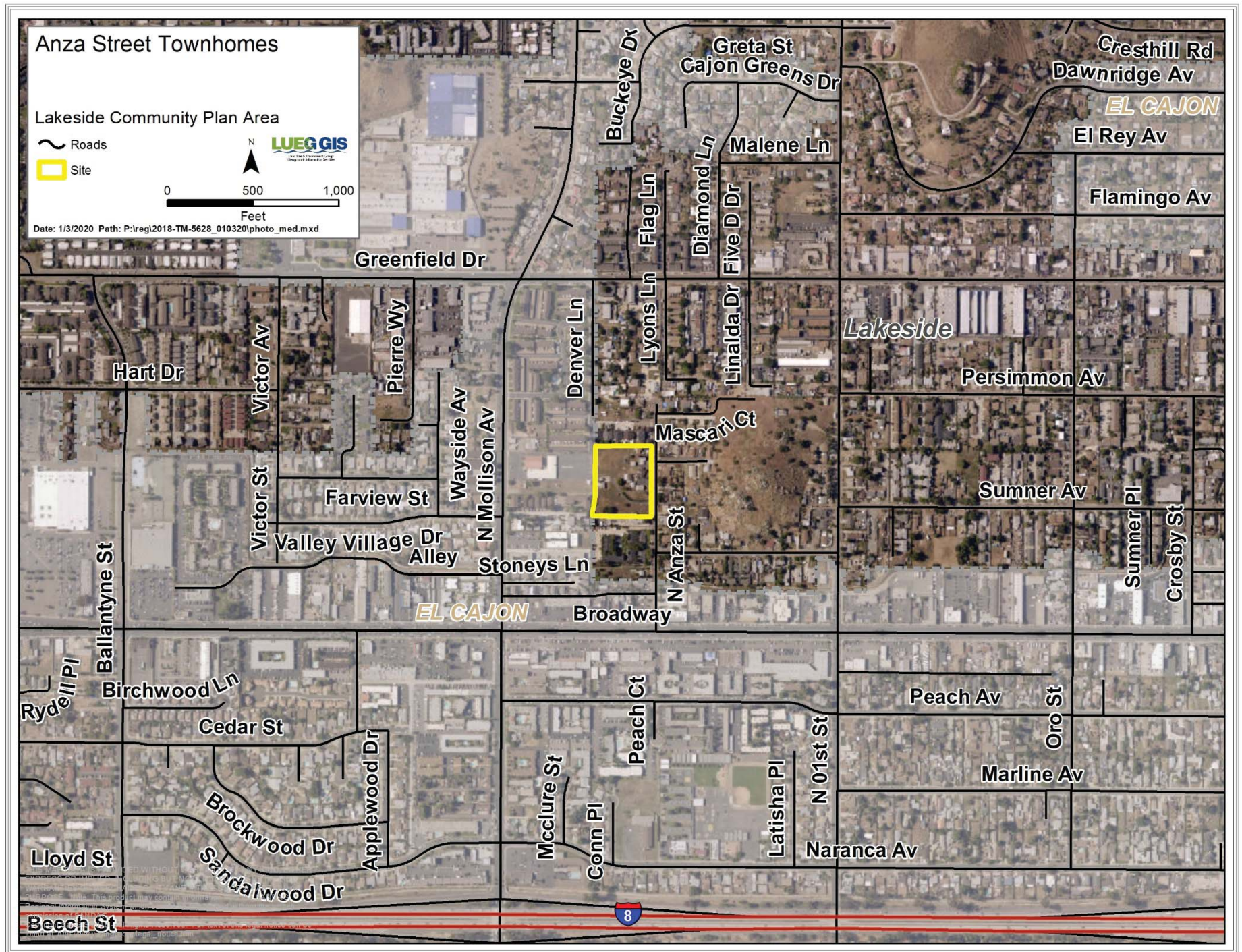


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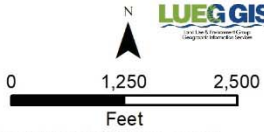
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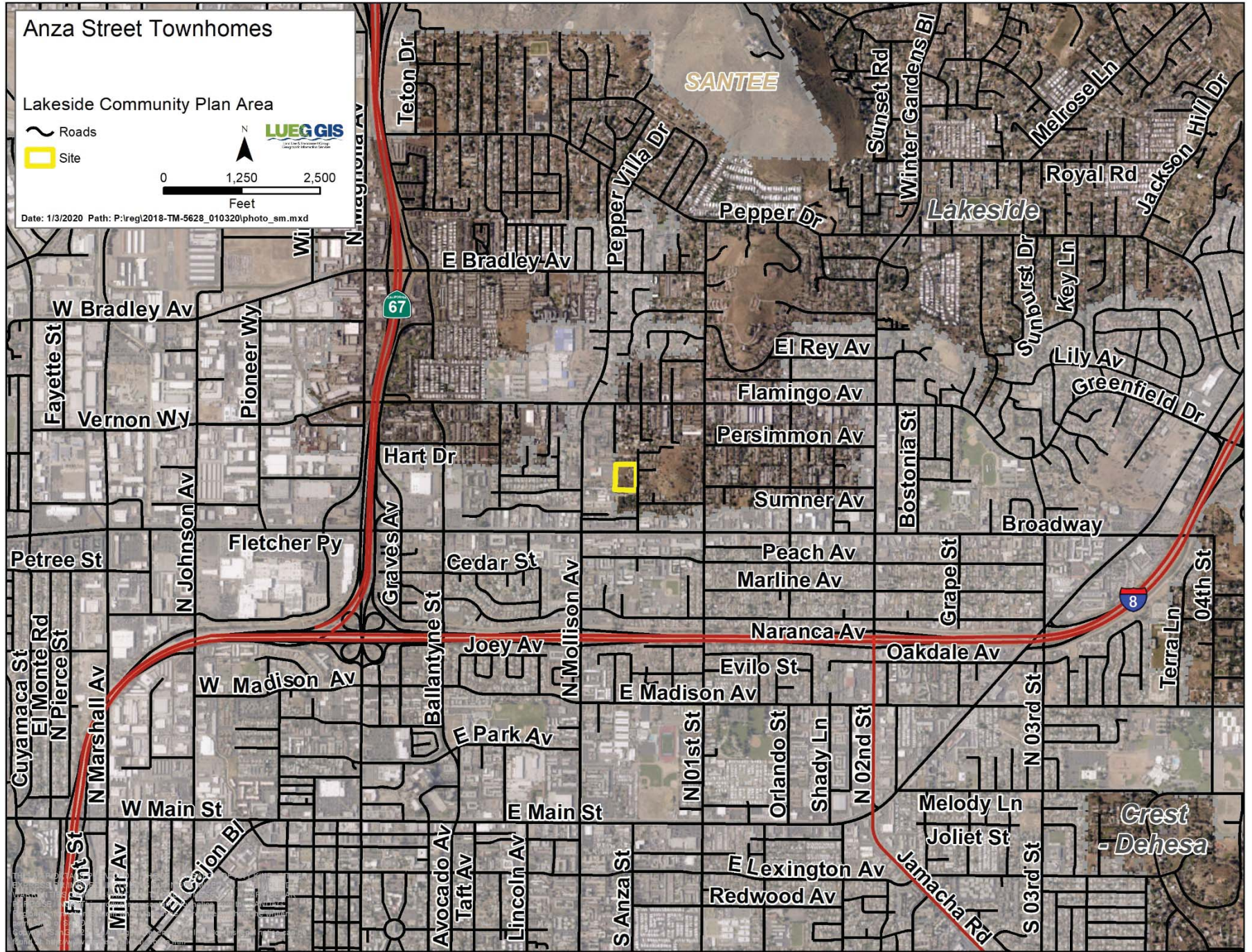
Anza Street Townhomes

Lakeside Community Plan Area

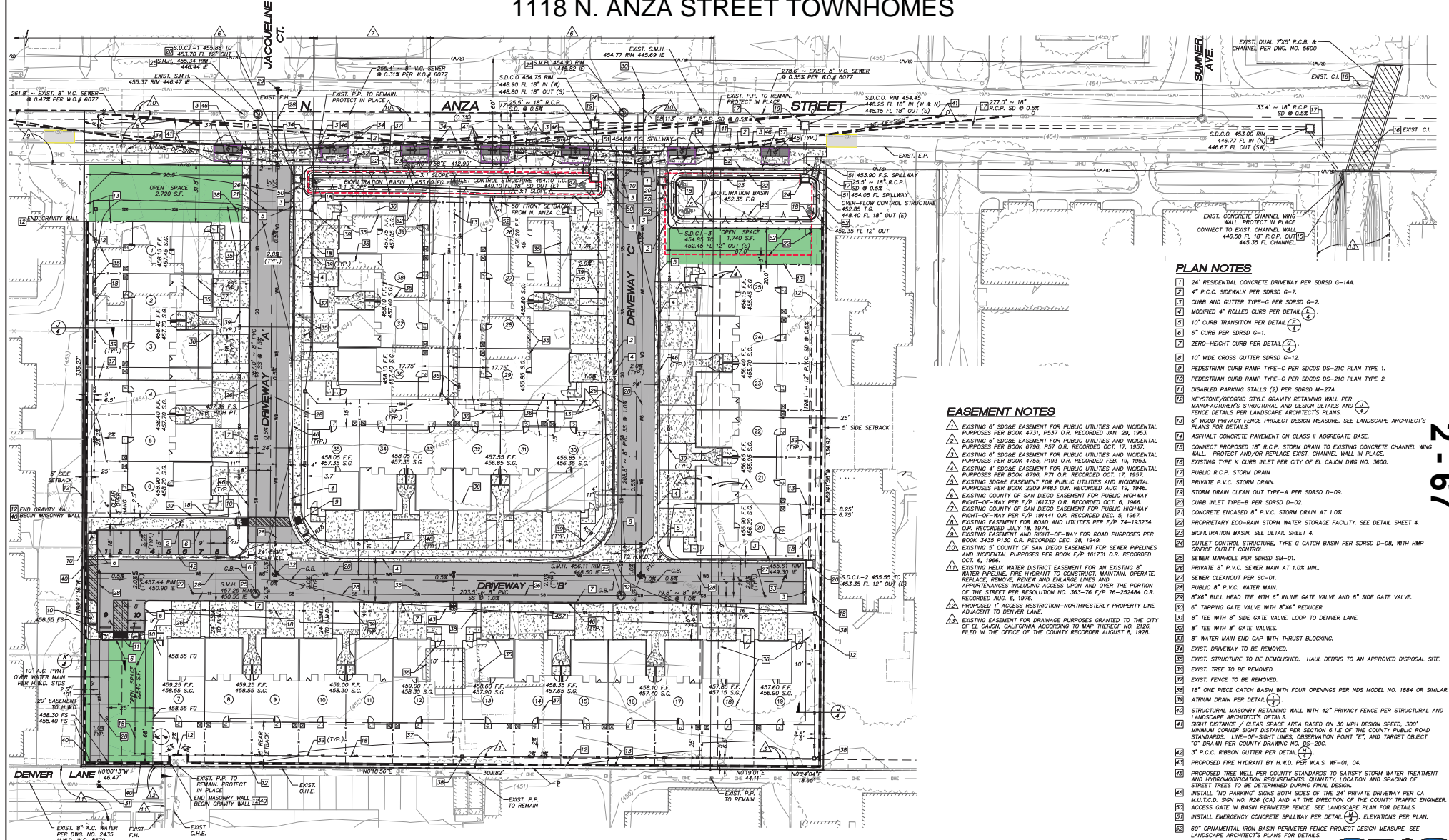
~ Roads
□ Site



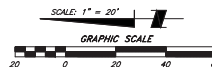
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TENTATIVE MAP
COUNTY OF SAN DIEGO TRACT: TM-5628
1118 N. ANZA STREET TOWNHOMES



- PLAN NOTES**
- 24" RESIDENTIAL CONCRETE DRIVEWAY PER SDCS 0-14A.
 - 4" P.C.C. SIDEWALK PER SDCS G-7.
 - CURB AND GUTTER TYPE-G PER SDCS C-2.
 - MODIFIED 4" ROLLED CURB PER DETAIL 1.
 - 10" CURB TRANSITION PER DETAIL 1.
 - 6" CURB PER SDCS G-1.
 - ZERO-HEIGHT CURB PER DETAIL 1.
 - 10" WIDE CROSS GUTTER SDCS C-12.
 - PEDESTRIAN CURB RAMP TYPE-C PER SDCS DS-21C PLAN TYPE 1.
 - PEDESTRIAN CURB RAMP TYPE-C PER SDCS DS-21C PLAN TYPE 2.
 - DISABLED PARKING STALLS (2) PER SDCS M-27A.
 - KEYSTONE/GEORGE STYLE GRABIT RETAINING WALL PER MANUFACTURER'S STRUCTURAL AND DESIGN DETAILS AND FENCE DETAILS PER LANDSCAPE ARCHITECT'S PLANS.
 - 6" WOOD PRIVACY FENCE PROJECT DESIGN MEASURE. SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS.
 - ASPHALT CONCRETE PAVEMENT ON CLASS II AGGREGATE BASE.
 - CONNECT PROPOSED 18" R.C.P. STORM DRAIN TO EXISTING CHANNEL. WING WALL, PROTECT AND/OR REPLACE EXIST. CHANNEL WALL IN PLACE.
 - EXISTING TYPE K CURB INLET PER CITY OF EL CAJON DWG NO. 3600.
 - PUBLIC R.C.P. STORM DRAIN.
 - PRIVATE P.V.C. STORM DRAIN.
 - STORM DRAIN CLEAN OUT TYPE-A PER SDCS D-09.
 - CURB INLET TYPE-B PER SDCS D-02.
 - CONCRETE ENCASED 8" P.V.C. STORM DRAIN AT 1.0%.
 - PROPRIETARY EDO-RAIN STORM WATER STORAGE FACILITY. SEE DETAIL SHEET 4.
 - BIOPARTITION BASIN. SEE DETAIL SHEET 4.
 - OUTLET CONTROL STRUCTURE, TYPE C CATCH BASIN PER SDCS D-08, WITH HMP OFFICE OUTLET CONTROL.
 - SEWER MANHOLE PER SDCS SM-01.
 - PRIVATE 8" P.V.C. SEWER MAIN AT 1.0% MIN.
 - SEWER CLEANOUT PER SD-01.
 - PUBLIC 8" P.V.C. WATER MAIN.
 - 8"x8" BULL HEAD TEE WITH 6" INLINE GATE VALVE AND 8" SIDE GATE VALVE.
 - 6" TAPPING GATE VALVE WITH 8"x8" REDUCER.
 - 6" TEE WITH 8" SIDE GATE VALVE LOOP TO DENVER LANE.
 - 6" TEE WITH 8" GATE VALVES.
 - 6" WATER MAIN END CAP WITH THRUST BLOCKING.
 - EXIST. DRIVEWAY TO BE REMOVED.
 - EXIST. STRUCTURE TO BE DEMOLISHED. HAIL DEBRIS TO AN APPROVED DISPOSAL SITE.
 - EXIST. TREE TO BE REMOVED.
 - 18" ONE PIECE CATCH BASIN WITH FOUR OPENINGS PER NDS MODEL NO. 1884 OR SIMILAR.
 - ATRIUM DRAIN PER DETAIL 1.
 - STRUCTURAL MASONRY RETAINING WALL WITH 42" PRIVACY FENCE PER STRUCTURAL AND LANDSCAPE ARCHITECT'S DETAILS.
 - SIGHT DISTANCE "CLEAR SPACE AREA BASED ON 30 MPH DESIGN SPEED, 300' MINIMUM CORNER SIGHT DISTANCE PER SECTION 4.1.2 OF THE COUNTY PUBLIC ROAD STANDARDS. LINE-OF-SIGHT LINES, OBSERVATION POINT "E", AND TARGET OBJECT "D" DRAIN PER COUNTY DRAWING NO. 02-20C.
 - 3" P.C.C. RIBBON GUTTER PER DETAIL 1.
 - PROPOSED FIRE HYDRANT BY H.W.D. PER I.A.S. NF-01, 04.
 - PROPOSED TREE WELL PER COUNTY STANDARDS TO SATISFY STORM WATER TREATMENT AND HYDROMODIFICATION REQUIREMENTS. QUANTITY, LOCATION AND SPACING OF TREES TO BE DETERMINED DURING FINAL DESIGN.
 - INSTALL "NO PARKING" SIGNS BOTH SIDES OF THE 24" PRIVATE DRIVEWAY PER CA M.U.C.D. SIGN NO. R28 (CA) AND AT THE DIRECTION OF THE COUNTY TRAFFIC ENGINEER. ACCESS GATE IN BASIN PERIMETER FENCE. SEE LANDSCAPE PLAN FOR DETAILS.
 - INSTALL EMERGENCY CONCRETE SPILLWAY PER DETAIL 1. ELEVATIONS PER PLAN.
 - 60" ORNAMENTAL IRON BASIN PERIMETER FENCE PROJECT DESIGN MEASURE. SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS.

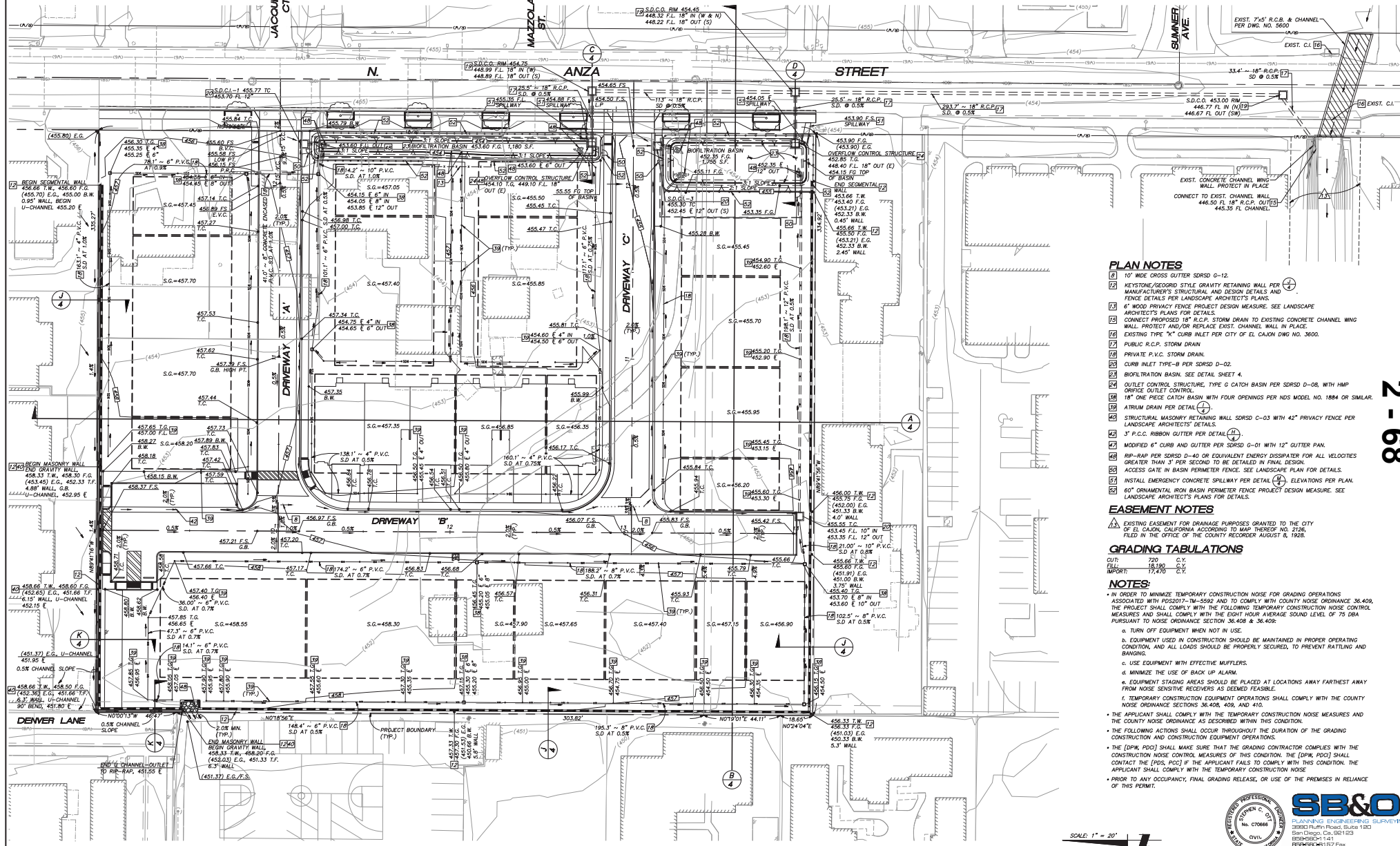


SB&O
PLANNING ENGINEERING SURVEYING
3900 Ruffin Road, Suite 100
San Diego, CA 92121
619-450-1141
619-450-6157 Fax
TM 73760.10

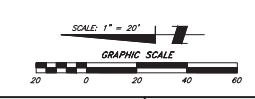
REGISTERED PROFESSIONAL
ENGINEER
CITY OF
STATE OF CALIFORNIA
No. C70686
CIVIL

STEPHEN C. OTT P.E. C70686 DATE

PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO TRACT: TM-5628
1118 N. ANZA STREET TOWNHOMES



- PLAN NOTES**
- 10' WIDE GROSS GUTTER SORSO D-12
 - KEYSTONE/GEORID STYLE GRAVITY RETAINING WALL PER MANUFACTURER'S STRUCTURAL AND DESIGN DETAILS AND FENCE DETAILS PER LANDSCAPE ARCHITECT'S PLANS
 - 6" WOOD PRIVACY FENCE PROJECT DESIGN MEASURE. SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS
 - CONNECT PROPOSED 18" R.C.P. STORM DRAIN TO EXISTING CONCRETE CHANNEL WING WALL. PROTECT AND/OR REPLACE EXIST. CHANNEL WALL IN PLACE.
 - EXISTING TYPE "H" CURB INLET PER CITY OF EL CAJON DWG NO. 3600.
 - PUBLIC R.C.P. STORM DRAIN
 - PRIVATE P.V.C. STORM DRAIN
 - CURB INLET TYPE-B PER SORSO D-02
 - BIOFILTRATION BASIN. SEE DETAIL SHEET 4
 - OUTLET CONTROL STRUCTURE, TYPE G CATCH BASIN PER SORSO D-08, WITH HMP ORIFICE OUTLET CONTROL
 - 18" ONE PIECE CATCH BASIN WITH FOUR OPENINGS PER NDS MODEL NO. 1894 OR SIMILAR
 - ATRIUM DRAIN PER DETAIL
 - STRUCTURAL MASONRY RETAINING WALL SORSO C-03 WITH 42" PRIVACY FENCE PER LANDSCAPE ARCHITECT'S DETAILS
 - 3" R.C.P. RIBBON GUTTER PER DETAIL
 - MODIFIED 6" CURB AND GUTTER PER SORSO D-01 WITH 12" GUTTER PAN
 - RIP-RAP PER SORSO D-40 OR EQUIVALENT ENERGY DISSIPATOR FOR ALL VELOCITIES GREATER THAN 3' PER SECOND TO BE DETAILED IN FINAL DESIGN
 - ACCESS GATE IN BASIN PERIMETER FENCE. SEE LANDSCAPE PLAN FOR DETAILS
 - INSTALL EMERGENCY CONCRETE SPILLWAY PER DETAIL. ELEVATIONS PER PLAN
 - 60" ORNAMENTAL IRON BASIN PERIMETER FENCE PROJECT DESIGN MEASURE. SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS
- EASEMENT NOTES**
- EXISTING EASEMENT FOR DRAINAGE PURPOSES GRANTED TO THE CITY OF EL CAJON, CALIFORNIA ACCORDING TO MAP THEORETIC NO. 2126, FILED IN THE OFFICE OF THE COUNTY RECORDER AUGUST 8, 1928.
- GRADING TABULATIONS**
- | CUT: | 720 | C.Y. |
|--------|--------|------|
| FILL: | 15,190 | C.Y. |
| TOTAL: | 17,470 | C.Y. |
- NOTES:**
- IN ORDER TO MINIMIZE TEMPORARY CONSTRUCTION NOISE FOR GRADING OPERATIONS ASSOCIATED WITH PDS2017-TM-5582 AND TO COMPLY WITH COUNTY NOISE ORDINANCE 36.40B, THE PROJECT SHALL COMPLY WITH THE FOLLOWING TEMPORARY CONSTRUCTION NOISE CONTROL MEASURES AND SHALL COMPLY WITH THE EIGHT HOUR AVERAGE SOUND LEVEL OF 75 DBA PURSUANT TO NOISE ORDINANCE SECTION 36.40B & 36.40C:
 - 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 FARTEST AWAY FROM NOISE SENSITIVE RECIPIERS AS IDENTIFIED FEASIBLE.
 - f. TEMPORARY CONSTRUCTION EQUIPMENT OPERATIONS SHALL COMPLY WITH THE COUNTY NOISE ORDINANCE SECTIONS 36.40B, 40B, AND 410.
 - THE APPLICANT SHALL COMPLY WITH THE TEMPORARY CONSTRUCTION NOISE MEASURES AND THE COUNTY NOISE ORDINANCE AS DESCRIBED WITHIN THIS CONDITION.
 - THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION AND CONSTRUCTION EQUIPMENT OPERATIONS:
 - THE [DPW, PDC] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE CONSTRUCTION NOISE CONTROL MEASURES OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [PDC, PDC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION. THE APPLICANT SHALL COMPLY WITH THE TEMPORARY CONSTRUCTION NOISE
 - PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT.

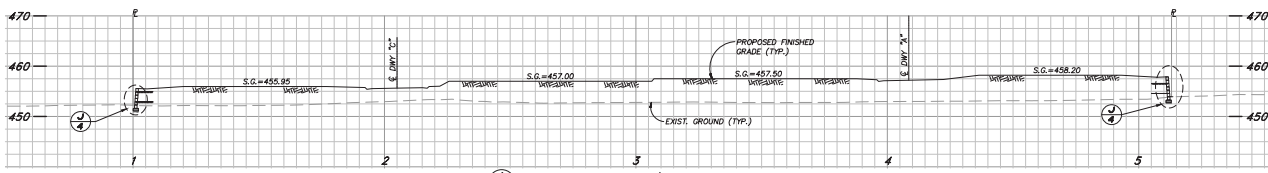


SB&O
SURVEYING ENGINEERS & SURVEYING
3930 Ruffin Road, Suite 100
San Diego, CA 92123
(619) 582-1411
619-582-0611 FAX
TYPED BY: J. L. D.

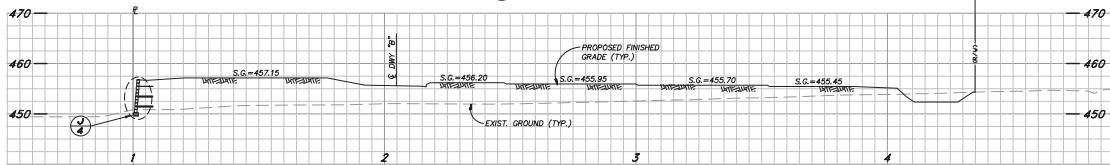
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. C70686

STEPHEN C. OTT P.E. C70686 DATE

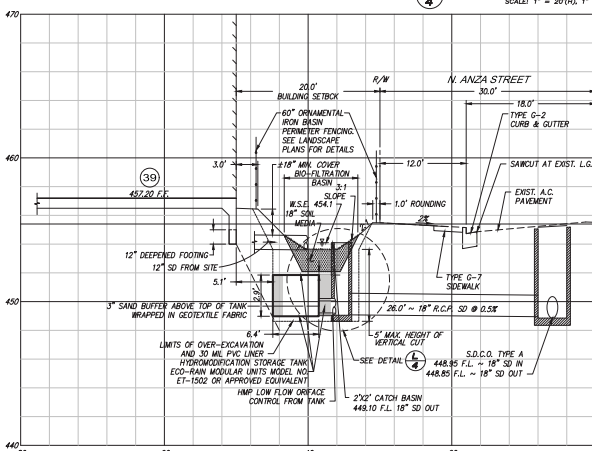
TENTATIVE MAP & PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO TRACT: TM-5628
1118 N. ANZA STREET TOWNHOMES



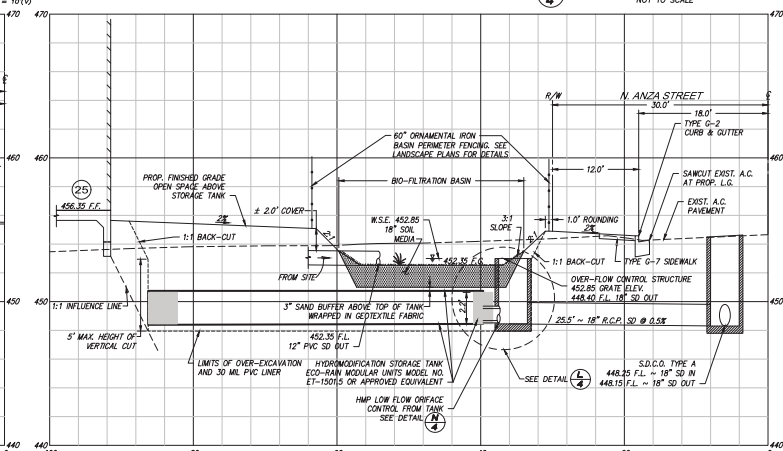
A SITE SECTION - SOUTH/NORTH DIRECTION
 SCALE: 1" = 20' (V.), 1" = 10' (H.)



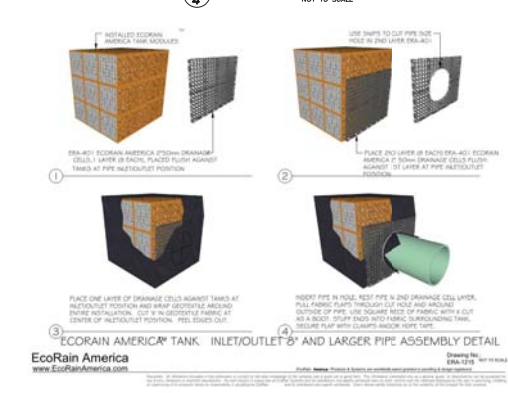
B SITE SECTION - EAST/WEST DIRECTION
 SCALE: 1" = 20' (V.), 1" = 10' (H.)



C DETAIL - BIOFILTRATION BASIN NO. 1
 NOT TO SCALE

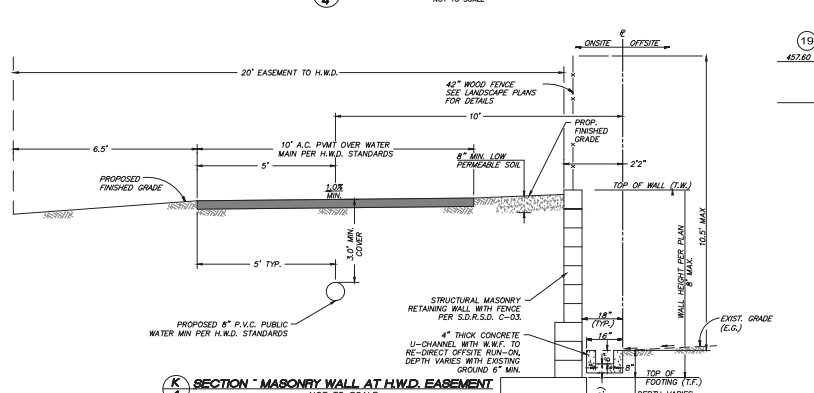


D DETAIL - BIOFILTRATION BASIN NO. 2
 NOT TO SCALE

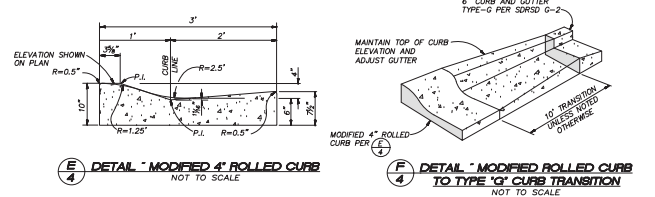


**E Ecorain America Tank. Inlet/Outlet 8\"/>
 NOT TO SCALE**

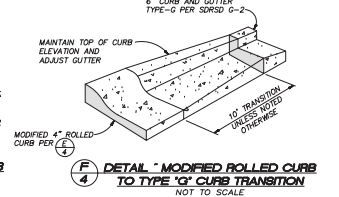
F SECTION - H.M.P. TANK CONNECTION TO OVERFLOW CONTROL STRUCTURE
 NOT TO SCALE



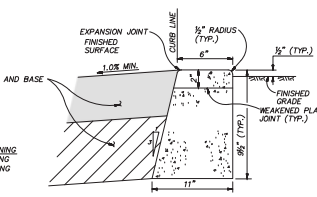
G SECTION - MASONRY WALL AT H.W.D. EASEMENT
 NOT TO SCALE



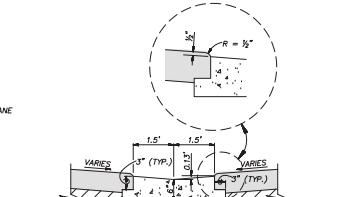
**H DETAIL - MODIFIED 4\"/>
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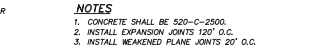
I DETAIL - MODIFIED ROLLED CURB TO TYPE 'Q' CURB TRANSITION
 NOT TO SCALE



**J DETAIL - 3\"/>
 NOT TO SCALE**



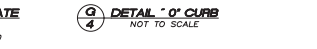
**K DETAIL - 3\"/>
 NOT TO SCALE**



**L DETAIL - 0\"/>
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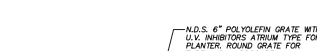
**M DETAIL - 0\"/>
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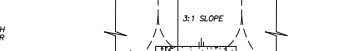
N DETAIL - AREA DRAIN
 NOT TO SCALE



O TYPICAL SECTION
 NOT TO SCALE



P TYPICAL SECTION
 NOT TO SCALE



Q DETAIL - EMERGENCY CONCRETE SPILLWAY
 NOT TO SCALE



R TYPICAL SECTION
 NOT TO SCALE



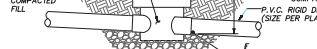
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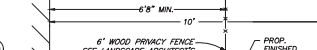
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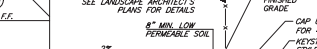
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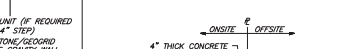
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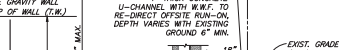
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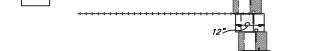
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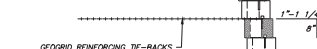
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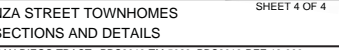
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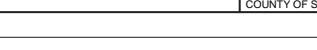
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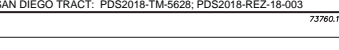
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BC TYPICAL SECTION
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[illegible][illegible]

EXISTING CONDITIONS, ACCESS ROADS, EASEMENTS AND UTILITIES: REFER TO CIVIL GRADING PLAN FOR LOCATION AND TYPES OF EXISTING AND PROPOSED UTILITIES, EASEMENTS AND PROPERTY LINES AND ACCESS ROADS. REFER TO CIVIL PLANS FOR LOCATION OF DRAINAGE SWALES, BROW DITCHES, RETAINING WALLS, INFORMATION ABOUT QUALITY UTILITY BASINS, STREET AND BMP SECTIONS THREE WELL. BMP INFORMATION AND LIMITS OF WORK. CONCEPTUAL LANDSCAPE IS BASED ON ELECTRONIC BASE INFORMATION PROVIDED BY CIVIL ENGINEER. SEE ADDITIONAL NOTES SHEET L-3 FOR UTILITIES AND EXISTING TREES, L-3 FOR NOTES.

EXISTING OVER-HEAD LIGHT & STREET LIGHT

RIGHT OF WAY

LINED BIOFILTRATION SLOPE AND BASIN (1 OF 2), WITH HMP UNDERGROUND STORAGE FOR FER CIVIL PLANS

SEE CIVIL FOR LIMIT LINE OF UNDERGROUND STORAGE VAULT, NO TREES OVER STORAGE AREA. NOTE: LIMITED PLACEMENT OF TREES IN THIS OPEN SPACE AREA DUE TO PROXIMITY TO VAULT AND BUILDINGS.

ORNAMENTAL IRON FENCE & MAINTENANCE GATE, TYPOL SYMBOL

3' WIDE BUFFER PLANTING FOR TURF SEPARATION FROM BUILDING, RESIDENTIAL PRIVACY AND VISUAL SOFTENING OF BUILDING AND WOOD FENCE FROM STREET VIEW

PET WASTE STATION

TRASH RECEPTACLE

BENCH

ACCESSIBLE TABLE

RETAINING WALL, TYPICAL SYMBOL, FER CIVIL, 6' FENCE REAR YARD WOOD FENCE TO BE INSTALLED BEHIND WALL, TYPICAL

LANDSCAPE
CONCEPT

Job # 641301

L-1

118 ANZA LANDSCAPE CONCEPT PLAN

BENCH AND RECEPTACLE

BLACK POWDERCOATED STEEL BENCH AND MATCHING TRASH RECEPTACLES FOR PASSIVE RECREATION PORTIONS OF OPEN SPACE. SEE PLAN FOR LOCATIONS.



BENCH WITH ARMS AND TRASH RECEPTACLE (COLOR: BLACK POWDER COAT)



PLAN SYMBOL



PLAN SYMBOL

ACCESSIBLE TABLE, 5-SEAT

BLACK POWDERCOATED STEEL TABLE WITH 5 RECYCLED PLASTIC SEATS AND NO BACKS. TABLE IS SET UP WITH SPACE FOR WHEEL CHAIR ACCESS TO TABLE. SEE PLAN FOR LOCATIONS.



PICNIC TABLE WITH RECYCLED "MAPLE" SLATTED SEATS. (COLOR: BLACK POWDER COAT.)



PLAN SYMBOL

ACCESSIBLE TABLE, 3-SEAT

BLACK POWDERCOATED STEEL TABLE WITH 3 RECYCLED PLASTIC SEATS AND NO BACKS. TABLE IS SET UP WITH SPACE FOR WHEEL CHAIR ACCESS TO TABLE. SEE PLAN FOR LOCATIONS.



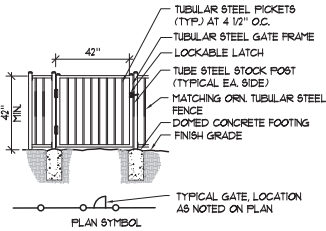
PICNIC TABLE WITH RECYCLED "MAPLE" SLATTED SEATS. (COLOR: BLACK POWDER COAT.)



PLAN SYMBOL

42" ORN. IRON MAINTENANCE GATE

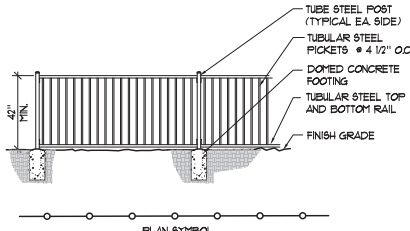
BLACK TUBULAR STEEL (ORN. IRON) GATE FOR MAINTENANCE ACCESS TO WATER QUALITY TREATMENT AREA. SEE LOCATIONS AS NOTED ON PLAN.



PLAN SYMBOL

42" ORN. IRON MAINTENANCE GATE

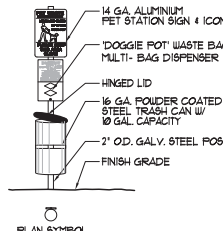
BLACK TUBULAR STEEL (ORN. IRON) FENCE AROUND WATER QUALITY TREATMENT AREAS WHERE SHOWN ON PLAN. MINIMUM HEIGHT AT 42". SEE LOCATIONS AS NOTED ON PLANS.



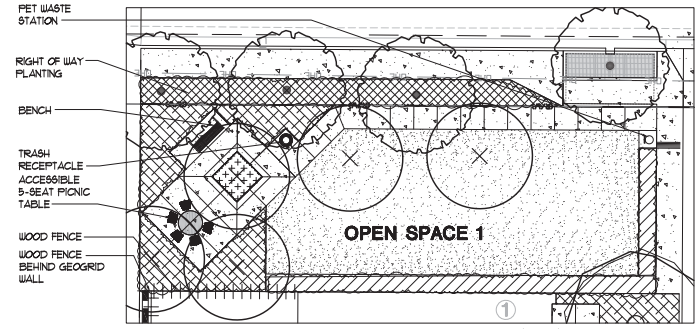
PLAN SYMBOL

PET WASTE STATION

IN ADDITION TO TRASH RECEPTACLES, TWO PET WASTE RECEPTACLES ARE PROPOSED. SEE PLAN FOR LOCATION.

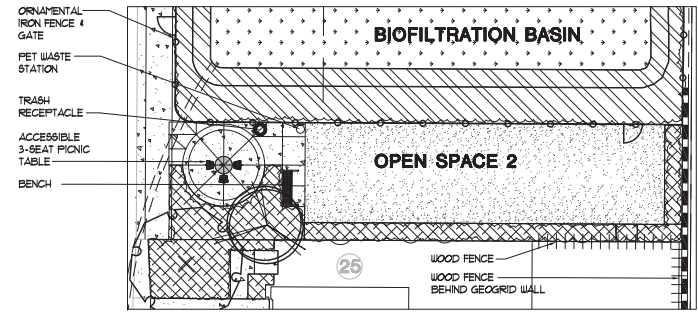


PLAN SYMBOL



ENLARGEMENT RECREATIONAL OPEN SPACE 1

SEE PLANT LEGEND ON SHEET L-1



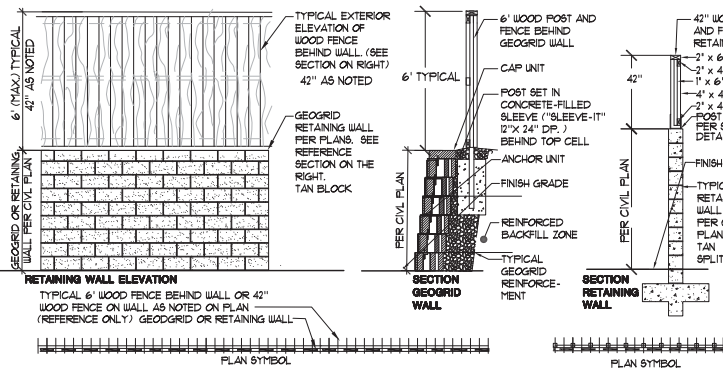
ENLARGEMENT RECREATIONAL OPEN SPACE 2

SEE PLANT LEGEND ON SHEET L-1



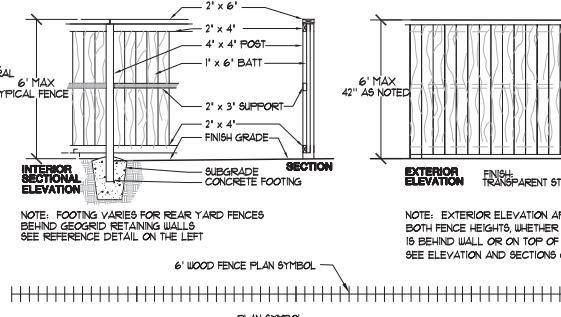
MASONRY RETAINING WALLS

RETAINING WALLS ARE SHOWN FOR REFERENCE ON LANDSCAPE PLAN AS TO COLOR AND FINISH. WALLS TO BE DESIGNED AND INSTALLED PER CIVIL PLANS. NO 6" FENCING IS TO BE INSTALLED ON TOP OF RETAINING WALLS, ONLY 42" FENCE IS ON WALL. FINISH: TAN GEOGRID BLOCK WITH MATCHING CAP BLOCK. (NOTE: STANDARD TAN SPLITFACE BLOCK WALL AS NOTED ON PLANS). SEE PLAN FOR REAR YARD AND COMMON AREA LOCATIONS. SEE SECTIONS FOR FENCE BEHIND WALL AND FENCE ON WALL BELOW.



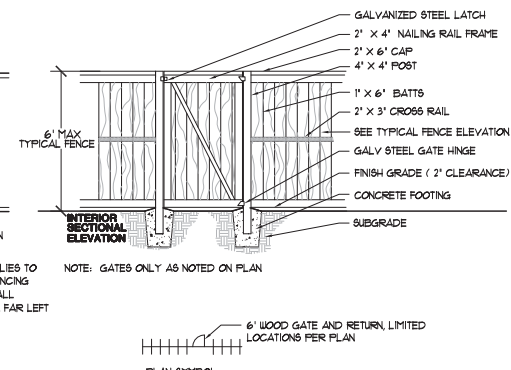
TYPICAL 6" WOOD FENCE

PROJECT WOOD FENCING IS PROPOSED FOR PRIVACY BETWEEN UNITS. THERE ARE MINIMAL OPPORTUNITIES FOR GATES, HOWEVER ANY GATES THAT OCCUR SHALL BE SHOWN ON THE LANDSCAPE CONCEPT PLAN AND SHALL BE OF THE SAME FINISH AND CONSTRUCTION AS THE PROJECT WOOD FENCING. EXISTING FENCES TO REMAIN AS NOTED ON PLAN. NOTE: FOR REAR YARD FENCES BEHIND GEOGRID WALL, SEE SECTION DETAIL, THIS SHEET FOR POST FOOTINGS WITH "SLEEVE-IT" PRE-FAB POST FOOTING SYSTEM. SEE DETAIL ON THE LEFT FOR RETAINING WALL. WOOD FENCE PANELS TO BE INSTALLED PER THE 6" WOOD FENCE TYPICAL. FINISH: TRANSPARENT STAIN.



TYPICAL 6" FENCE RETURN AND GATE

6" WOOD FENCING IS PROPOSED FOR TYPICAL SIDE YARD FENCES. MATCHING GATES ARE PROPOSED ONLY AS NOTED AT LOCATIONS SHOWN ON CONCEPT PLAN FOR ACCESS. FINISH: TRANSPARENT STAIN.



THE
LIGHTFOOT
PLANNING
GROUP

PLANNING
SITE DESIGN
LANDSCAPE
ARCHITECTURE

5300 PASTER COURT SUITE 110
SAN DIEGO, CA 92108
(760) 692-1924

lightfoot@lightfootpg.com



HALL LAND COMPANY, INC
118 N. ANZA STREET TOWNHOMES
COUNTY OF SAN DIEGO, CALIFORNIA

Scale: AS SHOWN
Date: 9/5/18
Drawn By: KC
Revisions: 9/5/18

LANDSCAPE
CONCEPT

Job # 641301

L-2

3

118 ANZA LANDSCAPE CONCEPT PLAN

GENERAL NOTES
THIS CONCEPTUAL LANDSCAPE PLAN DIAGRAMMATICALLY SHOWS PLACEMENT OF PROPOSED PROJECT LANDSCAPING. FINAL LANDSCAPE PLANS SHALL ACCURATELY IDENTIFY AND SHOW PLACEMENT OF TREES, SHRUBS AND GRASS COVERS WITH DESIGNATED SIZES.
ALL IRRIGATION AND LANDSCAPE SHALL MEET THE STANDARDS OF THE CURRENT LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 1 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES AND THE COUNTY LANDSCAPE DESIGN MANUAL GUIDELINES.
OTHER REGULATING DOCUMENTS SHALL INCLUDE, CALIFORNIA BUILDING CODE TITLE 24, STATE ASSEMBLY BILL, (AB) 1881, COUNTY OF SAN DIEGO LANDSCAPE MANUAL, AND LATEST VERSION OF "GREENBOOK" SPECIFICATIONS.

EROSION CONTROL, WATER QUALITY AND STORMWATER TREATMENT AND MANAGEMENT
LANDSCAPING SHALL COMPLY WITH THE APPROVED STORMWATER MANAGEMENT PLAN AND SHALL DEMONSTRATE BEST MANAGEMENT PRACTICES AS REQUIRED BY SECTIONS 61201 OF THE WATERSHED PROTECTION, STORMWATER MANAGEMENT AND DISCHARGE CONTROL REGULATIONS, AND THE COUNTY'S BEST MANAGEMENT PRACTICES DESIGN MANUAL. REFER TO CIVIL PLANS AND REPORTS FOR DRAINAGE AREAS AND BMP'S LOCATIONS. THERE WILL BE VARIOUS TYPES OF BMP'S INCLUDING BASIN, AND STORAGE VAULT AREAS, AS DESCRIBED BY CIVIL IN THEIR SUBMIT.

WATER CONSERVATION NOTES
CONCEPTUAL MAINT AND COMPLIANCE WITH CONSERVATION IN LANDSCAPING ORDINANCE THE IRRIGATION AND LANDSCAPE PLANS SHALL BE IN CONFORMANCE TO THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 1 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES AND THE COUNTY LANDSCAPE MANUAL AND GUIDELINES. (SEE ADDITIONAL PROJECT 4 IRRIGATION NOTES).
CONCEPTUAL PROJECT COMMON AREA MAINT
THE CONCEPTUAL MAINT FOR THE PROJECT IS CURRENTLY ESTIMATED AT 437,180 GALLONS PER YEAR FOR 23,975 SQUARE FEET OF LANDSCAPE AREA. OF THAT AREA APPROXIMATELY 16.9% IS ACTIVE TURF CATEGORIZED AS SPECIAL LANDSCAPE AREA.

PROJECT LANDSCAPE AS SHOWN ON THE CONCEPT PLAN HAS APPROXIMATELY:
23,975 SQUARE FEET OF ACTIVE RECREATION TURF IN THE COMMON AREA LANDSCAPE AND IS CONSIDERED FOR THE ETU CALCULATIONS AS SPECIAL LANDSCAPE AREA OF THAT TOTAL. ALL 4096 SQUARE FEET, AT 16.9% IS TO BE IRRIGATED WITH ROTATOR NOZZLES, AND EFFICIENT ROTATOR OR CITY LANDSCAPE WATER USE EFFICIENCY REQUIREMENT COMPLIANT SPRAY IRRIGATION AND IS CONSIDERED SPECIAL LANDSCAPE AREA BECAUSE IT IS FOR ACTIVE RECREATION. NO OVERHEAD SPRAYS SHALL BE WITHIN 24' OF HARDSCAPE IN ANY AREA THAT DOES NOT DRAIN INTO THE LANDSCAPE AREA.
NOTE THERE ARE NO PERFECT SLOPES WITH IRRIGATION COMPLIANCE REQUIREMENTS. AS A DESIGN CONCEPT THE SPECIAL LANDSCAPE AREA TURF BASIN AND SHADE PLANT AREAS WITH MODERATE AND HIGHER WATER USE LANDSCAPE AREAS ARE BALANCED WITH LOW WATER USE FRONT YARD AND COMMON AREAS. EFFICIENT IRRIGATION SYSTEMS, MUCH OF IT WITH DRIP, SHALL BE USED TO FURTHER PROMOTE WATER CONSERVATION. THE LANDSCAPE IRRIGATION ETU SHALL NOT EXCEED THE MAINT THERE SHALL BE NO OVERSPRAY ONTO HARDSCAPE AND THERE SHALL BE ZERO RUNOFF.

EASEMENTS AND EXISTING CONDITIONS
ALL PERTINENT UTILITY EASEMENTS ARE DELINEATED ON THE PRELIMINARY CIVIL ENGINEERING SITE PLAN INFORMATION. THE FINAL LANDSCAPE PLAN SHALL SHOW ALL EASEMENTS THAT MAY AFFECT FINAL PLACEMENT OF PROJECT TREES AND SHRUBS, BASED ON THE EASEMENT AND UTILITY INFORMATION RECEIVED FROM THE PROJECT ENGINEER. NO TREES OR PERMANENT STRUCTURES HAVE BEEN SHOWN WITH UTILITY EASEMENTS. CONSTRUCTION DRAWING TREE PLACEMENT SHALL BE BASED ON THE DIGITAL EASEMENT INFORMATION RECEIVED FROM THE PROJECT ENGINEER OF WORK. SOME EASEMENTS MAY BE ABANDONED. ALL EXISTING CONDITIONS TO BE VERIFIED WITH CIVIL PLANS FOR INFORMATION AND ARE SHOWN FOR REFERENCE ONLY ON LANDSCAPE PLANS.

IRRIGATION NOTES
AN AUTOMATIC BELOW GRADE IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME LOW FLOW IRRIGATION EQUIPMENT AND CONSERVATION TECHNIQUES SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. ZERO RUNOFF IS PERMITTED. BUBBLERS, MICRO-SPRAYS, DRIP EMITTERS, DRIP TUBING, ETC. IRRIGATION SYSTEMS SHALL BE USED WITH HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS, MASTER VALVE, FLOW SENSOR AND RAIN SHUT-OFF SENSOR AND OTHER NECESSARY IRRIGATION EQUIPMENT FOR BEST EFFICIENCY AND WATER CONSERVATION. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED AND SPACED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS AND SOIL TYPE. ALL IRRIGATION EQUIPMENT, SENSORS AND CONTROLLERS SHALL BE INSTALLED PER MANUFACTURER GUIDELINES AND SPECIFICATIONS, AND ADHERE TO ALL CODE RESTRICTIONS AND GUIDELINES. ALL IRRIGATION PIPING AND WIRING SHALL BE SLEEVED UNDER ALL HARDSCAPE AND VEHICULAR AREAS, WITH STANDARD DEPTH OF COVER. NOTE THAT IRRIGATION MAINLINE SHALL BE AVOIDED IN ANY PAVED AREAS OF THE RIGHT OF WAY. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE SAN DIEGO COUNTY LANDSCAPE DESIGN MANUAL STANDARDS FOUND IN SECTION "E" AND SECTION 86.109 OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE. SPRAY NOZZLES, AND/OR OR EFFICIENT ROTARY AND ROTOR SPRAY SYSTEMS THAT ARE ORDINANCE-COMPLIANT AND PROVIDE ZERO OVERSPRAY MAY BE USED.
ALL IRRIGATION AREAS SHALL BE APPROPRIATELY HYDROZONED AND INSTALLED ACCORDING TO ORDINANCE REQUIREMENTS AND LANDSCAPE DESIGN MANUAL STANDARDS. AGAIN, THE PLAN AT CONSTRUCTION PHASE SHALL PROVIDE THAT ONLY DRIP, DRIP LINE OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24 INCHES OF AN IMPERMEABLE SURFACE UNLESS THE ADJACENT IMPERMEABLE SURFACES ARE DESIGNATED AND CONSTRUCTED TO CAUSE WATER TO DRAIN ENTIRELY INTO A LANDSCAPED AREA. THE SETBACK MAY BE PLANTED OR UNPLANTED WITH MULCH, GRAVEL OR OTHER PORGIOUS MATERIAL.

PLANTING NOTES
PLANTING DESIGN SHALL INCORPORATE A MIX OF NATIVES, NON-NATIVES, SUCULENTS AND PERENNIALS THAT ARE LOW WATER AND LOW MAINTENANCE WHEREVER POSSIBLE. THE SELECTION OF PLANT MATERIAL IS BASED ON PLANTER SIZE, CULTURAL, AESTHETIC, ENVIRONMENTAL CONDITIONS, IRRIGATION WATER SOURCE AND LOW MAINTENANCE CONSIDERATIONS. ALL PLANT MATERIAL WILL BE GROUPED TOGETHER ACCORDING TO WATER, SHADE AND SOIL REQUIREMENTS.
ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOR-TRANSPORATION AND RUN-OFF. ALL LANDSCAPE AREAS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. INERT GROUND COVER SUCH AS D.G. OR COBBLE MAY BE EMPLOYED AS A MULCH OR GROUND COVER. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM. SHEARING IS NOT PROPOSED. THE DESIGN INCORPORATES A NATURAL LAYERING OF PLANTS THAT DO NOT REQUIRE AND ARE NOT DESIGNED TO BE SHEARED.

TREES
STREET TREES SHALL BE 30' O.C. MINIMUM WITH A MINIMUM CLEARANCE OF 60' FROM FINISH GRADE TO BRANCHES. STREET TREES SHALL NOT BE PLANTED IN THE RIGHT OF WAY. ALL STREET TREES AND ALL PROJECT TREES SHALL BE PLANTED NO CLOSER THAN 24" FROM HARDSCAPE AND ANY TREE WITHIN 10' OF HARDSCAPE SHALL BE PLANTED WITH A DEEP ROOT-TYPE PLANTING DEVICE. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL. INSTALL AN APPROVED OR DEEP ROOT BARRIER AGAINST INSIDE EDGE OF HARDSCAPE WHERE APPLICABLE AT 36" MIN DEPTH. TREES SHALL BE PROVIDED WITH A MINIMUM STANDARD OF 10 LINEAR FEET, MINIMUM, OF APPROVED ROOT BARRIER, CENTERED ON THE TREE, PER THE COUNTY STANDARDS. TREES IN TURF SHALL BE PROVIDED A TREE GUARD TO PROTECT THE TRUNKS FROM DAMAGE BY MOWING DEVICES.

ALL RIGHT OF WAY AND COMMON AREA TREES IN TURF AND OTHER AREAS SHALL BE IRRIGATED WITH A SEPARATE SUPPLEMENTAL IRRIGATION SYSTEM, ON A SEPARATE VALVE FOR ONLY THE TREES WHEN PLANTED IN TURF OR DRIP IRRIGATION AREAS.

PLACEMENT AND LOCATIONS
PLANT MATERIALS, BOLDERS AND FENCEWALL IMPROVEMENTS THAT OBSTRUCT THE SIGHT DISTANCE LINE FOR SAFETY ARE PROHIBITED IN RESTRICTED SITE TRIANGLE ZONES AT INTERSECTIONS AS SHOWN ON THE PLAN AT DRIVEWAYS FOR SIGHT DISTANCE SAFETY PURPOSES, PER THE COUNTY STANDARDS AND DETAILS.
TREES SHALL BE LOCATED AND MAINTAINED TO PRESERVE CLEARANCE ZONES OF AT LEAST 10 FEET FROM STREET LIGHTS, FIRE HYDRANTS, UTILITY POLES/METER AND CABLE TV BOXES, OR BACKS OF STREET AND DIRECTIONAL SIGNS, TO THE TRUNK OF THE TREE. TREES SHALL BE INSTALLED AND MAINTAINED TO AVOID BLOCKING VISIBILITY OF TRAFFIC CONTROL SIGNALS AND SIGNS.
TREES SHALL BE PLANTED A MINIMUM OF 5 FEET HORIZONTALLY FROM TRUNK TO EDGE OF UNDERGROUND UTILITIES. PLACEMENT SHALL COMPLY WITH LOCAL UTILITY COMPANIES' REQUIREMENTS FOR VEGETATIVE MANAGEMENT AND CLEARANCES IN UTILITY EASEMENTS AND ADJACENT TO UTILITY STRUCTURES AND FACILITIES. THE MORE RESTRICTIVE (CITY OR UTILITY) SHALL APPLY.

MAINTENANCE
ALL IRRIGATION AND LANDSCAPING, FENCES, WALLS, ETC. ON THE SITE, AND PLANTING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC PARKWAYS SHALL BE PERMANENTLY AND PRIVATELY MAINTAINED BY OWNER OR ADA. LANDSCAPE AREAS SHALL BE DESIGNED FOR LOW MAINTENANCE AND SHALL BE MAINTAINED PER THE COUNTY OF SAN DIEGO REQUIREMENTS. THE RIGHT OF WAY SHALL HAVE DROUGHT TOLERANT PLANTING AND BE LOW MAINTENANCE. SIGHT DISTANCE TRIANGLE AREAS SHALL BE MAINTAINED TO PROVIDE SAFE VISUAL SAFETY PER THE DESIGN MANUAL STANDARDS SUCH THAT NO PLANTS OR OBSTRUCTIONS AT MATURITY SHALL OBSTRUCT THE LINE OF SIGHT.

ALL PRIVATELY MAINTAINED LANDSCAPE MAINTENANCE SHALL INCLUDE:
A. NORMAL CARE AND IRRIGATION OF THE LANDSCAPING
B. MANAGING EROSION CONTROL AND PREVENTING OVERSPRAY
C. REPAIR AND REPLACEMENT OF IRRIGATION AND PLANT MATERIALS AS REQUIRED
D. IRRIGATION SYSTEM MAINTENANCE AS NECESSARY TO MAINTAIN COMPLIANCE WITH MUELCO
E. GENERAL CLEANUP OF TRASH AND WEEDS IN THE LANDSCAPED AND OPEN SPACE OR PARK AREAS
F. NOTE THAT STORMWATER OPERATIONS AND MANAGEMENT PLAN AND REPORT SHALL GOVERN MAINTENANCE OF ALL TREATMENT AND MANAGEMENT PORTIONS OF THE LANDSCAPE PLAN.

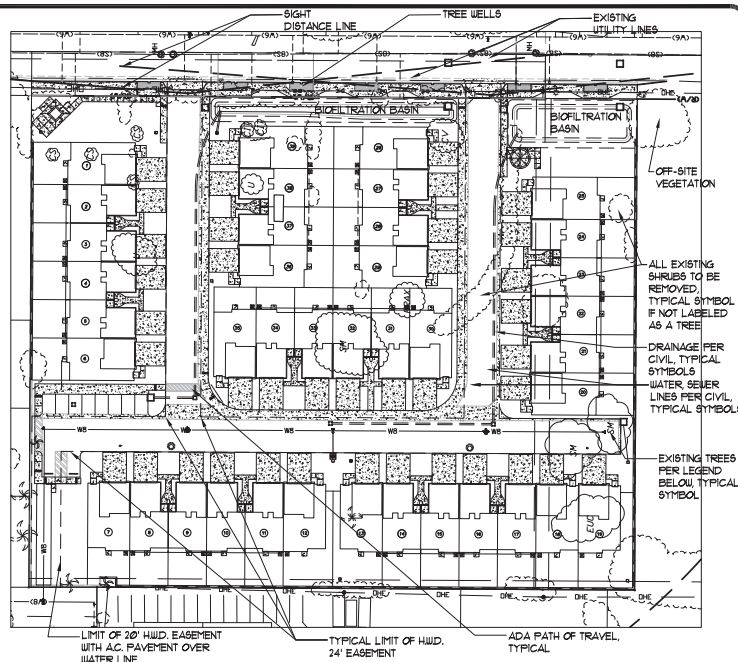
EXISTING TREE LEGEND & SUMMARY

19 EXISTING TREES TO BE REMOVED (ALL TREES ON SITE, NONE TO REMAIN)

QTY -	SYMBOL -	BOTANICAL NAME -	COMMON NAME
1	CA	CUPANOPSIS ANACARDIODES	CARROTWOOD
1	CV	CALLISTEMON VIMINALIS	LEMON BOTTLE BRUSH
2	CIT	CITRUS	SMALL ORANGE TREES
4	CS	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
1	EUC	EUCALYPTUS SPECIES	EUCALYPTUS
3	FRAX	FRAXINUS SPECIES	ASH SPECIES
3	SH	SCHINUS MOLLE	CALIFORNIA PEPPER
2	U	UNKNOWN SPECIES	

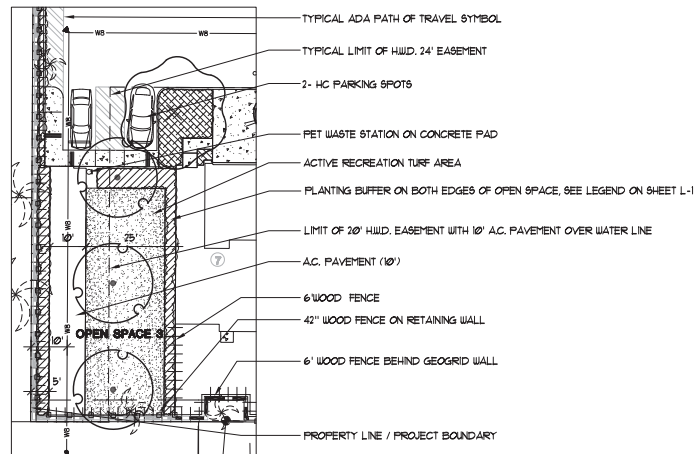
61 TREES PROPOSED
SEE SHEET L-1 CONCEPTUAL TREE LEGEND AND FOR TREE DISTRIBUTION
CONCEPTUAL NET GAIN OF 54 TREES

10 - 24" BOX * 25% OF TREE COUNT
45 - 15 GAL * 11% OF TREE COUNT

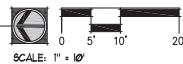


EXISTING TREES AND CONDITIONS

EXISTING CONDITIONS, ACCESS ROADS, EXISTING AND PROPOSED EASEMENTS AND UTILITIES REFER TO CIVIL GRADING PLAN FOR LOCATION AND TYPES OF EXISTING AND PROPOSED UTILITIES, EASEMENTS AND PROPERTY LINES AND ACCESS ROADS. TREE LOCATIONS ARE BASED ON DIGITAL EXISTING CONDITIONS BASE SHEET, PER CIVIL PLAN.



ENLARGEMENT RECREATIONAL OPEN SPACE 3



THE
LIGHTFOOT
PLANNING
GROUP

PLANNING
SITE DESIGN
LANDSCAPE
ARCHITECTURE

5300 PASTER COURT SUITE 100
SAN DIEGO, CA 92121
760.492.1924
LIGHTFOOT@LIGHTFOOTPG.COM



HALL LAND COMPANY, INC
1118 N. ANZA STREET TOWNHOMES
COUNTY OF SAN DIEGO, CALIFORNIA

Scale: AS SHOWN
Date: 9/15/18
Drawn By: KC
Revisions: 3/5/18

LANDSCAPE
CONCEPT

Job # 641301

L-3

1118 ANZA LANDSCAPE CONCEPT PLAN

1118 N. ANZA STREET TOWNHOMES

PDS2018-TM-5628/REZ-18-003

ARCHITECTURAL SUBMITTAL PACKAGE

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1118 N. ANZA STREET

EL CAJON, CA

HALL LAND COMPANY, INC.

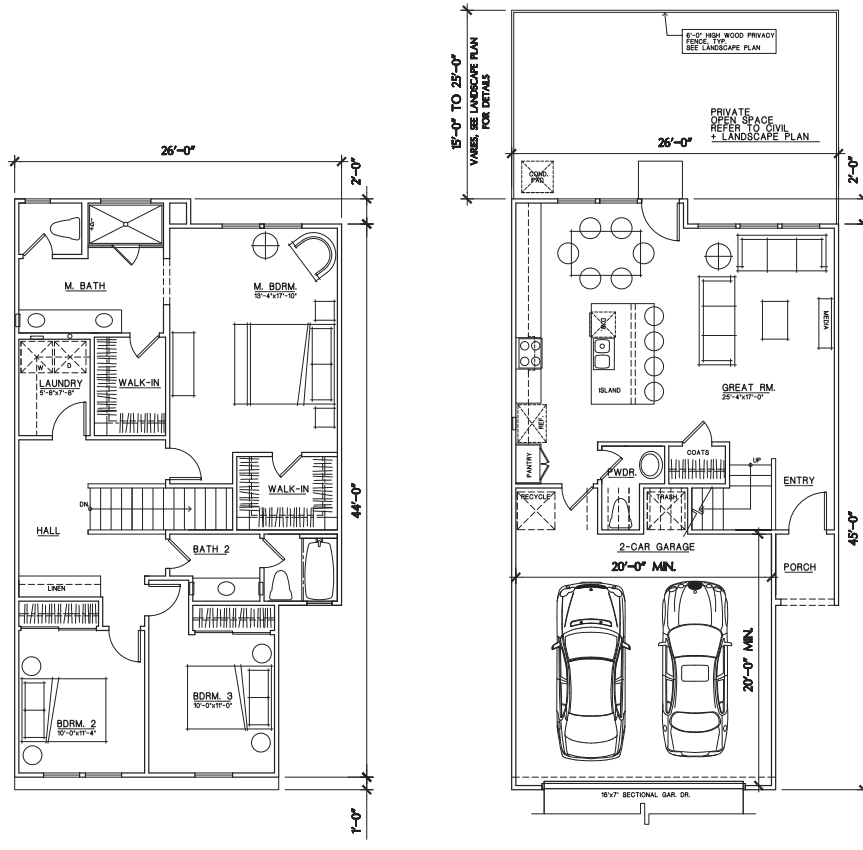
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

08/07/18
18003



C

UNIT 1

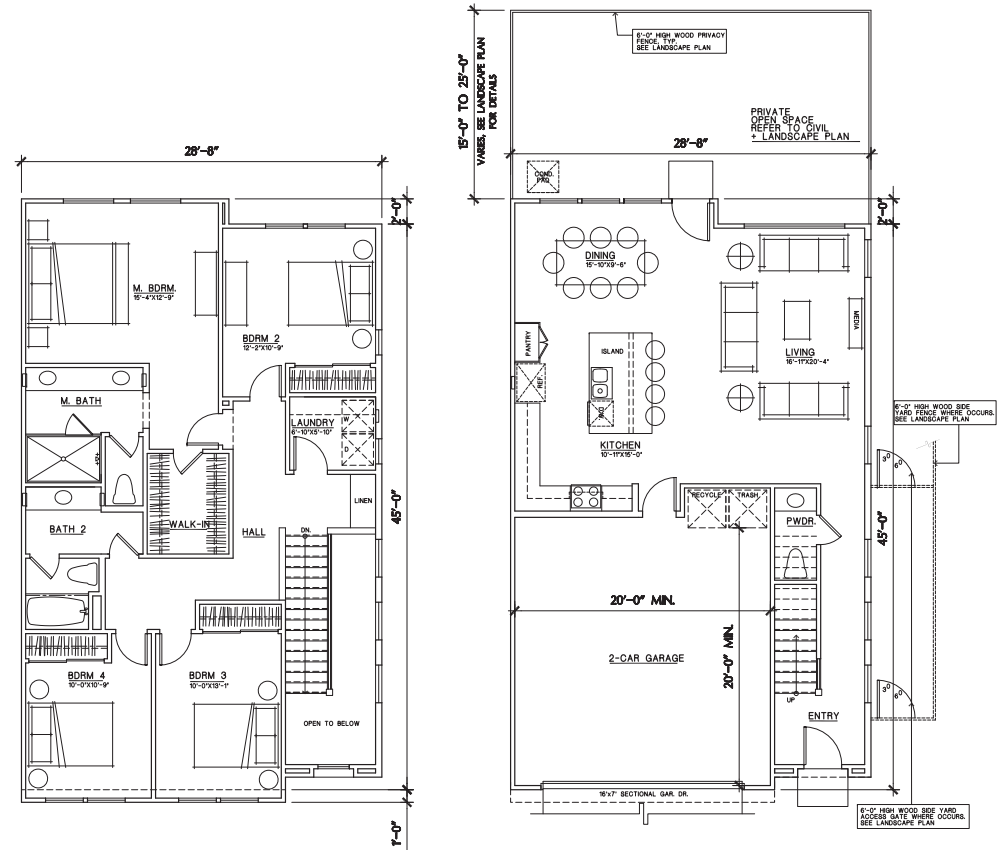


UPPER FLOOR
1,100 SF

LOWER FLOOR
631 SF

GARAGE 465 SF
TOTAL 1,731 SF

UNIT 2



UPPER FLOOR
1,187 SF

LOWER FLOOR
846 SF

GARAGE 464 SF
TOTAL 2,033 SF

2-74

1118 N. ANZA STREET
EL CAJON, CA

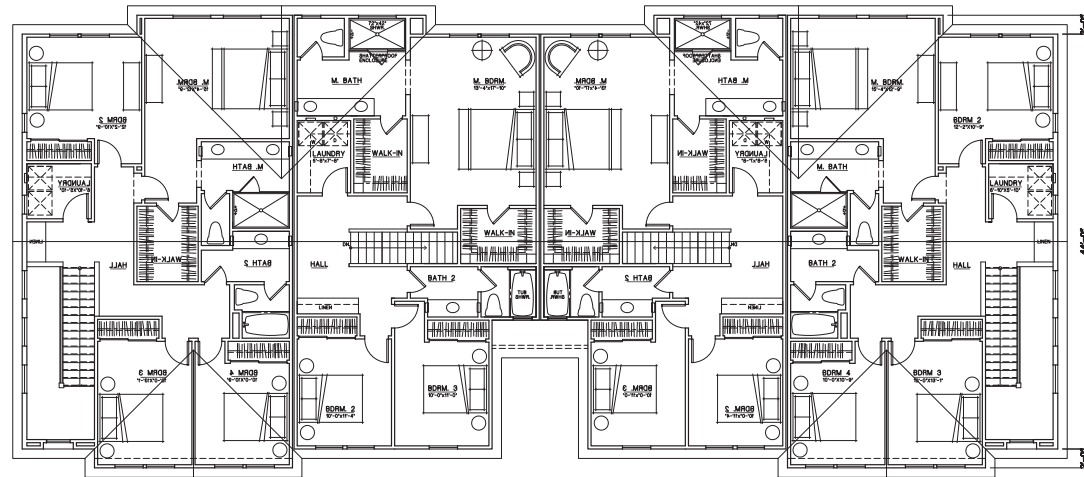
HALL LAND COMPANY, INC.
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

UNIT PLANS

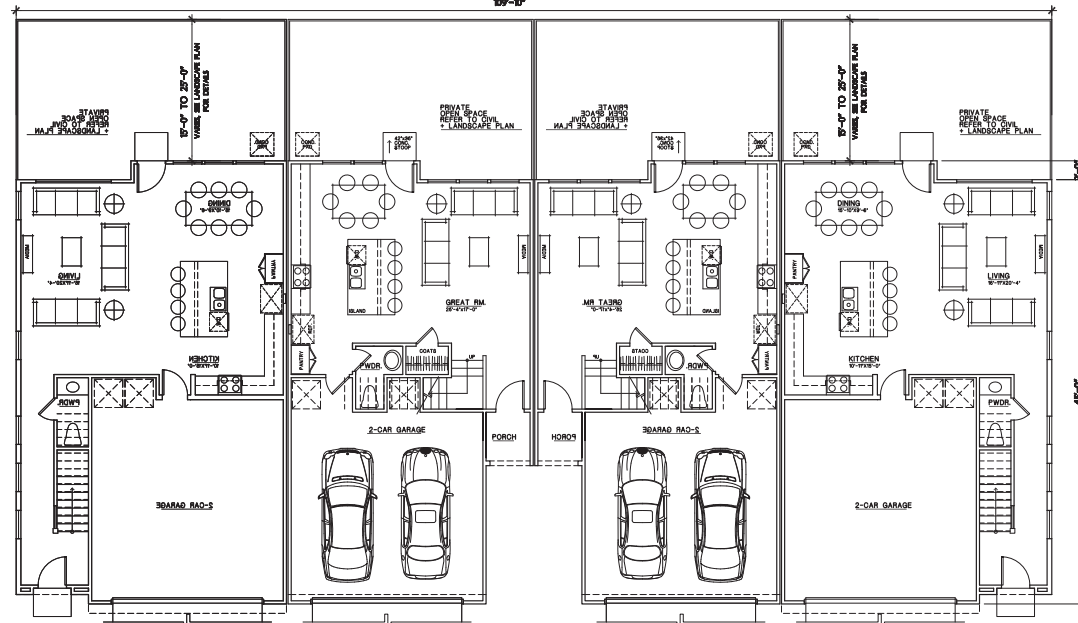
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08/07/18
18003

FLAIR
ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
470 WALD, SUITE 200, CALIFORNIA 92038-4038
PH: 760-750-7500 FAX: 760-750-7540

1.1



UPPER FLOOR



LOWER FLOOR

4-PLEX
BUILDING PLANS

1118 N. ANZA STREET
EL CAJON, CA

HALL LAND COMPANY, INC.
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"
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ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92614-4038
949 750-7553 FAX 949 750-7540

2.1

2 - 75



FRONT ELEVATION
SPANISH

*ELEVATION STYLE IS INTERCHANGEABLE
WITH ALL BUILDING TYPES



REAR ELEVATION



LEFT

DESCRIPTION	COLOR	MANUFACTURER
LOW PROFILE CONCRETE TILE	3645 SUNSET BLEND	EAGLE
PRIMARY STUCCO	SW 6126 NAVAJO WHITE	SHERWIN-WILLIAMS
SECONDARY STUCCO	SW 6150 UNIVERSAL KHAKI	SHERWIN-WILLIAMS
FASCIA & TRIMS	SW 7040 SMOKEHOUSE	SHERWIN-WILLIAMS
ENTRY DOOR	SW 7055 ENDURING BRONZE	SHERWIN-WILLIAMS
SHUTTERS	SW 6230 RAINSTORM	SHERWIN-WILLIAMS
STEEL GARAGE DOOR	GOLDEN OAK	WAYNE DALTON

SCHEME 1



RIGHT

4-PLEX BUILDING ELEVATIONS

1118 N. ANZA STREET

EL CAJON, CA

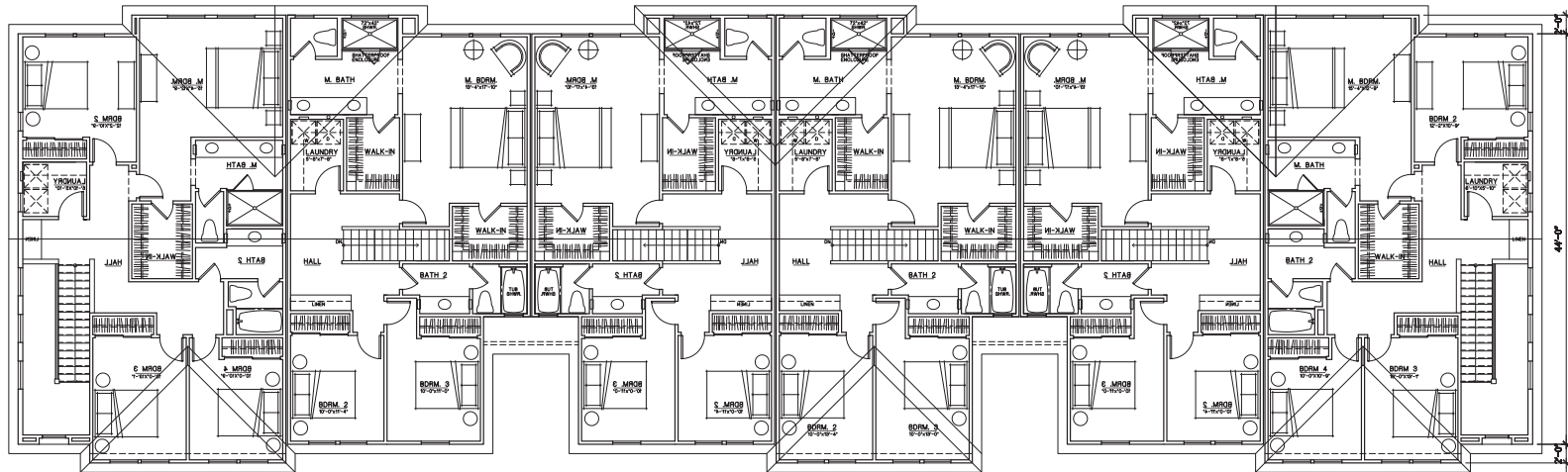
HALL LAND COMPANY, INC.

740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

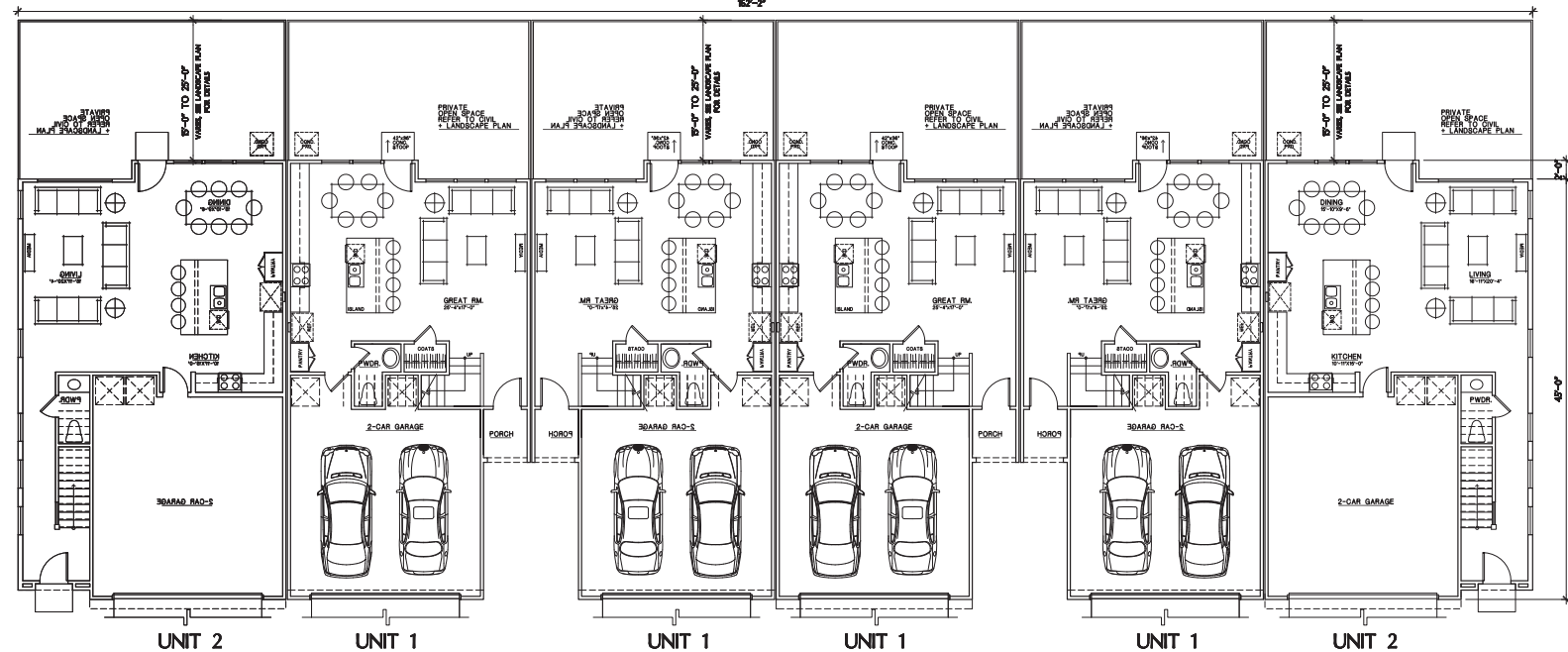
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5/10/18
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470 WALD, IRVINE, CALIFORNIA 92618-4638
PH: 949.789-7333 FAX: 949.789-7340

2.2



UPPER FLOOR



LOWER FLOOR

6-PLEX
BUILDING PLANS

1118 N. ANZA STREET

EL CAJON, CA

HALL LAND COMPANY, INC.

740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE : 3/16"=1'-0"
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ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, BEVING, CALIFORNIA 92038-4038
949 750-7550 FAX 949 750-7540

3.1



FRONT ELEVATION
SANTA BARBARA

*ELEVATION STYLE IS INTERCHANGEABLE
WITH ALL BUILDING TYPES



REAR ELEVATION



LEFT

DESCRIPTION	COLOR	MANUFACTURER
LOW PROFILE CONCRETE TILE	SMC 8402 SANTA GRIZ BLEND	EAGLE
PRIMARY STUCCO	SW 7105 PAPERWHITE	SHERWIN-WILLIAMS
SECONDARY STUCCO	SW 7691 BLTMORE BUFF	SHERWIN-WILLIAMS
FASCIA & TRIMS	SW 9193 DARK CLOVE	SHERWIN-WILLIAMS
ENTRY DOOR & SHUTTERS	SW 2848 HOYCROFT PEWTER	SHERWIN-WILLIAMS
STEEL GARAGE DOOR	MISSION OAK	WAYNE DALTON
STONE VENEER	VENETIAN VILLA VERSAILLES	CORONADO STONE

SCHEME 2



RIGHT

1118 N. ANZA STREET
EL CAJON, CA

HALL LAND COMPANY, INC.
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

6-PLEX BUILDING ELEVATIONS

SCALE : 3/16"=1'-0"
5/10/18
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FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD • IRVINE, CALIFORNIA 92614-4638
(949) 759-7333 FAX (949) 759-7340

3.2

2-78



FRONT ELEVATION
CRAFTSMAN

*ELEVATION STYLE IS INTERCHANGEABLE
WITH ALL BUILDING TYPES



REAR ELEVATION



LEFT

DESCRIPTION	COLOR	MANUFACTURER
FLAT CONCRETE TILE	DEL AIR 8827 TACOMA BLEND	EAGLE
PRIMARY STUCCO	SW 6001 GRAYISH	SHERWIN-WILLIAMS
SECONDARY STUCCO	SW 6003 PROPER GRAY	SHERWIN-WILLIAMS
FASCIA & TRIMS	SW 7639 ETHEREAL WOOD	SHERWIN-WILLIAMS
ENTRY DOOR & SHUTTERS	SW 7048 URBANE BRONZE	SHERWIN-WILLIAMS
STEEL GARAGE DOOR	TAUPE	WAYNE DALTON
SIDING	TIMBER BARK	HARDEE-PLANK
BRICK VENER	SICILIAN BRICK MARSALA BLEND	CORONADO STONE

SCHEME 3



RIGHT

1118 N. ANZA STREET
EL CAJON, CA

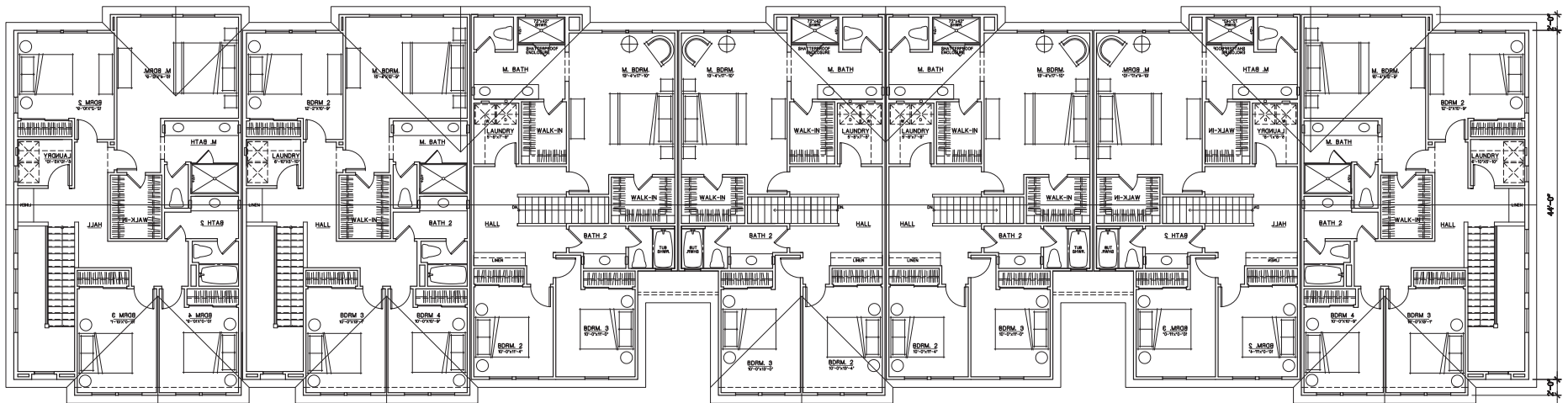
HALL LAND COMPANY, INC.
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

6-PLEX BUILDING ELEVATIONS

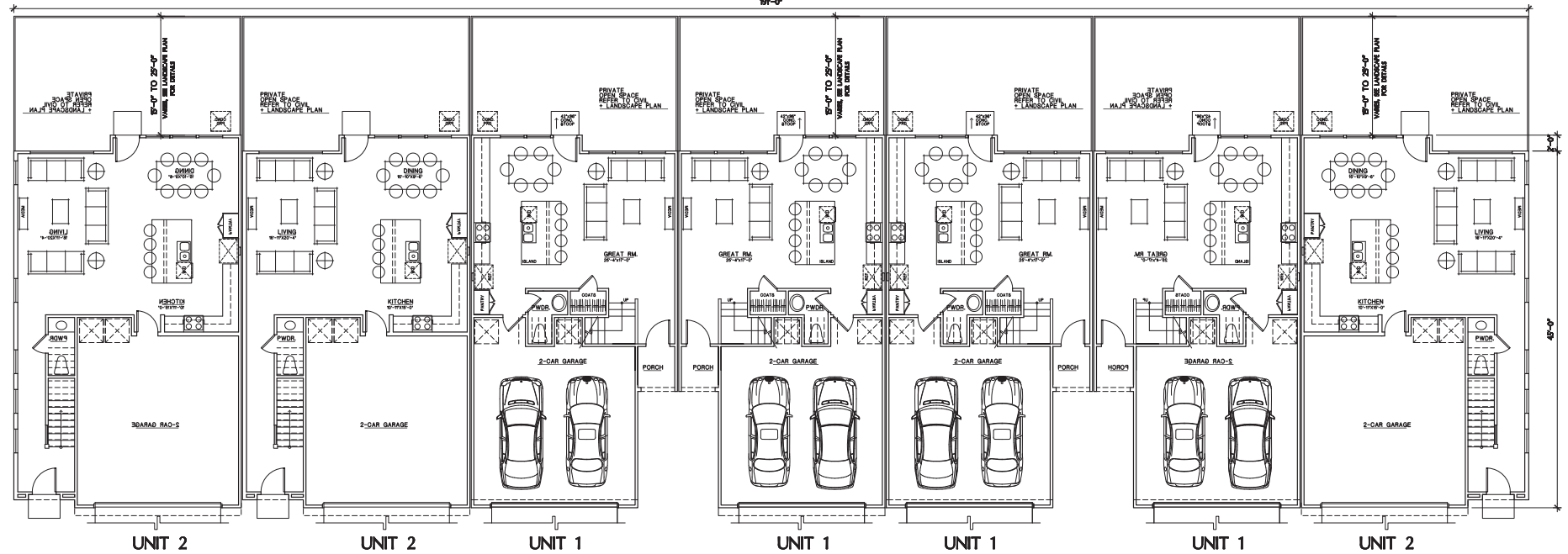
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FLAIR ARCHITECTS, INC.
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(760) 739-7333 FAX (760) 739-7340

3.3



UPPER FLOOR



LOWER FLOOR

7-PLEX

BUILDING PLANS

1118 N. ANZA STREET

EL CAJON, CA

HALL LAND COMPANY, INC.

740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

SCALE: 3/16"=1'-0"
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ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
470 WALD, BEVING, CALIFORNIA 92008-4008
949 750-7500 FAX 949 750-7540

4.1

2 - 80



FRONT ELEVATION
CRAFTSMAN

*ELEVATION STYLE IS INTERCHANGEABLE
WITH ALL BUILDING TYPES



REAR ELEVATION

2 - 81



LEFT

DESCRIPTION	COLOR	MANUFACTURER
FLAT CONCRETE TILE	BEL AIR 4626 RANCHO CORDOVA BLEND	EAGLE
PRIMARY STUCCO	SW 2845 BUNGLEHOUSE GRAY	SHERWIN-WILLIAMS
SECONDARY STUCCO	SW 6109 SEDATE GRAY	SHERWIN-WILLIAMS
FASCIA & TRIMS	SW 9083 DUSTED TRUFFLE	SHERWIN-WILLIAMS
ENTRY DOOR & SHUTTERS	SW 6089 GROUNDWOOD	SHERWIN-WILLIAMS
STEEL GARAGE DOOR	ALMOND	WAYNE DALTON
SIDING	TRADITIONAL RED	HARDEE-PLANK
STONE VENEER	OLD WORLD LEDGE BURNT OAK	CORONADO STONE

SCHEME 4



RIGHT

1118 N. ANZA STREET
EL CAJON, CA

HALL LAND COMPANY, INC.
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CALIFORNIA 92075

7-PLEX BUILDING ELEVATIONS

SCALE : 3/16"=1'-0"
5/10/18
18003

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ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
PH: 949-759-7333 FAX: 949-759-7340

4.2

**Attachment E –
ENVIRONMENTAL
DOCUMENTATION**



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

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

Project Name: Anza Street Townhomes

Project Record Numbers: PDS2018-TM-5628; PDS2018-REZ-18-003

Environmental Log Number: PDS2018-ER-18-14-006

APN(s): 484-092-31-00; 484-092-33-00; 484-092-34-00; 484-092-35-00; 484-291-01-00

Lead Agency Name and Address:

County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239

County Staff Contact:

Denise Russell
Denise.Russell@sdcounty.ca.gov
858-694-2019

Project Location: The proposed project (Project) is located within the unincorporated community of Lakeside in central San Diego County. The 3.2-acre project site is located at 1118 N. Anza Street, El Cajon. The site is located within the Lakeside Community Plan area. Variable family residential development within the unincorporated County abuts the project site to the north, east, and south, and multi-family residential development within the jurisdiction of the City of El Cajon to the west.

Project Applicant Name and Address:

Hall Land Company, Inc.
740 Lomas Santa Fe Drive, Ste. 204
Solana Beach, CA 92075

General Plan

Community Plan:	Lakeside
Regional Categories:	Village
Land Use Designations:	Village Residential (VR-15)
Density:	VR-15
Floor Area Ratio (FAR)	N/A

Zoning

Use Regulation:	Variable Family Residential (RV)
Minimum Lot Size:	1 du per 6,000 Square Feet
Special Area Regulation	Airport (C)

Description of Project:

The Anza Street Townhomes project applicant proposes the subdivision of five existing parcels totaling 3.2 acres into 39 two-story townhomes on one common lot within the Lakeside Community Plan area. The project site is currently developed with several existing single-family residences that will be removed with the project. The project site is surrounded primarily by multi-family residential developments, single family homes, and commercial uses. The project site is directly adjacent to the City of El Cajon, which bounds the project site to the west. The site and surrounding land is very slightly sloped with an average slope between 0% and 15%. Access to the site will be provided by N. Anza Street, a County Maintained Public roadway via two proposed private driveways. Proposed earthwork quantities for the project consist of 720 cubic yards of cut and 18,190 cubic yards of fill with approximately 17,500 cubic yards of import and no export required.

The General Plan Regional Category for the project site is Village Residential, and the General Plan Land Use Designation is Village Residential 15 (VR-15), which allows 15 dwelling units per acre. The allowed density would produce approximately 48 dwelling units. The applicant is proposing 39 dwelling units, which is a density of 12.28 dwelling units per acre. The Zoning Use Regulation for the site is Variable Residential with a "C" Special Area Designator for Airport compatibility review.

Discretionary Actions:

Discretionary permits for the Project include a Tentative Map and a Rezone. The Tentative Map would subdivide the 3.2-acre project site to 39 multi-family residences on one common lot. The project is consistent with the residential density allowed under the County General Plan, however a Rezone is required to change the Building Type designator from "F" to "K" to allow for multiple dwellings on the same lot, as well as to establish a "J" designator for 350 square feet of Private and 150 square feet of Group Open Space.

Overview of 15183 Checklist

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

General Plan Update Program EIR

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

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

Summary of Findings

Anza Street Townhomes is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see [http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOSAug2001/EIR/FEIR7.00](http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOSAug2001/EIR/FEIR7.00-Mitigation%20Measures%202011.pdf) -Mitigation Measures 2011.pdf for complete list of GPU Mitigation Measures).

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

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

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**
The project would subdivide a 3.2-acre property into 39 townhome units on one common lot, which is consistent with the VR-15 development density established by the General Plan and the certified GPU EIR.
2. **There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR Failed to analyze as significant effects.**

15183 Statement of Reasons

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

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

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

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

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

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

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

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

<hr/> Signature	<hr/> December 19, 2019 Date
<hr/> Denise Russell Printed Name	<hr/> Project Manager Title

CEQA Guidelines §15183 Exemption Checklist

Overview

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

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

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

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

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

Discussion

- 1(a) The GPU EIR concluded this impact to be less than significant with mitigation. 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 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 that 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.

The project site is located at 1118 N. Anza Street, within the Lakeside Community Planning Area in the unincorporated County of San Diego. El Capitan Reservoir RCA, located approximately 3.9 miles from the Project site, is identified as a visual resource pursuant to the County of San Diego Guidelines for Determining Significance. Due to intervening topography, and Project consistency with existing surrounding development, the project will not detract from any views of RCAs.

Trail systems and public parks exist nearby, however none would provide topographically accessible views to the Project. The Project site is located approximately 1.8 miles from the North Granite Hills Pathway, which does not afford any views of the project site due to distance and intervening land uses.

As previously discussed, the GPU EIR determined impacts on scenic vistas to be less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 1(b) The GPU EIR concluded this impact to be less than significant with mitigation. 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.

The nearest State designated Scenic Highway is SR-125, located approximately 3.8 miles from the Project site. In addition, the County General Plan identifies roadways that are designated as scenic corridors within the Conservation and Open Space Element and have been included as part of the County Scenic Highway System. Designated scenic roadways located in the vicinity of the project site include I-8 from El Cajon city limits to Imperial County Line, Dehesa Road from El Cajon city limits to Tavern Road, and La Cresta Road from Greenfield Drive to La Cresta Boulevard. No direct views to the Project site are available from SR-125, I-8, Dehesa Road, or La Cresta Road due to distance and constraining intervening structures and landscaping.

As previously discussed, the GPU EIR determined impacts on scenic resources to be less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 1(c) The GPU EIR concluded this impact to be significant and unavoidable. 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.

The project site is within an urbanized area of the Lakeside community, located on N. Anza Street near its intersection with Broadway, directly adjacent to the City of El Cajon. The existing visual character and quality of the Project surroundings are characterized as highly developed and diverse land use types such as commercial, industrial and medium density residential with relatively flat or slightly sloped grades. Both N. Anza Street and Broadway support high-density residential developments similar to the proposed Project.

The proposed project would not detract from, or contrast with the existing visual character and/or quality of the surrounding areas for the following reasons: consistency with the General Plan density allowance on-site, conformance with the Lakeside Community Plan and location of the site within a heavily developed area. Additionally, the location, size, and design of the proposed use would be compatible with adjacent uses. The proposed development is similar to surrounding multi-family residential use types nearby to the south, west, and northwest.

As previously discussed, the GPU EIR determined impacts on visual character or quality to be significant and unavoidable. However, the Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 1(d) The GPU EIR concluded this impact to be significant and unavoidable. The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 31 miles from the Mount Laguna Observatory and approximately 35 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 code was developed by the County in cooperation with the lighting engineers, astronomers, and other experts to effectively address and minimize the impact of new sources light pollution on nighttime views. Compliance with the Code would be required prior to issuance of a building permit. Thus, the proposed Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

As previously discussed, the GPU EIR determined impacts from light or glare to be significant and unavoidable. However, the proposed Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Aesthetics, the following findings can be made:

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

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

Discussion

- 2(a) The GPU EIR concluded this impact to be significant and unavoidable. The project site contains candidate soils which have been mapped by the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency. The mapped candidate soils are Farmland of Statewide Importance. However, the project site is 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.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources to be significant and unavoidable. However, the proposed Project would have a less than significant direct and indirect impact. Therefore, the Project would be consistent with the analysis provided within the GPU EIR.

- 2(b) The GPU EIR concluded this impact to be less than significant with mitigation. The project site is zoned RV, 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 4.9 miles southeast from the project site. Therefore, the project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

As previously discussed, the GPU EIR determined impacts from land use conflicts to be less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 2(c) The GPU EIR concluded this impact to be significant and unavoidable. The project site including any offsite improvements does 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. The outer edge of the Cleveland National Forest is located approximately 8.8 miles to the east of the Project site. Thus, due to distance, the Project would have no impact on the forest. In addition, the County of San Diego does not have any existing Timberland Production Zones.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources (including forest resources), to be significant and unavoidable. However, the Project would have a less-than-significant impact to forest resources. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 2(d) The GPU EIR concluded this impact to be significant and unavoidable. As indicated in response 2(c), the Project site, or any off-site improvements, do not contain any forest lands as defined in Public Resources Code section 12220(g), nor are not located near any forest lands. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 2(e) The GPU EIR concluded this impact to be significant and unavoidable. No agricultural operations are currently taking place on the Project site, nor does the site or surrounding area within a radius of one-quarter mile contain any active agricultural operations or lands designated as Prime Farmland, Unique Farmland, or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project site and surrounding area does contain Farmland of Statewide Importance, however these lands are currently developed, and have been categorized by the FMMP as Urban Built-up.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources (including forest resources) to be significant and unavoidable. However, the proposed Project determined impacts to agricultural resources to be less-than-significant. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Agricultural/Forestry Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

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

Discussion

An Air Quality assessment was prepared for the Project by Ldn Consulting on November 28th, 2018.

- 3(a) The GPU EIR concluded this impact to be less than significant. The RAQS and SIP are based on General Plans within the region and the development assumptions contained within them. The proposed Project is for the development of 39 residential units. The density allowed on the Project site per the County General Plan and the Zoning Ordinance is 48 units. Thus, the proposed Project is consistent with the density allowed under the General Plan and would not conflict with the RAQS or SIP.

As previously discussed, the GPU EIR determined impacts on air quality plans to be less than significant. As the proposed Project would have a less-than-significant for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 3(b) The GPU EIR concluded impacts to be significant and unavoidable.

The air quality analysis accounts for both the construction and operational phases of the Project. The air quality impacts of the construction and operation phases were calculated

using the latest CalEEMod 2016.3.2 air quality model (model), which was developed by BREEZE Software for South Coast Air Quality Management District in 2017.

Construction

Construction of the Project would be expected to begin with demolition of the existing residential structures followed by grading, utility trenching and building. Demolition would be expected to start in 2020 and completion of construction would be expected by mid to late 2020. Full buildout and full operations would be expected in 2022.

The model has been updated to reflect SDAPCD Rule 67 paint VOC limits and design features including the usage of Tier IV rated diesel equipment during grading and construction. Based on the model, the Project would not exceed County standards. According to the Air Quality Assessment, the project's emissions intensity would need to be increased by more than 14 times to generate significant effects.

In addition, all grading operations associated with the construction of the Project would be subject to the Grading Ordinance, which requires the implementation of dust control measures. Moreover, emissions from the construction phase would be temporary and localized.

Operation

Operational sources of emissions would include area, energy, mobile, solid waste and water uses. All of the above sources were calculated within the model. In addition, the model was run for the winter and summer scenarios to determine operation impacts for the first year of operation.

The proposed Project would produce 312 trips per day. Based on the model, the Project would not exceed County operational air quality significance thresholds. In addition, the project would not result in the formation of carbon monoxide hotspots. No mitigation measures would be required.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to air quality violations. However, the Projects would have a less-than-significant impact to air quality violations with the incorporation of Project conditions. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 3(c) The GPU EIR concluded this impact to be significant and unavoidable. The Project would contribute to particulate pollution (PM10), nitrogen oxide gases (NOx), and volatile organic compounds (VOCs) emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b) above).

As previously discussed, the GPU EIR determined significant and unavoidable impacts to non-attainment criteria pollutants. However, the Project would have a less than significant impact to non-attainment criteria pollutants with the incorporation of Project conditions. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 3(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project would introduce additional residential homes which are considered new sensitive receptors; however, the project site is not located within a quarter-mile of any identified point source

of significant emissions. Similarly, the Project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and would not place sensitive receptors near any CO hotspots.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to sensitive receptors. However, the Project would have a less than significant impact to sensitive receptors. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 3(e) The GPU EIR concluded this impact to be less than significant. The Project could produce objectionable odors during construction and operation of the residential components; however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m³). Therefore, the Project would not create objectionable odors affecting a substantial number of people.

As previously discussed, the GPU EIR determined less than significant impacts from objectionable odors. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Air Quality, the following findings can be made:

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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4. Biological Resources – Would the Project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

☐
☐
☐

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

☐
☐
☐

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

Discussion

A Biological Resources Letter Report was prepared for the Project May 8th, 2018 by Helix Environmental Planning.

- 4(a) The GPU EIR concluded this impact to be significant and unavoidable. Based on the Biological Resources Letter Report prepared for the Project by Helix Environmental Planning on August 1, 2018, the Project site contains 2.15 acres of disturbed habitat and 1.03 acres of developed land, making the entirety of the approximately 3.2 acre site disturbed. No sensitive plant or animal species were observed or are expected to occur on the Project site.

As previously discussed, the GPU EIR determined impacts to special status species as significant and unavoidable. However, the proposed Project determined impacts to special status species to be less-than-significant. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(b) The GPU EIR concluded this impacts to be significant and unavoidable. The Biological Resources Letter Report prepared for the Project identified no USACE or RWQCB jurisdictional wetland or non-wetland Waters of the U.S./ State, CDFW jurisdictional streambed or riparian habitat, and no areas identified as County Resource Protection Ordinance (RPO) Wetlands on the project site.

As previously discussed, the GPU EIR determined impacts to riparian habitat and other sensitive natural communities as significant and unavoidable. The proposed Project determined impacts to be less than significant. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(c) The GPU EIR concluded this impact to be less than significant with mitigation. No federal wetlands as defined by Section 404 of the Clean Water Act would be impacted by the Project. As detailed in 4(b), the Biological Resources Letter Report prepared for the Project identified no USACE or RWQCB jurisdictional wetland or non-wetland Waters of the U.S./ State, CDFW jurisdictional streambed or riparian habitat, and no areas identified

as County Resource Protection Ordinance (RPO) Wetlands on the project site. Additionally, the Project site does not contain conditions that would support the formation or presence of Vernal Pools.

As previously discussed, the GPU EIR determined impacts to federally protected wetlands as less than significant with mitigation. The Project determined impacts to federally protected wetlands to be less than significant. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project site is surrounded by commercial and residential development and does not occur within any known corridors or linkages pursuant to the Biological Resources Letter Report prepared for the Project. The closest potential east-west corridor to the site would be the San Diego River, approximately 2.8 miles to the north, while the closest potential north-south movement area would be open space areas 2.9 miles to the east. Additionally, the Project site does not include any habitat suitable for raptor foraging.

The Project has a potentially significant impact to nesting migratory birds and/or raptors which requires mitigation to be reduced to less than significant.

Mitigation Measures

Consistent with GPU EIR mitigation measure Bio-1.5, the following project conditions will be implemented:

- The applicant shall conform to the breeding season avoidance measures pursuant to the Migratory Bird Treaty Act (MBTA) occurring January 15 to July 15 for raptors and February 15 to August 31 for general nesting birds

As previously discussed, the GPU EIR determined impacts to wildlife movement corridors as significant and unavoidable. The Project impacts were also determined to be potentially significant. However, the proposed Project would incorporate the GPU EIR mitigation measures Bio-1.5 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(e) The GPU EIR concluded this impact to be less than significant. The project is consistent with the MSCP, Biological Mitigation Ordinance (BMO), and Resource Protection Ordinance (RPO). As previously discussed, the GPU EIR determined impacts on local policies and ordinances as well as habitat conservation plans and natural community conservation plans as less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Biological Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.

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

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

Discussion

- 5(a) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County approved historian, Richard Carrico, it has been determined that structures onsite (1104, 1112, 1118, 1132, and 1136 North Anza Street) do not qualify as significant under CEQA and are not eligible for listing in the California Register of Historical Resources. The results of the evaluation are provided in an historical resources report titled, "Historic Resources Evaluation Report for the 1118 N Anza Street Townhomes Project, El Cajon, California (July 2018) prepared by Richard Carrico. Therefore, no impacts would occur with implementation of the proposed project.

As previously discussed, the GPU EIR determined impacts on historic resources to be less than significant with mitigation. The proposed Project determined impacts on historic resources to be less than significant. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 5(b) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County-approved archaeologist, Mary Robbins-Wade, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in an archaeological resources report titled, "1118 N. Anza Street Townhomes Project; Cultural Resources Survey Report – Negative Findings", (Mary Robbins-Wade; June 2018).

Although no resources were identified during site surveys, the potential exists for subsurface deposits because of dense vegetative cover on portions of the property which limited ground visibility. As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: grading monitoring under the supervision of a County-approved archaeologist and a Kumeyaay Native American monitor and conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-2.5. The project will be conditioned with archaeological monitoring that includes the following requirements:

Pre-Construction

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

Construction

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

- If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
- The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
- Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

Rough Grading

- Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.

Final Grading

- A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.
- Artifact Conveyance.
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

As previously discussed, the GPU EIR determined impacts to archaeological resources as less than significant with mitigation. The Project determined impacts to archaeological resources as potentially significant. However, the Project would incorporate the GPU EIR mitigation measure Cul-2.5 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 5(c) The GPU EIR concluded this impact to be less than significant. 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.

As previously discussed, the GPU EIR determined impacts on unique geologic features as less than significant. As the Project would have a less-than-significant impacts for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 5(d) The GPU EIR concluded this impact to be less than significant with mitigation. A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on Quaternary Alluvium geological

formations that potentially contain unique paleontological resources. Proposed grading would include less than 2,500 cubic yards of excavation.

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

As previously discussed, the GPU EIR determined impacts on paleontological resources as less than significant with mitigation. The proposed Project determined impacts to paleontological resources as potentially significant. However, the proposed Project would incorporate the GPU EIR mitigation measures Cul-3.1 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 5(e) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Also see section 5(b) above for mitigation measures for inadvertent discoveries.

As previously discussed, the GPU EIR determined impacts to human remains as less than significant with mitigation. the proposed Project would incorporate the GPU EIR mitigation measures for monitoring (Cul-2.5 and Cul-3.1) for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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6. Geology and Soils – Would the Project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) rupture of a known earthquake fault, (ii) strong

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seismic ground shaking or seismic-related ground failure, (iii) liquefaction, and/or (iv) landslides?

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

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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

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Discussion

A Geotechnical Investigation has been prepared for the Project May 10th, 2018 by Geocon Incorporated.

6(a)(i) The GPU EIR concluded this impact to be less than significant. 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 on any known active, potentially active, or inactive fault traces. The Newport-Inglewood and Rose Canyon Faults, located approximately 14 miles west of the Project are the closest known active faults to the site.

6(a)(ii) The GPU EIR concluded this impact to be less than significant. 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. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Building Code would ensure that the Project would not result in a significant impact.

6(a)(iii) The GPU EIR concluded this impact to be less than significant. The project site is within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. A Geotechnical Investigation for the Project prepared by GEOCON dated May 2018 indicated that the potential for liquefaction and/or seismically induced settlement occurring within site soils is very low to negligible due to geological conditions and absence of groundwater on the Project site. 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.

6(a)(iv) The GPU EIR concluded this impact to be less than significant. The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards and considered to be Marginally Susceptible. However, the Investigation indicated no presence of landslide deposits or other significant forms of

mass wasting. No adverse geologic structures that would preclude Project feasibility were encountered on the site.

As previously discussed, the GPU EIR determined less than significant impacts from exposure to seismic-related hazards and soil stability. As the proposed Project would have a less-than-significant impact with the incorporation of Project conditions for a geological soils report, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 6(b) The GPU EIR concluded this impact to be less than significant. The soils on-site have been identified as alfisols that have a soil erodibility rating of severe. According to the Geotechnical Investigation has been prepared for the Project May 10th, 2018 by Geocon Incorporated, the Project site is underlain by colluvium and granitic rock. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not significantly alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.

As previously discussed, the GPU EIR determined impacts from soil erosion and topsoil loss to be less than significant. As the Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 6(c) The GPU EIR concluded this impact to be less than significant. As indicated in response (a)(iv), the site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards, however the Investigation indicated no presence of landslide deposits or other significant forms of mass wasting. The proposed Project involves earthwork including the cut of 720 CY, 18,190 CY of fill, and import of 17,470 CY of fill that would result in the creation of areas of cut and areas underlain by fill. In order to assure that any proposed buildings are adequately supported, 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.

As previously discussed, the GPU EIR determined impacts from soil stability to be less than significant. As the proposed Project would have a less-than-significant impact the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 6(d) The GPU EIR determined impacts from expansive soils to be less than significant. According to the Geotechnical Investigation has been prepared for the Project May 10th, 2018 by Geocon Incorporated, the Project site is underlain by expansive soils. As a standard project condition, the project would be required to submit a soils report by a California Certified Engineering Geologist prior to grading. The soils report is required to include a surficial stability analysis with design recommendations. All geotechnical recommendations provided in the soils report would be followed during grading and

construction of the project. In addition, an on-site Geological Monitor would be required to perform geotechnical observation and/or laboratory testing to ensure all compressible soils are removed.

As previously discussed, the GPU EIR determined impacts from expansive soils to be less than significant. As the Project would have a less-than-significant impact with the incorporation of standard project conditions, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 6(e) The GPU EIR concluded this impact to be less than significant. The project will rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed.

As previously discussed, the GPU EIR determined impacts to wastewater disposal systems to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Geology and Soils, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant by adhering to the Project conditions of approval, which are consistent with the GPU EIR.

7. Greenhouse Gas Emissions – Would the Project:

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

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

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Discussion

- 7(a) The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion. However, the project falls below the screening criteria that were developed to identify project types and sizes that would have less than

cumulatively considerable GHG emissions (i.e., the project would result in less than 50 single-family residential units).

The San Diego County Recommended Approach for Addressing Climate Change (2015) uses screening thresholds for determining the need for additional analysis. Screening thresholds are recommended based on various land use densities and project types. Projects that meet or fall below the screening thresholds are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis. The 50-unit standard for single-family residential land use would apply to the proposed project.

The project proposed the development of 39 units and would therefore fall below the screening criteria of 50 units. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO₂e per year, and there would be a less-than cumulatively considerable impact. This assumes that the project does not involve unusually extensive construction and does not involve operational characteristics that would generate unusually high GHG emissions. In addition, the project is consistent with the density established by the General Plan of 48 units and would only develop 39 units.

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

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
8. Hazards and Hazardous Materials – Would the Project:			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

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Discussion

An Environmental Site Assessment Report was prepared for the Project March 18th, 2018 by Geocon Incorporated.

- 8(a) The GPU EIR concluded this impact to be less than significant. The Project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials. One inactive on-site well would be removed and inspected by County Department of Environmental Health (DEH). In addition, the existing on-site septic system that serves one of the single-family residences (to be demolished prior to construction) would be abandoned under the DEH guidelines.

The Project is required to comply with the conditions of approval and applicable regulations to ensure that impacts related to the disposal of hazardous materials from the removal of structures (wells, septic system, existing residence) is less than significant.

As previously discussed, the GPU EIR determined impacts from transport, use and disposal of hazardous materials and accidental release of hazardous materials to be less than significant. As the proposed Project would have a less-than-significant impact for the

reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 8(b) The GPU EIR concluded this impact to be less than significant. The project is not located within one-quarter mile of an existing or proposed school. As previously discussed, the GPU EIR determined impacts from hazards to schools to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 8(c) The GPU EIR concluded this impact to be less than significant. Based on a site visit and a comprehensive review of regulatory databases, the Project site has not been subject to a release of hazardous substances. Additionally, the Project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.

As previously discussed, the GPU EIR determined impacts from existing hazardous materials sites to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 8(d) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports. The Project site is approximately 1.3 miles from Gillespie Field, and located within the FAA Notification Zone and the Airport Influence Area for Gillespie Field. The FAA reviewed the proposed project and provided a letter stating the applicant must notify the FAA within five days after construction reaches its greatest height. The project would be conditioned to comply with this requirement. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.

As previously discussed, the GPU EIR determined impacts on public airports to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 8(e) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed Project is not within one mile of a private airstrip. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 8(f)(i) **OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:**

The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not interfere with this plan because it would not prohibit subsequent plans from

being established or prevent the goals and objectives of existing plans from being carried out.

8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.

8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.

8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.

8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.

8(g) The GPU EIR concluded this impact as significant and unavoidable. The proposed project is not located within a County identified Wildlife 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. 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 Project Site is not adjacent to wildland and is completely surrounded by urbanized areas. In addition, the site has been designated by CAL FIRE as Urban Unzoned infill development.

A Fire Service Availability Letter dated July 27, 2018 and October 29, 2019 has been received from the San Miguel Consolidated 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 approximately 1.2 miles from SMFPD Station #19. 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.

As previously discussed, the GPU EIR determined impacts from wildland fires to be significant and unavoidable. However, the proposed Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

As previously discussed, the GPU EIR determined less than significant impacts with mitigation from vectors. However, the proposed Project would have a less-than-significant impact. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Hazards and Hazardous Materials, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant by adhering to the Project conditions of approval, which are consistent with the GPU EIR.

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

would not support existing land uses or planned uses for which permits have been granted)?

e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

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

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

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h) Provide substantial additional sources of polluted runoff?

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

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

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

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

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m) Inundation by seiche, tsunami, or mudflow?

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Discussion

Technical studies were prepared for the project related to hydrology and water quality:

(1) A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) dated December 17, 2019, prepared by SB&O, Inc.

(2) A Drainage Study dated December 17, 2019, prepared by SB&O, Inc.

(3) A Hydrology and Hydraulic Review dated August 12th, 2019, prepared by SB&O, Inc.

9(a) The GPU EIR concluded this impact to be significant and unavoidable. Development Projects have the potential to generate pollutants during both the construction and operational phases. 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 typical 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 would 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 2, 2009. During the post-construction phase, as outlined in the SWQMP, 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.

Conditions of Approval

The following list includes the Project conditions of approval:

Storm Water Pollution Prevention Plan

- A SWPPP would be prepared in accordance with the National Pollutant Discharge Elimination Systems Construction General Permit adopted by the State Water Resources Control Board.

The Project's conformance to the waste discharge requirements of both the CGP and MS4 storm water permits listed above ensures the Project would not create cumulatively considerable water quality impacts and addresses human health and water quality concerns. Therefore, the Project would not contribute to a cumulatively considerable impact to water quality from waste discharges.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, the proposed Project would have a less-than-significant impact to water quality standards with the implementation of Project conditions as detailed above. The conditions are consistent with the GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(b) The GPU EIR concluded this impact to be significant and unavoidable. The project lies in the El Cajon (907.13) hydrologic subarea, within the San Diego hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed is impaired. Constituents of concern in the San Diego River and Forrester Creek watersheds include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project will comply

with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, Project would have a less-than-significant impact with mitigation (Hyd-1.2 through Hyd-1.5) to water quality standards and requirements. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

9(c) The GPU EIR concluded this impact to be significant and unavoidable. As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant. As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements and groundwater supplies and recharge. However, the proposed Project would have a less-than significant impact with mitigation to water quality standards and requirements and groundwater supplies and recharge (Hyd-1.2 through Hyd-1.5). Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

9(d) The GPU EIR concluded this impact to be significant and unavoidable. The project will obtain its water supply from the Helix Water District that obtains water from surface reservoirs or other imported sources. The Project would not use any groundwater, and the existing well on the Project site would be destroyed and inspected by County Department of Environmental Health (DEH). In addition, the project does not involve operations that would interfere substantially with groundwater recharge.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to groundwater supplies and recharge. However, the proposed Project would have a less-than-significant impact to groundwater recharge. Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

9(e) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would 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 would prepare and implement a SWPPP. The SWPPP would implement the following typical 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.

Existing site runoff is directed overland in a southwesterly direction and ultimately discharges into the Mollison Avenue storm drain inlet and into the Broadway flood control channel. To avoid concentrated discharge impacts, including substantial erosion or siltation on or off-site, on-site improvement would include the following: raising the site elevation with retaining walls at the north, west and south property lines and implementing yard swales, private street gutters, and two biofiltration basins with storm drains. With the above improvements, flows would be redirected to the Anza Street storm drain line and

conveyed directly to the Broadway flood control channel located 300 feet south of the project site either via an existing County of San Diego owned concrete box culvert or via a new connection point downstream of the culvert within the Broadway flood control channel. Neither connection option will result in a significant impact beyond what was analyzed in the GPU EIR.

Off-site improvements would include new sidewalk, curb and gutter, and tree wells on Anza Street. The tree wells would provide treatment and HMP controls. A new 18" RCP storm drain line would also be installed within N. Anza Street to convey post development runoff directly to the Broadway channel. Existing drainage patterns would be maintained off-site.

The SWPPP would be prepared in accordance with Order No. 2009-009-DWQ, NPDES Order CAS000002 CGP adopted by the SWRCB on September 2, 2009. During the post-construction phase, as outlined in the Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) dated July 31, 2019, prepared by Project Design Consultants, 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 would 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 would ensure that these Plans are implemented as proposed. Although on-site drainage patterns would be altered, the proposed improvements would ensure the project would not result in substantial erosion or siltation on or off-site.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to erosion or siltation. However, the proposed Project would have a less-than-significant impact to erosion or siltation with mitigation (Hyd-1.2 through Hyd-1.5). Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(f) The GPU EIR concluded this impact to be less than significant with mitigation. Drainage Study prepared by SB&O on December 17, 2019 determined that the proposed Project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. Redevelopment of the Project site would direct runoff easterly toward N. Anza Street for treatment and hydromodification management. The Project would result in an increased runoff volume during large storm events which could result in concentrated surface discharge to downstream properties. In order to prevent flooding on or off-site, on-site curb inlets would be designed to handle the 50-year storm event and a public storm drain system in N. Anza Street would be constructed by the Project to convey runoff to the existing box culvert at the Broadway flood channel. The Project's proposed drainage patterns would result in less than significant impacts to the properties downstream of the Project site. Additionally, the Project Site is not located within a 100-year flood hazard area.

As previously discussed, the GPU EIR determined impacts to flooding as less than significant with mitigation. The proposed Project would have a less than significant impact

to flooding with the incorporation design features and improvements. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impact identified within the GPU EIR.

- 9(g) The GPU EIR concluded this impact to be less than significant with mitigation. Pursuant to the Hydrology and Hydraulic Review prepared by SB&O on October 15th, 2019, and described in response 9(e), the proposed Project would alter the existing on-site drainage pattern. However, specific site improvements identified in response 9(e) would be implemented to ensure no impacts would occur. The Project would ultimately discharge from the site into the Broadway flood control channel. Pursuant to the Broadway Flood Channel Hydrology and Hydraulic Review, the Anza Street culvert, which is part of the Broadway Flood Control Channel, has adequate capacity to pass the estimated 100-year peak flow, as estimated by the County of San Diego Unit Hydrograph Methodology. Therefore, the Project would not contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

As previously discussed, the GPU EIR determined impacts to exceed capacity of stormwater systems as less than significant with mitigation. The proposed Project would have a less-than-significant impact with regards to exceeding the capacity of stormwater systems with mitigation (Hyd-1.2 through Hyd-1.5). Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(h) The GPU EIR concluded this impact to be significant and unavoidable. The Project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs as indicated in response 9(a) would be employed such that potential pollutants would be reduced to the maximum extent practicable.

As previously discussed, the GPU EIR determine impacts to water quality standards and requirements as significant and unavoidable. However, the proposed Project would have a less-than-significant impact to water quality standards with the implementation of GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(i) The GPU EIR concluded this impact to be less than significant with mitigation. No FEMA or County-mapped floodplains were identified on the project site or off-site improvement locations. As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area as less than significant with mitigation. The proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(j) The GPU EIR concluded this impact to be less than significant with mitigation. No FEMA or County-mapped floodplains were identified on the project site or off-site improvement locations. Therefore, the Project structures would not impede or redirect flood flows. As previously discussed, the GPU EIR determined impacts from impeding or redirecting flood flows as less than significant with mitigation. The proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(k) The GPU EIR concluded this impact to be less than significant with mitigation. The project site lies outside any identified special flood hazard area. As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area and emergency response and evacuation plans as less than significant with mitigation. The proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 9(l) The GPU EIR concluded this impact to be less than significant with mitigation. The County Office of Emergency Services maintains Dam Evacuation Plans for each dam operational area. These plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions and event responses. If a “unique institution” is proposed, such as a hospital, school, or retirement home, within dam inundation area, an amendment to the Dam Evacuation Plan would be required. The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County.

As previously discussed, the GPU EIR determined impacts from dam inundation and flood hazards and emergency response and evacuation plans as less than significant with mitigation. The proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(m)(i) The GPU EIR concluded this impact to be less than significant with mitigation.
SEICHE: The Project site is not located along the shoreline of a lake or reservoir.
- 9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.
- 9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

Conclusion

With regards to the issue area of Hydrology and Water Quality, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Hyd-1.2 through Hyd-1.5) would be applied to the Project. The mitigation measures, as detailed above, requires the Project applicant to comply with the guidelines for determining significance for Hydrology and Water Quality as well as for Dam Inundation, the Watershed Protection Ordinance, Stormwater Standards Manual, and the Resource Protection Ordinance.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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10. Land Use and Planning – Would the Project:

- a) Physically divide an established community? ☐ ☐ ☐
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☐

Discussion

- 10(a) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. The Project is infill development consistent with the allowed density of 46 units per the County of San Diego General Plan. The Project would develop 39 residential units; therefore, buildout of the site was anticipated in the GPU.

As previously discussed, the GPU EIR concluded physically dividing an established community as less than significant with mitigation. However, the proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(b) The GPU EIR concluded this impact to be less than significant. The proposed project requires a Rezone to change the Building Type designator from "F", which allows for duplex and stacked single-family residences, to "K" to allow for multi-family residential development, and establish an Open Space designator of "J" to allow for 350 square feet of Private and 150 square feet of Group Usable Open Space per dwelling unit. A Land Use Consistency Memorandum was prepared for the Project dated August 2018 and has been accepted for the project. The analysis within the Land Use Consistency Memorandum found that the proposed project would not conflict with any applicable goals, policies, and objectives of the General Plan, Specific Plan or Lakeside Community Plan. Therefore, the Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purposes of avoiding or mitigating an environmental effect.

As previously discussed, the GPU EIR determined impacts to conflicts with land use plans, policies, regulations as less than significant. As the Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Land Use and Planning, the following findings can be made:

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

4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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11. Mineral Resources – Would the Project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐☐☐

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐☐☐

- 11(a) The GPU EIR determined that impacts to mineral resources would be significant and unavoidable. The California Surface Mining and Reclamation Act (SMARA) required classification of land into Mineral Resource Zones (MRZs). 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.

As previously discussed, the GPU EIR determined impacts to mineral resources to be significant and unavoidable. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 11(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project is not located in an area that has MRZ-2 designated lands, nor is it located within 1,300 feet of such lands. 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. The Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Mineral Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

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

Discussion

A Noise Report was prepared for the Project dated July 26, 2018 by Ldn Consulting Inc.

- 12(a) The GPU EIR concluded this impact to be less than significant with mitigation. The area surrounding the Project site consists of parcels zoned Variable Residential (RV) in the unincorporated County to the north, east, and south, and parcels zoned Residential Multi-Family (RM-2200 and RM-2500) to the west. The Project would not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires Projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA) or increase of 10 dB (CNEL) over pre-existing noise. Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. The project is subject to the County Noise

Element which allows a noise exposure level of 65 dBA CNEL at any proposed noise sensitive multi-family residence lot. Based on a review of the County's noise contour maps and the Noise Report by Ldn Consulting Inc. dated July 26, 2018, the primary noise sources to impact the site are from vehicular traffic along Broadway and N. Mollison Avenue and aircraft noise from nearby Gillespie Field Airport. Based on the report, with the worst-case scenario, the exterior noise level is 63.1 dBA, which is in conformance with the Noise Elements, therefore mitigation measures are not required. However, interior noise will be reduced to conformance of 45 dBA with the incorporation of specific construction design.

Noise Ordinance – Section 36-404: Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line. The site is zoned Variable Residential (RV) that has a one-hour average sound limit of 50 dBA daytime and 45 dBA nighttime. The adjacent properties are zoned Variable Residential (RV) in the unincorporated County to the north, east, and south and Residential Multi-Family (RM-2200 and RM-2500) to the west. The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36.408, 36.409, and 36.410: The Project would not generate construction noise in excess of Noise Ordinance standards. Construction operations would occur only during permitted hours of operation. General construction equipment operations with the incorporation of design measures would comply with County noise requirements. Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed 75 dBA at the property line during an eight-hour period between 7 a.m. to 7 p.m. The construction equipment will be spread out over the project site from distances of 300 feet or more. Majority of the grading will occur more than 150 feet away from the property lines. At the average distance of 135 feet, the noise level would be in compliance with the Noise Ordinance of 75 dBA. No impulsive construction equipment is proposed. The smallest construction equipment feasible would be used to minimize noise. Therefore, project construction would not exceed Section 36.409 construction noise limits, and no mitigation would be required.

For a list of Project conditions, please see below.

Project Conditions

The following are the Project's conditions:

Noise Ordinance Compliance

- All operational activities related to the Project will be required to comply with the one-hour sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.

Temporary Construction Noise

- The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:
 - a. Turn off equipment when not in use.

- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

Noise Control Design Measures

- The applicant shall construct a six-foot noise barrier at the northern, southern, and western property lines where Noise Sensitive Land Use would be exposed to noise levels that exceeds the allowable limit pursuant Noise Ordinance, Section 36.404. The barrier shall be at the height specified of 6 foot. Barriers may be constructed vinyl, ¾ inch or thicker consisting of solid panels on minimum 4x4 posts with no cracks or gaps through or below and all seams or cracks will be filled or caulked.

As previously discussed, the GPU EIR determined impacts from excessive noise levels to be less than significant with mitigation. The Project would have a less-than-significant impact with the incorporation of design features and conditions. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 12(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project includes residential uses which are sensitive to low ambient vibration. However, the residences would be setback more than 600 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 600 feet ensures that the operations do not have any chance of being impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995). As previously discussed, the GPU EIR determined impacts from excessive groundborne vibration to be less than significant with mitigation. However, the Project would have a less than significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Based on a Noise Assessment prepared for the Project by Ldn Consulting on July 26th, 2018, the Project would not create a direct impact or cumulative noise increase of 3 dBA Community Noise Exposure Level (CNEL) or more to off-site roadway segments, and thus would not cause any significant impacts to any existing or future noise sensitive land uses (NSLU).

As previously discussed, the GPU EIR determined impacts from permanent increase in ambient noise levels to be significant and unavoidable. However, the Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 12(d) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period. As previously discussed, the GPU EIR determined impacts from temporary increase in ambient noise levels to be less than significant with mitigation. However, the proposed Project would have a less than significant impact. However, the proposed Project would have a less than significant impact with specific Project conditions (listed in response 13(a)). Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 12(e) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports. The Project site is approximately 1.3 miles from a Gillespie Field, and located within the FAA Notification Zone and the Airport Influence Area for Gillespie Field. However, the proposed use is compatible with the uses allowed in the Airport Influence Area and will not subject residents to excessive noise. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 12(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within a one-mile vicinity of a private airstrip. Therefore, the proposed Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Noise, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant by adhering to the project conditions of approval, which are consistent with the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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13. Population and Housing – Would the Project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☐
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐

Discussion

- 13(a) The GPU EIR concluded this impact to be less than significant. The Project site is designated in the General Plan as Village Residential (VR-15). A total of 48 residential units could be developed under this designation. Development of the project would include 39 multi-family residential units. The Project proposes a Rezone to change the Building Type from designator "F", which allows for duplex and stacked single-family residences to "K" to allow for multi-family dwellings on the same lot. The Lakeside Community Plan requires that multi-family development be concentrated in central Lakeside, and that all high-density residential development be confined to areas that have all necessary public facilities. The Project proposes infill development, meeting the criteria set by the Lakeside Community Plan. Moreover, the regulatory change does not increase density or intensity of land use that is inconsistent with the General Plan

As previously discussed, the GPU EIR determined impacts from population growth to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 13(b) The GPU EIR concluded this impact to be less than significant. The Project would not displace substantial numbers of existing housing. Four single-family residences will be demolished as part of the Project. The Project would develop 39 residential units. As such, replacement housing would not be required elsewhere.

As previously discussed, the GPU EIR determined impacts from displacement of housing to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 13(c) The GPU EIR concluded this impact to be less than significant. The Project would not displace a substantial number of people, as only 4 single family residences will be demolished. The addition of 39 dwelling units will yield a net gain of available housing. As such, replacement housing would not be required elsewhere.

As previously discussed, the GPU EIR determined impacts from displacement of people to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Population and Housing, the following findings can be made:

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

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

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

☐☐☐**Discussion**

14(a) The GPU EIR concluded this impact to be less than significant with mitigation for the exception of school services, which remained significant and unavoidable. Based on the service availability forms received for the Project, the proposed Project would not result in the need for significantly altered services or facilities. Water service would be provided by the Helix Water District. Sewer service would be provided by San Diego County Sanitation. Minor pipeline extensions would be required to serve the project site for both water and sewer services.

Fire and emergency protection would be provided by the San Miguel Consolidated Fire Protection District (SMFPD). The nearest fire station is SMFPD's Fire Station #19, located at 727 E Bradley Avenue in unincorporated El Cajon. This station was completed in 2018 and has sufficient capacity to serve the Project.

Pursuant to the Project availability forms, students living within this community would attend schools of the Cajon Valley Union School District and Grossmont Union School District. The elementary school serving this site would be Magnolia Elementary. The middle school would be Greenfield Middle School. High school students would attend El Cajon Valley High School. The Project applicant would pay for all applicable school fees to the Cajon Valley Union and Grossmont Union School Districts.

Based on the Project's service availability forms, and the discussion above, the Project would not result in the need for significantly altered services or facilities. As previously discussed, the GPU EIR determined impact to fire protection services, police protection

services and other public services as significant with mitigation while school services remained significant and unavoidable. However, as the Project would have a less-than-significant impact for the reasons stated above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Public Services, the following findings can be made:

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

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

Discussion

15(a) The GPU EIR concluded this impact to be less than significant with mitigation. The project would increase the use of existing parks and other recreational facilities; however, the project would be subject to Park Land Dedication Ordinance (PLDO) fees associated with the Lakeside Local Planning Area.

As previously discussed, the GPU EIR determined impacts related to deterioration of parks and recreational facilities to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

15(b) The GPU EIR concluded this impact to be less than significant with mitigation. 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.

As previously discussed, the GPU EIR determined impacts related to construction of new recreational facilities to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Recreation, the following findings can be made:

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

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

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐☐☐

Discussion

A Traffic Impact Study was prepared for the Project by LOS Engineering, Inc. date July 25th of 2018. The Project has frontage on N. Anza Street. Improvements will be constructed to maintain existing conditions as it relates to existing design features.

- 16(a) The GPU EIR concluded this impact to be significant and unavoidable. 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.

As discussed in the traffic study, new Project trips would be distributed onto mobility element roadways in the County, some of which are currently projected to operate at inadequate levels of service (LOS). The Project would result in an additional 312 primary daily trips to roadways in the Project area.

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

Level of Service Ranges			
Level of Service	Roadway Segments – Average Daily Traffic (ADT) Volume ¹	Signalized Intersections – Delay (Seconds/Vehicle) ²	Unsignalized Intersections – Delay (Seconds/Vehicle) ²
A	Less Than 1,900	Less Than or Equal to 10.0	Less Than or Equal to
B	1,901 to 4,100	10.1 to 20.0	10.1 to 15.0
C	4,101 to 7,100	20.1 to 35.0	15.1 to 25.0
D	7,101 to 10,900	35.1 to 55.0	25.1 to 35.0
E	10,901 to 16,200	55.1 to 80.0	35.1 to 50.0
F	Greater Than 16,200	Greater than 80.0	Greater than 50.0
¹ The volume ranges are based on the County of San Diego Circulation Element of a Light Collector, the average d vided in Appendix A. ² Highway Capacity Manual (HCM).			

According to the Traffic Impact Study, all study elements were calculated to operate at LOS C or better. Therefore, the Project would not result in any significant direct impacts. However, the project would contribute trips to County mobility element roadways which are currently projected to operate at inadequate levels of service. Therefore, the project would contribute a significant cumulative impact requiring mitigation. Since the project is located within the Lakeside Transportation Impact Fee (TIF) area, the applicant would be

required to pay into the TIF program to mitigate any potential cumulative impacts prior to issuance of building permits.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to unincorporated County traffic and LOS standards. The proposed Project determined impacts to be potentially significant. However, the Project would have a less-than-significant impact with the payment into the TIF program, consistent with the GPU EIR for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 16(b) The GPU EIR concluded this impact to be significant and unavoidable. The designated congestion management agency for the County is the San Diego Association of governments (SANDAG). In October 2009, the San Diego region elected to be exempt from the State CMP and, since this decision, SANDAG has been abiding by 23 CFR 450.320 to ensure the region's continued compliance with the federal congestion management process. Therefore, the project would not conflict with an applicable congestion management program and would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 16(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports. The Project is located within Airport Influence Area 2 and is located within an Airport Safety Zone and an Overflight Area (Gillespie Field). An FAA notification was completed for the Project on September 4th, 2018, and the applicant would be required to notify the FAA prior to occupancy.

Project Conditions

The proposed Project would need to record an Overflight Agreement with the Gillespie Field Airport Authority.

As previously discussed, the GPU EIR determined impacts to air traffic patterns to be less than significant with mitigation. However, the Project would have a less-than-significant impact with the incorporation of conditions. The Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 16(d) The GPU EIR concluded this impact to be significant and unavoidable. The proposed Project would not substantially alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road. The proposed road improvements include removing and replacing the existing infrastructure, and no change in design of the roadway is required.

As previously discussed, the GPU EIR determined impacts on rural road safety to be significant and unavoidable. However, the Project would have a less-than-significant impact with no mitigation required for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 16(e) The GPU EIR concluded this impact to be less than significant with mitigation. A project availability form has been received from the SMFPD dated March 6th, 2018 indicating that

there is adequate capacity to serve the project with an approximate response time of 5 minutes. In addition, consistent with GPU EIR mitigation measure Tra-4.2, the Project would implement the Building and Fire Codes to ensure there are adequate service levels in place associated with the construction of structures and their accessibility and egress.

As previously discussed, the GPU EIR determined impacts on emergency access as less than significant with mitigation. As the Project would have a less-than-significant impact for the reasons detailed above and is consistent with GPU EIR Mitigation Measure Tra-4.2, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 16(f) The GPU EIR concluded this impact to be less than significant with mitigation. The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Improvements will be constructed to maintain existing conditions as it relates to pedestrian and bicyclists.

As previously discussed, the GPU EIR determined impacts on alternative transportation and rural safety as less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Transportation and Traffic, the following findings can be made

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Tra-4.2) would be applied to the Project. The mitigation measures, as detailed above, would require the Project applicant to comply with the County Public Road Standards, Guidelines for Determining Significance, County TIF Ordinance, coordinate with other jurisdictions to identify appropriate mitigation and implement the Building and Fire Codes to ensure adequate services are in place.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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17. Utilities and Service Systems – Would the Project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

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☐

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing

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facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

Discussion

- 17(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A Project facility availability form has been received from San Diego County Sanitation (Winter Gardens Service Area) that indicates that there is adequate capacity to serve the Project.

As previously discussed, the GPU EIR determined impacts on wastewater treatment requirements to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project involves new water and wastewater pipeline extensions. However, these extensions would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

Sewer service will be provided by San Diego County Sanitation, while water service will be provided by the Helix Water District. A project availability form has been received from the Helix Water District indicating that there is adequate capacity to serve the project.

As previously discussed, the GPU EIR determined impacts on wastewater treatment requirements to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Project involves new storm water drainage facilities (yard swales, private street gutters, 2 basins, and a private 18" diameter storm drain line). However, these extensions would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

As previously discussed, the GPU EIR determined impacts on sufficient stormwater drainage facilities to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(d) The GPU EIR concluded this impact to be significant and unavoidable. A Service Availability Letter from the Helix Water District has been provided which indicates that there is adequate water to serve the Project.

As previously discussed, the GPU EIR determined impacts to adequate water supplies be significant and unavoidable. However, the proposed Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(e) The GPU EIR concluded this impact to be less than significant with mitigation. A Service Availability Letter from San Diego County Sanitation has been provided, which indicates that there is adequate wastewater capacity to serve the Project.

As previously discussed, the GPU EIR determined impacts to adequate wastewater facilities be less than significant with mitigation. However, the proposed Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(f) The GPU EIR concluded this impact to be less than significant. All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the Project. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(g) The GPU EIR concluded this impact to be less than significant. The Project would deposit all solid waste at a permitted solid waste facility. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Utilities, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.

15183 Exemption Checklist

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Attachments:

Appendix A – References

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

Appendix A

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

Butcher, Allen L.; SB&O Inc., (August 2019), Broadway Flood Channel Hydrology & Hydraulic Review

Butcher, Allen L.; SB&O Inc., (December 2019), Priority Development Project SWQMP

Carrico, Richard; Recuerdos Research, Mengers, Douglas W.; PanGIS, Inc., (July 2018), Historic Resources Evaluation Report

Geocon Incorporated, (May 2018), Geotechnical Investigation

Geocon Incorporated, (March 2018), Phase I Environmental Site Assessment Report

Santa Cruz, Sean; Hall Land Company, Inc. (August 2018), Land Use Consistency Memorandum

Helix Environmental Planning, Inc., (May 2018), Biological Resources Letter Report for the 1118 N. Anza Street Townhomes Project

Helix Environmental Planning, Inc., (June 2018), Cultural Resources Survey Report-Negative Findings

Louden, Jeremy; Ldn Consulting, Inc., (November 2018), Air Quality Assessment

Louden, Jeremy; Ldn Consulting, Inc., (n.d.), Appendix A: Final Climate Action Plan Consistency Review Checklist

Louden, Jeremy; Ldn Consulting, Inc., (July 2018), Noise Assessment

Ott, Stephen C.; SB&O Inc., (December 2019), Preliminary Drainage Study

Rasas, Justin; LOS Engineering, Inc., (July 2018) Traffic Impact Study

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

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 -
References 2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

Appendix B

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

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
ANZA STREET TOWNHOMES; PDS2018-TM-5628, PDS2018-REZ-18-003,
PDS2018-ER-18-14-006;
APNS: 484-092-31-00; 484-092-33-00; 484-092-34-00; 484-092-35-00; 484-
291-01-00**

December 19, 2019

Summary

The project proposes the subdivision of five existing parcels totaling 3.2 acres into 39 two-story townhomes on one common lot within the Lakeside Community Plan area. 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

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed habitat and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed habitat 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
ANZA STREET TOWNHOMES; PDS2018-TM-5628, PDS2018-REZ-18-003;
PDS2018-ER-18-14-006

December 19, 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
☒

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
☐

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 December 19, 2019.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The project will obtain potable water from the Helix Water District that obtains water from surface reservoirs and/or other imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

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

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego approved archaeologist and historian, and it has been determined that the property does not contain any archaeological/ historical sites. As such, the project complies with the RPO.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Staff has reviewed the Noise Report by Ldn Consulting Inc. dated May 10, 2018 and submitted to the County on May 23, 2018. Documentation is considered acceptable and staff has final recommendations to ensure the project is in conformance with County noise standards. The project is subject to the County Noise Element which allows a noise exposure level of 65 dBA CNEL at any proposed noise sensitive multi-family residences lot. The primary noise sources to impact the site are from vehicular traffic along Broadway and N. Mollison Avenue and aircraft noise from nearby Gillespie Field Airport. Based on the report, with the worst- case scenario, the exterior noise level is 63.1 dBA, which is in conformance with the Noise Elements, therefore mitigation measures are not required. However, interior noise will be reduced to conformance of 45 dBA with the incorporation of specific construction design.

The project is also subject to the County Noise Ordinance and governs the noise levels associated with construction equipment operations. Section 36.309 allows construction noise levels to operate at an eight-hour average sound level limit of 75 dBA a neighboring noise sensitive occupied property. The report provided analysis of the construction equipment to demonstration compliance to the Noise Ordinance. Construction equipment design measures comprised of 1) Turning off equipment when not in use; 2) Ensuring equipment is properly maintained; 3) Utilization of mufflers; 4) Minimizing back up beepers and; 5) Locating staging areas away from sensitive receptors, will all be required and conditioned as part of his project. There are no anticipated need for impulsive construction activities on site and general construction equipment operations with the incorporation of these design measures would comply with County noise requirements. Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed 75 dBA at the property line during an eight-hour period between 7 a.m. to 7 p.m. The construction equipment will be spread out over the project site from distances of 300 feet or more. Majority of the grading will occur more than 150 feet away from the property lines. At the average distance of 135 feet, the noise level would be in compliance with the Noise Ordinance of 75 dBA. No impulsive construction equipment is proposed. The smallest construction equipment feasible would be used to minimize noise. Therefore, project construction would not exceed Section 36.409 construction noise limits, and no mitigation would be required.

Furthermore, noise from the mechanical units were analyzed. The combination of distances to the property lines and six feet vinyl fence, the noise level would be reduced to conformance to Noise Ordinance, Section 36.404.

**Attachment F –
PUBLIC
DOCUMENTATION**

COUNTY OF SAN DIEGO, LAKESIDE COMMUNITY PLANNING GROUP
P.O. Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com

***** Final Regular Meeting Minutes *****

WEDNESDAY, DECEMBER 5, 2018, 6:30 P.M.

Meeting Location: Lakeside Community Center, 9841 Vine Street, Lakeside, California

The Lakeside Community Planning Group is an elected body that acts in an advisory capacity to the Department of Planning & Development Services (PDS), the Planning Commission, the Board of Supervisors and other County departments. The Planning Group's recommendations are advisory only and are not binding on the County of San Diego.

OPEN HOUSE (6:00–6:30pm) The Lakeside Community Planning Group provided public viewing of available project plans received by the Chair for current and upcoming projects. Available plans were displayed for 30 minutes prior to regularly scheduled planning group meeting.

1. CALL TO ORDER: at 6:33pm by Chair, Brian Sesko.

Present: Seat 1, John Neumeister; Seat 2, Brian Sesko; Seat 3, Liz Higgins; Seat 4, Mike Anderson; Seat 5, Scott Alevy; Seat 6, Josef Kufa; Seat 7, Sarai Johnson; Seat 8, Vacant; Seat 11, Thomas Martin; Seat 12, Steve Robak; Seat 13, Lisa Anderson; Seat 14, Julie Bugbee; Seat 15, Tiffany Maple. Quorum reached with 12 present.

Absent: Seat 9, Marty Barnard; Seat 10, Milt Cyphert.

Public present: About 33 persons from the public were present.

2. PLEDGE OF ALLEGIANCE: led by Mike Anderson.

3.A. MEETING MINUTES: approval for Wednesday, September 5, 2018.

Brian had a question about the seat numbers on the meeting minutes. Liz confirmed that they are correct. Tiffany Maple's name is corrected (MAPLE).

Motion: Steve Robak Second: Tom Martin

VOTE: Aye: 10 Nay: 0 Abstain: Liz Higgins, Scott Alevy Absent: 2

3.B. MEETING MINUTES: approval for Wednesday, October 3, 2018.

Motion: Steve Robak Second: Tiffany Maple

VOTE: Aye: 12 Nay: 0 Abstain: Absent: 2

3.C. MEETING MINUTES: approval for Wednesday, November 7, 2018.

Brian had a question about Nathan Thompson's resignation.

Motion: Steve Robak Second: Scott Alevy

VOTE: Aye: 11 Nay: 0 Abstain: John Neumeister Absent: 2

Board Discussion: Scott Alevy requests that the meeting minutes from the Special Meeting on October 25, 2018 be officially recorded. Brian Sesko assured the group that the minutes have been sent to the county.

4. ANNOUNCEMENTS

A. Notice of audio recording: Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes. Anyone wanting more information on the issues discussed can request a copy of the audio.

B. Open Forum / Public Communication:

1. Mary Ann Bosio lives in Blossom Valley and would like to have the Flynn Springs Rd pathway that was approved in October 1994 added to the Capital Improvements Project list.
2. Ann Huss lives in Blossom Valley would like the above mentioned horse trail completed because riding on the road is dangerous.
3. Resident in Blossom Valley agrees with neighbors about finishing the Flynn Springs Rd trail.

5. COUNTY PRESENTATIONS

A. Sheriff's Department – Overnight Parking Prohibition – Riverford Rd, Lakeside. Fran Passalacqua presented the position of the Sheriff's department on reducing crime in the area. The business owners were supportive.

ACTION: Support the Sheriff Department's request for overnight parking prohibition.

Motion: Steve Second: Julie

VOTE: Aye: All Nay: _____ Abstain: _____

6. PUBLIC HEARING / ACTION ITEMS

A. Request for time extension – PDS2018-STP-15-010TE Site Plan Time Extension. Heady Lavine with REC Consultants, California Trailers would like a time extension.

ACTION: Approve time extension.

Motion: Julie Second: Scott

VOTE: Aye: All Nay: _____ Abstain: _____

B. PDS2018-MUP-18-019 – Wireless project – 8602 Sky Rim Dr, Lakeside

ACTION: Approved November 7, 2018

C. PDS2018-ZAP-01-046W1 – Slight design change to cell tower – 12212 Coping Pl, Lakeside. Approved height on September 5, 2018. Jim Kennedy presented that the project was approved and then the county requested a setback, moved a 'tree' inward to the property.

ACTION: Approve design change.

Motion: Steve Second: Tom

VOTE: Aye: 11 Nay: _____ Abstain: 1

D. PDS2018-TPM-21271 – Request for 3 lot subdivision – 1543 Peerless Dr, El Cajon

ACTION: Approved November 7, 2018

E. PDS2018-STP-18-018 & 019 – Site plan approval regarding existing commercial site usage issues – Channel Rd, Lakeside (has Design Review Board approval). Ken Discenza from Site Design Associates presented that there is a code compliance issue about cargo containers and they have been approved by the Design Review Board. Janice Shackelford pointed out that the site is on the RiverWay Specific Plan and have design requirements.

ACTION: Approve the use of cargo containers on site if it conforms with the RiverWay Specific Plan.

Motion: Steve Second: Scott

VOTE: Aye: All Nay: _____ Abstain: _____

F. PDS2016-TPM-21238 – 4 lot subdivision – West Hill Terrace, Lakeside. John Leavitt, project manager for the Walsh Engineering answered questions. Neighbors have concerns about the number of lots, and the storm runoff and drainage that have been problems for years. Another neighbor is concerned that the properties are not going to be developed with custom homes but manufactured homes. Question about the number of homes and size of lots.

The board members recommend that the street not be a private road with a maintenance agreement because it becomes a problem when residents ignore the agreement. The storm runoff, drainage plan, and silt clean out should be addressed in the plan before coming back to the group. Runoff and drainage mitigation should exceed the requirements. Recommend a permeable basin for channel and a catch basin to make sure the street and drainage issues are mitigated. Recommend homeowners association for street, runoff, and drainage maintenance issues. Also proponent and county staff should work with neighbors and solve current drainage problems before coming back to the group.

ACTION: Conditionally approve for TPM, but proponent will include the neighbors concerns in the drainage study, will return to group for approval when the stormwater plan and drainage study are complete, and come back with management plan for stormwater, drainage and street maintenance as per county requirements.

Motion: Steve Second: Tom

VOTE: Aye: All Nay: _____ Abstain: _____

G. PDS2018-TM-5628–39 Unit Townhome Development–118 N Anza, Lakeside. (Continued from November 7, 2018 meeting.) Board member felt that the project fits with the neighborhood.

ACTION: Approve project as presented.

Motion: Liz Second: Sarai

VOTE: Aye: All Nay: _____ Abstain: _____

H. PDS2018-STP-18-031–Kirk Paving Site Plan – 8722 Winter Gardens Blvd, Lakeside

ACTION: Approved on October 3, 2018

7. GROUP BUSINESS

- A. Applicant, Suzette Sinclair did not attend
- B. Reappointment of board members
- C. Next meeting discussed and all approved for January 16, 2019
- D. Chair Updates regarding members requirements for Form 700 and Ethics Training

8. SUBCOMMITTEE REPORTS

- A. Design Review Board (DRB): Julie Bugbee/Brian Sesko
- B. County Service Area 69 (CSA 69): Thomas Martin
- C. Trails: Marty Barnard
- D. Capital Improvement Projects (CIP): Brian Sesko

E. Plan Lakeside Development Opportunities (PLDO): Steve Robak

9. ADJOURNMENT: at 8:53pm by Chair, Brian Sesko

Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, January 16, 2019 at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.

Minutes prepared by Sarai Johnson, Secretary, Lakeside Community Planning Group.

*** Visit our website for Agendas, Announcements & more at: LCPG.weebly.com ***

Purpose of Planning and Sponsor Groups: Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.

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

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

**Attachment G –
SERVICE AVAILABILITY
FORMS**



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)

Hall Land Company Inc. 858-481-3310 x122
 Owner's Name Phone

740 Lomas Santa Fe Dr Suite 204
 Owner's Mailing Address Street

Solana Beach CA 92075
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT****A. LEGISLATIVE ACT**

- ☒ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment

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

484-092-31 484-092-33

484-092-34 484-092-35

484-291-01

B. DEVELOPMENT PROJECT

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

Thomas Guide Page 1251 Grid H3

1104, 1118, 1132, 1136 N. Anza Street

Project address Street

Lakeside 92021

Community Planning Area/Subregion Zip

C. Residential Total number of dwelling units 39

- ☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. Total Project acreage 3.18 Total number lots 1 (CONDO)Applicant's Signature: LLCDate: 3/5/18

Address: 740 Lomas Santa Fe Dr Suite 204 Solana Beach, CA 92075

Phone: 858-481-3310 x122

(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:

Cayon Valley Union

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

Grossmont

Indicate the location and distance of proposed schools of attendance.

Elementary: Magnolia miles: .9Junior/Middle: Greenfield miles: 1.6

High school: _____ miles: _____

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

Authorized Signature

Print Title

Print Name

Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123





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

Sc

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Hall Land Company Inc. 858-481-3310 x122
 Owner's Name Phone
 740 Lomas Santa Fe Dr Suite 204
 Owner's Mailing Address Street
 Solana Beach CA 92075
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____
 ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT****A. LEGISLATIVE ACT**

- ☒ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment

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

484-092-31 484-092-33

484-092-34 484-092-35

484-291-01

B. DEVELOPMENT PROJECT

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

Thomas Guide Page 1251 Grid H3

1104, 1118, 1132, 1136 N. Anza Street

Project address Street

Lakeside 92021

Community Planning Area/Subregion Zip

- ☒ Residential Total number of dwelling units 39
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- ☒ Total Project acreage 3.18 Total number lots 1 (CONDO)

Applicant's Signature: L L L

Date: 3/5/18

Address: 740 Lomas Santa Fe Drive Suite 204 Solana Beach, CA 92075

Phone: 858-481-3310 x122

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

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

Grossmont Union H.S. District
 District Name:

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

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: El Capitan Valley H.S. _____ miles: _____

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

Rosa Russell
 Authorized Signature

Rosa Russell
 Print Name

Print Title

3/5/18

619 644 8177
 Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123





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

Please type or use pen

Hall Land Company Inc.	858-481-3310 x122	ORG _____	Plat: F-5-20-A W
Owner's Name	Phone	ACCT _____	
740 Lomas Santa Fe Dr Suite 204		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Solana Beach	CA 92075	DATE _____	
City	State	Zip	AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
☐ Boundary Adjustment
☒ Rezone (Reclassification) from SFR (F Designator) to MFR (K Designator) zone.
☐ Major Use Permit (MUP), purpose:
☐ Time Extension... Case No.
☐ Expired Map... Case No.
☐ Other
- B. ☒ Residential Total number of dwelling units 39
☐ Commercial Gross floor area
☐ Industrial Gross floor area
☐ Other Gross floor area
- C. ☒ Total Project acreage 3.18 Total number of lots 1 (CONDO)
- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

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

484-092-31	484-092-33
484-092-34	484-092-35
484-291-01	

Thomas Guide Page 1251 Grid H3

1104, 1118, 1132, 1136 N. Anza Street

Project address Street

Lakeside 92021

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: [Signature] Date: 3/5/18
 Address: 740 Lomas Santa Fe Dr Ste 204 Solana Beach, CA 92075 Phone: 858-481-3310 x122

(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: HELIX WATER DISTRICT Service area WEST EL CAYON GRAVITY, HGL = 656'

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____
- C. ☒ District conditions are attached. Number of sheets attached: 3
☐ 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? 1,000' ±

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Print Name: ANNELO ANNE
 Print Title: ASSOCIATE ENGINEER Phone: 619-667-6273 Date: 3/12/18

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



**STANDARD WATER DISTRICT'S
CONDITIONS BEFORE APPROVAL OF A PROJECT**

- W01 ☒ The plans and specifications for the installation of a water system to serve each lot independently with public water must be approved by the serving water district.
- W02 ☒ The developer shall install the water system according to the serving water district standards, and dedicate to the serving water district the portion of the water system which is to be public water.
- W03 ☒ The developer shall comply with the County and serving water district standards and policies, and conditions contained in a secured agreement to install the water system concurrent with project need.
- W04 ☒ The developer shall dedicate to the serving water district all necessary easements for that portion of the water system which is to be public water.
- W05 ☒ Adequate water service shall be committed for this project prior to final approval/map recordation of the subdivision map and shall be available concurrent with project need.
- W06 ☒ All buildings in this project shall be connected to public water according to the water permit and approval process of the serving water district.
- W07 ☐ The developer shall apply for and pay the costs of annexing all the land within the project to the serving water district for operation and maintenance of the public water system.
- W08 ☒ Water and sewer lines shall not be laid in the same trench in any part of this project development.
- W09 ☒ Water and sewer lines must have 10-foot horizontal separation in this project.
- W10 ☒ 8" CL305 C900 PVC water main required and _____ -6" fire hydrants with 2 -2 1/2" and 1 -4" outlets as required by the San Miguel Consolidated Fire Protection District.
- W11 ☐ Upgrade existing fire hydrant with new head with _____ -2 1/2" and _____ -4" outlets as required by the _____.
- W12 ☒ Install _____ -6" fire hydrant(s) with 2 -2 1/2" and 1 -4" outlets as required by the San Miguel Consolidated Fire Protection District.
- W13 ☒ Backflow prevention will be required on all water meters, properties with fire sprinkler systems, properties served by a well, and/or on landscape irrigation water meters.

SECTION 4.11

WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT PROCEDURE
FOR WATER EFFICIENCY

SECTION 4.11

WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT
PROCEDURE FOR WATER EFFICIENCY**4.11-1 GENERAL**

Helix Water District hereby establishes a comprehensive water conservation and water efficiency program for new development or redevelopment within the district.

The district finds that water conservation and water efficiency in all new domestic or commercial development or redevelopment is essential to the district's continued ability to provide water to new and redeveloped areas and to avoid or minimize the effects of any future shortage.

4.11-2 REQUIREMENTS

All new commercial and domestic developments or redevelopments shall install only high-efficiency appliances, use only high-efficiency watering technologies and landscape using water-wise principles as follows:

- A. Install the following indoor fixtures in all residential (houses, condominiums, apartments) and commercial/industrial areas:
 - 1. High-efficiency toilets (1.28 gallons or less per flush),
 - 2. High-efficiency dishwashers (Energy Star, WaterSense or equivalent),
 - 3. High-efficiency clothes washers (3.7 water factor or lower) and
 - 4. Low-flow shower heads (2.0 gallons per minute or less);
- B. Design and install landscaping in all parks, common areas, commercial, industrial, multi-family and residential landscapes in compliance with the Maximum Applied Water Allowance set forth by the local land use agency, as applicable;
- C. Install dedicated meters for outdoor water use:
 - 1. In single-family residences with one or more acre(s) of irrigated landscape;
 - 2. In all parks and common areas and

HELIX WATER DISTRICT POLICIES AND PROCEDURES MANUAL

Page 2 of 3

SECTION 4.11

WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT PROCEDURE
FOR WATER EFFICIENCY

-
3. In commercial/industrial/government/multi-family sites with 5,000 square feet or more of irrigated landscape;
 - D. Enroll all new irrigation meters (except those at single-family residences) in the Helix Water District water budget program and provide documentation of irrigated landscape area at the time of meter purchase;
 - E. Install automatic irrigation controllers with a rain sensor that utilize either evapotranspiration (weather-based) or soil moisture data at all homes (residential areas), common areas, parks and commercial/industrial landscapes and
 - F. Install high-efficiency, matched-precipitation rate sprinkler nozzles at all homes (residential landscapes), common areas, parks and commercial/industrial landscapes.

Any project that requires a permit, plan check or design review by local planning agencies is considered a redevelopment.

4.11-3 COMPLIANCE AND MONITORING

- A. Ensure that covenants, conditions and restrictions pertaining to the proposed subdivision/development do not prohibit the use and maintenance of low-water-use plant materials, and/or the use of artificial turf;
- B. Certify that all units, common areas and parks comply with all of the above requirements;
- C. Schedule inspection for compliance with water efficiency requirements;
- D. Provide water-use efficiency data upon request to the district for six years following installation/development.

4.11-4 PROCEDURE

Executive Order B-29-15 required the Department of Water Resources to update the existing model water efficient landscape ordinance established pursuant to the Water Conservation in Landscaping Act (California Government Code Section 65591 and following) and AB 1881. The updated Department of Water Resources model ordinance serves as a model ordinance for all cities and counties to adopt mandatory water efficient landscape ordinances for new and rehabilitated landscaping projects. EB B-29-15 makes the DWR model ordinance automatically applicable within the jurisdiction of each city and county that has not adopted its own water efficient landscape ordinance or the DWR model ordinance. Effective December 1, 2015, new

and rehabilitated landscape projects shall comply with the provisions of the most recent DWR model ordinance or the water efficient landscape ordinance as adopted or implemented by the applicable local land use agency.



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

Please type or use pen

Hall Land Company Inc 858-481-3310 x122
 Owner's Name Phone
 740 Lomas Santa Fe Dr Suite 204
 Owner's Mailing Address Street
 Solana Beach CA 92075
 City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

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 (F DESIGNATOR) (K DESIGNATOR)
☒ Rezone (Reclassification) from SFR to MFR zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

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

484-092-31	484-092-33
484-092-34	484-092-35
484-291-01	

- B. ☒ Residential Total number of dwelling units 39
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. Total Project acreage 3.18 Total lots 1 Smallest proposed lot 3.18
 (CONDO)

Thomas Guide, Page 1251 Grid H3

1104, 1118, 1132, 1136 N. Anza Street

Project address Street

Lakeside 92021

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: L L C

Date: 3/5/18

Address: 740 Lomas Santa Fe Dr Ste 204 Solana Beach, CA 92075 Phone: 858-481-3310 x122

(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 Fire & Rescue

Indicate the location and distance of the primary fire station that will serve the proposed project:

1273 Clarendon St. E/Cajon, CA 92021

- 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 5 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.

Tony Morgan
 Authorized Signature

Tony Morgan, DFM
 Print Name and Title

619-660-5356
 Phone

3-6-18
 Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123





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

March 6, 2018

San Diego County
Department of Planning and Land Use
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Re: 1118 N. Anza St,
APN's 484-092-31, 33, 34, 35, & 484-291-01

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. 2016-1.
- ***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.

Re: 1118 N. Anza St,

APN's 484-092-31, 33, 34, 35, & 484-291-01

Page 2

- **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. 2016-1. 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.
- **Knox Switch:** Automatic gates must have Knox-brand key switches that override all functions and opens the gate.
- **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.

Re: 1118 N. Anza St,

APN's 484-092-31, 33, 34, 35, & 484-291-01

Page 3

- **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.
- **Emergency Responder Radio Coverage:** Emergency responder radio coverage shall be provided for all new structures in accordance with California Fire Code Section 510.
- **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. 2014-1.
- **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

2018-06

Please type or use pen

Hall Land Company Inc. 858-481-3310 x122		ORG _____	S
Owner's Name	Phone	ACCT _____	
740 Lomas Santa Fe Dr Suite 204		ACT _____ DPWWWDPOSSAL	
Owner's Mailing Address	Street	TASK _____	
Solana Beach	CA 92075	DATE _____ AMT \$ <u>15⁰⁰</u>	
City	State	Zip	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 SFR (F Designator) to MFR (K Designator) zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension, Case No. _____
☐ Expired Map, Case No. _____
☐ Other _____
- B. ☒ Residential Total number of dwelling units 39
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

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

484-092-31	484-092-33
484-092-34	484-092-35
484-291-01	

C. Total Project acreage 3.18 Total lots 1 Smallest proposed lot 3.18

(CONDO)

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

Thomas Guide Page 1251 Grid H3

1104, 1118, 1132, 1136 N. Anza Street

Project address

Street

Lakeside

92021

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: LLDate: 3/5/18Address: 740 Lomas Santa Fe Dr Suite 204 Solana Beach, CA 92075 Phone: 858-481-3310 x122

(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 WINTER GARDENS

- 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? AS - REQUIRED

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: Jeff Bosway Print Name and Title: JEFF BOSWAY UNIT MGR (8) 694-2711 Phone: 3/13/18 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



**Attachment H –
OWNERSHIP
DISCLOSURE**



County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
 INTERESTS ON APPLICATION FOR ZONING
 PERMITS/ APPROVALS**
 ZONING DIVISION

Record ID(s) PDS 2018- TM- 5628

Assessor's Parcel Number(s) 484-092-31; 484-092-33; 484-092-34; 484-092-35; 484-291-01

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

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

Bronson Family Trust (06-07-99)

_____	_____
_____	_____
_____	_____
_____	_____

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.

Edmund P. Bronson

Dorothy N. Bronson

Buddy E. Burton

Jackie Musick

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."

LLC

Signature of Applicant

Sean Santa Cruz VP

Print Name

5/21/18

Date

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 05-23-18

TM5628

REZ18-003

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

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

