



The County of San Diego

Planning Commission Hearing Report

Date:	July 31, 2020	Case/File No.:	KA Shell Gas Station and Convenience Store PDS2017-STP-17-028; PDS2017-BC-17-0069; PDS2017-ER-17-08-008
Place:	No In-Person Attendance Allowed – Teleconference Only - County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Appeal of Director's decision to approve a Site Plan and a Boundary Adjustment with a Certificate of Compliance
Time:	9:00 a.m.	Location:	Southwest Corner of Deer Springs Road and North Centre City Parkway
Agenda Item:	#5	General Plan:	General Commercial (C-1)
Appeal Status:	No further appeals available for the Site Plan and Boundary Adjustment with Certificate of Compliance; 15183 CEQA Determination appealable to Board of Supervisors	Zoning:	General Commercial (C36)
Applicant/Owner:	KA Enterprises	Community:	North County Metropolitan Subregional Planning Area (Hidden Meadows Community)
Environmental:	CEQA § 15183 Exemption	APN:	186-093-19-00, 186-093-23-00, 186-093-37-00, and 186-092-10-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider an appeal of the Director of Planning & Development Services (PDS) June 5, 2020 approval of a Site Plan (STP) and a Boundary Adjustment with a Certificate of Compliance (BC). The STP and BC will allow for the construction of the KA Shell Gas Station and convenience store (Project) on a property located within the Hidden Meadows Community and the Interstate 15 (I-15) Design Review Corridor of the North County Metropolitan Subregional Planning Area (Figures 1 and 2).

The Project includes the demolition of an existing patio furniture store and the construction of a 3,500-square-foot gas station/convenience store, a 5,983-square-foot canopy with 16 gas pump spaces, and 19 parking spaces. The BC will change the acreage of two lots. The Project conforms with the California Environmental Quality Act (CEQA) in accordance with Section 15183, and the environmental findings were adopted by the Zoning Administrator at a hearing on May 21, 2020. The Zoning Administrator found the project in conformance with Section 15183 of CEQA because the proposed use is consistent with the Zoning Use Regulations and no significant impacts not already identified in the General Plan Environmental Impact Report (EIR) (i.e., peculiar impacts) would result from implementation of the Project.

On June 12, 2020, an attorney on behalf of Mesa Rock Road, LLC, filed an appeal of the Director's decision of approval for the Project. Mesa Rock Road, LLC, owns and operates an ARCO gas station and convenience store located approximately 950 feet west of the Project on the western side of I-15. On July 17, 2020, the Planning Commission accepted the appeal application and set the appeal hearing date for the Project as July 31, 2020. The appeal focuses on concerns with the lack of access to sewer and use of an on-site wastewater treatment system (septic) for commercial use, traffic impacts, inadequate stormwater improvements, and greenhouse gas emissions (Attachment C).

This report contains relevant information associated with the proposed project including the following: the project description, analysis and discussion of the project and points of appeal, community and public input, the CEQA analysis, and the PDS-recommended decision.

B. REQUESTED ACTIONS

Staff recommends the Planning Commission take the following actions:

1. Deny the Appeal filed by attorney Julie Hamilton on behalf of Mesa Rock Road, LLC.
2. Uphold the Director's Decision approving Site Plan Record ID: PDS2017-STP-17-028 and Boundary Adjustment with a Certificate of Compliance Record ID: PDS2017-BC-17-0069 (Attachment B), including the adoption of the Environmental Findings included in Attachment E. These include a conclusion that the Project conforms with CEQA, in accordance with Section 15183, because the proposed uses are consistent with the Zoning Use Regulations and General Plan Land Use Designation of the property and there will be no peculiar impacts upon implementation.

C. PROJECT BACKGROUND

The Project is located on two lots bisected by a Caltrans maintained portion of Deer Springs Road and the STP is proposed on the southern, 1.61-acre property. The southern property has a patio furniture store authorized by a Major Use Permit (Record ID: 3300-02-022) that was approved by the Planning and Environmental Review Board on January 15, 2004. The northern, 1.23-acre property of the Project is currently vacant.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located at the southwest corner of Deer Springs Road and North Centre City Parkway, in the Hidden Meadows Community and I-15 Design Review Corridor of the North County Metropolitan Subregional Plan Area (Figures 1 and 2). The Boulder Oaks Golf Club and the Hidden Meadows Village are located approximately 1.5 miles northeast of the project site. An ARCO gas station as well as a Deer Springs Fire Protection District Fire Station are located on the western side of I-15. Access to the site is proposed from North Centre City Parkway, a County-maintained road.

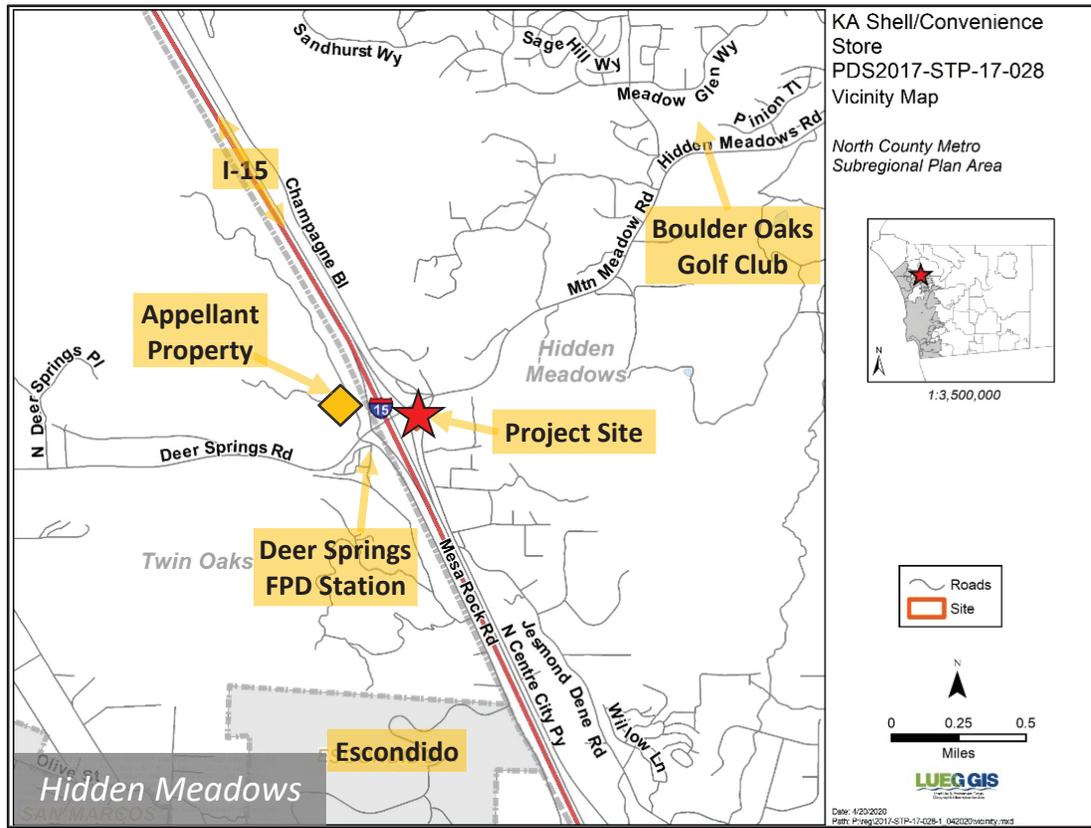


Figure 1: Vicinity Map

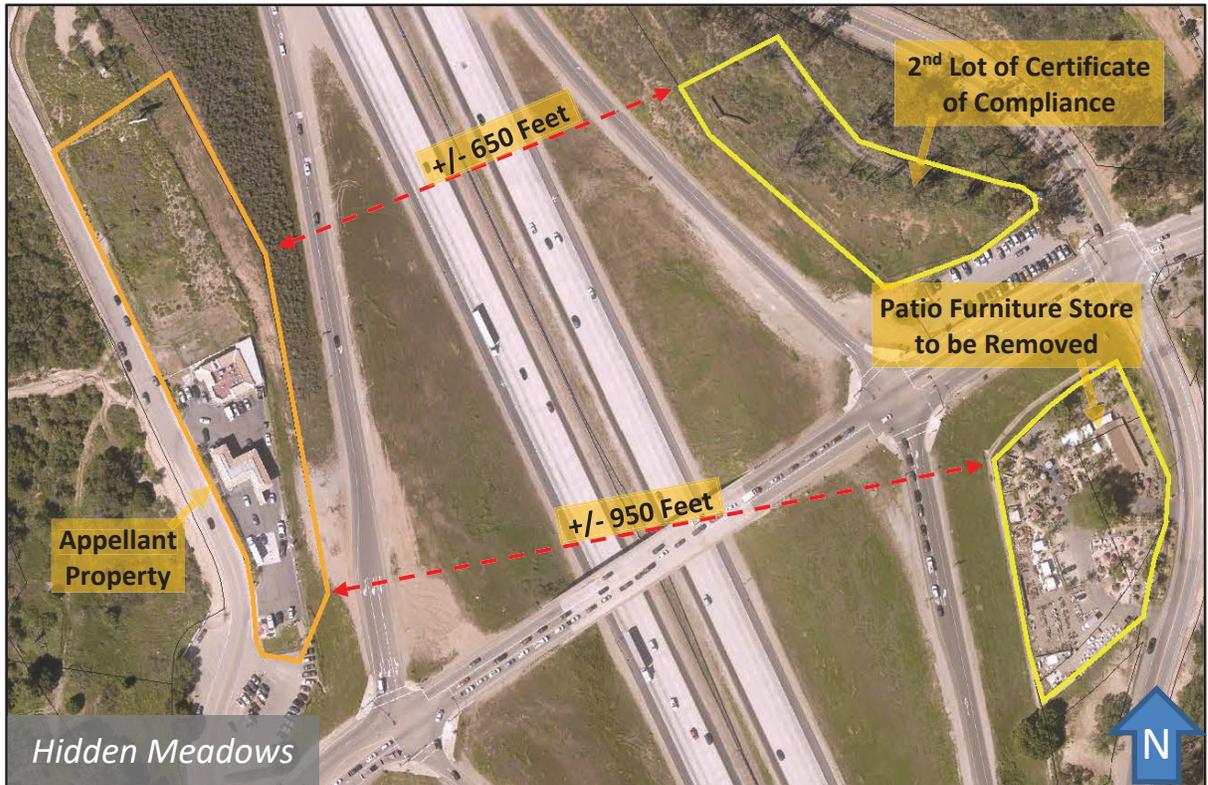


Figure 2: Aerial Map (Project Site, Existing Conditions)

The General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is General Commercial (C-1). The General Commercial Land Use Designation is intended for a wide range of commercial uses including retail services and shopping centers or stores. Zoning for the site is General Commercial (C36), which allows the use of convenience stores and gas stations with no open storage of materials, and a requirement that all repair services take place in an enclosed building.

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

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Neighborhood Commercial (C-3), General Commercial (C-1)	Transportation/Utility Corridor (S94), General Commercial (C36)	Deer Springs Road	Vacant Land, Caltrans Park and Ride
East	Neighborhood Commercial (C-3)	General Commercial/Limited Residential (C35)	North Centre City Parkway	Residential, Vacant Land
South	Neighborhood Commercial (C-3), Public/Semi-Public Facilities (P/SP)	Transportation/Utility Corridor (S94), General Commercial/Limited Residential (C35)	North Centre City Parkway	Vacant Land
West	Public/Semi-Public Facilities (P/SP)	Transportation/Utility Corridor (S94), General Commercial (C36)	I-15, Deer Springs Road	I-15, Fire Station, Gas Station

E. DEVELOPMENT PROPOSAL

1. Project Description

The STP will allow for the construction of the Project and the proposed BC will change the acreage of two existing legal lots to 1.23 and 1.61 acres in accordance with the Subdivision Ordinance. The Project consists of the demolition of an existing patio furniture sales structure, and the construction of a 3,500-square-foot convenience store and gas station, a 5,983-square-foot canopy with 16 gas pump spaces, and 19 parking spaces, and related landscaping and project related improvements (Figures 3, 4, and 5). The proposed uses are permitted within the General Commercial (C36) Zoning Use Regulation with the restriction that there will be no open storage of materials, and all repair and lubrication services will take place in an enclosed building.

Earthwork consists of 8,800 cubic yards of fill for which 4,109 cubic yards is cut and 4,691 cubic yards is imported fill. Of the total quantities of cut and fill, approximately 680 cubic yards of material will be hauled off-site and 2,020 cubic yards of material will be removed and recompact on-site. Water service for the project will be provided by the Valley Center Municipal Water District. The Project also proposes the use of an on-site wastewater treatment system (septic) as sewer services are not easily available in the vicinity.



Figure 3: Existing Outdoor Patio Furniture Sales Store (Looking East from I-15 Off-ramp)

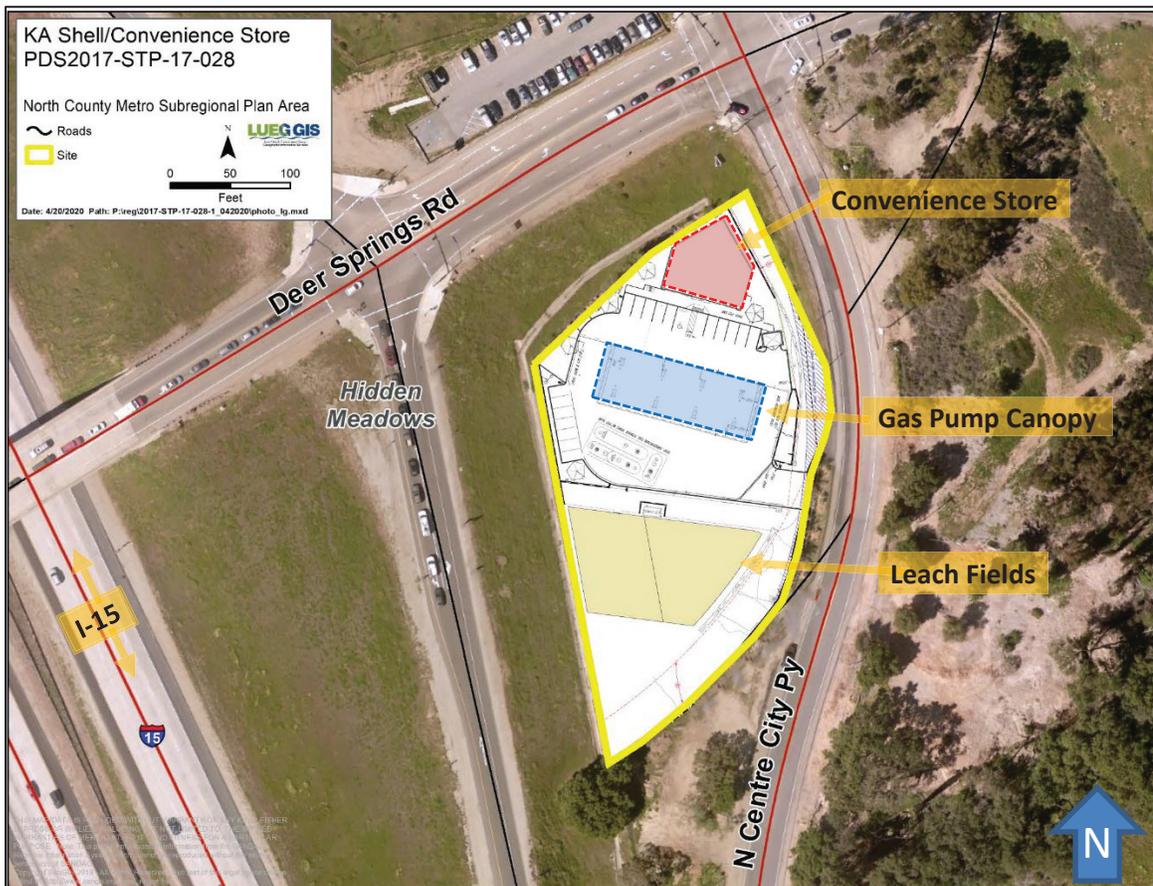


Figure 4: Site Layout

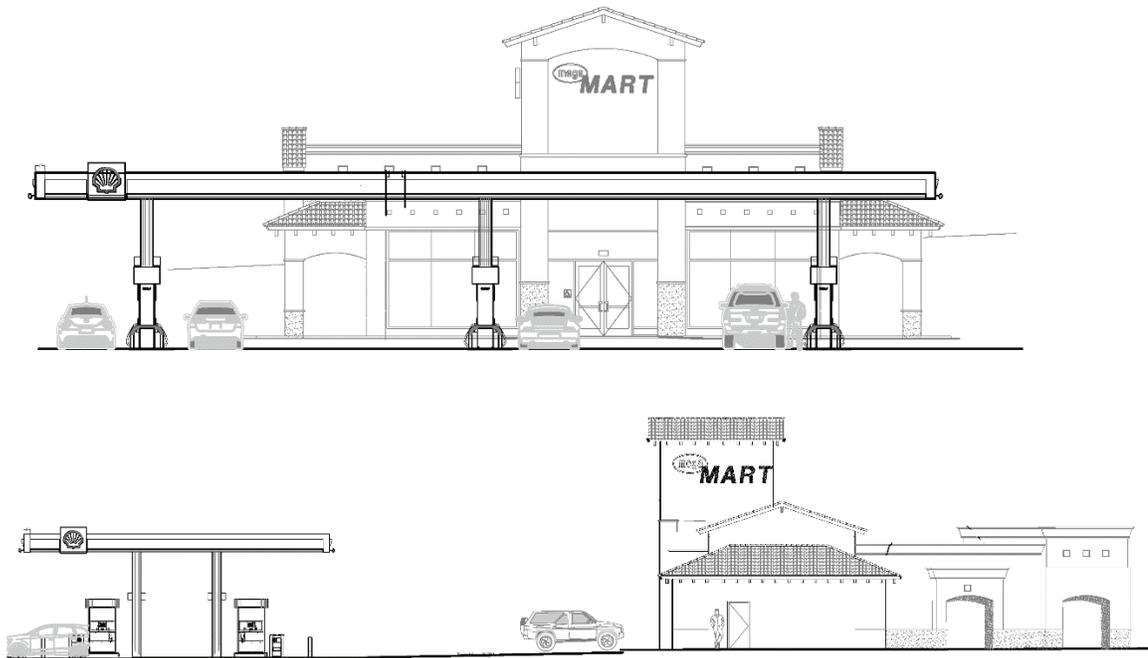


Figure 5: Elevations of Convenience Store and Fuel Canopy

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the North County Metropolitan Subregional Plan, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances is described on the following pages.

PDS staff reviewed and analyzed the points of appeal detailed in the submitted appeal application from the attorney on behalf of Mesa Rock Road, LLC (Attachment C). The appeal focuses specifically on four issues: 1) the lack of access to sanitary sewer and use of an on-site wastewater treatment system; 2) traffic impacts; 3) inadequate stormwater improvements; and 4) greenhouse gas emissions. Each of these issues have been analyzed, and PDS has not identified any deficiencies in the environmental review or the project approvals. As explained in detail below, that appeal has not identified any new significant impacts not identified in the General Plan Environmental Impact Report (EIR) (i.e., peculiar impacts) that would require additional environmental review, and the Project complies with all applicable requirements. PDS staff recommends that the appeal be denied.

1. Key Requirements for Requested Actions

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

2. Analysis

Land Use Compatibility and Site Plan Analysis

The property has a “B” Special Area Designator for a Community Design Review Area, which requires the processing of a Site Plan for the proposed use. The property must also be consistent with the applicable standards of the General Plan and Zoning Ordinance, as well as the applicable sections of the North County Metropolitan Subregional Plan. Staff has analyzed the Project for consistency with the “B” Special Area Designator and determined the proposed use is consistent with the General Plan and Zoning designations. All necessary public facilities and services are available to the site based on service-availability forms provided by utility providers and districts. The proposed uses of a gas station and a convenience store are allowed within the General Commercial (C36) Zone with limitations related to no open storage of goods or materials and all repair services to be within an enclosure. The Project is conditioned to ensure no open storage of materials and does not plan to offer repair services.

The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent uses and the visual character of the community, which can be characterized primarily as rural with vacant land and incidental residential and commercial uses (Figure 6). The Project is visible from the I-15, a Scenic Highway identified in the County of San Diego General Plan. The Project proposes landscape screening along the western and northern edges of the project site to partially screen it from I-15 and Deer Springs Road. Mature trees and vegetation exist directly south of the project site, which will also assist with screening. The proposed gas station and convenience store are compatible with existing uses in the area as it is the same commercial use as an ARCO gas station with a convenience store on the western side of I-15. The Project is sited between the off-ramp of North Centre City Parkway and the I-15 and is approximately 600 feet from the nearest residence.



Figure 6: View of Site (I-15 Northbound Off-ramp)

Wastewater Treatment

Point of Appeal: The proposed gas station/convenience store does not qualify for a categorical exemption because the lack of sanitary sewer for commercial development is an unusual circumstance that could cause significant impacts to soil and groundwater.

Analysis and Response: The project proposes the use of an on-site wastewater treatment system (septic) which will be permitted through the Department of Environmental Health (DEH) in accordance with the Local Agency Management Program (LAMP). LAMP was developed to outline regulations allowing the use of septic while protecting water quality and public health. Any existing on-site septic systems will be required to be pumped and removed under the permitting of DEH. The preliminary septic design for the Project has been reviewed and approved by DEH and will be reviewed during final engineering. The appellant has also stated that the use of a septic system is unique and peculiar for a commercial project and gas station. However, the existing ARCO gas station on the western side of I-15 is served by an on-site septic system and there are several commercial properties throughout the County that are served by septic systems. The engineer of work for the Project that prepared the preliminary on-site septic system also worked on the septic system design that serves the ARCO gas station. The Regional Water Quality Control Board and DEH allow the use of septic systems for commercial developments as long as the systems are sized appropriately.

Traffic Impacts

Point of Appeal: The Traffic Impact Analysis fails to fully consider the increase in traffic on North Centre City Parkway, Deer Springs Road and Mountain Meadow Road caused by patrons entering and exiting the gas station and convenience store. Traffic impacts will not be mitigated by payment of TIF because it is unlikely the traffic improvements identified in the Mobility Element will be built.

Analysis and Response: A traffic study was prepared for the Project that concluded it will not have a significant impact on surrounding roads. Level of Service (LOS) is the industry standard for evaluating operating conditions of roadway segments or intersections, with a LOS designation of D (approaching unstable flow of traffic) or better being acceptable levels of service. The County's General Plan also considers a LOS of D or better to be acceptable. The environmental determination for the Project was made on May 21, 2020 and is therefore not subject to the recently adopted Traffic Study Guide Vehicle Miles Traveled (VMT) criteria for determining significant transportation impacts under CEQA. However, for informational purposes, the Project would not result in VMT impacts because it is considered a locally serving retail use less than 50,000 square feet under recently adopted guidelines.

The Project will result in 2,560 Average Daily Trips (ADT), including 179 morning peak-hour trips and 205 afternoon peak-hour trips. In comparison to the existing patio furniture store use, the Project will add an additional 1,735 ADT, including 126 morning peak-hour and 138 afternoon peak-hour trips. The Project will not have any direct impacts that will result in adjacent intersections or roadway segments to operate below an acceptable LOS. Deer Springs Road, between the I-15 northbound and southbound on- and off-ramps, operates at LOS F with and without Project traffic. However, the County's Traffic Study Guidelines requires analysis of LOS during peak hours for segments controlled by closely spaced signalized intersections. Due to the closely spaced traffic signals on Deer Springs Road, the LOS is controlled by the operation of the intersections along the segment resulting in the intersection to operate at an acceptable LOS D or better during peak hours. Following public disclosure of the CEQA 15183 documentation and studies for the Project, the applicant submitted a supplemental traffic memo demonstrating that the average daily traffic on all segments

of Deer Springs Road in the study area are on average 3.4% less than the traffic counts in the original traffic study. Staff analyzed the distribution of trips within the traffic study along North Centre City Parkway and Mountain Meadow Road and found that all segments of North Centre City Parkway and Mountain Meadow Road within the project vicinity will operate at an acceptable LOS. Additionally, according to the San Diego Association of Governments (SANDAG), gas stations with convenience stores generate 21% of their total ADT as primary trips, with the remaining trips related to diverted or pass-by trips, given the nature of the use.

The appellant has also asserted that road improvements associated with Transportation Impact Fee (TIF) program funds will not occur as the majority of projects within the northern region of San Diego County have been denied or had their decisions rescinded. The Project has been conditioned to pay into the TIF program, which proportionally funds improvements to roads to mitigate potential impacts caused by traffic from future development. The payment of the TIF, which will be required at issuance of building permits, will mitigate potential cumulative traffic impacts to less than significant. The County continues to collect TIF fees for projects throughout the north region and only two projects have been denied or have had their decisions rescinded.

Stormwater Improvements

Points of Appeal: The stormwater improvements are inadequate, and the project fails to minimize impervious surfaces.

Analysis and Response: A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the Project by Omega Consultants, dated August 13, 2019. The SWQMP demonstrates that the Project will comply with all requirements of the County's Watershed Protection Ordinance (WPO). The Project will be required to implement site design measures, source control Best Management Practices (BMPs), and structural BMPs to reduce potential pollutants and address hydromodification impacts to the maximum extent practicable. Specifically, the project uses site design BMPs in the form of tree wells and a structural BMP in the form of a bioretention basin. These measures will enable the Project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and 2019 BMP Design Manual.

A Drainage Study was also prepared for the Project by Omega Consultants, dated August 13, 2019. The Project will not substantially alter the existing drainage pattern of the project site or area. The Project will be required to go through final engineering during the Grading Permit and Building Permit process, which commonly includes minor updates to drainage studies and stormwater quality management plans in order to ensure that any potential stormwater or drainage impacts are precisely addressed.

Greenhouse Gas Emissions

Point of Appeal: The Greenhouse Gas Analysis is inadequate and relies on the CAP that has been set aside by San Diego Superior Court.

Analysis and Response: The Project was reviewed under two separate analyses, and under both, it was determined that the Project will not cause a significant impact related to greenhouse gas (GHG) emissions that would require further environmental review. First, the Project was analyzed under the County of San Diego's Climate Action Plan (CAP), which was adopted on February 14, 2018 and outlines actions that the County will undertake to meet its GHG emissions reductions targets. The Director's decision of the Project was approved on June 5, 2020, prior to the publication of the Court of Appeals opinion related to the County of San Diego's Climate Action Plan on June 12, 2020. The

Court of Appeals ordered the trial court to issue a new writ of mandate that would order the County to set aside the approval of the CAP until the CAP EIR is improved as ordered by the court. The court did not find any inadequacies in the CAP itself, only in some aspects of the environmental analysis that can be corrected. The trial court has not yet issued the writ of mandate. Nonetheless, the Project will still implement all applicable measures in the CAP to reduce GHG emissions because these measures will further reduce GHG emissions from the Project.

In the alternative to the CAP analysis, the Applicant prepared a memo (dated November 18, 2019) which includes a discussion related to the traffic generated by the Project and associated GHG emissions. According to the SANDAG “Not So Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region,” gas stations with convenience stores generate 21 percent of their total Average Daily Trips (ADT) as primary trips, with the remaining trips classified as diverted or pass-by trips. The diverted or pass-by trips are typically generated by uses within the existing community. The Project operator will employ approximately three people who are anticipated to commute outside typical commute hours. Due to the nature of pass-by-trips and few employees, the Project will not generate GHG emissions that would have a significant impact on the environment.

The Project, compared to the existing nursery and patio furniture store, is expected to reduce GHG emissions, including those associated with mobile sources (i.e., vehicle trips). The existing use of a nursery and patio furniture store is a specialized use that generally can attract trips from outside the localized area, whereas a gas station and convenience store primarily serve diverted or pass-by trips (as explained above). In addition, the County’s Transportation Guide, which implements provisions related to Vehicle Miles Traveled (VMT), acknowledges that local-serving retail development (including convenience stores) tends to shorten trips and reduce VMT. As mobile source emissions represent a significant percentage of overall GHG emissions County-wide, the convenience store and gas station could be expected to slightly shorten trips and reduce VMT.

There are a wide range of commercial uses that are allowed on the site by-right, such as a dental office, general business support services, or animal grooming. These types of businesses could be expected to generate more daily trips due to the number of employees compared to the Project, which accommodates pass-by trips.

The Project also falls below a threshold that is used to “screen out” projects from further GHG analysis. The California Air Pollution Control Officers Association (CAPCOA) developed a 900-metric ton (MT) GHG screening threshold in 2012 based on pending development applications throughout the State. Although this threshold was not officially adopted by any agencies, the guidance document states that it was a “threshold low enough to capture a substantial fraction of future residential and nonresidential development that will be constructed to accommodate future statewide population and job growth, while setting the emission threshold high enough to exclude small development projects that will contribute a relatively small fraction of the cumulative statewide GHG emissions.” The Project will result in 607 MTs of GHG emissions per year, which is below the 900 MT screening threshold.

Accordingly, the Project properly relies upon the General Plan EIR analysis of GHG impacts because no peculiar GHG impact is associated with this Project. Indeed, the analysis demonstrates the GHG impacts would not be significant. No additional environmental analysis of the GHG impacts is required.

3. General Plan Consistency

The site is subject to the Village General Plan Regional Category and the General Commercial (C-1) Land Use Designations. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>Policy LU-6.1 – Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p>The Project includes redevelopment of a previously disturbed property that has been graded and contains an existing patio furniture store. The project does not involve development of natural habitat.</p>
<p>Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County’s LID Handbook.</p>	<p>The Project has incorporated required stormwater management features in accordance with the County’s LID Handbook. Additionally, the Project includes structural BMPs and biofiltration basins in order to address treatment of stormwater for the Project.</p>
<p>Policy LU-2.7 – Commercial Viability. Ensure new commercial centers maintain or enhance the viability of existing commercial areas.</p>	<p>The proposed Project will enhance the commercial viability in the area by providing northbound I-15 drivers as well as residents of the Hidden Meadows community with additional options for commercial services.</p>
<p>Policy LU-6.10 – Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.</p>	<p>The Project is located away from residences and sensitive receptors on a property surrounded by roads and adjacent to the I-15. The nearest residence is located approximately 600 feet away from the Project site. Fuels associated with the operation of the gas station must be permitted through the Department of Environmental Health Hazardous Materials Division through a hazardous materials business plan and permits for underground storage tanks. Underground storage tanks require maintenance and inspections to ensure that no leaks of fuel product will result in exposing any potential sensitive receptors to pollutants or leaking of product into the soil.</p>
<p>Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The Project will obtain water service from the Valley Center Municipal Water District for the operations of the Project. The Project will not rely on groundwater for any proposed uses and will utilize municipal water for the Project.</p>

General Plan Policy	Explanation of Project Conformance
<p>Policy LU-14.2 – Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.</p>	<p>The Project proposes the use of a preliminary on-site septic system design that has been reviewed and approved by DEH.</p>
<p>Policy S-6.5 – Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development.</p>	<p>A Fire Service Availability Form has been provided for the Project for the Deer Springs Fire Protection District that demonstrates there is adequate fire services for the Project. Additionally, the project is approximately 950 feet away from a Deer Springs Fire Protection District station on the western side of I-15.</p>

4. Community Plan Consistency

The Proposed Project is consistent with the following relevant North County Metropolitan Subregional Plan goals, policies, and actions as described in Table F-2.

Table F-2: Community Plan Conformance

North County Metropolitan Subregional Plan Policy	Explanation of Project Conformance
<p>Public Services and Facilities – Policy 1: Coordinate development proposals with agencies responsible for providing public services and facilities.</p>	<p>Service availability forms have been provided for the Project from Valley Center Municipal Water District and the Deer Springs Fire Protection District that demonstrate the necessary services and facilities are available to accommodate the proposed development.</p>
<p>I-15 Corridor Scenic Preservation Guideline – Architectural Design C.5: Signs shall be predominately constructed of natural materials, non-moving, and externally illuminated.</p>	<p>The majority of signage associated with the Project consists of wood and stone veneer materials and will primarily be externally illuminated with the Shell symbol and main pylon sign internally illuminated as recommended by the I-15 Design Review Board. The number and square footage of the proposed signs comply with the on-premises signage requirements of the Zoning Ordinance.</p>
<p>I-15 Corridor Scenic Preservation Guideline – Development Standards for Steep Topography and Natural Features F.1: Extensive grading of slope areas within viewsheds will be minimized.</p>	<p>The Project proposes the redevelopment of an existing patio furniture store and will limit grading to previously disturbed areas on a property adjacent to I-15.</p>

5. Zoning Ordinance Consistency

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

Table F-3: Zoning Ordinance Development Regulations

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

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Sections 2360 and 2980 of the Zoning Ordinance allow for Convenience Sales and Personal Services as well as Gasoline Sales within the C36 zone with limitations related to no open storage of goods or materials, and all repair services will take place in an enclosed building.	The Shell gas station and convenience store uses are allowed within the C36 Zone. The Project is conditioned to ensure no open storage of goods or materials and does not propose to offer repair services.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a STP.
Section 4300 of the Zoning Ordinance requires the Project to comply with the "W" building type requirements.	The Project meets the building type requirements for nonresidential attached or detached buildings.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4600 of the Zoning Ordinance requires that the Project meet the "G" height requirement of 35 feet.	All proposed buildings associated with the Project are 35 feet in height or less and meet the height requirements.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the Project meet the "O" setback requirements of a 50-foot front-yard setback, a 0-foot interior side-yard setback, a 35-foot exterior side-yard setback, and a 15-foot rear-yard setback.	All proposed buildings comply with the setback requirements established by the "O" setback designator.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

6. 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 (GP) establishes the future land development in the unincorporated County. The Project is consistent with the analysis performed for the GP EIR and it 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. On May 21, 2020, the Project was determined to be in conformance with CEQA by the Zoning Administrator, who found that the proposed use is consistent with the Zoning Use Regulation as well as the General Plan Land Use Designation, and no peculiar impacts would result from implementation of the Project.

7. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands as all buildings will be set back a minimum of 50 feet from any identified RPO wetlands.
b. County Consolidated Fire Code	The Project has been reviewed by the County Fire Authority and complies with the County Consolidated Fire Code.
c. Noise Ordinance	The proposed project demonstrates compliance with the County Noise Ordinance and will not expose potential sensitive receptors to noise limits beyond the thresholds outlined within the County Noise Ordinance.
d. Light Pollution Code	The Project will implement outdoor lighting and glare controls, which will ensure compliance with the Light Pollution Code. The Project is conditioned to comply with the County Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO.

G. COMMUNITY PLANNING GROUP

On July 27, 2017, the Hidden Meadows Community Sponsor Group (CSG) recommended approval of the Project with conditions by a vote of 6-0-0-1-2 (6-Ayes, 0-Noes, 0-Abstains, 1-Vacant, 2-Absent). The Hidden Meadows CSG recommended that a traffic analysis be conducted and that a signage plan be provided for the Project.

On December 7, 2017, the Hidden Meadows CSG recommended approval of the signage plan submitted in response to their request by a vote of 5-0-0-0-4 (5-Ayes, 0-Noes, 0-Abstains, 0-Vacant, 4-Absent).

On December 21, 2017, the I-15 Design Review Board (DRB) recommended approval of the Project with conditions by a vote of 4-1-2 (4-Ayes, 1-Noes, 2-Vacant/Absent). The I-15 DRB recommended changes to signage lighting, architectural changes to include earth-tone colors, and installing landscaping in buffering and screening areas. The Project signage has been revised to accommodate recommendations from the I-15 DRB including changes to lighting, and the signage complies with the Zoning Ordinance. The convenience store elevations and signage include wooden and stone materials, which will be earth-tone colors. The remaining portions of the convenience store will be white, which is consistent with other building colors in the vicinity, such as the white and cream-colored fire station on the west side of I-15. The landscaping has been revised and includes trees along the northern and western property lines for screening.

Meeting Minutes for the Hidden Meadows CSG and I-15 DRB can be found in Attachment E – Public Documentation.

H. PUBLIC INPUT

No public notices were sent as a result of the submittal of the Site Plan and Boundary Adjustment with a Certificate of Compliance applications as both application types do not require public notice.

During the 36-day public disclosure period for the 15183 checklist and environmental document associated with the project, from December 12, 2019, to January 17, 2020, staff received general questions regarding the Project as well as one public comment letter from the appellant. The letter consists of a cover letter with several attachments raising concerns with the proposed on-site septic system, traffic, and potential drainage and stormwater impacts (Attachment D). The points of appeal are similar to previous concerns that were raised during the public disclosure period.

Prior to the Zoning Administrator Hearing on May 21, 2020, PDS received approximately 45 eComments in support of the project, with one comment in opposition from the appellant.

I. STAFF RECOMMENDATIONS

Staff recommends the Planning Commission take the following actions:

1. Deny the Appeal filed by attorney Julie Hamilton on behalf of Mesa Rock Road, LLC.
2. Uphold the Director's Decision approving Site Plan Record ID: PDS2017-STP-17-028 and Boundary Adjustment with a Certificate of Compliance Record ID: PDS2017-BC-17-0069 (Attachment B), including the adoption of the Environmental Findings included in Attachment E. These include a conclusion that the Project conforms with CEQA, in accordance with Section 15183, because the proposed uses are consistent with the Zoning Use Regulations and General Plan Land Use Designation of the property and there will be no peculiar impacts upon implementation.

Report Prepared By:

Sean Oberbauer, Project Manager
858-495-5747
sean.oberbauer@sdcounty.ca.gov

Report Approved By:

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

AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

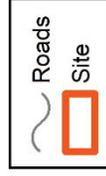
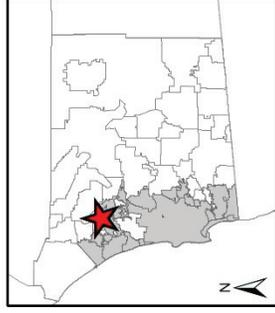
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2017-STP-17-028 & PDS2017-BC-17-0069
- Attachment C – Appeal Application Form
- Attachment D – Environmental Documentation
- Attachment E – Environmental Findings
- Attachment F – Public Documentation
- Attachment G – Service Availability Forms

Attachment A – Planning Documentation

KA Shell/Convenience Store
PDS2017-STP-17-028
Vicinity Map

North County Metro
Subregional Plan Area



Date: 4/20/2020
Path: P:\reg\2017-STP-17-028-1_042020\vicinity.mxd



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KA Shell/Convenience Store

PDS2017-STP-17-028 General Plan

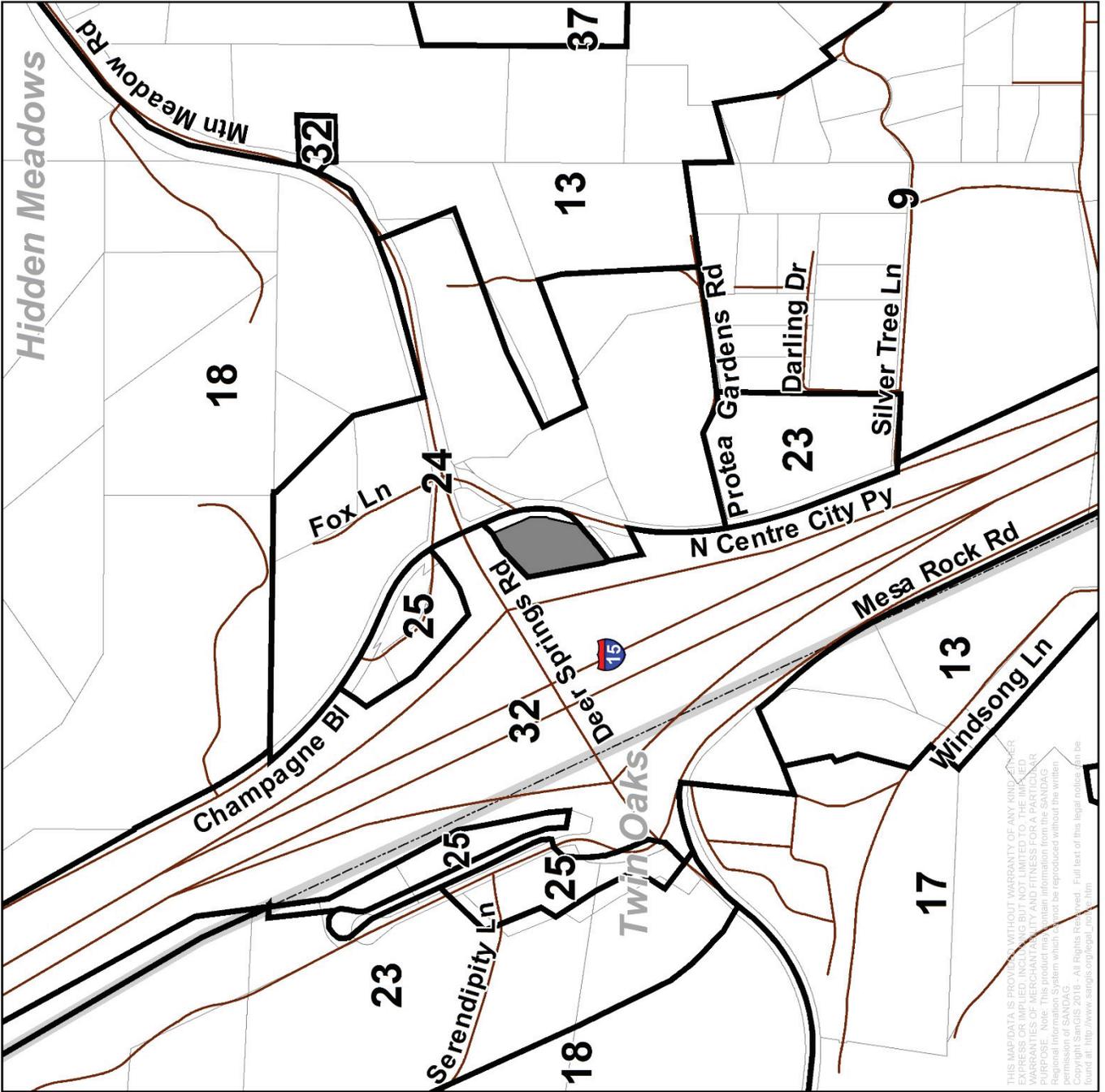
North County Metro Subregional Plan Area

- (9) Semi-Rural Residential (SR-1)
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (18) Rural Lands (RL-20)
- (19) Rural Lands (RL-40)
- (23) Office Professional
- (24) Neighborhood Commercial
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (37) Open Space (Conservation)

	Roads
	Site
	Parcels
	Planning



Date: 4/20/2020
 Path: P:\reg\2017-STP-17-028-1_042020\plan.mxd



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KA Shell/Convenience
Store
PDS2017-STP-17-028
Zoning

North County Metro
Subregional Plan Area

A70 - Limited Agricultural

C30 - Office Professional

C35 - General Commercial/Limited
Residential

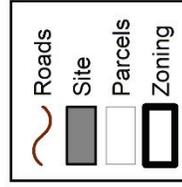
C36 - General Commercial

RMH4 - Mobilehome Residential

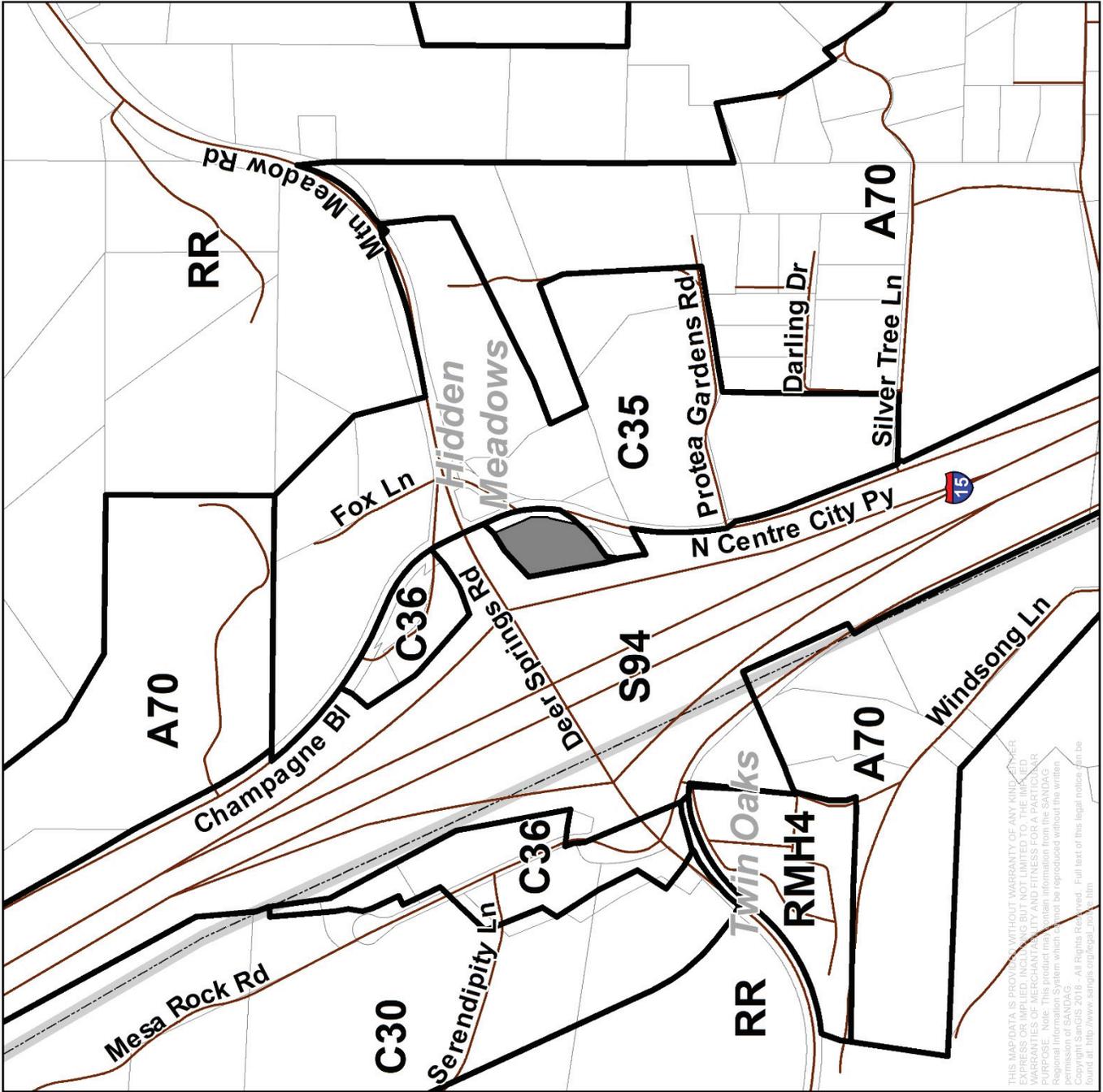
RR - Rural Residential

S80 - Open Space

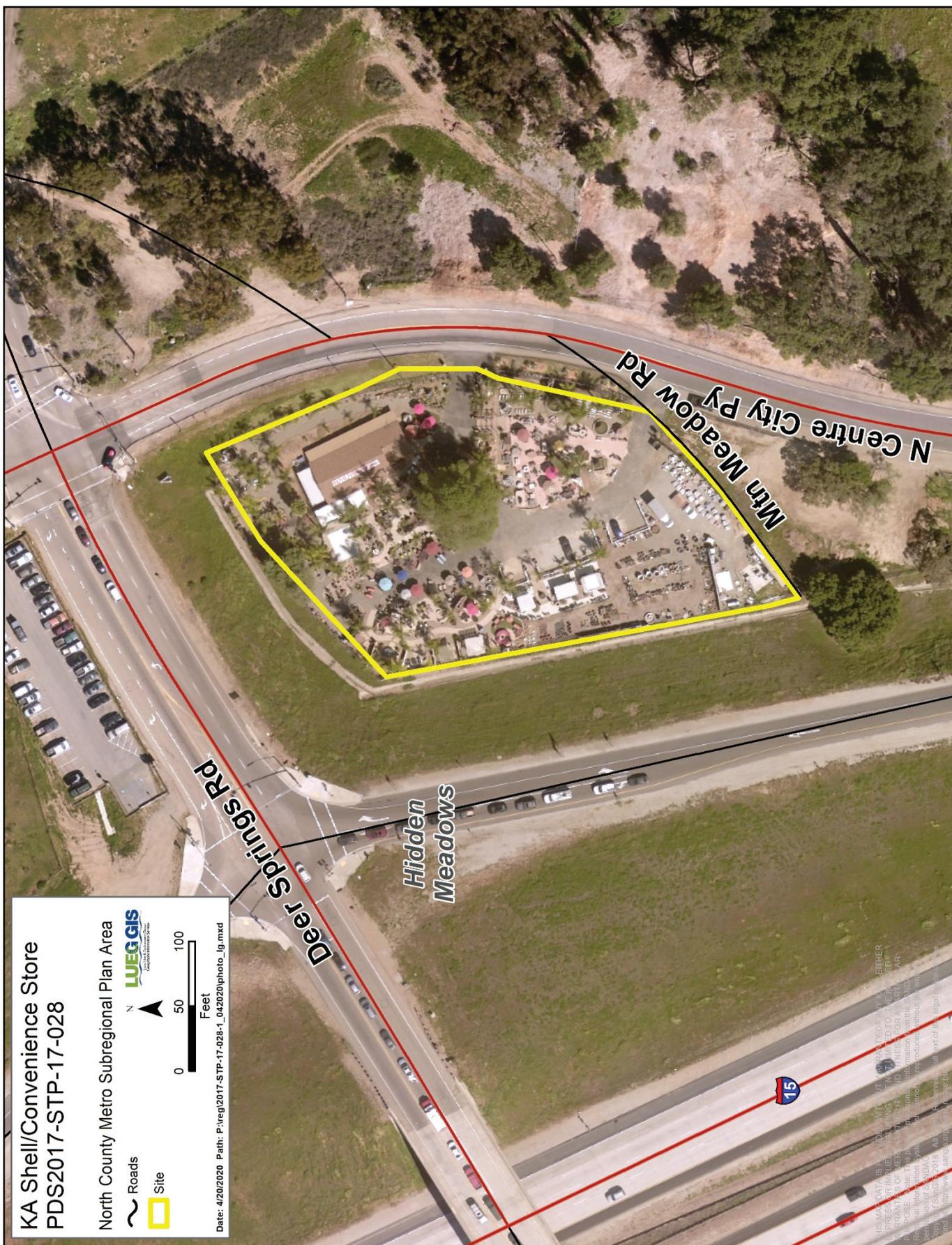
S94 - Transportation/Utility Corridor



Date: 4/20/2020
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**KA Shell/Convenience Store
PDS2017-STP-17-028**

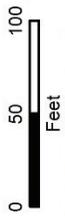
North County Metro Subregional Plan Area



Roads



Site



Date: 4/20/2020 Path: P:\veg\2017-STP-17-028-1_042020photo_ig.mxd

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KA Shell/Convenience Store
 PDS2017-STP-17-028

North County Metro Subregional Plan Area



Roads

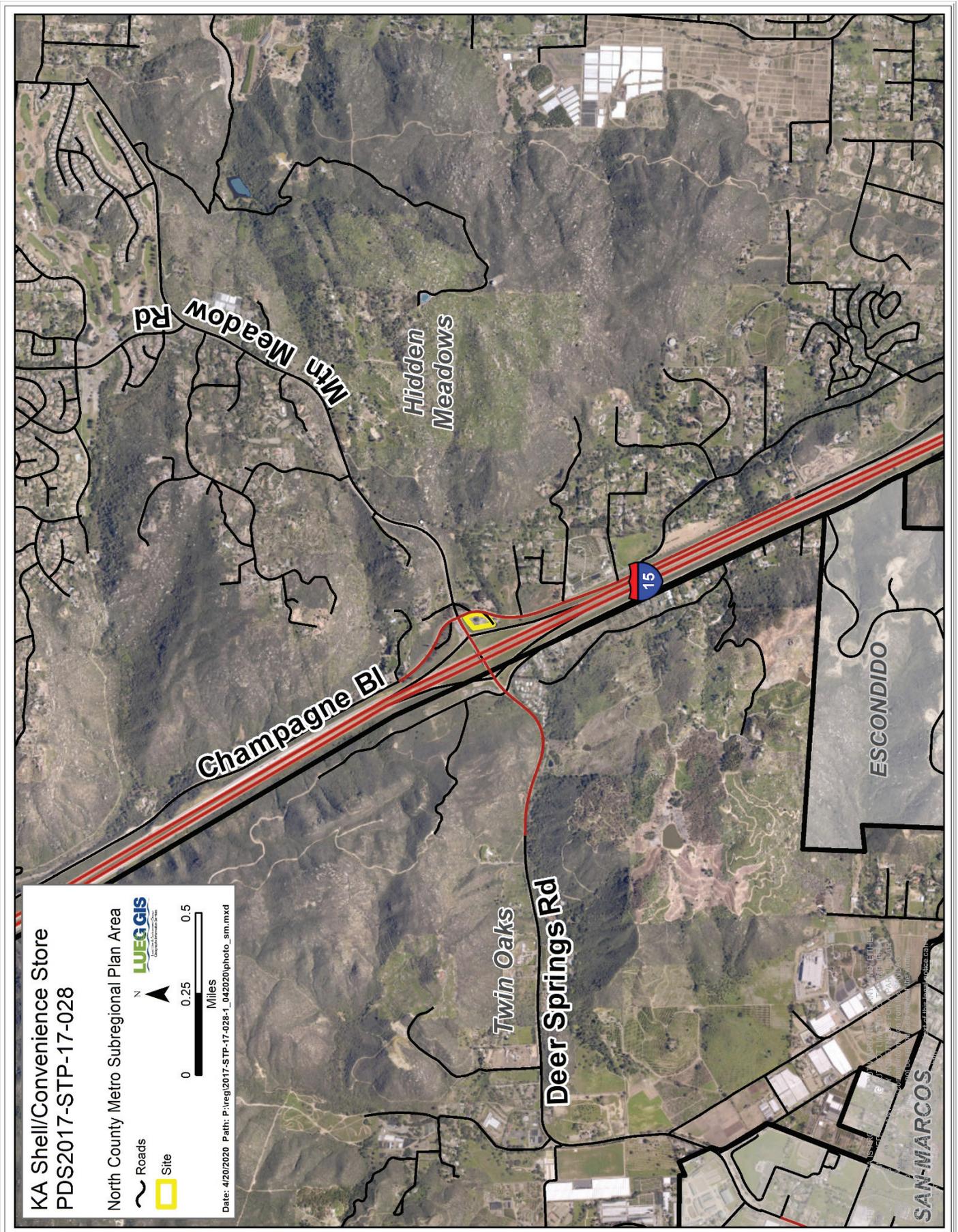


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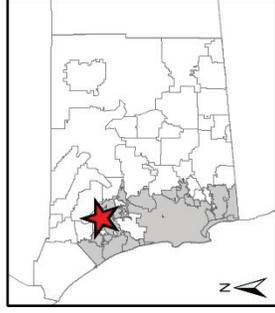
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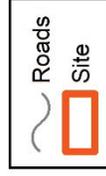


KA Shell/Convenience
Store
PDS2017-STP-17-028
Vicinity Map

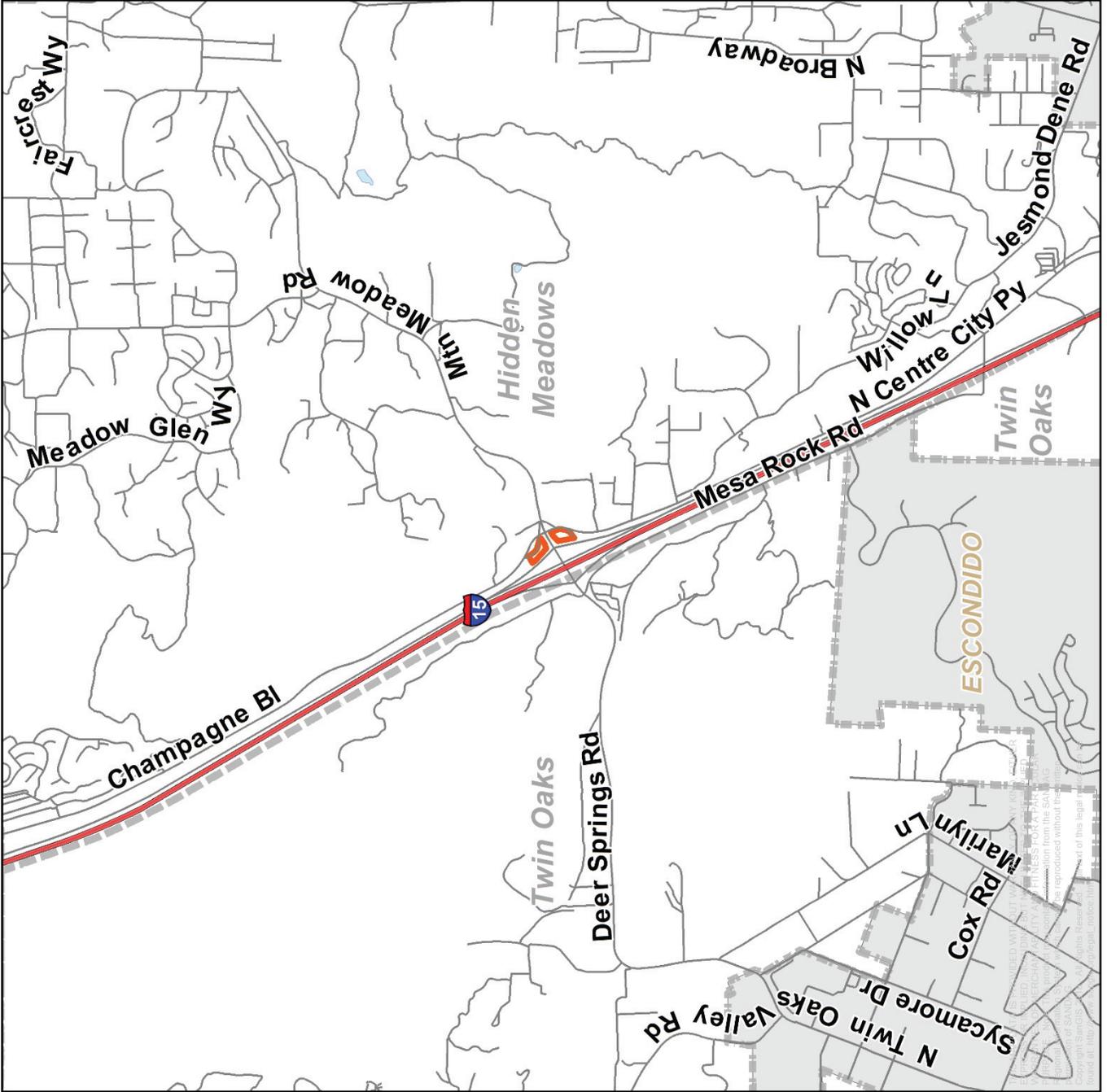
North County Metro
Subregional Plan Area



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Date: 4/20/2020
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KA Shell/Convenience
Store

PDS2017-STP-17-028
General Plan

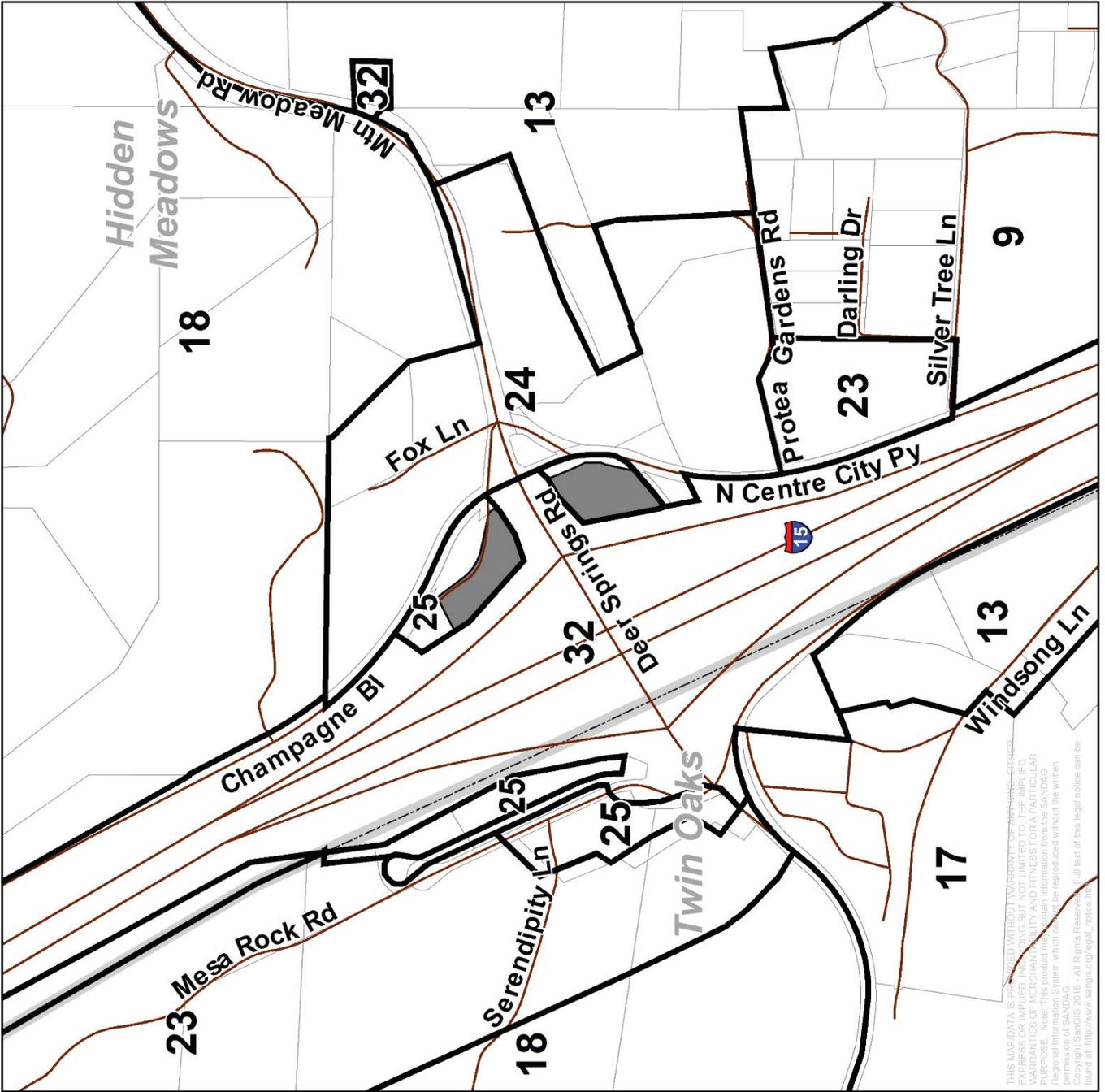
North County Metro
Subregional Plan Area

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	Roads
	Site
	Parcels
	Planning



Date: 4/20/2020
Path: P:\reg\2017-STP-17-028-2_042020\plan.mxd



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KA Shell/Convenience Store

PDS2017-STP-17-028

Zoning

North County Metro Subregional Plan Area

A70 - Limited Agricultural

C30 - Office Professional

C35 - General Commercial/Limited Residential

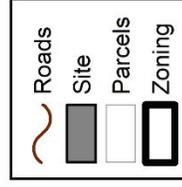
C36 - General Commercial

RMH4 - Mobilehome Residential

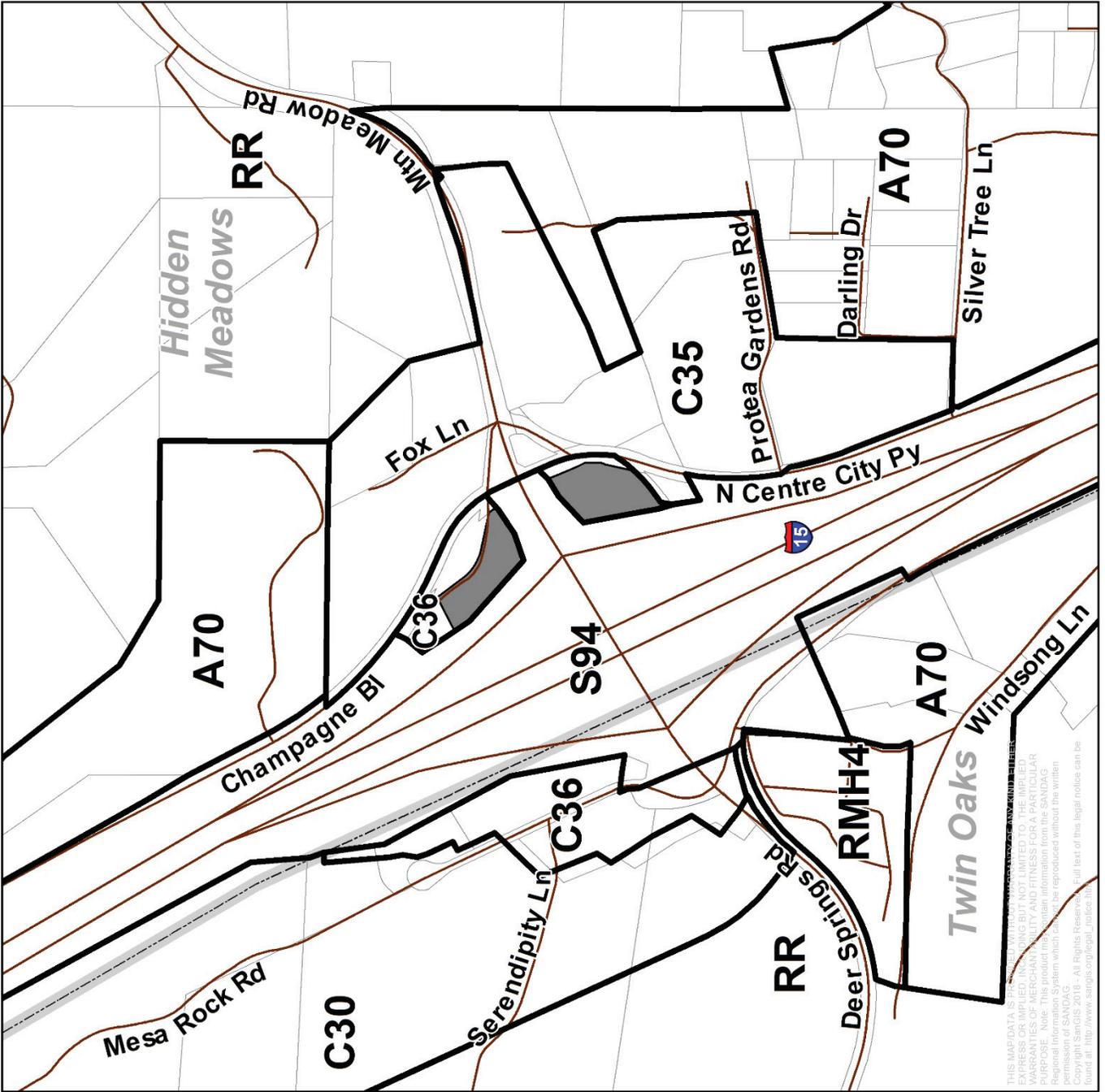
RR - Rural Residential

S80 - Open Space

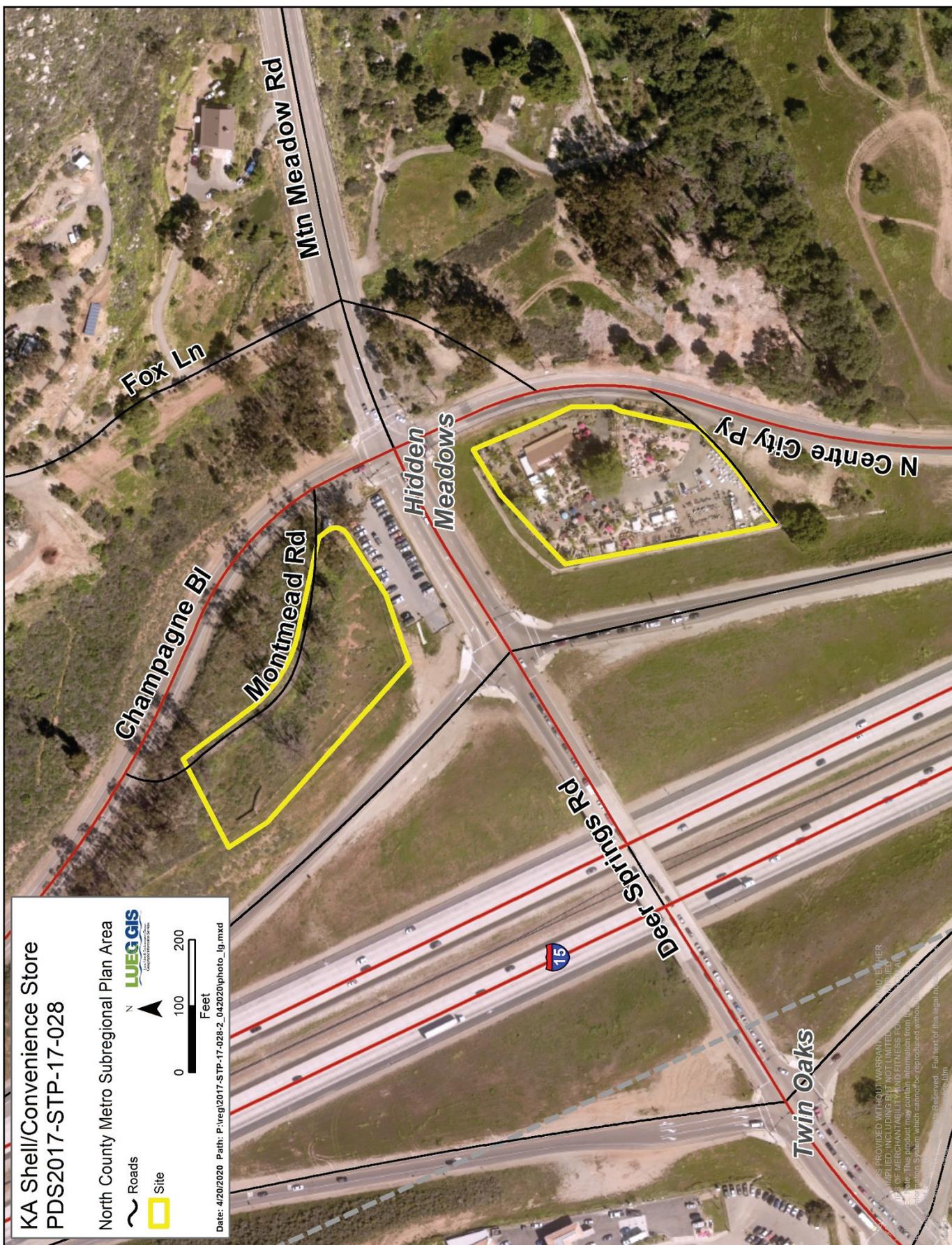
S94 - Transportation/Utility Corridor



Date: 4/20/2020
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KA Shell/Convenience Store
 PDS2017-STP-17-028

North County Metro Subregional Plan Area



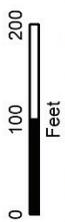
Roads



Site

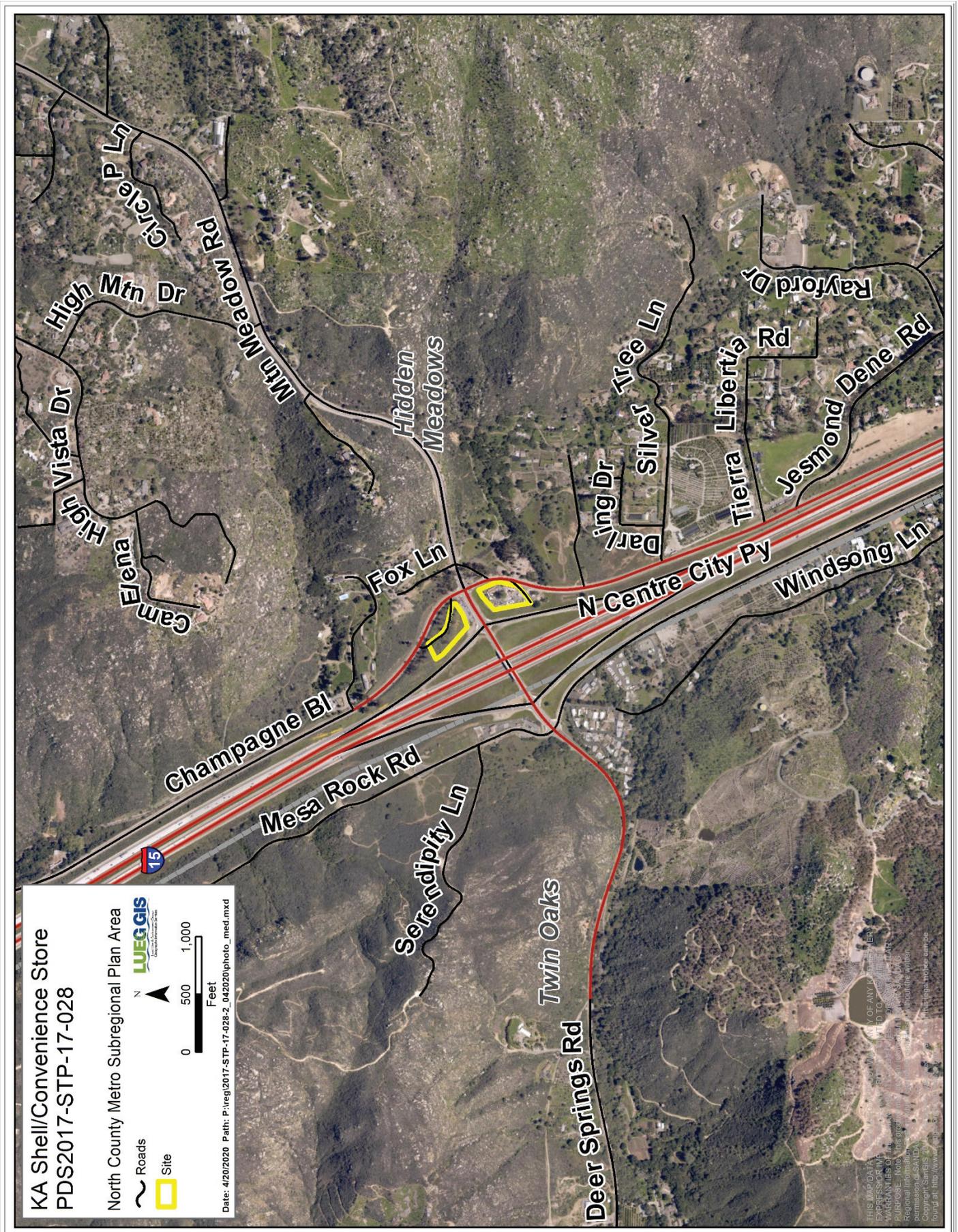


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**KA Shell/Convenience Store
PDS2017-STP-17-028**

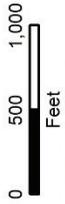
North County Metro Subregional Plan Area



Roads

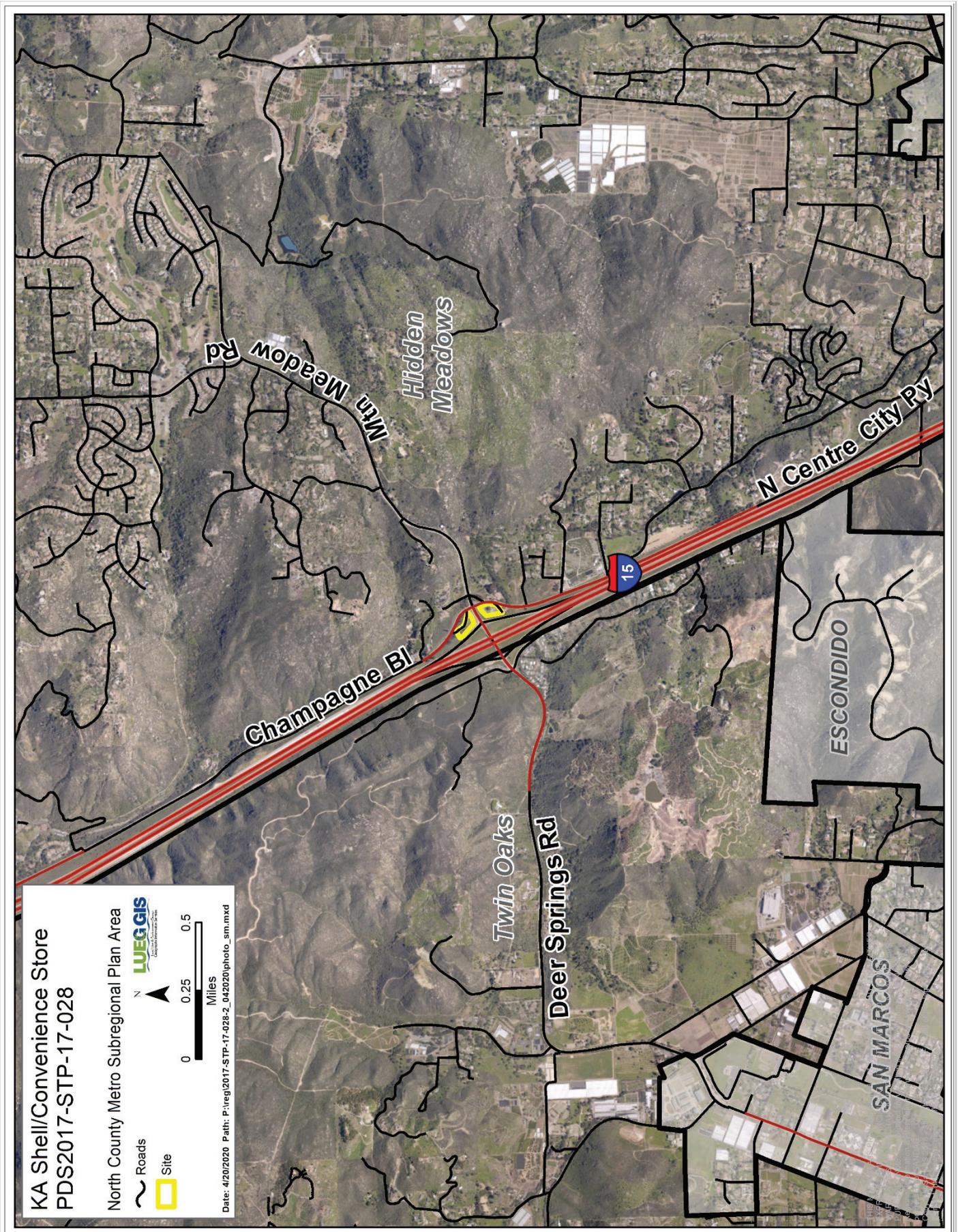


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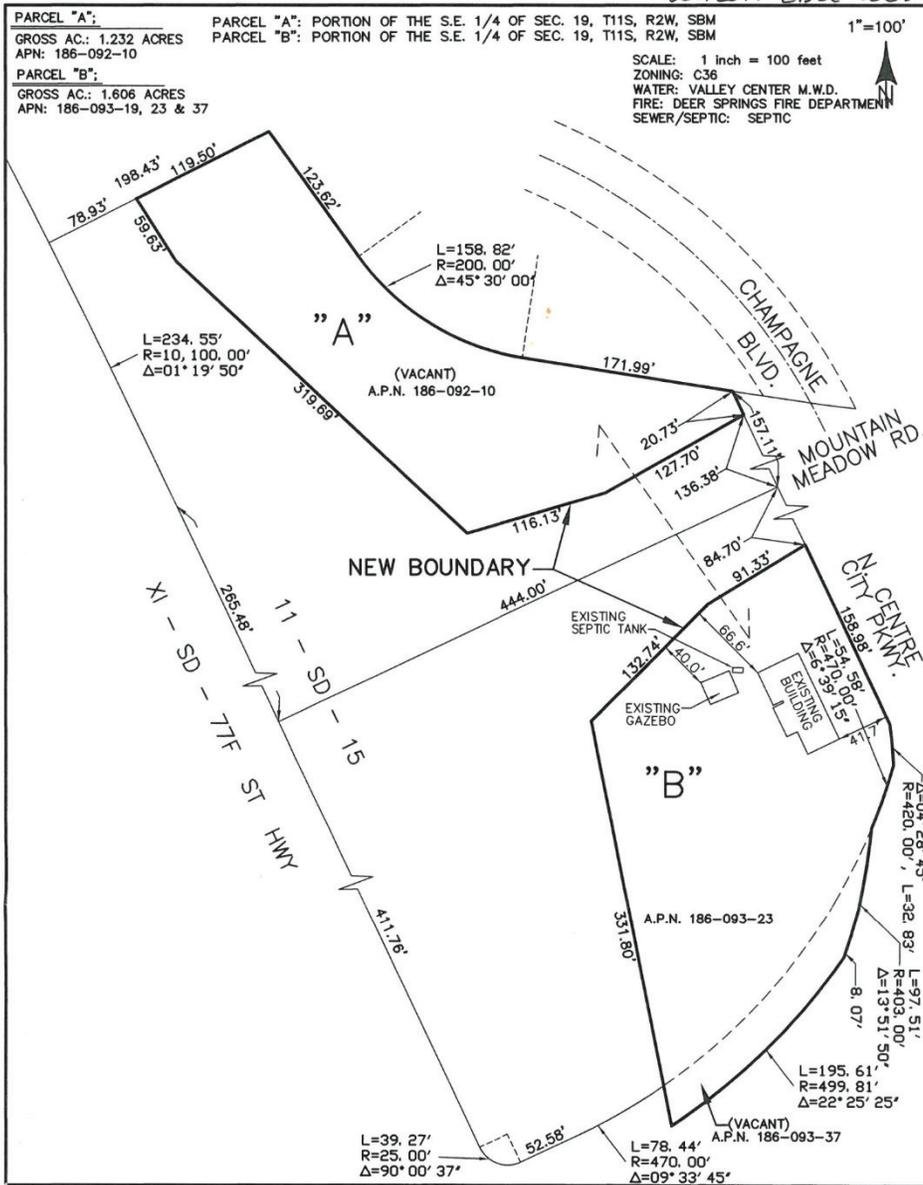
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5 - 30 PLAT

DEH 2017-LBCC-000394



DATE FILED _____
 REC'D BY _____
 PRELIMINARY ACTION DATE: _____
 SIGNED BY: _____
 FINAL ACTION DATE: _____
 SIGNED BY: _____

HEALTH DEPARTMENT CERTIFICATION (IF NEC.) 10-17-19

Parcel A:
 EXISTING APPROVAL PER BOUNDARY ADJUSTMENT PLAT NO. 186-093-3, APPROVED ON 06/29/65.
 300' PRIMARY LEACH FIELD PLUS 100% RESERVE FOR A THREE BEDROOM S.F.R.
 Additional leach line footage may be required.

Parcel B: Approved for Adventex Sewage treatment system with drip dispersal field in 7 zones.
 See system design approved under APN: 186-093-19 by Eric Klein.

Scott Roscovans
 ENR III, REHS per Desiree Hogerwarst

NOTE:
 Proposed Boundary: - - - - -
 Existing Boundary: - - - - -
 Different Zone:

CHECK LIST
 Fill in all items above.
 Vicinity Map/Engr. scale
 Legal Description (abbrev)
 Label Parcel "A", etc.
 Assessor's Parcel No.
 Label Existing Line
 Label Proposed Line
 All owners must sign
 Sign as Trustee if Trustee
 Parcel(s) net area only
 Parcel(s) dimensions
 Existing structures
 Structure setbacks*
 *if less than 100'
 Street name & width
 Dedicated Open Space
 No utility assessments
 No bearings/curve data

OPTIONAL USE AREA: Vicinity map, details, License Seal Stamp, etc.

SUBJECT PROPERTIES

CHAMPAGNE BLVD.
 MOUNTAIN MEADOW RD.
 N. CENTRE CITY PKWY.
 DEER SPRINGS HWY 15
 ESCARPADO HWY 15

N. T. S.

REGISTERED PROFESSIONAL ENGINEER
 DAVID H. LOWEN
 No. 31915
 Exp 12-31-20
 CIVIL
 STATE OF CALIFORNIA

PLAT NO.

PARCEL "A & B" OWNER(S): GRIMM FAMILY TRUST, PIESCER FAMILY 1991 TRUST, GRIMM FAMILY 1990 TRUST, CONSTANCE L. BONOMO, CHARLES BARRETT LINGER
 ADDRESS 1667 S. MISSION RD., SUITE AA CITY FALLBROOK, CA 92028 PHONE 760-822-6479
 ZIP

RAY W. GRIMM DARAN W. GRIMM JOHN L. PIESCER GAYLE E. PIESCER CRAIG E. GRIMM
 TRUSTEES OF THE GRIMM FAMILY TRUST TRUSTEES OF THE PIESCER FAMILY 1991 TRUST TRUSTEE OF THE GRIMM FAMILY 1990 TRUST
 THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT:

CONSTANCE L. BONOMO CHARLES BARRETT LINGER

CRAIG GRIMM
 APPLICANT CRAIG GRIMM MAP PREPARED BY: *David H. Lowen* RCE 31915
 ADDRESS 1615 S. MISSION RD., SUITE A ADDRESS 145 N. MELROSE DRIVE, SUITE 200
 CITY FALLBROOK, CA ZIP 92028 PHONE 760-822-6479 CITY VISTA ZIP 92083 PHONE (760) 724-7674

PRELIMINARY GRADING PLAN
 KA ENTERPRISES MEGA MART
 DEER SPRINGS ROAD AND N. CENTRE CITY PKWY ESCONDIDO, CA

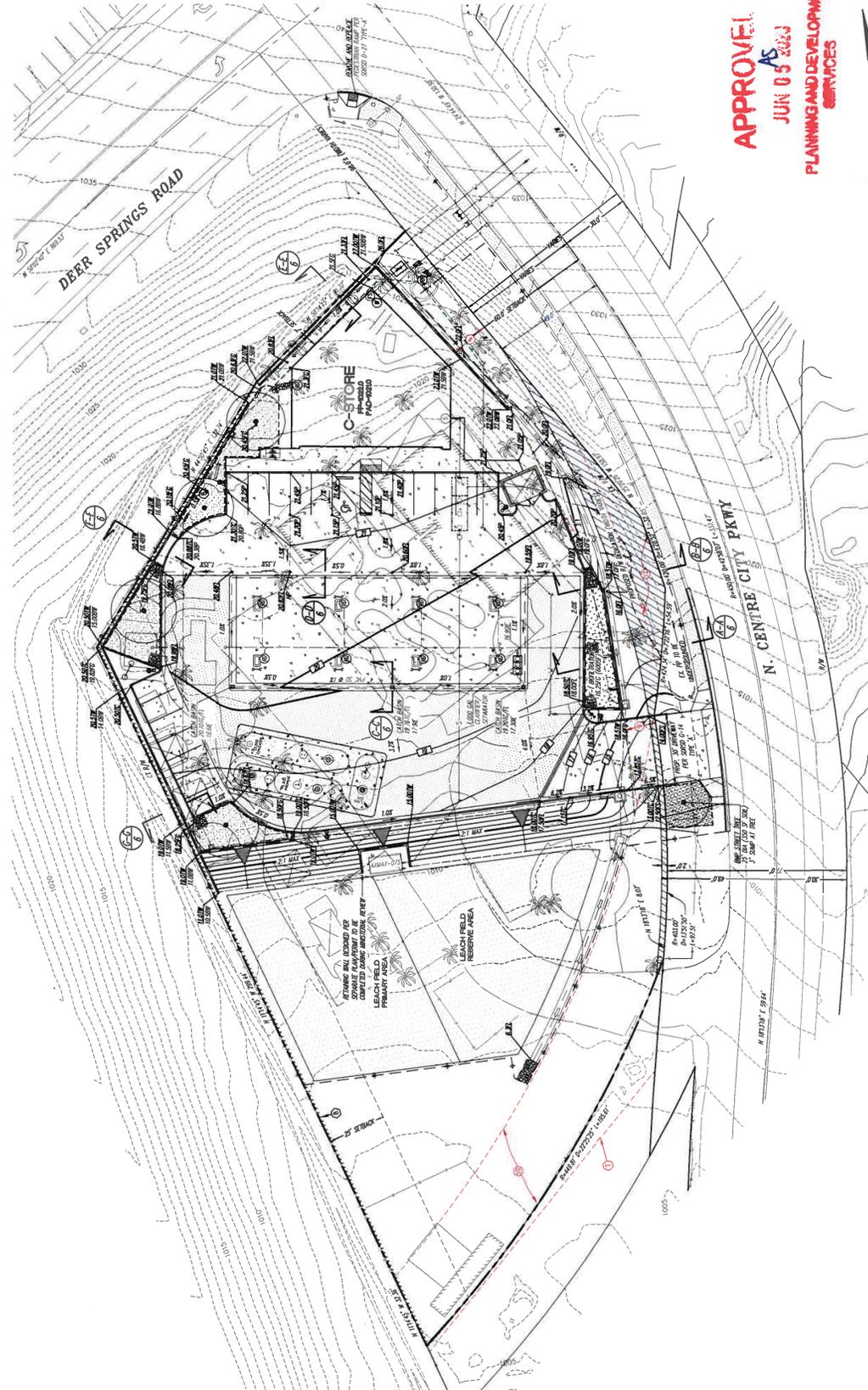
PRELIMINARY GRADING PLAN
 KA ENTERPRISES MEGA MART
 Deer Spring Rd / Mountain Meadows
 Escondido, CA
 858/404-6080
 Fax 858/404-6081

5820 Oberlin Dr Suite 201
 San Diego, CA 92121



Designed: SS	1" = 20'	Horizontal	Checked: MJA	1" = 20'	Vertical	Approved: MJA	Date: 10/27/19
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APPROVED
 AS SHOWN
 JUN 05 2023
 PLANNING AND DEVELOPMENT SERVICES



No.	Date	By	Check	Appr.

PRELIMINARY UTILITY PLAN

KA ENTERPRISES MEGA MART
 DEER SPRINGS ROAD AND N. CENTRE CITY PKWY ESCONDIDO, CA

NO.	DATE	BY	CHKD	APPD	REVISION

PRELIMINARY UTILITY PLAN
 KA ENTERPRISES MEGA MART
 Deer Spring Rd / Mountain Meadows
 Escondido, CA

5820 Oberlin Dr Suite 201
 San Diego, CA 92121
 858/404-0080
 fax 858/404-0081

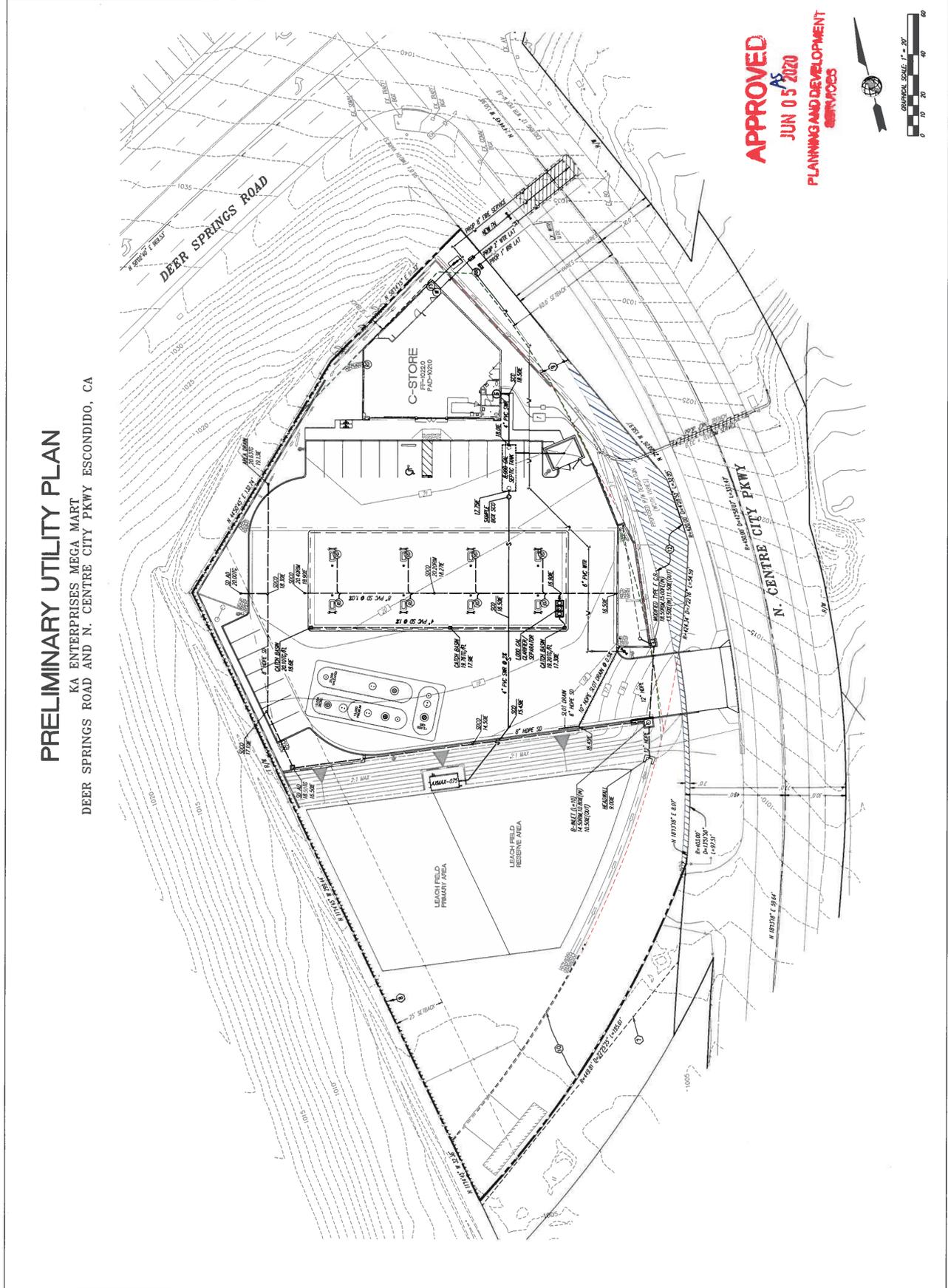


Scale:
 Horizontal 1" = 20'
 Vertical N/A

Checked: MK
 Drawn: MK
 Date: 05/20/20



JOB NUMBER
 SHEET
 4 OF 7



APPROVED
 JUN 05 2020
 AS
 PLANNING AND DEVELOPMENT SERVICES



PRELIMINARY LANDSCAPE AND IRRIGATION PLAN

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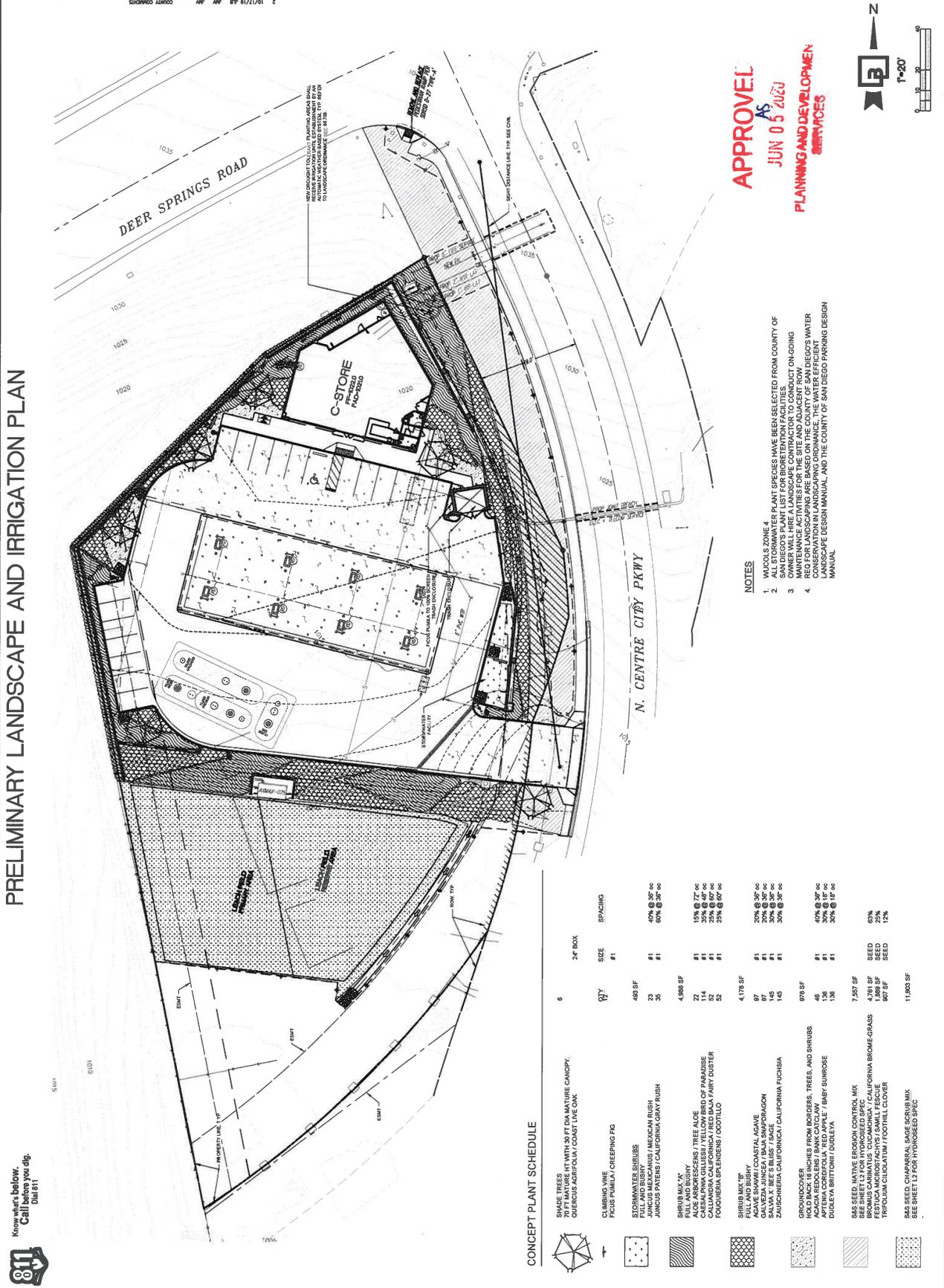
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AS
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- NOTES**
1. WUCOLS ZONE 4
 2. ALL STORMWATER PLANT SPECIES HAVE BEEN SELECTED FROM COUNTY OF SAN DIEGO'S WATER RESOURCES CENTER'S LANDSCAPE DESIGN MANUAL.
 3. OWNER WILL HIRE A LANDSCAPE CONTRACTOR TO CONDUCT ONGOING MAINTENANCE ACTIVITIES FOR THE SITE AND ADJACENT ROW.
 4. RECORD LANDSCAPING ARE BASED ON THE COUNTY OF SAN DIEGO'S WATER RESOURCES CENTER'S LANDSCAPE DESIGN MANUAL, AND THE COUNTY OF SAN DIEGO'S WATER RESOURCES CENTER'S LANDSCAPE DESIGN MANUAL.

CONCEPT PLANT SCHEDULE

PLANT TYPE	QTY	SIZE	SPACING
SHADE TREES WITH 30 FT. D.M. MATURE CANOPY:			
QUERCUS AURIFOLIA / COAST LIVE OAK	483 SF	#1	40% @ 32' x 40'
CLIMBER VINE	33	#1	60% @ 32' x 32'
STORMWATER SHRUBS	35	#1	60% @ 32' x 32'
FULL AND BUSHY MEXICAN BUSH			
JUNCEUS PATENS / CALIFORNIA GRAY FURSH	4,988 SF	#1	15% @ 77' x 66'
SHRUB MIX "X"	22	#1	35% @ 48' x 50'
ALOË ARBORESCENS / TREE ALOË	114	#1	35% @ 48' x 50'
CASALPINA GILLIESII / YELLOW BIRD OF PARADISE	114	#1	35% @ 48' x 50'
ALOE ARBORESCENS / TREE ALOË	52	#1	25% @ 80' x 90'
FOUQUIERA SPLENDENS / COCOITLO	52	#1	25% @ 80' x 90'
SHRUB MIX "B"	4,178 SF	#1	20% @ 36' x 40'
AGAVE AND BUSHY	87	#1	20% @ 36' x 40'
COASTAL AGAVE	87	#1	20% @ 36' x 40'
GALVEZA JUNCEA / BAN SHAMPDRAGON	145	#1	20% @ 36' x 40'
ZAUCONERIA CALIFORNICA / CALIFORNIA FUCHSIA	145	#1	20% @ 36' x 40'
GROUNDCOVER	978 SF	#1	40% @ 32' x 32'
HOLD BACK 18 INCHES FROM BORDERS, TREES, AND SHRUBS	46	#1	40% @ 32' x 32'
ARTISHERA BRITTONII / DUDLEYA	138	#1	30% @ 18' x 36'
SEED MIX	7,587 SF	SEED	65% BROMUS CARINATUS / CALIFORNIA BROME-GRASS
SEE SHEET L2 FOR HYDRANGEA SPEC.	4,781 SF	SEED	15% HYDRANGEA
SEE SHEET L2 FOR HYDRANGEA SPEC.	407 SF	SEED	15% HYDRANGEA
SEE SHEET L2 FOR HYDRANGEA SPEC.	11,803 SF	SEED	15% HYDRANGEA

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SITE SIGNAGE TABLE

- ALL SIGNS TO BE EXTERNALLY ILLUMINATED - EXCEPT AS NOTED, PER 7/15 CORRIDOR DESIGN GUIDELINES
- PREEMING SIGN: 125 SF OF FRONTAGE ALLOWED ADDITIONAL SIGN - PER SEC. 6263 A.1
- DEERSPRINGS RD - FRONTAGE = APPROX. 215' x 1.25 SF/AN FT = 268.75 SF 175 SF MAX. ALLOWED
- N. CENTER CITY PKWY - FRONTAGE = APPROX. 340' x 1.25 SF/AN FT = 425 SF 175 SF MAX. ALLOWED
- ADDITIONAL SIGN ALLOWED BASED ON > 250' FRONTAGE 175 SF MAX. ALLOWED

SITE SIGNAGE TABLE

- WALL SIGNS: 1.5 SF OF SIGNAGE PER LINEAR BUG FACE - PER SEC. 6265 A. 2
- SOUTH BUG ELEVATION = 68' x 1.5 SF/AN FT = 102 SF 250 SF MAX. ALLOWED
- WEST BUG ELEVATION = 72' x 1.5 SF/AN FT = 108 SF 250 SF MAX. ALLOWED
- SOUTH CANOPY ELEVATION = 72' x 1.5 SF/AN FT = 108 SF 250 SF MAX. ALLOWED
- EAST CANOPY ELEVATION = 49' x 1.5 SF/AN FT = 73 SF 250 SF MAX. ALLOWED

KEY	SIGN	QTY.	AREA	ALLOWED
(A)	MEGA FOOD WOOD WALL SIGNS (23 ft ea.)	4	92 sf	318 sf
(B)	FREELWAY SIGN (12'x12')	1	144 sf	300 sf
(C)	PRICE SIGN - DEER SPRINGS (POLE)	1	42.0 sf	175 sf
(D)	PRICE SIGN - N. CENTER CITY PKWY (MONUMENT)	1	0.0 sf	175 sf
(E)	CANOPY "SHELL" PECTIN (7 ft ea.)	3	21 sf	263 sf
TOTAL				299 sf

• 0.0 sf MANDATORY PRICES, BRAND AND FUEL DESIGNATION ONLY

All lighting and sign illumination shall comply with Section 59.101 et. Seq. of the San Diego County Code, Section 6322 et. Seq. of the San Diego County Zoning Ordinance, and all outdoor LED lighting will conform to Title 24 or other applicable requirements, be fully shielded, downward facing, and be limited to 40,000 lumens.

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MANDATORY PRICE SIGNS REQUIRED BY STATE LAW (THE PRICE, FUEL DESIGNATION, AND BRAND SHALL BE VISIBLE FROM EACH ADJOINING ROADWAY - STATE DEPARTMENT OF WEIGHTS AND MEASURES ARTICLE 12. PRICE SIGN ADVERTISING (13530-13540) ARE EXCLUDED FROM ALLOWABLE SF CALCULATIONS

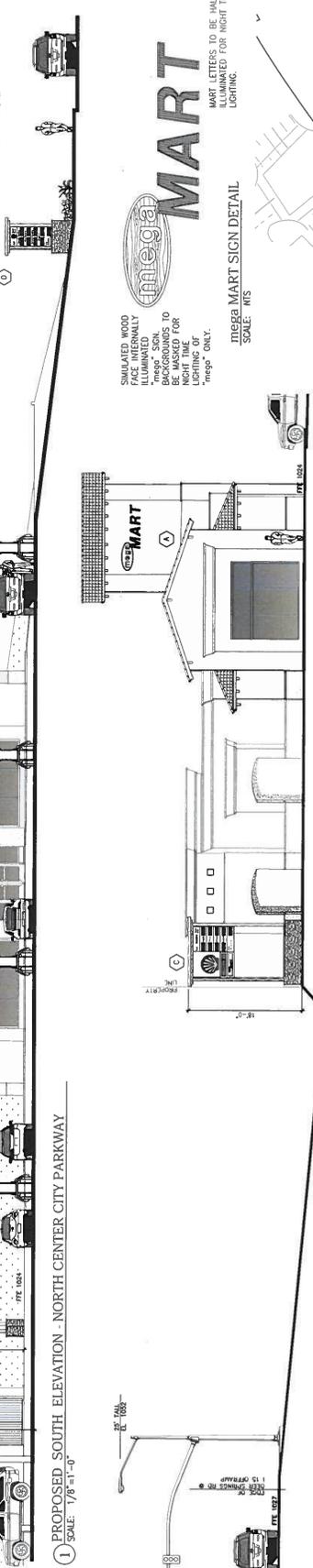
INTERNALLY ILLUMINATED PECTIN AND LETTERING TO BE MASKED FOR NIGHT TIME LIGHTING.

CONCEALED BACKLIT LIGHT STRIPS/FASCIA LIGHTS SIMILAR TO WEST SIGN AT 75/NORRINK



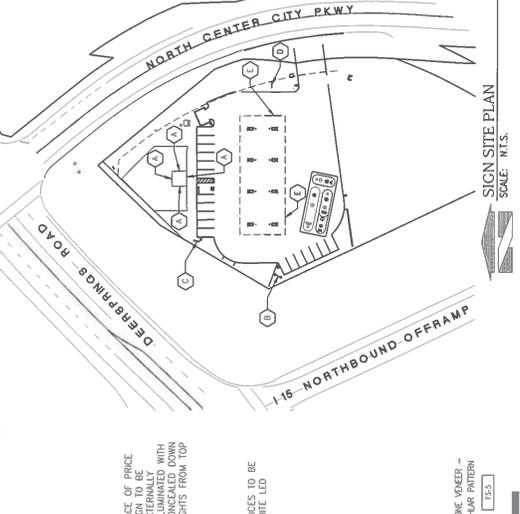
1 PROPOSED SOUTH ELEVATION - NORTH CENTER CITY PARKWAY
 SCALE: 1/8"=1'-0"

2 PROPOSED WEST ELEVATION - DEERSPRINGS ROAD
 SCALE: 1/8"=1'-0"

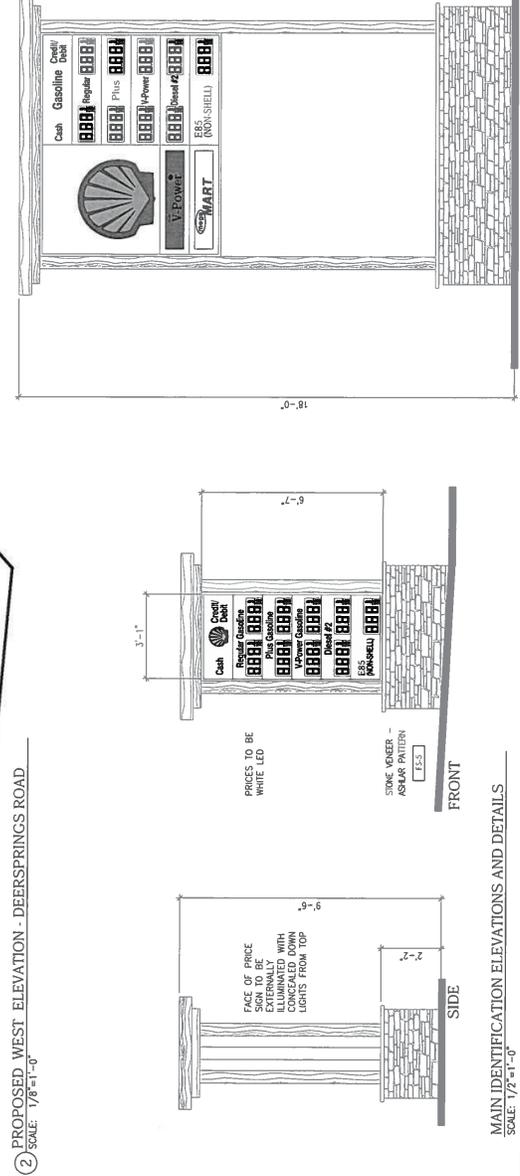


MEGA MART SIGN DETAIL
 SCALE: N.T.S.

MEGA MART SIGN DETAIL
 SCALE: N.T.S.



3 SIGN SITE PLAN
 SCALE: N.T.S.



4 MAIN IDENTIFICATION ELEVATIONS AND DETAILS
 SCALE: 1/2"=1'-0"

FOR BARGHAUSEN CONSULTING ENGINEERS INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-6128 FAX

CIVIL ENGINEERING, LAND PLANNING SURVEYING, ENVIRONMENTAL SERVICES DATA 05/20/17

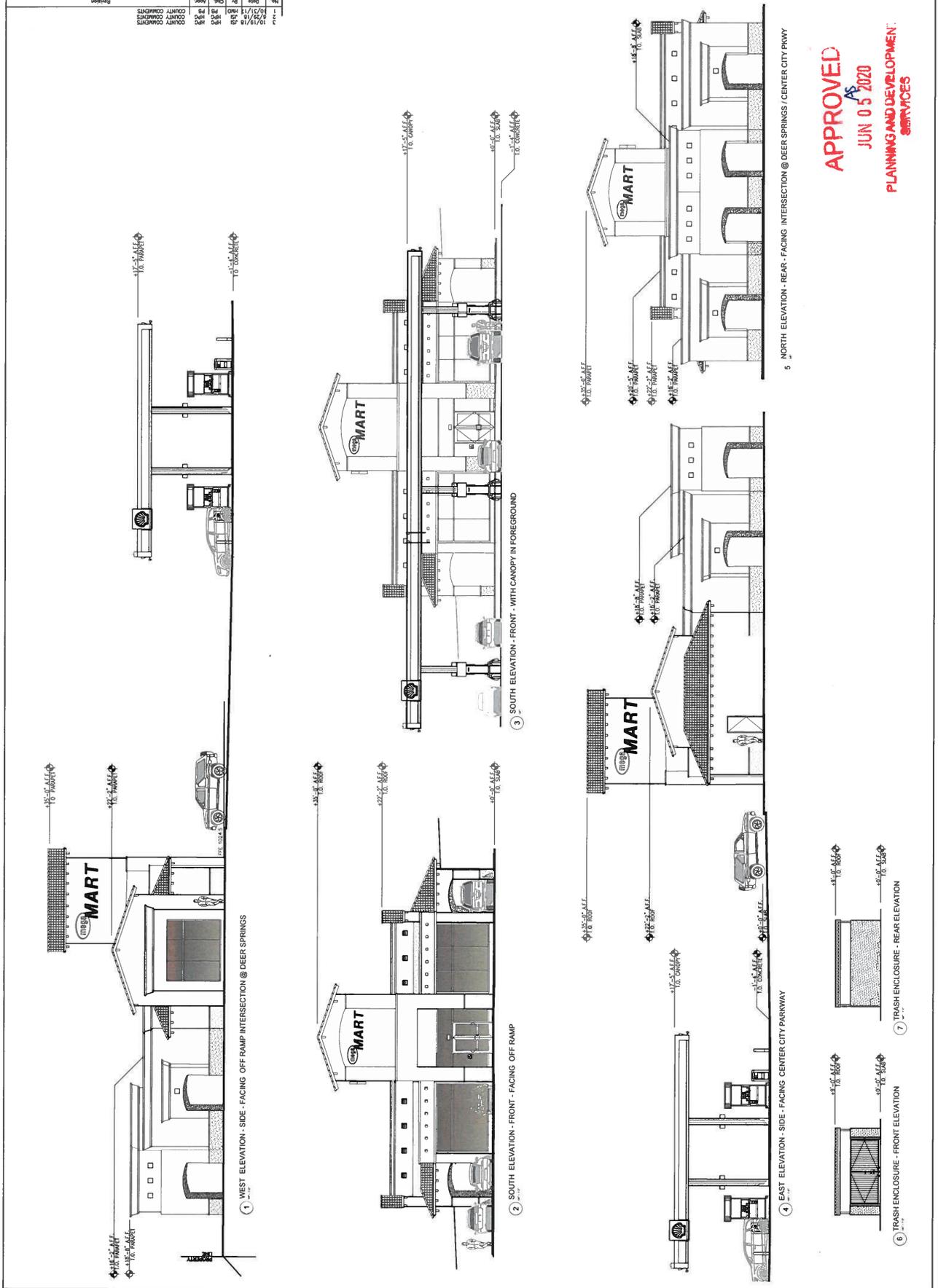
5820 Oberlin Dr Suite 201 San Diego, CA 92121 Contact: Eugene Marin 858/404-6091 fax 858/404-6081

18442 SNA-1

18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-6128 FAX

CIVIL ENGINEERING, LAND PLANNING SURVEYING, ENVIRONMENTAL SERVICES DATA 05/20/17

<p>18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-8222 (425)251-8222 FAX</p>		<p>DATE: 4/15/2013 3:05 PM DRAWN: RABINER CHECKED: [Signature] APPROVED: [Signature] SCALE: 1"=20'</p>	
<p>18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-8222 (425)251-8222 FAX</p>		<p>DATE: 4/15/2013 3:05 PM DRAWN: RABINER CHECKED: [Signature] APPROVED: [Signature] SCALE: 1"=20'</p>	



No.	Date	By	CHK	APP	Revisions
1	10/19/18	SP	SP	SP	
2	8/29/18	SP	SP	SP	
3	8/29/18	SP	SP	SP	
4	8/29/18	SP	SP	SP	
5	8/29/18	SP	SP	SP	
6	8/29/18	SP	SP	SP	
7	8/29/18	SP	SP	SP	
8	8/29/18	SP	SP	SP	
9	8/29/18	SP	SP	SP	
10	8/29/18	SP	SP	SP	
11	8/29/18	SP	SP	SP	
12	8/29/18	SP	SP	SP	
13	8/29/18	SP	SP	SP	
14	8/29/18	SP	SP	SP	
15	8/29/18	SP	SP	SP	
16	8/29/18	SP	SP	SP	
17	8/29/18	SP	SP	SP	
18	8/29/18	SP	SP	SP	
19	8/29/18	SP	SP	SP	
20	8/29/18	SP	SP	SP	

KA ENTERPRISES MEGA MART
 Deer Springs Rd / Mountain Meadows
 Escondido, CA
 Contact: Eugene Martin
 San Diego, CA 92121
 858/404-6091
 fax 858/404-6081

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18442
 Sheet
 A2

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-8222
 (425)251-8222 FAX

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18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-8222
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**Attachment B – Form of Decision Approving
PDS2017-STP-17-028 & PDS2017-BC-17-0069**



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

June 5, 2020

PERMITTEE: KA ENTERPRISES (ATTN: EUGENE MARINI)
SITE PLAN No.: PDS2017-STP-17-028
E.R. NUMBER: PDS2017-ER-17-08-008
PROPERTY: DEER SPRINGS ROAD/MOUNTAIN MEADOW ROAD IN THE HIDDEN MEADOWS COMMUNITY OF THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLANNING AREA
APNS: 186-093-23-00, 186-093-19-00, 186-093-37-00

FORM OF DECISION

This Site Plan for a Shell gas station with an associated convenience store consists of 11 sheets including plot plan, floor plans and elevations, signage plan, preliminary grading plan, and conceptual landscape plan dated approved June 5, 2020 and a Conceptual Landscape Plan dated approved June 5, 2020. This permit authorizes the construction of a 3,500 square-foot convenience store and a 5,983 square-foot canopy with 16 gas pump spaces and associated parking pursuant to Sections 2362.b. and 2363.b. of the Zoning Ordinance. In accordance with Section 2980 of the Zoning Ordinance, there shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.

Approval of this site plan also approves the Preliminary Grading and Improvement Plan dated approved June 5, 2020 consisting of 2 sheets. In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

This Site Plan has been reviewed and approved only for the “B” Designator requirements for community design review pursuant to the Hidden Meadows Community and the I-15 Corridor of the North County Metropolitan Subregional Plan.

SITE PLAN EXPIRATION: This Site Plan expires on June 5, 2022 (two years from the date of approval except where construction or use of the property in reliance on such Site Plan approval has commenced prior to its expiration). If construction or use of the property in reliance on a Site Plan approval has not commenced within the two year period, said period

may be extended by the Director of Planning & Development Services at any time prior to the original expiration date. The request for an extension of time shall be filed prior to the expiration date and accompanied by the required filing fee.

.....

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

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

1. GEN#1-BOUNDARY ADJUSTMENT

INTENT: In order to ensure that Boundary Adjustment Record ID: PDS2017-BC-17-0069 is completed and the Site Plan can be recorded, the following conditions shall be completed. **DESCRIPTION OF REQUIREMENT:** The applicant shall comply with the following conditions and any future Notice of Conditional Approval associated with Boundary Adjustment prior to satisfying any future condition or recording the Site Plan:

- a. The applicant shall submit a PDS-135 form indicating that the property will be required to demonstrate adequate access width and access to sewage disposal for APN: 186-092-10-00. Multiple Certificates of Compliances will be recorded for both parcels associated with the Boundary Adjustment.
- b. The applicant shall record the legal descriptions using the applicable grant deed format. Please include BC-17-0069 in the header of the Resultant Legal Descriptions. After recorded copies of the grant deed(s) and Resultant Legal Descriptions with revised headers are received, the County can then proceed with recording the Certificate of Compliance.

DOCUMENTATION: The applicant shall provide the required documentation as indicated within this condition and any future Notice of Conditional Approval and future Certificates of Compliances shall be recorded. **TIMING:** The applicant shall comply with the following conditions and any future Notice of Conditional Approval associated with Boundary adjustment prior to satisfying any future condition or recording the Site Plan. **MONITORING:** The PDS Zoning Counter or [PDS, LDR] shall verify that the Certificates of Compliances have been recorded to the satisfaction of the Director of PDS and the County Surveyor.

2. GEN#2-COST RECOVERY

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

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

3. **GEN#3–RECORDATION OF DECISION**

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

4. **CULT#1–ARCHAEOLOGICAL MONITORING [PDS, FEE X2]**

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources](#) and the California Environmental Quality Act (CEQA), the Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved ‘Project Archaeologist,’ Native American Monitor, and [PDS, PCC], shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including offsite improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, demolition, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDC] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist.

5. **DRNG#1–ENCROACHMENT PERMIT**

INTENT: In order to ensure that the improvements and proposed drainage facilities and tree well comply with the [County of San Diego Public Road Standards](#), and [Water Code App. Section 105-6\(4\), 105-6\(11\), and Section 105-43](#) and the [San Diego County Flood Control District Board of directors Policy No. F-30. San Diego County Code of Regulating Ordinance, County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), an encroachment permit(s) shall be obtained and

implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from Department of Public Works (DPW) for the improvements to be made within the County right-of-way and within any County easement. A copy of the permit and evidence from DPW that all requirements of the permit have been met shall be submitted to the [PDS, LDR] to the satisfaction of the Director of DPW and the Director of PDS. **DOCUMENTATION:** The applicant shall obtain the encroachment permit(s) and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The applicant should contact the DPW Flood Control Counter at (858) 694-2055 for additional details. **TIMING:** Prior to the approval of any plan, issuance of any County permit, and prior to occupancy or use of the premises in reliance of this permit, the encroachment permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

6. DRNG#2–DRAINAGE MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the [Water Code App. Section 105-6\(4\), 105-6\(11\), and Section 105-43](#) and the [San Diego County Flood Control District Board of directors Policy No. F-30. San Diego County Code of Regulating Ordinance](#), the drainage easement encroachment permit and maintenance agreements shall be obtained and completed. **DESCRIPTION OF REQUIREMENT:**

- a. Process an Encroachment Maintenance Removal Agreement (EMRA) or similar agreement to assure maintenance of the drainage facilities to the satisfaction of the Director of DPW and/or PDS. The EMRA shall be signed and notarized by the applicant and recorded by the County.

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

7. ROADS#1–SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is 300 feet of unobstructed sight distance in the northerly direction (*South Bound (SB) direction*) from the proposed driveway along North Centre City Parkway pursuant to the approved design exception for corner sight distance dated May 28, 2019. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

- b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 550 feet of unobstructed intersectional sight distance in the southerly direction (*North Bound (NB) direction*) from the proposed driveway along North Centre City Parkway in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. This sight distance exceeds the required intersectional Sight Distance requirements of 550 feet as described in Table 5 based on a speed of 55 MPH, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- c. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

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

8. STRMWTR#1–DESIGN OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), review of the Structural BMP, (BF-1), final design shall be completed.

DESCRIPTION OF REQUIREMENT: BF-1 is subject to one of the three options stated:

- a. The current sign designed within the basin perimeter walls will span from basin wall to wall with a support for the sign. The sign and base will be elevated above the basin 100-year max storage stage or
- b. The SWQMP and applicable documentation will demonstrate that the foundation of the signage has been accounted for and treated or
- c. Relocate the gas station sign out of the basin footprint.

DOCUMENTATION: The applicant shall process the review of the final design option for BF-1 with [DPW, Watershed] and/or [PDS, LDR]. **TIMING:** Prior to any grading permit, occupancy, final grading release, or use of the premises in reliance of this permit; execution of the review of the Structural BMP final design shall be completed. If the sign is to be relocated, an additional building permit may be required. **MONITORING:** The [PDS, LDR] and [DPW, Watershed] shall review the Structural BMP final design for consistency with the final approved stormwater document and condition, and County Standards.

9. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the Water Conservation in Landscaping Ordinance, a landscape plan shall

be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading Ordinance, and the requirements of Measure W-1.2 of the Climate Action Plan. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: All planting proposed in front of area retaining walls facing surrounding properties and as seen from the I-15 off-ramp, N. Centre City Parkway, and Deer Springs Road shall establish screening of these walls with a combination of 5 gallon and 15 gallon containers.

- j. No invasive species shall be located adjacent to any native planting areas or in the vicinity of storm drains capable of transporting seeds or cuttings off-site through storm water runoff.
- k. All parking stalls adjacent to planting beds or sidewalks less than 7' in width shall provide a wheel stop to prevent damage or intrusion from vehicular bumper overhang.
- l. Soil specifications for the tree wells shall be coordinated with the Engineer of Work to ensure that trees are provided appropriate media based on species and that infiltration rates and filtering are not compromised during their establishment.
- m. Coordinate with the Engineer of Work to ensure that the location of Tree Well no. 5 is outside of the public right-of-way and that the location of the tree will be outside of the line of sight to the south along N. Centre City Parkway. The location of the Tree Well will need to be approved through an agreement to the satisfaction of the Director of DPW and the Director of PDS.
- n. All parking stalls shall be within 30' of the trunk of a tree in compliance with the Parking Design Manual.
- o. All shrubs being used to screen the parking lot shall be a minimum container size of 5 gallons and spaced on center to achieve 36" in height within two years from planting.
- p. Provide additional shrubs (5 gallon minimum) and trees (minimum 15 gallon) along the southern slope to increase establishment of vegetated screening.
- q. Measure W-1.2 (Reduce Outdoor Water Use) of the County's Climate Action Plan requires that an ETAF value of 0.42 now be used within the Maximum Applied Water Allowance formula to replace the previous value of 0.45 for non-residential projects. Show calculations within the Water Efficient Landscape Worksheet.

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

10. HAZ#1-STRUCTURE REMOVAL

INTENT: In order to comply with the design of the project, the structure(s) on site shall be removed, relocated onsite, or demolished. **DESCRIPTION OF REQUIREMENT:** The existing structure located on-site as shown on the approved Plot Plan, shall be removed or demolished. A Demolition Permit shall be obtained from [PDS BD]. Compliance with conditions HAZ#2 and HAZ#3 to determine the presence or absence of Lead Based Paints and/or Asbestos shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] photographic evidence or 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(s). **TIMING:** Prior to obtaining any building, grading, or construction permit (excluding demolition permit), or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

11. HAZ#2–LEAD SURVEY

INTENT: In order to avoid hazards associated with Lead Based Paint (LBP) and to mitigate below levels of significance as established in the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) on site shall be surveyed for the presence of Lead Based Paint (LBP) because the structures were built in the 1960s. **DESCRIPTION OF REQUIREMENT:** A survey shall be performed before the removal or demolition of the structure located on-site as shown on the approved Plot Plan. 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 lead based paint (LBP) located in the structure(s). The following conditions only apply if lead containing materials are found present:

- a. All lead containing materials 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 lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California Department of Health Services (DHS) certified lead inspector/risk assessor to the [PDS, PCC], which certifies that there was no presence of Lead Based Paint Material, or that there was LBD present and all lead containing materials have been remediated pursuant to code sections referenced above. **TIMING:** Prior to obtaining any building (including demolition permit), grading, or construction permit, or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

12. HAZ#3–ASBESTOS SURVEY

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs), and to mitigate below levels of significance as established in the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) on site shall be surveyed for the presence of ACMs because the structures were built in the 1960s. **DESCRIPTION OF REQUIREMENT:**

A facility survey shall be performed to determine the presence or absence of Asbestos Containing Materials (ACMs) of the existing structures located on-site as shown on the approved Plot Plan:

- a. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.
- b. 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 [PDS, PCC] 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 obtaining any building (including demolition permit), grading, or construction permit, or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

13. DEH#1–SEPTIC ABANDONMENT

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 existing septic system on the property 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 grading permit and prior to occupancy or use of the premises in reliance of this permit, the applicant shall have the septic system abandoned. The timing of the Septic Abandonment must be completed during construction and can be extended to the satisfaction of the Director of DEH and PDS. **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.

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

14. ROADS#2–CENTERLINE REVIEW

INTENT: In order to promote orderly development and to comply with the [Centerline Ordinance 9974 \(Amended by Ord. 10224\), County Code Section 51.301 et seq.](#),

frontage improvements may be required. **DESCRIPTION OF REQUIREMENT:** This project is subject to the Centerline Ordinance (unless otherwise noted per [Sec. 51.305](#)). *The applicant must initiate the centerline review process with the Building Official in the Department of Planning and Development Services (PDS) as early as possible in order to coordinate requirements and processing time, and to determine if review is required by PDS Land Development.* Requirements may include, but are not limited to granting of right-of-way, irrevocable offers of dedication, relinquishment of access rights, traffic striping, installation of curb, gutter, & sidewalk, alley improvements, road widening, trails/pathways, street lights, drainage facilities, no-parking restrictions, and undergrounding of utility distribution facilities along the project frontages, and off-site road improvements as identified in Traffic Study (*Date of Study reflecting Minor Comments*) prepared by Darnell and Associates. **TIMING:** Prior to approval of any building permits, the centerline review shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the centerline conditions and County Standards.

15. **ROADS#3–ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the [Centerline Ordinance 9974 \(Amended by Ord. 10224\)](#), [County Code Section 51.301 et seq.](#), and the [County Community Trails Master Plan](#), and the Traffic Study dated (*Date of Study reflecting Minor Comments*) by Darnell and Associates, North Centre City Parkway shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve for North Centre City Parkway, to

- a. Construction of one (1) driveway in accordance with San Diego Regional Standard Drawing G-14 at the proposed STP-17-028 driveway located at the east portion of the parcel, fronting North Centre City Parkway.
- b. Installation of a six-foot (6') decomposed granite (DG) walkway, curb, and gutter along North Centre City Parkway per approved site plan (STP-17-028). Please note the existing curb line is to remain the same to match the existing edge of pavement on North Centre City Parkway. Improvements shall be to the satisfaction of the Director of DPW and the Director of PDS.

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

- c. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

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

16. **DEH#2-UNDERGROUND STORAGE TANKS**

INTENT: In order to comply with the San Diego County Code of Regulatory Ordinances Title 6, Division 8, Chapter 10, the applicant shall obtain approval from the Department of Environmental Health for the installation and operation of Underground Storage Tanks. **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain approval from the Department of Environmental Health through applicable permits, documentation, and enrollment in programs for the installation of Underground Storage Tanks. Any applicable documentation and inspections following the installation of the Underground Storage Tanks shall be obtained and completed. **DOCUMENTATION:** Applicable documentation and permits from the Department of Environmental Health shall be obtained for the installation of Underground Storage Tanks and the [PDS, LDR] or BPPR shall review the applicable documentation. Any applicable documentation and inspections following the installation of the Underground Storage Tanks shall be obtained and completed. **TIMING:** Prior to the approval of any building permit and prior to occupancy or use of the premises in reliance of this permit, the applicant shall obtain approval from the Department of Environmental Health for the installation and operation of Underground Storage Tanks. **MONITORING:** The [PDS, LDR] or BPPR shall review the applicable documentation and the Department of Environmental Health shall provide documentation of approval or any applicable permits as well as perform inspections if necessary.

17. **ROADS#4-IRREVOCABLE OFFER OF DEDICATION**

INTENT: In order to promote orderly development and to comply with the [Centerline Ordinance 9974 \(Amended by Ord. 10224\)](#), [County Code Section 51.301 et seq.](#), [County of San Diego Board Policy I-18](#), the [County of San Diego Public Road Standards](#), and the [Community Trails Master Plan](#), an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:**

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

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

18. ROADS#5-ENCROACHMENT PERMIT (CALTRANS)

INTENT: In order ensure that improvements associated with the project comply with the [County of San Diego Public Road Standards](#), and [The Caltrans Facility Standards and Requirements](#) an encroachment permit(s) shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for any improvements to be made within CALTRANS public right-of-way in the event that improvements are required within CALTRANS right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit(s) and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The applicant shall obtain an encroachment permit from CALTRANS authorizing access onto any proposed construction within CALTRANS right-of-way. The applicant should contact the CALTRANS Permit Office at (619) 688-6843 for additional details. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the encroachment permit shall be obtained in the event that improvements are required within CALTRANS right-of-way. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

19. BLD#1-LIGHTING COMPLIANCE

INTENT: In order to ensure that all lighting proposed for the project conforms with the Lighting Ordinance, the following notes and condition shall apply. **DESCRIPTION OF REQUIREMENT:** The Building Division [PDS, BPPR] shall review that all lighting indicated on the plans comply with Section 59.101 et. Seq. of the San Diego County Code, Section 6322 et. Seq. of the San Diego County Zoning Ordinance, and all outdoor LED lighting will conform to Title 24 or other applicable requirements, be fully shielded, downward facing, and be limited to 4,050 lumens. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and the [PDS, BPPR] shall review the lighting and notes for compliance. **MONITORING:** The [PDS, BPPR] shall review all proposed lighting and notes for compliance with the applicable lighting code and requirements

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

20. CULT#2-ARCHAEOLOGICAL MONITORING [PDS, FEE X2]

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources](#) and the California Environmental Quality Act (CEQA), the Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including offsite improvements. The grading monitoring program shall comply with the following requirements during grading:

- a. "During the original cutting of previously undisturbed deposits, the Project Archaeologist and 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 Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist."
- b. "In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the 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. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods."
- c. "If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the PDS Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains."
- d. "The Project Archaeologist shall submit monthly status reports to the Director of PDS starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports 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 grading monitoring program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Archeologist or applicant fails to comply with this condition.

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

21. CULT#3–ARCHAEOLOGICAL MONITORING [PDS, FEE]

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources](#) and the California Environmental Quality Act (CEQA), the Cultural Resource Grading 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 grading. The report shall include the following:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego 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 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 archaeological materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant shall submit the report to the [PDS, PCC] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of the Site Plan, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)), the final report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

22. STRMWTR#2–VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment

4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms with [DPW, PDCI] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

23. STRMWTR#3–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

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

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

24. HAZ#4–HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the [California Health and Safety Code, Chapter 6.95](#), a Health and Safety Plan and a Hazardous Materials Business Plan (HMBP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A Health and Safety Plan and a HMBP that outlines worker safety and personal protection equipment appropriate for the chemicals of concern (i.e., TPH, VOCs, arsenic and lead) and the construction activities planned for the site regarding all on-site storage, handling, and disposal of potentially hazardous substances, such as below ground fuel storage (USTs) and storage of hazardous materials. The plan shall be submitted on-line to the California Environmental Reporting System (CERS) reviewed and approved by [CALEPA] <http://cers.calepa.ca.gov/>. **DOCUMENTATION:** The applicant shall acquire on-line forms found at http://www.sandiegocounty.gov/content/sdc/deh/hazmat/hmd_forms.html, provide

copies of the Health and Safety Plan into plan check at http://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat/hmd_plan_check.html for review and approval. Once plan check is complete, the forms will be submitted to CERS on-line at <http://cers.calepa.ca.gov/>. Evidence shall be in the form of a letter from CERS, stating that the appropriate State and/or Federal permits are being pursued or have been obtained or that no further permits are required. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and HMBP shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve the Health and Safety Plan, and HMBP for compliance with this condition.

25. **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 plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter and cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either modification or deviation. **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] shall inspect the site for compliance with the approved Building Plans

26. **LNDSCP#2–CERTIFICATION OF INSTALLATION**

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, and the requirements of the County's Measure W-1.2 of the Climate Action Plan, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon

notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

ONGOING: (Upon establishment of use the following conditions shall apply during the term of this permit).

27. STRMWTR#4–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

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

28. ROADS#6–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 300 feet of unobstructed sight distance in the northerly direction (*South Bound (SB) direction*) and 550 feet of unobstructed intersectional sight distance in the southerly direction (*North Bound (NB) direction*) from the proposed driveway along North Centre City Parkway for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

29. 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, and driveways areas, trash enclosures, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting, wall/fencing and required signage. This also includes the installation of a fire hydrant. 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.

30. 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 plan(s), building plans, and plot plan(s); 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.

31. NOISE#1–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.

SITE PLAN FINDINGS

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 2362.b. and 2363.b and 2980 of The Zoning Ordinance because the development is compatible with adjacent land uses and the proposed uses are consistent with the General Commercial (C36) Use Regulation.
- b. That the proposed development is compatible with the Hidden Meadows Community and the I-15 Corridor of the North County Metropolitan Subregional Plan because it proposes a commercial use consistent with the General Commercial (C-1) Land Use Designation of the property identified in both the General Plan and North County

Metropolitan Subregional Plan. The proposed use is similar to other commercial uses within the project vicinity such as other gas stations with convenience stores along I-15.

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

.....

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

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

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below. <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

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

GRADING PERMIT: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.202 \(a\) 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 PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, 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.

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.

NOTICE: The subject property may contain mature ornamental trees which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific

permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Director, the decision may be appealed to the Planning Commission in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR



BY:

Ashley Smith, Planning Manager
Project Planning Division

email cc:

Ed Sinsay, Team Leader, Land Development, PDS
Alishia Ballard, Land Development, PDS
Ashley Smith, Planning Manager, Project Planning, PDS
Sean Oberbauer, Project Planning, PDS
Hidden Meadows Community Sponsor Group
I-15 Design Review Board
Eugene Marini, Eugene@kaenterprises.net



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

June 5, 2020

KA Enterprises (Attn: Eugene Marini)
5820 Oberlin Drive Suite 210
San Diego, CA 92121

PROJECT NAME: KA Shell Gas Station and Convenience Store

RECORD ID: PDS2017-BC-17-0069

PROJECT ADDRESS: Deer Springs Road/Mountain Meadow Road in the Hidden Meadows Community of the North County Metropolitan Subregional Planning Area

APNs: 186-093-19-00, 186-093-23-00, 186-093-37-00, 186-092-10-00

TRUST ACCOUNT NO.: 2079053-D-05025

NOTICE OF CONDITIONAL APPROVAL – B/C-17-0069

In accordance with Section 81.903 (b) of the County Subdivision Ordinance, notice is hereby given that your application, Case No. B/C-17-0069 is conditionally approved subject to satisfaction of the conditions on the following page.

In accordance with Section 81.903(c), this conditional approval shall be valid for **6 months** from the date of the conditional approval. If within this six-month period the applicant submits documentation to the Director showing that the applicant has met all the conditions listed in the conditional approval, the Director shall approve the lot line adjustment. **If the applicant does not submit the required documentation within the six-month period the conditional approval shall expire.** If the applicant applies for an extension before the six month period expires the Director may grant the applicant one extension, not to exceed an additional six months, to submit the required documentation.

If you are dissatisfied with the decision of the Director of Planning & Development Services or the conditions of approval, you may appeal to the Planning Commission as provided in Section 81.615 or Section 81.1102 of the Subdivision Ordinance. Any such appeal shall be filed with the secretary of the Planning Commission within 10 days of the date of this notice. (The attached form explains this procedure)

Approval of this Boundary Adjustment/Certificate of Compliance is subject to the following conditions:

- A. Assessor’s Parcels 186-093-19-00, 186-093-23-00, 186-093-37-00, 186-092-10-00 have legal lot status per County Policy G-3 and Section 81.102(gg) of the County of San Diego Subdivision Ordinance. As a result, please record your resultant legal descriptions in a Grant Deed for Parcels A and B as indicated on the plat. Please include BC-17-0069 in the header of the Resultant Legal Descriptions. After a recorded copy of the grant deeds and copies of the resultant legal description stamped and signed by the land surveyor are received, and the condition titled “GEN#1-Boundary Adjustment” on Site Plan Decision Record ID: PDS2017-STP-17-028 is satisfied, the County can then proceed with recording the Certificates of Compliance.

CEQA REQUIREMENTS AND ENVIRONMENTAL ISSUES:

- 1. The project has been found to comply with the California Environmental Quality Act (CEQA) in accordance with Section 15183 by the Zoning Administrator of the County of San Diego at the May 21, 2020 Zoning Administrator Hearing.
- 2. “NOTICE: The issuance of this conditional approval by the County of San Diego does not authorize the applicant for said project 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.”

NOTE: It is the applicant’s responsibility to notify their mortgage lenders and/or any other interests in the properties affected by a lot line adjustment.

If you have any questions regarding these requirements, we encourage you to contact Sean Oberbauer, Project Manager at (858) 495-5747 or by e-mail at sean.oberbauer@sdcounty.ca.gov.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

BY:

Ashley Smith, Planning Manager
Project Planning

MW:AS:so

email cc: Ashley Smith, Planning Manager, PDS
Craig Grimm, avogrimm@gmail.com
Eugene Marini, eugene@kaenterprises.net

Attachment C – Appeal Application Form



County of San Diego, Planning & Development Services
APPEAL APPLICATION
 ZONING DIVISION

APPEAL TO:

- Board of Supervisors
- Planning Commission**
- Administrative Appeal
 (Requires Deposit & [PDS-346](#))

FOR OFFICIAL USE ONLY		
1089 Db	Code _____	PDS 2017-STP-17-028
Thomas Guide Map	Fee	Record ID
North county Metro		
Community Plan Area		
General Commercial		C36
General Plan Designation		Zone

APPELLANT FILL IN BELOW THIS LINE, THIS SIDE ONLY – PLEASE PRINT OR TYPE

Deer Springs Rd/Mountain Meadows Rd, Hidden Meadows				186-093-23,23,37; -092-10	
Site Address	Number	Street	City	Zip	Assessor's Parcel Number
Mesa Rock Road, LLC c/o Julie M. Hamilton				KA Enterprises - Applicant	
Appellant's Name			Last	First	Middle
501 W. Broadway, Suite 800					
Mailing Address			Number	Street	
San Diego, CA 92101					
			City	Zip	
(619) 278-0701					
Telephone				Telephone	

REQUEST: Clearly define all items requested in the appeal. Submit plans if necessary, to illustrate request.

Deny Site Plan Approval and Lot Line Adjustment
 CEQA Determination (S.S.)

JUSTIFICATION: Attach additional sheets if necessary.

See Attachment A



 Signature of Appellant

Managing member

 If Company Officer – indicate Company Name and function
 (Please print)



Attachment A

Mesa Rock Road LLC Appeal of KA Enterprises Site Plan and Lot Line Adjustment

Justification:

- The proposed gas station/convenience store does not qualify for a categorical exemption because the lack of sanitary sewer for commercial development is an unusual circumstance that could cause significant impacts to soil and groundwater.
- Traffic impacts will not be mitigated by payment of TIF because it is unlikely the traffic improvements identified in the Mobility Element will be built.
- The Traffic Impact Analysis fails to fully consider the increase in traffic on Center City Parkway and Deer Springs Rd/Mountain Meadow Rd caused by patrons entering and exiting the gas station/convenience store.
- The stormwater improvements are inadequate, and the project fails to minimize impervious surfaces.
- The GHG analysis is inadequate and relies on the CAP that has been set aside by San Diego Superior Court.

SDC PDS RCVD 6-15-20

STP17-028

Attachment D – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

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

Date: ~~December 12, 2019~~ May 21, 2020
Project Title: KA Shell Gas Station and Convenience Store
Record ID: PDS2017-STP-17-028, PDS2017-BC-17-0069,
 LOG NO. PDS2017-ER-17-08-008
Plan Area: North County Metropolitan Subregional Plan Area (Hidden Meadows Community)
GP Designation: General Commercial (C-1)
Density: N/A
Zoning: General Commercial (C36)
Min. Lot Size: N/A
Special Area Reg.: B – Community Design Review
Lot Size: 1.61 Acres (Site Plan Property)
Applicant: KA Enterprises, Eugene Marini (858) 281-6091
Staff Contact: Sean Oberbauer - (858) 495-5747
Sean.Oberbauer@sdcounty.ca.gov

Project Description

Location:

The proposed project is located at the southwest corner of Deer Springs Road and North Centre City Parkway in the Hidden Meadows Community of the North County Metropolitan Subregional Plan in the unincorporated County of San Diego. The project consists of two commonly owned legal lots on the following APNs: (186-093-19-00, 186-093-23-00, 186-093-37-00, and 186-092-10-00)

Site Description:

The Site Plan is proposed on an approximately 1.61-acre property in order to authorize the construction and operation of a convenience store and gas station. The project site is subject to the Village Regional General Plan Regional Category, Land Use Designation General Commercial (C-1). Zoning for the site is General Commercial (C36). The project site is located directed adjacent to Interstate 15 (I-15), Deer Springs Road, and North Centre City Parkway. The Site Plan property contains an existing patio furniture sale use structure authorized under a Major Use Permit (Record ID: 3300-02-022).

Discretionary Actions:

The project consists of the following actions: Site Plan (STP) and Boundary Adjustment (BC). The Site Plan would allow for the construction of a convenience store and gas station and the Boundary

Adjustment would result in changes of the acreage of two existing legal lots to consist of 1.23 and 1.61 acres. The Site Plan is proposed on the 1.61-acre property.

Project Description:

The project consists of the demolition of an existing patio furniture sales structure and shed (3,430 square feet total), and the construction of a 3,500 square-foot convenience store, a 5,983 square-foot canopy with eight multi-product dispensers which would contain a total of 16 gas pumps and 19 parking spaces. Earthwork consists of 8,800 cubic yards of fill, 4,109 cubic yards of cut, and a net import of 4,691 cubic yards of fill. Of the total quantities of cut and fill, approximately 680 cubic yards of material would be hauled off site and 2,020 cubic yards of material would be removed and recompact on-site. Water service for the project would be provided by the Valley Center Municipal Water District. The project also proposes the use of an on-site wastewater treatment system. Access to the site would be provided by a driveway connecting to North Centre City Parkway.

The project site is subject to the Village Regional General Plan Regional Category, Land Use Designation General Commercial (C-1). Zoning for the site is General Commercial (C36). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property.

Overview

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

General Plan Update Program EIR

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

generally represents where water and wastewater infrastructure currently exist. This area is more developed than the eastern areas of the unincorporated County, and would accommodate more growth under the GPU.

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

Summary of Findings

The KA Mega Mart and Gas Station (PDS2017-STP-17-028 & PDS2017-BC-17-0069) 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.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00 - Mitigation Measures 2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures.

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

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

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

The proposed project consists of a commercial use and does not propose additional development density or residential uses that would be in conflict with the General Commercial (C-1) General Plan Land Use Designation or Village Regional Category for which the GPU EIR was certified.

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

The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area adjacent to commercially zoned property along Mountain Meadow Road and North Centre City Parkway on a project site containing an existing patio furniture sales use. 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. However, applicable mitigation measures such as monitoring as specified within the GPU EIR have been made conditions of approval for this project.

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

The proposed project is consistent with the use characteristics and limitations of the development considered by the GPU EIR through the application of a Site Plan and would represent a small

part of the growth that was forecasted for build-out of the General Plan. The GPU EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

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

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

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

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

_____ Signature	_____ May 21, 2020 Date
_____ Sean Oberbauer Printed Name	_____ Project Manager Title

CEQA Guidelines §15183 Exemption Checklist

Overview

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

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

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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) Scenic vistas are available in the project vicinity as the project is located adjacent to I-15, a Scenic Highway identified in the General Plan, and between Merriam Mountains and the Hidden Meadows Community. The project is located within the boundaries of the I-15 Design Review Corridor which requires the processing of a Site Plan permit in order to demonstrate conformance with the I-15 Corridor Design Review Guidelines. Plot plans including a site design and layout, architecture criteria, walls, fences, landscape palettes and materials have been submitted as part of the Site Plan application process. The project proposes re-development of an existing site that contains an existing commercial use. The size of the convenience store will be of comparable square footage to the existing patio furniture sales structure. Views of the rolling hills and terrain located east of the project site will not be impacted as the site is located on a property surrounding by fill slopes and roadways located at a height higher or equal to the proposed pad elevation. Drivers utilizing I-15 will have intermittent views of the project site as property located south of the project site contains mature vegetation which partially screen the site. Similar commercial uses and structures are located adjacent to I-15 and within views of the project vicinity including an ARCO and AM/PM convenience store located west of the project site on the western portion of I-15. Therefore, the project will not have a substantial adverse effect on a scenic vista.

- 1(b) The project site is located adjacent to the Interstate 15 Scenic Highway, Scenic Highway identified in the County of San Diego General Plan. Refer to response 1(a) for a discussion regarding impacts to scenic resources.

- 1(c) The project would be consistent with existing visual character of the project site and views within the community. The proposed project consists of the redevelopment of an existing site and will not substantially alter landform steep slopes. The proposed convenience store and gas station will be located on a property with a previously permitted commercial use for outdoor sales of patio furniture. All retaining walls will be required to be landscaped as detailed on the preliminary landscape plan. The project is consistent with the applicable sign regulations as well as the “G” Height Designator in the Zoning Ordinance which requires structures to be a maximum height of 35-feet. The existing visual character of views along roadways in the project area consist of incidental commercial and residential uses located adjacent to hills and mountains along each side of I-15. Refer to response 1(a) for additional discussions regarding impacts to the existing visual character of the

project site and vicinity. The project as designed will not substantially degrade the existing visual character or quality of the site and its surroundings.

- 1(d) Commercial lighting would be required to conform with the County’s Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies. The project will be required to demonstrate conformance with the County’s Lighting Code during the Building Permit Process. The project is also subject to the performance and lighting standards outlined Section 6300 of the Zoning Ordinance in order to prevent light pollution and spill onto adjacent properties. Therefore, the project will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area

Conclusion

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

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"/>
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b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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Discussion

- 2(a) The project site contains lands identified as Soils of Statewide Significance. However, the project site contains existing structures and is previously disturbed. A Major Use Permit (3300-02-022) was approved in 2004 which authorized an outdoor sales patio furniture use on the property. The property is also surrounded by highways and roads which would make the property difficult to support agriculture. Thus, the proposed project would not convert agricultural resources to a non-agricultural use.

- 2(b) The project site is not located within or adjacent to a Williamson Act contract or agriculturally zoned land. The nearest Williamson Act contract or Agricultural Preserve Area is located over a half of a mile northeast of the project site.
- 2(c) There are no timberland production zones on or near the property.
- 2(d) The project site is not located near any forest lands. Therefore, the proposed project would not result in the loss or conversion of forest lands.
- 2(e) As discussed in 2(a), the project site contains existing structures and is previously disturbed. A Major Use Permit (3300-02-022) was approved in 2004 which authorized an outdoor sales patio furniture use on the property. The property is also surrounded by highways and roads which would make the property difficult to support agriculture. Incidental agricultural uses are spread between residential uses at a minimum of approximately 1,000 feet east of the project site. The proposed project does not consist of a use that would prohibit expansion or conversion of agricultural uses within the project vicinity as it proposes to redevelop an existing operating commercial patio furniture use into a convenience store and gas station that is surrounded by roadways and highways. Therefore, the project would not result in the conversion of Important Farmland or other agricultural resources to a non-agricultural use.

Conclusion

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

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

Discussion

3(a) The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. Based on an Air Quality Study prepared by Rincon Consultants dated August 14, 2019, the demographic and socioeconomic estimates provided by the SANDAG Data Surfer database, unincorporated San Diego County is forecast to increase the number of civilian jobs by 41 percent between 2012 (116,268 jobs) to 2050 (163,933 jobs; SANDAG 2013). The project is anticipated to provide a total of potentially nine new employment opportunities, and these positions are expected to be filled by those in the Escondido, Hidden Meadows and neighboring communities. Project employment opportunities would account for approximately 0.02% of the job growth forecast by SANDAG for the unincorporated County.

The proposed project is subject to the General Plan Village Regional Category and General Commercial (C-1) Land Use Designation. The project is also subject to the North County Metropolitan and Hidden Meadows Community Plan Policies as well as the I-15 Corridor Design Guidelines. The property is zoned General Commercial (C36) which permits Gas Stations and Convenience Stores in accordance with Sections 2362, 2363, and 2980 of the Zoning Ordinance. The proposed use is consistent with the General Plan Designation and the Zoning for the site and a General Plan Amendment or Zoning Reclassification is not required for the project. As such, the project would not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and will not violate any ambient air quality standards.

3(b) Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening level criteria established by County air quality guidelines for determining significance based on the data outlined in an Air Quality Study prepared by Rincon Consultants dated August 14, 2019. Based on a Traffic Impact Study dated October 15, 2019 prepared by Bill Darnell and Associates, the project will result in 2,560 Average Daily Trips (ADT), 179 AM peak hour trips, and 205 PM peak hour driveway trips. According to the SANDAG Not So Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, gas stations with convenience stores generate only 21% of their total ADT as primary trips with the remaining trips being related to diverted or pass-by trip. Project air emissions associated with construction and operational activities were estimated in the project's Air Quality Study. The emissions generated during construction activities and the operation of the project would not exceed San Diego County screening level thresholds for VOCs, NO_x, CO, SO_x, PM₁₀, or PM_{2.5}. Therefore, the project's regional air quality impacts would be less than significant and no mitigation measures would be necessary.

3(c) The project would contribute PM₁₀, NO_x, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b) above)).

3(d) The project consists of the construction of a convenience store and gas station and does not propose additional residences or structures for human occupancy. The nearest residence and potential sensitive receptor to the project site is located approximately over 600 feet east of the project site. The project is located adjacent to I-15 and is surrounded by roadways adjacent to lands that are zoned for commercial uses. Potential pollutant concentrations associated with the use and construction of the project consist of

concentration of vehicle emissions due to ongoing traffic and use of the project site and potential fuels associated with the use of the gas station. The project site is located directly adjacent to I-15 and surrounding roadways which have existing operations of vehicular traffic. Fuels associated with the operation of the gas station must be permitted through the Department of Environmental Health Hazardous Materials Division through a hazardous materials business plan and permits for underground storage tanks. Underground storage tanks require maintenance and inspections in order to ensure that no leaks of fuel product will result in exposing any potential sensitive receptors to pollutants or leaking of product into the soil on the project site. Further information can be found in response 3(b).

3(e) According to the Air Quality Study prepared by Rincon Consultants dated August 14, 2019, The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts and would not be distinguishable due to the location of the project adjacent to I-15 and the distance of sensitive receptors from the project site. Land uses and industrial operations typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, refineries, landfills, dairies, and fiberglass molding. The proposed operations of a convenience store and gas station are not typically associated with objectionable odors, though odors from gasoline product could be noticeable in the immediate vicinity of the site. The project site vicinity is adjacent to the I-15 offramp and approximately 375 feet from I-15. The nearest potentially sensitive receptors are more than 600 feet from the site, and it is unlikely that the odors from the project would be distinguishable from existing sources given the vehicle emissions associated with adjacent roadways in the vicinity of the project site. The project is also required to comply with SDAPCD Rule 51, public nuisance, which would require the limiting of objectionable odors to be emitted from the site. Therefore, the project would not generate objectionable odors.

Conclusion

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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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?

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

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

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

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

Discussion

- 4(a) Based on a GIS analysis, the County’s Comprehensive Matrix of Sensitive Species, site photos, aerial imagery, and review of previous permits, it was determined that the project site is disturbed and does not support habitat that requires on-site or off-site mitigation. The project site is directly adjacent to the I-15 highway and the site is completely surrounded by roads. The project site is also not located within a pre-approved mitigation area within an adopted MSCP or the draft North County MSCP. The subject property has been disturbed since the 1960s upon the initial construction of the existing on-site structure. Surrounding roadways and highways have been widened over time since the late 1960s. All mature trees and vegetation on-site consist of ornamental trees that have been planted to support the existing patio furniture use. The Site Plan property is currently covered by a Major Use Permit (Record ID: 3300-02-022) which authorized an outdoor sales patio furniture store. The Major Use Permit was found to be exempt from CEQA in accordance with Section 15301 of the CEQA Guidelines as the project site has been historically disturbed. A breeding season avoidance notice will be placed on any future decision for the project which will notify the applicant that they can submit evidence and documentation to Fish and Wildlife and applicable agencies that demonstrates compliance with breeding seasons (February 1 – August 31) of potential nesting birds within existing ornamental mature trees surrounding the patio furniture site in accordance with the Migratory Bird Treaty Act. Therefore, the project will not 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.

- 4(b) Based on aerial imagery, GIS data, and previous permits associated with the property, no wetlands or jurisdictional waters were found onsite or offsite. As detailed in response a) above, potential direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act have been evaluated and project will not require the purchase of off-site mitigation or dedication of habitat on-site as it is a previously disturbed property.

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

- 4(d) Based on a GIS analysis, the County’s Comprehensive Matrix of Sensitive Species, site photos, aerial imagery, and review of previous permits, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. The project site is directly adjacent to the I-15 highway and the site is completely surrounded by roads. The project site is also not located within a pre-approved mitigation area within an adopted MSCP or the Draft North County MSCP. The subject property has been disturbed since the 1960s upon the initial construction of the existing on-site structure. Surrounding roadways and highways have been widened over time since the late 1960s. All mature trees and vegetation on-site consist of ornamental trees that have been planted to support the existing patio furniture use. Therefore, the project will not interfere with any established wildlife corridor or movement of wildlife species.
- 4(e) The project is located within a draft portion of the North County MSCP and outside of the adopted South County MSCP. Because the project is located outside of the adopted South County MSCP, conformance with the Biological Mitigation Ordinance is not applicable. The property is located outside of pre-approved mitigation area as identified by the North County MSCP and does not support Coastal Sage Scrub. The project is in conformance with the Resource Protection Ordinance (RPO) because it does not propose development of steep slopes and the project site does not contain sensitive lands and wetlands as defined by the RPO. Further information regarding conformance with the RPO and other applicable ordinances can be found within the Ordinance Compliance Checklist dated December 12, 2019. Therefore, the project will not 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.

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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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"/>
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- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?
- c) Directly or indirectly destroy a unique geologic feature?
- d) Directly or indirectly destroy a unique paleontological resource or site?
- e) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion

5(a) Based on an analysis of records, databases, historic imagery, aerial imagery, and review of previous permits by a County approved archaeologist, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The project site contains an existing structure currently being used for the operation of an outdoor sale patio furniture use which was authorized under a Major Use Permit (Record ID: 3300-02-022). The structure was constructed in the 1960s and is over 50 years old. However, the exterior of the structure has been altered including changes for storage areas for the patio furniture sale use. The structure does not display a high degree of integrity and would not be considered historically significant.

5(b) Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by the County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The project site has been historically disturbed since the 1960s and since the approval of a previous Major Use Permit (Record ID: 3300-02-022) for the operation of an outdoor sales patio furniture sales use. The project site has also been subject to artificial fill and previous grading during the construction of the original on-site structure and adjacent roadways and highways. County staff requested a Sacred Lands Check with the Native American Heritage Commission (NAHC). The NAHC responded on July 25, 2017. The search had “negative results, however the area is sensitive for potential tribal cultural resources.”

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 Native American observer 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 environmental documentation associated with the project does not consist of a Mitigated Negative Declaration, Negative Declaration, or Environmental Impact Report which requires AB-53 consultation. However, the project will be conditioned to include monitoring in order to mitigate for potential impacts to cultural resources in the event that they are encountered during earth disturbing activities.

5(c) The site does not contain any unique geologic features that have been listed in the County’s Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

5(d) A review of the County’s Paleontological Resources Maps and data on San Diego County’s geologic formations indicates that the project is located on Cretaceous Plutonic

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

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

Conclusion

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

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

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

Discussion

6(a)(i) The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture

Hazards Zones in California, or located within any other area with substantial evidence of a known fault.

- 6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.
- 6(a)(iii) The project site is not within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain. The project consists of remedial grading in order to recompact soils associated with the historic use of the project site.
- 6(a)(iv) The site is not located within a “Landslide Susceptibility Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. The project proposes remedial grading in order to recompact soils associated with the historic use of the project site.
- 6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as Placentia sandy loam, 5 to 9 slopes, eroded, Placentia sandy loam, 2 to 9 percent slopes, and Visalia sandy loam, 2 to 5 percent slopes, and that has a soil erodibility rating of severe. However, the project site has also been subject to artificial fill and previous grading during the construction of the original on-site structure and adjacent roadways and highways. In addition, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.
- 6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. The project site has also been subject to artificial fill and previous grading during the construction of the original on-site structure and adjacent roadways and highways. Furthermore, the project will be required to comply with the WPO and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils and will not develop steep slopes that could cause landslides, lateral spreading, subsidence, liquefaction, or collapse.
- 6(d) According to the Soil Survey of San Diego County the project is underlain by Placentia sandy loam, 5 to 9 slopes, eroded, Placentia sandy loam, 2 to 9 percent slopes, and Visalia sandy loam, 2 to 5 percent slopes, which may contain expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). However, the project site has also been subject to artificial fill and previous grading during the construction of the original on-site structure and adjacent roadways and highways. The project will not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) An onsite wastewater treatment design dated February 2020 and percolation report dated June 23, 2017 has been reviewed and approved by the Department of Environmental Health. Installation of the wastewater treatment and septic systems will be overseen by the Department of Environmental Health during the construction and building permit phase of the project.

Conclusion

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

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

Discussion

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

The County of San Diego adopted a Climate Action Plan on February 14, 2018 which outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reductions targets. Implementation of the CAP requires that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help streamline this review and determine consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). The proposed project would implement all applicable measures identified in the Checklist and would therefore be consistent with the County’s Climate Action Plan. The project will be required to submit a formal Landscape Documentation Package that is compliant with the County’s Water Conservation in Landscaping Ordinance. The Landscape Plan will be required the project to demonstrate a 40% reduction in the Maximum Applied Water Allowance (MAWA) for outdoor use landscaping. The project would be consistent with the County’s Climate Action Plan and General Plan assumptions through the implementation of measures identified in the County’s CAP Checklist.

In order to supplement the CAP Checklist, the applicant prepared a memo (dated November 18, 2019) which includes a discussion related to the Traffic generated by the project as Greenhouse Gas Emissions and the Climate Action Plan is aimed at reducing commute Vehicle Miles Traveled (VMT). According to the SANDAG Not So Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, gas stations with convenience stores generate only 21% of their total ADT as primary trips with the remaining trips being related to diverted or pass-by trip. The diverted or pass-by trips are typically generated by uses within the existing community. The nature of the use is intended to serve density in existing travel patterns associated with developed communities. The maximum amount of employees to serve and operate the site will be approximately three employees and their commutes will occur outside of typical commute

hours. To the extent feasible, the project would encourage alternative transportation and carpooling programs for employees of the proposed use. However, even a significant reduction in employee commutes would not result in a significant reduction in the project's overall VMT due to the minimal number of employees. Therefore, the project would not generate GHG emissions that would have a significant impact on the environment.

7(b) The proposed project is subject to the General Plan Village Regional Category and General Commercial (C-1) Land Use Designation. The project is also subject to the North County Metropolitan and Hidden Meadows Community Plan Policies as well as the I-15 Corridor Design Guidelines. The property is zoned General Commercial (C36) which permits Gas Stations and Convenience Stores in accordance with Sections 2362, 2363, and 2980 of the Zoning Ordinance. The proposed use is consistent with the General Plan Designation and the Zoning for the site and a General Plan Amendment or Zoning Reclassification is not required for the project. Additionally, the project has demonstrated consistency with the County's Climate Action Plan (see Question 7(a) above). Therefore, the project would be consistent with any applicable plan, policy, or regulation adopted for the purpose of reducing 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
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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"/>
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b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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?
- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

Discussion

- 8(a) The project proposes storage of potential hazardous materials consisting of fuels that will be sold in product dispensers and stored in underground storage tanks on the project site. Fuels associated with the operation of the gas station must be permitted through the Department of Environmental Health Hazardous Materials Division through a hazardous materials business plan and permits for underground storage tanks. Underground storage tanks require maintenance and inspections in order to ensure that no leaks of fuel product will result in exposing any potential sensitive receptors to pollutants or leaking of product into the soil on the project site. The project site has been previously disturbed and graded and received authorization to operate an outdoor patio furniture sales use through a Major Use Permit (Record ID: 3300-02-022) approved in 2004. Any existing onsite septic systems will be required to be pumped and removed under the permitting of the Department of Environmental Health. Additionally, prior to demolition of the existing structure, a lead and asbestos survey will be conducted and a demolition permit will be required from the Department of Environmental Health for the removal and demolition of the existing structure in order to ensure that the project site is not subject to release of hazardous substances. Therefore, the project will not 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 as the project requires additional permits for construction and operation of the site.
- 8(b) The project is not located within one-quarter mile of an existing or proposed school. Further information can be found in response 8(a). Therefore, the project will not have any effect on an existing or proposed school.
- 8(c) Based on historic imagery, review of previous permits, and review of applicable 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. The project site has been previously disturbed and graded and received authorization to operate an outdoor patio furniture sales use through a Major Use Permit (Record ID: 3300-02-022) approved in 2004. Any existing onsite septic systems will be required to be pumped and removed under the permitting of the Department of Environmental Health. Additionally, prior to demolition of the existing structure, a lead and asbestos survey will be conducted and a demolition permit will be required from the Department of Environmental Health for the removal and demolition of the existing structure in order to ensure that the project site is not subject to release of hazardous substances. Further information regarding ongoing operations of the site and potential release of hazardous substances can be found in response 8(a). Therefore, the project will not emit or release hazardous materials due to the historic uses of the site.

- 8(d) The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.
- 8(e) The proposed project is not within one mile of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The Emergency Water Contingencies Annex and Energy Shortage

Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

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

8(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code. Also, a Fire Service Availability Letter dated October 2019 has been received from the Deer Springs Fire Protection District which indicates the expected emergency travel time to the project site to be 1 to 2 minutes which is within the maximum travel time allowed by the County Public Facilities Element. The project design has been reviewed and approved by the San Diego County Fire Authority. A Deer Springs Fire Protection District Station is located west of the project site directly across I-15 which is in close proximity to the project site. The project does not propose a residential use for occupancy. Therefore, the project will not 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

8(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

Conclusion

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

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

local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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?

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?

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

h) Provide substantial additional sources of polluted runoff?

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?

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

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

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

m) Inundation by seiche, tsunami, or mudflow?

Discussion

9(a) The project will require a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activities. A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by Omega Consultants dated August 13, 2019. The SWQMP demonstrates that the project would comply with all requirements of the Watershed Protection Ordinance (WPO). The project will be required to implement site design measures, source control BMPs, and/or structural BMPs to reduce potential pollutants and address hydromodification impacts to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego

Municipal Permit, as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and BMP Design Manual, 2019.

In addition to WPO compliance this facility is subject to compliance with the Industrial Storm Water Permit with the CA State Water Resources Control Board (SWRCB) and is required to file a Notice of Intent (NOI) and develop and implement a Storm Water Pollution Prevention Plan (SWPPP) in the event that the project impacts an area of 1 or more acres

- 9(b) The project lies in the Twin Oaks (904.53) hydrologic subareas within the Carlsbad hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of these watersheds are impaired. Constituents of concern in the watershed include phosphorous, nutrients, bacteria, and trace metals. The project could have the potential to contribute to release of these pollutants; however, the project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.
- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project will obtain its water supply from the Valley Center Municipal Water District that obtains water from surface reservoirs or other imported sources. The project will not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) As outlined in the project's SWQMP and in responses 9(a) and 9(b), the project will implement source control and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff and will ensure that project impacts are less than significant.
- 9(f) A Drainage Study was prepared by Omega Consultants dated August 13, 2019 for the proposed project. It was determined that the proposed project would not substantially alter the existing drainage pattern of the project site or area. As outlined in the project's SWQMP, the project will implement source control and/or structural BMP's to reduce potential pollutants, including sediment from erosion. The project will be required to go through Final Engineering during the Grading Permit and Building Permit process which commonly includes minor updates to drainage studies and stormwater quality management plans in order to ensure that any potential stormwater or drainage impacts are precisely addressed.
- 9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The majority of the proposed improvements associated with the project will drain to a biofiltration BMP as well as runoff will be conveyed by a brow ditch that outlets to a rip-rap pad.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.
- 9(i) No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations.

- 9(j) No 100-year flood hazard areas were identified on the project site or offsite improvement locations. Therefore, no structures would be placed within a 100-year flood hazard area which would impede or redirect flood flows.
- 9(k) The project site lies outside any identified special flood hazard area.
- 9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.
- 9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.
- 9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.
- 9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

Conclusion

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

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

Discussion

- 10(a) The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. Additionally, build-out of this site was anticipated in the GPU EIR and GPU EIR mitigation measures Lan-1.1 through Lan-1.3 requiring coordination efforts to ensure that development of the site would not divide an established community.
- 10(b) The proposed project is subject to the General Plan Village Regional Category and General Commercial (C-1) Land Use Designation. The project is also subject to the North County Metropolitan and Hidden Meadows Community Plan Policies as well as the I-15 Corridor Design Guidelines. The property is zoned General Commercial (C36) which permits Gas Stations and Convenience Stores in accordance with Sections 2362, 2363, and 2980 of the Zoning Ordinance. The project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

Conclusion

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

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

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
12. Noise – Would the Project:			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

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

Discussion

12(a) The area surrounding the project site consists of highway uses such as I-15, roadways, vacant land, and residential and agricultural uses. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. The project is located directly adjacent to I-15 and within a 60 Community Noise Equivalent Level (CNEL) contour as identified by the General Plan. However, the project does not propose residential occupancy or sensitive receptors to noise levels that are not in compliance with the Noise Element of the General Plan as the proposed project consists of a commercial use through the construction and operation of a gas station with a convenience store.

Noise Ordinance – Section 36-404: The project consists of a commercial development for a gas station and convenience store. 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 as the primary ongoing operation noise sources consist of intermittent vehicular truck signals and heating, ventilation and air conditioning (HVAC) equipment. The site is zoned General Commercial (C36) that has a one-hour average sound limit of 60 dBA daytime and 55 dBA nighttime. The adjacent properties are zoned Transportation and Utility Corridor (S94) and Neighborhood Commercial (C35) and currently do not include existing sensitive receptors or residential uses. The project is located directly adjacent to I-15 and within a 60 Community Noise Equivalent Level (CNEL) contour as identified by the General Plan. The nearest residence and sensitive receptor located near the project site is approximately 600 feet away from the project site. The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-410: The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

- 12(b) The proposed project does not propose residential occupancy or introduction of sensitive receptors to groundborne noise or vibration, nor does the project propose any major, new, or expanded infrastructure such as mass transit, highways, major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.
- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to direct or cumulative noise impacts over existing ambient noise levels.
- 12(d) The project involves the following permanent noise sources that may increase the ambient noise level: Vehicular traffic on nearby roadways and heating, ventilation and air conditioning (HVAC) equipment. The project site is located over 600 feet away from the nearest residence. The project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Impacts would be less than significant.

The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period.

- 12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip.

Conclusion

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

Significant 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion

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

13(b) The project will not displace existing housing as the project involves the construction of a gas station and convenience and the removal of an existing outdoor patio furniture sales building. No occupied residential structures or housing are proposed to be removed as part of the project.

13(c) The proposed project will not displace any numbers of people as the project consists of the removal of an existing authorized outdoor patio furniture sales use by Major Use Permit Record ID: PDS2002-3300-02-022.

Conclusion

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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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 project does not include construction of new or altered public service facilities. The proposed development is consistent with the General Plan projections and Land Use regulations, therefore, service ratios for public services associated with the project were analyzed within the GPU EIR and the project is not anticipated to require additional services. Based on the project’s service availability forms, the project would not result in the need for significantly altered services or facilities.

Conclusion

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

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

Discussion

15(a) The project does not propose any residential use and will not increase the use of existing parks and other recreational facilities.

15(b) The project does not require the construction or expansion of recreational facilities.

Conclusion

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

	Significant 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?
- 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

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

Based on a Traffic Impact Study dated October 15, 2019 prepared by Bill Darnell and Associates, the project will result in 2,560 Average Daily Trips (ADT), 179 AM peak hour trips, and 205 PM peak hour driveway trips. By taking into account the existing patio furniture use, the project will generate an addition 1,735 ADT, 126 AM peak hour and 138 PM peak hour trips. The proposed project will not have any impacts that will result in adjacent roadways or segments to operate at a LOS below the acceptable LOS D. The Traffic Impact Study identifies a potential direct impact to the Mesa Rock Road and the I-15 southbound on and off ramp, however, the segment will still operate at an acceptable LOS D. A supplemental memo prepared by Darnell and Associates dated March 19, 2020 analyzed updated traffic counts from 2019 demonstrating that the average daily traffic on all the segments of Deer Springs Road in the study area are on average 3.4% less than the traffic counts in the original Traffic Impact Study dated October 15, 2019.

The project will be subject to the payment of Traffic Impact Fees in accordance with the Traffic Impact Fee (TIF) Program in order to address potential cumulative impacts associated with the project and to roadways within the vicinity of the project site. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.

16(b) As discussed in 16(a), based on a Traffic Impact Study dated October 15, 2019 prepared by Bill Darnell and Associates, the project will result in 2,560 Average Daily Trips (ADT), 179 AM peak hour trips, and 205 PM peak hour driveway trips. By taking into account the existing patio furniture use, the project will generate an additional 1,735 ADT, 126 AM peak hour and 138 PM peak hour trips. According to the SANDAG Not So Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, gas stations with convenience stores generate only 21% of their total ADT as primary trips with the remaining trips being related to diverted or pass-by trips given the nature of the use. The additional 1,735 ADTs from the project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region’s Congestion Management Program as developed by SANDAG. The project also primarily generates 538 ADT as a result of the use. The project would be conditioned to obtain appropriate encroachments and approvals for any work within Caltrans or County of San Diego Right-of-Way as the project is located adjacent to roadways maintained by multiple jurisdictions. Therefore, the project does not 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

- 16(c) The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport. Therefore, the project would not result in a change in air traffic patterns that could result in substantial safety risks.
- 16(d) The project will be conditioned to maintain adequate unobstructed sight distance. Therefore, the proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.
- 16(e) The Deer Springs Fire Protection District and the San Diego County Fire Authority have reviewed the project have determined that there is adequate emergency fire access. A Deer Springs Fire Protection District fire station is located on the western side of I-15 which is less than a quarter mile from the project site.
- 16(f) Based on the Traffic Impact Study, land use, and Site Plan application, and adjacent road classifications, the project is conditioned to construct and install a six-foot decomposed granite (DG) sidewalk along the North Centre City Parkway frontage. The project will also be conditioned to execute an Irrevocable Offer of Dedication (IOD) for future right-of-way to accommodate a maximum of 49-feet from the centerline of North Centre City Parkway. The project will not impede or result in the removal of existing roadways or transit systems such as an existing park-and-ride located north of the Site Plan project site. Therefore, the project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

Conclusion

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

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

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 17(a) The project proposes on-site wastewater treatment or septic designs that have been reviewed and approved by the Department of Environmental Health dated February 2020. The project as designed does not require wastewater treatment from a sewer provider. The Department of Environmental Health would permit the installation of the on-site wastewater treatment design during the construction and building permit phase of the project. The current project as designed would not exceed wastewater treatment requirements of the Regional Water Quality Control Board as preliminary designs of a wastewater treatment system for the property anticipate that the project could potentially generate a maximum of 2,600 gallons per day which is below thresholds that would require direct permitting from the Regional Water Quality Control Board.
- 17(b) The project does not include new or expanded water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. A service availability form has been provided which indicates adequate water services are available to the project from Valley Center Municipal Water District. The project proposes on-site wastewater treatment or septic designs dated February 2020 that have been reviewed and approved by the Department of Environmental Health. The project as designed does not require wastewater treatment from a sewer provider. The Department of Environmental Health would permit the installation of the on-site wastewater treatment design during the construction and building permit phase of the project. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.
- 17(c) The project involves new storm water drainage facilities including bioretention basins as detailed in Stormwater Quality Management Plan dated However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) The project requires water service from the Valley Center Municipal Water District. A Service Availability Letter from the Valley Center Municipal Water District has been provided which indicates that there is adequate water to serve the project.
- 17(e) The project proposes the use of an on-site wastewater treatment design dated February 2020 that has been reviewed and approved by the Department of Environmental Health. The project does not propose to connect to a sewer system for treatment of wastewater.

Therefore, the proposed project will not interfere with any wastewater treatment provider's service capacity.

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

17(g) The project will deposit all solid waste at a permitted solid waste facility during the construction and demolition phase of the project. The project does not anticipate ongoing generation of solid waste during operations of the project. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project is also required to obtain approval from the Department of Environmental Health for the installation and operation of underground storage tanks as well as a hazardous materials business plan for any storage of fuels related to the use of the gas station on-site. The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

Conclusion

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

Attachments:

Appendix A – References

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

Appendix A

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

Air Quality:

Air Quality Study, Rincon Consultants, Inc., August 14, 2019

Cultural:

Native American Heritage Commission Sacred Lands Check, July 25, 2017

Greenhouse Gas Emissions:

Climate Action Plan Checklist dated August 2019

Greenhouse Gas Memo, Rincon Consultants, Inc. and KA Enterprises, November 18, 2019

Hydrology/Water Quality:

Stormwater Quality Management Plan (SWQMP), Omega Consultants, August 13, 2019

Drainage Study, Omega Consultants, August 13, 2019

Percolation Report and On-site Wastewater Treatment:

Percolation Test Report and On-site Wastewater Treatment, Vinje and Middleton Engineering, Inc., June 2017

Preliminary On-site Wastewater Treatment Design, Vinje and Middleton Engineering, Inc., February 2020

Previous Major Use Permit:

Major Use Permit (Record ID: 3300-02-022) Approved January 15, 2004, Plot Plans

Major Use Permit (Record ID: 3300-02-022) Approved January 15, 2004, Decision

Service Availability Forms:

Project Facility Availability - Fire, Deer Springs Fire Protection District, October 18, 2019

Project Facility Availability – Water, Valley Center Municipal Water District, June 9, 2017

Traffic/Transportation:

Traffic Study, Darnell and Associates, October 15, 2019

Response to Comments – Deer Springs Project, Supplemental Memo, Darnell and Associates, March 19, 2020

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

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

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

FOR PURPOSES OF CONSIDERATION OF

**KA Shell Gas Station and Convenience Store,
PDS2017-STP-17-028, PDS2017-BC-17-0069, PDS2017-ER-17-08-008**

December 12, 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

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. 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 located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES

NO

NOT APPLICABLE/EXEMPT

The project does not propose the use of groundwater and water service will be provided by the Valley Center Municipal Water District as indicated by Service Availability Form dated June 9, 2017.

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

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

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 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 the Resource Protection Ordinance.

Steep Slopes:

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

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands have been identified on the project site as the project site has previously been developed and authorized for development since

the 1960s and through the authorization of a Major Use Permit (Record ID: 3300-02-022) for the operation of an outdoor sales patio furniture sales use. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The project site has been historically disturbed since the 1960s and since the approval of a previous Major Use Permit (Record ID: 3300-02-022) for the operation of an outdoor sales patio furniture sales use. The project will be conditioned to require archaeological monitoring during earth-disturbing activities. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

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

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. The project is located directly adjacent to I-15 and within a 60 Community Noise Equivalent Level (CNEL) contour as identified by the General Plan. However, the project does not propose residential occupancy or sensitive receptors to noise levels that are not in compliance with the Noise Element of the General Plan as the proposed project consists of a commercial use through the construction and operation of a gas station with a convenience store.

Noise Ordinance – Section 36-404: The project consists of a commercial development for a gas station and convenience store. 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 as the primary ongoing operation noise sources consist of intermittent vehicular truck signals and heating, ventilation and air conditioning (HVAC) equipment. The site is zoned General Commercial (C36) that has a one-hour average sound limit of 60 dBA daytime and 55 dBA nighttime. The adjacent properties are zoned Transportation and Utility Corridor (S94) and Neighborhood Commercial (C35) and currently do not include existing sensitive receptors or residential uses. The project is located directly adjacent to I-15 and within a 60 Community Noise Equivalent Level (CNEL) contour as identified by the General Plan. The nearest residence and sensitive receptor located near the project site is approximately 600 feet away from the project site. The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-410: The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Attachment E – Environmental Findings

ENVIRONMENTAL FINDINGS

KA SHELL GAS STATION AND CONVENIENCE STORE
PDS2017-STP-17-028, PDS2017-BC-17-0069, PDS2017-ER-17-08-008
May 21, 2020

1. In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review for the reasons stated in the 15183 Statement of Reasons dated May 21, 2020 because the project is consistent with the General Plan for which an environmental impact report dated August 2011 on file with Planning & Development Services as Environmental Review Number 02-ZA-001 (GPU EIR) was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project.
2. In accordance with State CEQA Guidelines section 15183(e)2, the Zoning Administrator, at a duly noticed public hearing on May 21, 2020, found that feasible mitigation measures identified in the General Plan Update EIR will be undertaken.
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment F – Public Documentation



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

Record ID(s): PDS2017-STP-17-028

Project Name: KA Enterprises Mega Mart

Planning/Sponsor Group: Hidden Meadows

Results of Planning/Sponsor Group Review

July 27, 2017

Meeting Date: _____

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

Appearance is somewhat improved with the change to a tile roof.

The Group believes the tentative plan included a free standing sign on the site.

There does not appear to be such a sign in the final drawing. We consider that to be an improvement.

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

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

- MOTION:**
- Approve without conditions
 - Approve with recommended conditions
 - Deny
 - Continue

VOTE: 6 Yes No Abstain 1/2 Vacant/Absent

C. Recommended conditions of approval:

The Group recommends a traffic analysis be performed to determine if turn modifications are needed to be constructed for Center City Parkway and Deer Springs Rd.

There appears to be no free standing sign announcing this station on any of the drawings. A condition of our approval is identification of a free standing sign's size and location, if any.

Reported by: C Wayne Dauber Position: Chair Date: Aug 17, 2017

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

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

Record ID(s): PDS2017-STP-17-028

Project Name: KA Enterprises Mega Mart

Project Manager: Tabina Tonekaboni

Project Manager's Phone: 619-401-6040

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

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

Notification of scheduled hearings:

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

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, I-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, July 27, 2017

MINUTES

Assistance for those with disabilities: If you need accommodation to participate in this meeting, please call Wayne Dauber at 760-809-6898 so necessary arrangements can be made.

(Please note that persons desiring to speak on any action or information item are required to fill out a speaker slip, available from the Secretary.)

1) CALL TO ORDER: Wayne Dauber, Chairman, 7:00 pm

2) ROLL CALL: Dauber, Sealey, Coultas, Caster, Cook, Rings. Chagala and Birch-excused absence. Gutierrez is in attendance as a non-voting member.

3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

4) MINUTES

a) Approval of minutes of May 25, 2017. Caster noted that he was not present at the meeting; his absence being noted as an excused absence. Sealey motioned to approve the minutes as amended; Rings seconded the motion. Motion so ordered without exception by Chairman Dauber, Caster in abstention.

Approval of minutes of June 22, 2017. Dates were changed to correspond with the date of the meeting. Cook indicated that he had made the statement that he felt the proposed Shell station's design was more mission in style than modern and that it was out of character with the community. Sealey motioned to approve the minutes as amended; Cook seconded the motion. Motion so ordered without exception by Chairman Dauber, Caster and Rings in abstention.

5) OPEN FORUM: Attendees may speak on any subject not covered by this Agenda (time limit - 3 minutes per speaker) None

6) ADMINISTRATIVE ITEMS/CORRESPONDENCE

a) Status of Jamie Gutierrez appointment. Chairman Dauber stated that the paperwork had been submitted.

7) SUB-COMMITTEE REPORTS

a) Mobility – Coultas, Dauber --Nothing to report

b) Trails & Parks – Coultas --Nothing to report

Hidden Meadows Community Sponsor Group

Thursday, July 27, 2017

MINUTES

c) Meadow Lake Golf Club – Dauber –No change in status

8) PUBLIC REVIEW / ACTION ITEMS:

a) Review Newland Sierra EIR and prepare comments for submission to County.

Linda Bailey representing Newland Sierra addressed the Group with some general comments. She noted that leapfrogging did not apply to this project and that water usage for this project would not require a 36% cutback for other users in the water district as stated in the June 22, 2017 minutes. Sealey asked Bailey where the 58 acres designated as Village Area was situated within the proposed project. Bailey indicated that she would have to get back to the Group on this matter with specifics.

Wendy Brick, a community resident, highlighted that there were 48 impacts considered significant identified within the EIR. She commented on the limited evacuation routes for the area as a whole, and she expressed her concerns about air quality during construction of the project (particularly the presence of chemicals and particulate matter).

Cliff Williams, representing the Golden Door, encouraged attendees to write letters to the County expressing their concerns with the proposed project. In his opinion, this project was merely a resurrection of the Merriam Mountains project previously denied by the County. The General Plan which was updated 2011/2012 did not incorporate a residential project of this size in its development plans for the future.

Regarding the proposed improvements to the I15 interchange at Deer Springs, Bailey stated that Caltrans has developed several proposals and the EIR would begin only after approval of the proposed Newland Sierra project. Caltrans has not disclosed the specifics of its proposals. Cook inquired as to the funding for the highway improvements. Bailey stated that Newland would be funding the improvements. Brick inquired if the Newland project could proceed without the interchange improvements being completed. Bailey replied that completion of the road improvements would be a condition of approval for the Newland project.

Rings suggested that Mesa Rock Road be extended to Gopher Canyon. Bailey indicated that the unimproved road currently proposed to the north of the project would be mainly used as a fire road but would be open 24/7.

Hidden Meadows Community Sponsor Group

Thursday, July 27, 2017

MINUTES

Chairman Dauber has prepared a draft comment letter to be submitted to the County regarding the Group's concerns with the EIR. At this time, the individual items in the letter were discussed by the Group. Issue one related to the fact that this proposed development was not in compliance with the General Plan. Members were not in disagreement with this statement. Issue 2 expressed the opinion that future projects had not been included in traffic projections. Caster noted that the EIR did include a section on cumulative impacts and therefore this item was deleted. Issue 3 addressed the Deer Springs/I15 interchange. Sealey requested that the Group have the ability to review the I15 interchange plans before any final approval/disapproval of the Newland development plan. The recommendation was also made that the interchange should be completed before any occupancy of the project occurs. As far as road improvements to Deer Springs, the consensus of the Group was that Option B as stipulated in the EIR was the desired option. Issue 4 addressing water supply was deleted as it was felt that it fell under the jurisdiction of the Water District. Issue 5 focused on fire concerns. The Group asked for an evaluation of the cumulative impact of evacuation plans on surrounding communities. Cook noted that the Meadows residents essentially have only one escape route. Caster noted the EIR references a potential future road continuation to Valley Center.

Cook brought up for discussion the issue of whether we should incorporate comments regarding impacts to air quality. The impacts are potentially significant and unavoidable. Brick suggested that the Group request a health risk assessment from the County.

There being no further discussion, Chairman Dauber suggested a special meeting be called for August 3rd at 7 pm to finalize the memo to the County. Motion requesting the special meeting made by Sealey, seconded by Rings. Motion so ordered without exception by Chairman Dauber.

b) PDS2017-STP-17-028 Shell Station, Center City Pkwy & Deer Springs Road

The Group was presented with a grading plan, building layout plan and landscaping plan. The lot is proposed to be raised approximately 10 feet. Sealey expressed no concern with grading plan. Recommendation was made for a traffic analysis to be performed to determine if turn modifications needed to be constructed for Center City Parkway and Deer Springs Road. Building layout and landscape plan were deemed acceptable. A condition of the Group's approval was identification of the free standing sign location and the size. Sealey motioned approval of the proposed project subject to the condition of approval; seconded by Rings. Motion so ordered without exception by Chairman Dauber.

Hidden Meadows Community Sponsor Group

Thursday, July 27, 2017

MINUTES

c) PDS 2014-MUP-14-010 Phap Vuong Monastery

Chairman Dauber presented plans for the proposed Phap Vuong Monastery on Vista Avenue in Escondido. The Group decided to table the item until such time as it receives more information from the County as to what specifically was being requested from the Group.

9) INFORMATION ONLY ITEMS:

a) None.

10) MEMBERS' COMMENTS

11) ADJOURNMENT: 9:38



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

Record ID(s): PDS2017-STP-17-028

Project Name: KA Enterprises Mega Mart

Planning/Sponsor Group: Hidden Meadows

Results of Planning/Sponsor Group Review

Meeting Date: December 7, 2017

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

After review of the latest plans and conversation with Mr. Allen Sipes the HM CSG members in attendance agreed not to object to the free standing sign as depicted on the current plans.

Mr Sipes stated that he has been advised the County does have a traffic analysis under way.

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

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

- MOTION:**
- Approve without conditions
 - Approve with recommended conditions
 - Deny
 - Continue

VOTE: 5 Yes 0 No 0 Abstain 0/4 Vacant/Absent

C. Recommended conditions of approval:

Reported by: C Wayne Ddauber Position: Chair Date: Dec 11, 2017

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

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

Record ID(s): PDS2017-STP-17-028

Project Name: KA Enterprises Mega Mart

Project Manager: Tabina Tonekaboni

Project Manager's Phone: 619-401-6040

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

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

Notification of scheduled hearings:

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

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, December 7, 2017 at 7:00 p.m.

MINUTES

<p>Assistance for those with disabilities: If you need accommodation to participate in this meeting, please call Wayne Dauber at 760-809-6898 so necessary arrangements can be made.</p>

(Please note that persons desiring to speak on any action or information item are required to fill out a speaker slip, available from the Secretary.)

- 1) CALL TO ORDER: Wayne Dauber, Chair at 7:00
- 2) ROLL CALL: Dauber, Chagala, Rings, Sealey, and Caster. Birch, Gutierrez, and Coultas, -- excused absences. Cook absent.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) Approval of minutes of September 28, 2017. Motion to approve by Sealey, seconded by Rings. So ordered by the Chair (Caster abstained).
- 5) OPEN FORUM: No Speakers
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE: None
- 7) SUB-COMMITTEE REPORTS
 - a) Mobility – Dauber-none
 - b) Trails & Parks – No report
 - c) Boulder Oaks Golf Club – Dauber-none
- 8) PUBLIC REVIEW / ACTION ITEMS:
 - a) Waiver Request – Lot 27 Tall Oak Drive, Owners Monica and Richard Kiy

Applicants are requesting to build a 2,300 to 2,500 square foot house at this location from straw bales. The building would have a wood and steel frame with a metal roof. The structure would be integrated into the existing landscape including the existing boulders. The applicants were told that they would have to return to the Committee with the building plans for approval after they were accepted by the County. Sealey stated that they might, however, be able to receive a waiver from the County for a site plan. The Committee expressed no objections with the plans as discussed.

- b) PDS2017-STP-17-028 KA Enterprises Mega Mart

Applicants presented a depiction of the proposed pole sign design. The sign is a static sign with no pricing data attached. It was also indicated that engineering was investigating the possibility of a center turn lane in front of the project on Center City Parkway. Sealey motioned to approve the proposal, Caster seconded the motion. The motion passed without objection.

- c) 2017-12 HM Road Maintenance Priorities

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, I-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, December 7, 2017 at 7:00 p.m.

The Committee reviewed the previous year's list of road maintenance priorities as proposed by the Hidden Meadows Community Sponsor Group noting the improvements that had been made to Jesmond Dene Road and Center City Parkway. After discussion, the Committee decided to continue the previous recommendations of completing the Jesmond Dene Road project as well as North Center City Parkway to Champagne Blvd, and Ivy Dell Lane. In addition, the committee recommended improving Cougar Pass, making it plausible as an additional fire escape route for Hidden Meadows residents. Sealey motioned to accept the above proposal, Chagala seconded the motion. The motion passed without objection.

9) INFORMATION ITEMS:

a) Election of CSG officers in January

Chair Dauber asked for any Committee members who wished to be considered to contact him.

b) Annual training and forms schedule

Chair Dauber indicated he was still waiting to receive the pertinent information.

10) MEMBER' COMMENTS None

11) AJOURNMENT 7:40

I-15 Corridor Design Review Board
Minutes of the Dec 21, 2017 Meeting

- 1) The meeting was called to order at 19:29 PM By Chairman Greg Izor In attendance was Board Members William Crocker, Chuck Davis, Gordon Cloes, Greg Izor and Lee J. De Meo.
- 2) There were no members of the public who wished to address the Board on any matter.
- 3) There were no presenters at the meeting for the Arco Sign Replacement Project. This Item was continued until the January 2018 meeting.
- 4) There were no presenters at the meeting concerning the site exemption for a Grading Plan and Retaining walls for the project at 10119 Camino Elena, Escondido, CA 92026. It was decided that Lee J. De Meo will contact the county representative, Mandy Noza to determine the status of this project. It was continued until the January 2018 meeting.
- 5) The project named KA Enterprises Mega Mart was presented before the Board for its second review. Julie Hamilton, an attorney representing un-named clients who are neighbors to this project was in attendance. Chairman Izor allowed her to look at the plans, but required her to reserve comment until after KA made their presentation. After much discussion, the following changes and mark ups were decided: A) the Symbol and lettering on the main sign would be permitted to be internally lit. B)The lighting on the Canopy Band will be externally lit. C) Roof lines will be extended to 9 ft. D) colors would not be white but that they would be more earth tones. E) landscaping to add trees in the buffer area. The plans were marked up with these changes. Julie Hamilton, the attorney representing unnamed clients desired to have her comments reflected here in these minutes. Her comments were that this project has great impact to the neighboring residents. It was her feeling that our sign guidelines were not being fulfilled and that It is over-signed. Chairman Izor answered that the sign sizes and amounts are not in our purview. Julie Hamilton said that the Design of this project is “not Hidden Meadows”, that the color (white) did not meet our guidelines., that the project was too boxy in nature and that it should be more m”Mission Style or rural” to match the community. Also that the tower was too high and that the facade on the I-15 side was “horrible” Julie Hamilton wanted it reflected that she spoke in opposition to this project. Julie said that she would like to see the Board continue this project to our next meeting in Jan 2018 so that the project could be presented with the full markups and to give the public a chance to see them. Board Member Chuck Davis brought to the attention to the Board recent articles in the Union-Tribune newspaper on traffic congestion and remarked about how bad the traffic is on the I-15. Board Member Gordon Cloes made a motion for a Conditional Approval of this project, conditioned on the marked up changes listed above. Board Member William Crocker seconded the motion. Greg Izor, Lee De Meo, William Crocker and Gordon Cloes voted In favor of approval. Chuck Davis Voted against approval. The Motion to approve conditionally with the marked up changes carried by a vote of 4 to 1.

- 6) There were no presenters at the meeting for the Site Plan Exemption for a new Single Family Dwelling for NKA Wilt Road. It was decided that Lee J. DeMeo will contact the owner, Eric Wendt to determine the status of this project. It was continued to the next meeting.
- 7) The request for a Design Review Board Project Review for a supplemental application for the Construction of a new 60' High monopine, project name VZW Stewart Canyon was reviewed. The applicants were not able to attend, but had asked us to review the project without them present. Lee J. De Meo had presented that the project was changed to a mono-eucalyptus rather than a mono-pine. This change was requested by the Fallbrook Community Planning Group. Lee De Meo presented the updated documents. Gordon Cloes made the motion to approve as submitted. Chuck Davis seconded the motion and the project was approved unanimously.
- 8) No presenters were present concerning the non-voting item to present a proposed retail/restaurant building on the property located at the south east corner of I-15 and Mountain Meadow road, at N. Centre City parkway. This item was continued until the January Meeting.
- 9) Greg Izor adjourned the meeting.

Attachment G – Service Availability Forms



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

Please type or use pen

<p>Craig Grimm 760.822.6479</p> <p>Owner's Name Phone</p> <p>1615 S. Mission Rd. Suite A</p> <p>Owner's Mailing Address Street</p> <p>Fallbrook CA 92028</p> <p>City State Zip</p>	<p>ORG _____</p> <p>ACCT _____</p> <p>ACT _____</p> <p>TASK _____</p> <p>DATE _____ AMT \$ _____</p> <p style="text-align: center;"><i>DISTRICT CASHIER'S USE ONLY</i></p>
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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
 Rezone (Reclassification) from _____ to _____ zone.
 Major Use Permit (MUP), purpose: PDS2017-D-05025
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area 3,500
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 2.84 Total lots 2 Smallest proposed lot 1.23 ac

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

186-092-10-00	186-093-23-00
186-093-19-00	186-093-37-00

Thomas Guide. Page 1089 Grid D-6
 Centre City Pkwy & Mountain Meadow Rd.
 Project address Street
 Hidden Meadows, No County Metro Subregional
 Community Planning Area/Subregion Zip

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

Applicant's Signature: [Signature] Date: 10/17/2019
 Address: 4340 Viewridge Ave. Suite B, San Diego, CA 92123 Phone: 858.634.8620
 (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: DEER SPRINGS FPD

Indicate the location and distance of the primary fire station that will serve the proposed project:
DEER SPRINGS FS 2. .4 MILE

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 1.33 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: _____
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- Within the proposed project 100 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

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

Authorized Signature: [Signature] STOWN VALY GATREY / FPD II 8.094.3000 10/18/19
 Print Name and Title Phone Date

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



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

Please type or use pen

Owner's Name: <u>Craig Grimm</u> Phone: <u>760-822-6479</u> Owner's Mailing Address: <u>1615 S. Mission Rd., Suite A</u> Street: City: <u>Fallbrook</u> State: <u>Ca.</u> Zip: <u>92028</u>	ORG: <u>VCMWD</u> ACCT: <u>01-00-86-43300</u> ACT: _____ TASK: _____ DATE: <u>5/30/17</u> AMT \$: <u>50.00</u> DISTRICT CASHIER'S USE ONLY
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W

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area unknown
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 2.84 Total number of lots 2
- 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)

186-092-10	186-093-19
186-093-23	186-093-37

Thomas Guide Page 1089 Grid D-6
 Center City Pkwy & Mountain Meadow Rd.
 Project address _____ Street _____
Escondido _____ Zip 92026
 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: Jeff Fritz AUTH. AGENT ACAL ENGINEERING Date: 05/30/2017
 Address: 211 Main Street, Suite 205 Vista, Ca. 92084 Phone: 760-724-7674

(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: Valley Center MWD Service area: Jesmond Dene

A. Project is in the district.
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the district and is not within its Sphere of Influence boundary.
 The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets)
 Project will not be served for the following reason(s): _____

C. District conditions are attached. Number of sheets attached: 1
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? on site, as required; see conditions

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: Wally Grabbe Print Name: Wally Grabbe
 Print Title: DISTRICT ENGINEER Phone: 760-735-4503 Date: 09 June 2017

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



PROJECT FACILITY AVAILABILITY - WATER

EXHIBIT 'A'

Assessor's Parcel Numbers: 186-092-10; 186-093-19; 186-093-23 & 186-093-37

ITEM I WATER SUPPLY

Water facility (pipeline, pumping station, and local storage) capacity is available to serve this development. However, given the current and potentially long-term hydrologic, legal and regulatory conditions negatively impacting quantity and reliability of supplies from the State Water Project and the Colorado River delivered through our sole source suppliers, the Metropolitan Water District and the San Diego County Water Authority, **there exists the very real possibility that at any point in the foreseeable future the Valley Center Municipal Water District may not have, and/or State regulations may limit, water supplies to serve this development without restriction and limitation on water usage.** Once meters are installed, residents of this property will be required to participate in any conservation measures and/or water supply shortage response programs that have been adopted, or may be adopted, by the Valley Center Municipal Water District.