



The County of San Diego

Planning Commission Hearing Report

Date:	September 18, 2020	Case/File No.:	Bonsall Carefield Facility; PDS2019-REZ-19-001; PDS2019-STP-19-005; PDS2019-ER-19-02-002
Place:	No in Person Attendance Allowed – Teleconference Only - County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Zone Reclassification and Site Plan for an assisted care facility.
Time:	9:00 a.m.	Location:	Thoroughbred Lane
Agenda Item:	#3	General Plan:	Office Professional
Appeal Status:	Not applicable; Approval by the Board of Supervisors	Zoning:	Office Professional (C30)
Applicant/Owner:	Jim Chagala on behalf of Carefield Facility	Community:	Bonsall Community Plan Area
Environmental:	Mitigated Negative Declaration	APN:	126-230-55-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to recommend approval, approval with modifications, or denial of the proposed Bonsall Carefield Facility (Project) to the Board of Supervisors. Discretionary actions required for the proposed Project include a Zone Reclassification (REZ) and a Site Plan (STP).

The proposed Project is a 74,000-square-foot assisted care facility, with a total of 86 beds in 56 assisted living units and 24 memory care units. The Project is located on a 3.9-acre parcel at the intersection of Thoroughbred Lane and Mission Road/State Route 76 within the Bonsall Community Planning Area.

The Project includes a REZ to change the zoning for the site from C30 (Office Professional) to C46 (Medical Center Use Regulations). The proposed use is allowed in a C46 zone with approval of a Site Plan, which is being processed concurrently. The Project site is currently zoned with two building heights, "C" which allows for a maximum building height of 25 feet and "G" which allows for a maximum building height of 35 feet. The REZ will change the building height designator to "G," to allow for the same building height throughout the property. The County's Zoning Ordinance separates use regulations and development regulations into individual "designators." These designators specify the allowed uses, lot size, density, height, building types, open space, and other requirements. A zone is a combination of all designators; therefore, a change in any designator requires a REZ. The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and

public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the Project Form of Decision (Attachment B). Based on the analysis of the Project, staff has made the required findings and recommends approval of the Project.

B. REQUESTED ACTIONS

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

- a. Adopt the Environmental Findings, which includes the adoption of a Mitigated Negative Declaration (MND) according to California Environmental Quality Act (CEQA) guidelines (Attachment D).
- b. Adopt the Ordinance for REZ PDS2019-REZ-19-001 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE BONSALL COMMUNITY PLAN AREA, REF: PDS2019-REZ-19-001 (Attachment B).
- c. Grant Site Plan PDS2019-STP-19-005, which includes the requirements and conditions set forth in the Form of Decision (Attachment C).

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant is proposing a Zone Reclassification (REZ) and Site Plan (STP) for the development of an assisted care facility on approximately 3.9 acres of land within the Bonsall Community Plan area. The site is subject to the General Plan Regional Category Village, Land Use Designation Office Professional. Zoning for the site is Office Professional (C30). The Project includes a proposed REZ to change the zoning for the site from C30 (Office Professional) to C46 (Medical Center Use Regulations). The proposed use is allowed in C46 zone with an approval of a STP.



Figure 1: Photo simulation of proposed assisted care facility, looking northwest from above.

The proposed two-story 74,000-square-foot assisted care facility will consist of a total of 127 occupants, with 86 beds in 56 assisted living units, 24 memory care units and 41 staff members, including a culinary director. There are 74 single-occupant suites and six double-occupant suites, for the 86 residents. Staff members are divided into three shifts to provide full-time care. The memory care units located adjacent to Thoroughbred Lane will be one-story, while the remainder of the proposed facility will be two-story (Figure 1). The Project will include amenities such as an outdoor swimming pool, a bocce field, an outdoor dining area, and two gardens.

A majority of resident programming, entertainment and activities are within the indoor common areas of the community, although there will be weekly classes in the pool led by an instructor. There are no amplified speakers or music in these classes. A total of 45 parking spaces will be located on-site for residents, guests and employees. Assisted care residents may come and go as they please, however, they must have their physician's approval to leave the property, and all trips are pre-scheduled and escorted. Residents are not permitted to drive to and from the property or have their own vehicle, unless they obtain approval with a physician's order.

Architecture and Design

The architectural design of the Project incorporates materials, colors and textures that are similar to surrounding structures, specifically the adjacent two-story shopping centers. The Project includes terracotta roofing, accent walls at the entrances and building corners, as well as arched entrance frames with mission tile details (Figures 2 and 3). The exterior finish consists of concrete in earth tone colors with decorative stone, steel and wood accents. The variation in color and finishes serve to break up the mass of the building and visually divide the structure into separate components, reducing visual prominence of the building. The Project's architectural design is consistent with the Bonsall Community Plan.



Figure 2: Photo simulation of assisted care facility entrance looking north from onsite.



Figure 3: Northeast building elevation.

Assisted Care Facility Operation

At full capacity, the Project will serve 86 residents and have 41 staff. There are four existing Carefield Assisted Living and Memory Care facilities located throughout the State. These assisted care facilities average approximately five visitors a day on weekdays and approximately 10 visitors on weekends. Visiting hours are from 9AM to 7PM, seven days a week. Visitor data collected from existing Carefield facilities indicate a majority of weekday visits occur between 5PM and 7PM, and on weekends between Noon to 1:30PM or 4PM to 6PM. The Project does not limit the number of visitors.

The facility receives deliveries twice a week for food, medical and office supplies. It anticipates hosting four events a month, with three of them held indoors. The outside event would typically be a themed barbeque where residents can invite guests to attend. A maximum of 50 guests are permitted to attend these events. Indoor and outdoor events will not have any amplified music. Hours of operations for the events are between 3 PM and 4 PM or 6 PM to 7 PM.

The proposed facility will be licensed by the California Department of Social Services under Title 22, Division 6, Chapter 8 as a Residential Care Facility for the Elderly (RCFE). This licensing category allows for the housing of seniors over the age of 62. The community is based on a social model of services and not clinical, and as an RCFE, provides residents with assistance with the activities of daily living. State regulations do not require any on-site nursing presence for assisted living communities. However, Bonsall Carefield Facility will employ a licensed nurse in-house at all times for oversight of the community care being delivered and medication management.

Access will be provided by a proposed private driveway connecting to an existing public road, Mission Road. The Project frontage along Mission Road is a cul-de-sac that serves two commercial zoned properties. Mission Road also continues parallel to the Mission Road cul-de-sac and converges with State Route 76.

The Project will be served by the Rainbow Municipal District for sewer and water. Emergency services for the Project will be provided by the North County Fire Protection District and the San Diego County Sheriff's Department. The Project has demonstrated that all necessary services and facilities are available as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability Forms for Public Water, School, and Fire Services – Attachment G).

Please refer to Attachment A – Planning Documentation, to view the Plot Plans, Elevations, Preliminary Grading Plans, and Conceptual Landscape Plans.

2. Subject Property and Surrounding Land Uses

The Project site, which is vacant, undeveloped land, is located within the Bonsall Community Plan Area at the intersection of Thoroughbred Lane and Mission Road/State Route 76 (SR-76). Figures 4 and 5 show the Project site of the proposed assisted care facility outlined in yellow. The Project site is bounded by Mission Road/State Route 76 to the south and Thoroughbred Lane to the west. The north and east boundaries are adjacent to single-family residential uses, known as the Fox Run Subdivision, and a commercial center with restaurants, a movie theater, and other retail and commercial uses. Approximately 250 feet south of the Project site across Mission Road is another commercial area with a gas station.

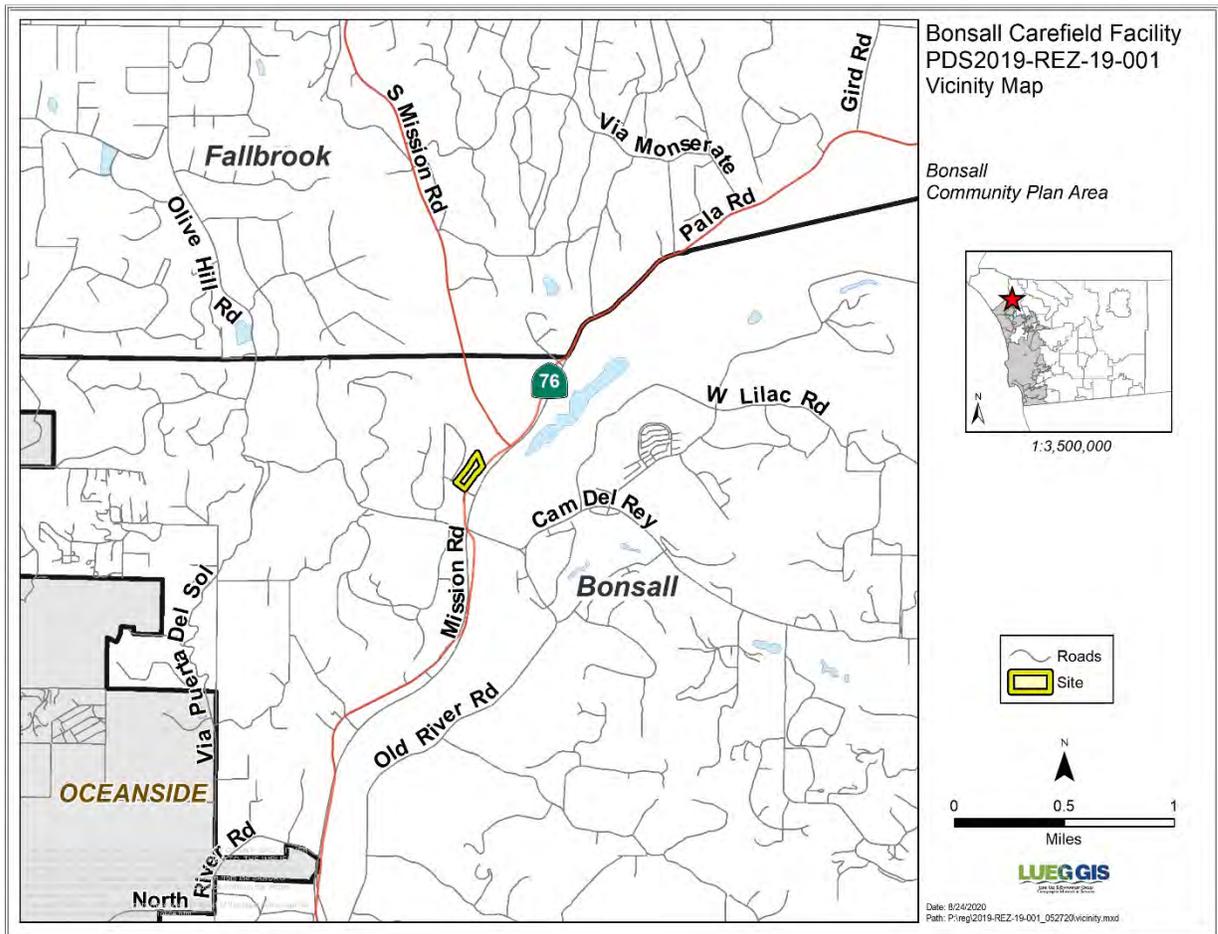


Figure 4: Vicinity Map

Lands surrounding the Project site are primarily rural residential and commercial uses, with some agricultural uses and vacant land. The Project site is approximately 140 feet northwest of SR-76 and access is provided by a private driveway that connects to Mission Road, a County-maintained road. Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

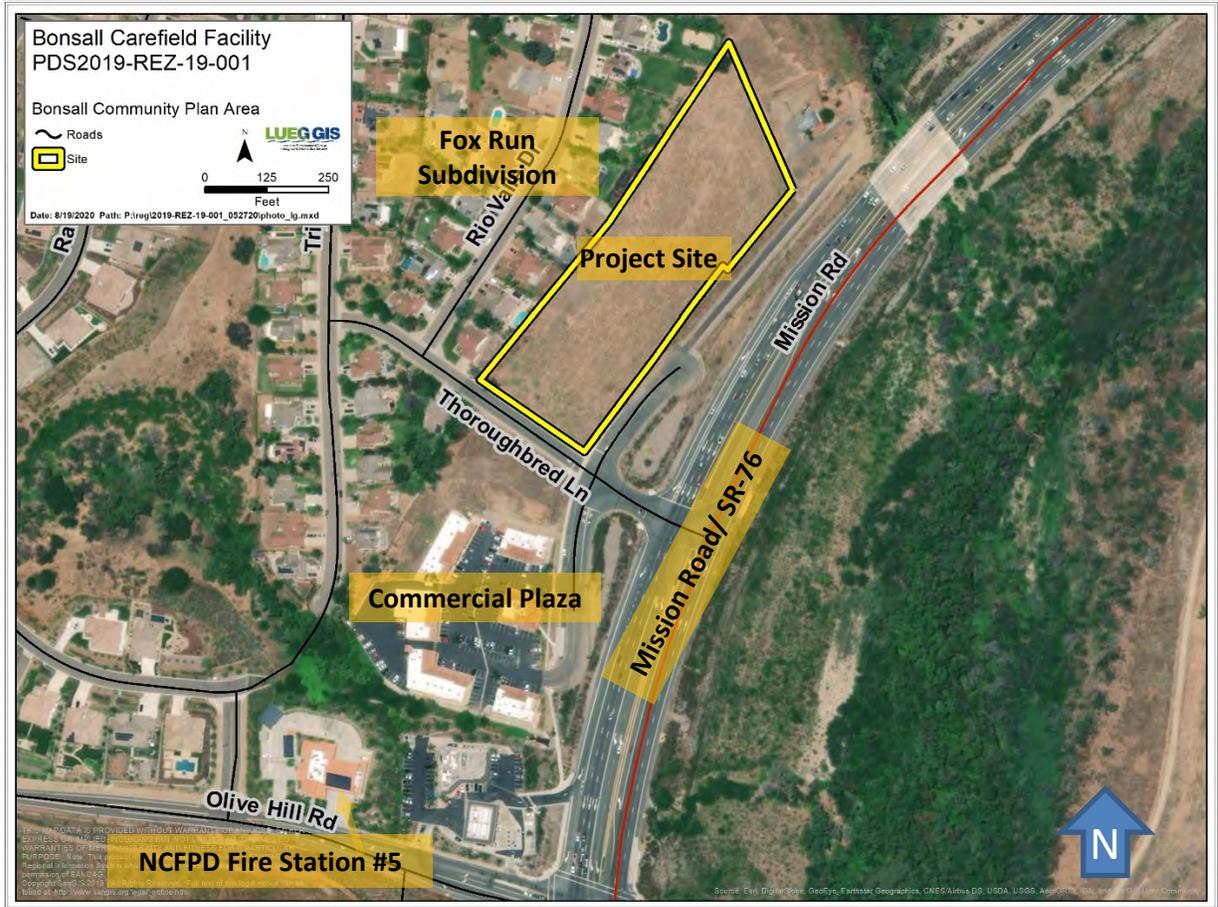


Figure 5: Existing Site

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-2.9), Office Professional	Residential (RS), Office Professional (C30)	Rio Valle Drive	Single-Family Residential, Office
East	Village Residential (VR-2.9)	Residential (RS)	Thoroughbred Lane	Single-Family Residential
South	General Commercial	Office Professional (C30), General Commercial (C36)	Mission Road/ SR-76	Commercial, Vacant Land
West	Rural Lands (RL-40)	Limited Agriculture (A70)	Mission Road/ SR-76	Vacant Land

D. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Bonsall Community 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.

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 Bonsall Community 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. Project Analysis

Zoning Reclassification

The Project requires a zone reclassification to change the existing zoning designation from Office Professional (C30), which does not allow for group care use, to Medical Center Use (C46). The proposed C46 zoning designation is consistent with the existing General Plan designation of Office Professional and authorizes the group care use upon approval of a Site Plan. The Project site is currently zoned with two building heights, "C" which allows for a maximum building height of 25 feet and "G" which allows for a maximum building height of 35 feet. The REZ will change the building height designator to "G," to allow for a consistent maximum building height of 35-feet throughout the property.

Staff has concluded that the proposed zone reclassification from C30 to C46 and the proposed "G" height designator is consistent with adjacent uses including single-family residential and commercial uses. Immediately to the north of the Project site are single-family residences, and to the east and west are commercial and office buildings. Adjacent properties to the north and east have a "G" height designator. Residents may use an existing trail to travel northeast or southwest along Mission Road to access nearby commercial uses such as grocery stores, restaurants, and banks. Mission Road converges to the south and becomes SR-76. The proposed assisted care facility will provide senior housing and will be compatible with the existing character of the community.

Community Character and Visual Impacts

The Project is located between commercial development fronting a major thoroughfare and single-family homes located on the surrounding hillsides. It has been designed using earth-tone colors and natural architectural elements, such as stone and wood, consistent with the visual character of the surrounding area, and includes measures to eliminate potential compatibility issues. Measures include setting back the proposed facility from adjacent roads and using landscaping as a buffer to the residential uses and public roads. A total of 150 proposed trees will range from 10 to 40 feet tall at maturity and will be drought tolerant. One of the proposed gardens includes a 1,600 square foot turf area, the remainder of the property will be drought tolerant, fire resistant shrubs, groundcovers, and trees. All irrigation will be consistent with the Water Conservation in Landscaping Ordinance and Water Efficient Landscape Design Manual. The proposed assisted care facility will also install a six-foot-tall wall along the north side of SR-76. No public comments were received specifically regarding visual resources.



Figure 6: Photosimulation of proposed project looking north from Mission Road/ State Route 76.



Figure 7: Site Plan aerial of proposed assisted care facility.

Traffic

Comments were received indicating that the Project will have significant traffic impacts to the adjacent roads, Thoroughbred Lane and Mission Road/SR-76. An Issue Specific Traffic Impact Study (TIS) dated October 30, 2019, prepared for the Project determined it will generate 238 average daily trips (ADT), with 16 morning and 22 afternoon peak hour trips. Intersection analysis was not required by the County of San Diego Guidelines for Determining Significance for Transportation and Traffic because less than 25 morning and afternoon peak hours trips would be added to nearby intersections. Thoroughbred Lane is a dead-end road and provides access to 85 single-family residences. According to the San Diego Association of Governments (SANDAG) trip generation rates, Thoroughbred Lane is assumed to have 850 daily trips with a maximum capacity of 4,500 daily trips. Staff determined that the Project's trips are within the allowable limits for adjacent intersections

and road. Additionally, SR-76 is a Caltrans facility and was recently widened to its ultimate configuration. Caltrans reviewed the Project's TIS and had no comments. The Project includes contribution to the Transportation Impact Fee (TIF) program, to mitigate for any potential cumulative impacts related to transportation and traffic. The environmental determination for the Project was made on May 29, 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.

The County's Zoning Ordinance requires a minimum of one space per three assisted living units and one space per employee, for a total of 44 required parking spaces. A total of 45 parking spaces are provided on-site, including three accessible spaces as part of the guest parking and one space for an electric vehicle charging station.

Fire Access and Emergency Response

Public comments raised concerns regarding the Project site being within a high fire severity zone. The Project is within the North County Fire Protection District (NCFPD) and the nearest responding station is the NCFPD Station 5 located approximately 750 feet to the south of the project site. The Project includes a Fire Protection Plan that has been approved by the County of San Diego Fire Authority and NCFPD. The Project will place fire department connections and two commercial hydrants on project access roads as required by NCFPD. Travel time to the project site has been estimated to be less than five minutes, well within the 10-minute standard specified by the County of San Diego General Plan Safety Element. The NCFPD will provide ambulance services to the Project.

The nearest emergency response facility is the Fallbrook Family Medical Center, located 6.8 miles northeast from the Project site. The Fallbrook Medical Center also offers full-time urgent care services. In the event of a medical emergency, the NCFPD Station 5 has the capacity to respond and provide care.

Greenhouse Gas Emissions

A Global Climate Change study prepared for the Project analyzed emissions associated with the Project using a qualitative analysis applying Appendix G of the CEQA Guidelines as the threshold of significance to evaluate the environmental effects related to the Project's GHG emissions. The study determined that because the Project would generate fewer GHG emissions than the General Plan would allow, it would not have significant impacts. The County's General Plan buildout allows for the construction of a 50,000-square foot general office building that would generate 707 MT annually. The Project was estimated to generate 507 MT annually with incorporation of sustainable design standards and reduction measures. The Project is required to incorporate efficient outdoor water usage, energy efficient outdoor lighting, electric vehicle charging stations, vanpool parking spaces, building efficiency standards, and recycling areas. This demonstrates the Project's greenhouse gas emissions will not have a significant impact on the environment or conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases because it shows the Project's emissions will not exceed the levels necessary to accomplish reductions within the County to meet applicable targets.

The Global Climate Change study also evaluated and found the Project consistent with the County's Climate Action Plan (CAP). The Project incorporates reduction measures included in the CAP; however, the Project does not rely on the CAP, which was overturned by the Court of Appeals in June 2020, for analysis of the impacts of its greenhouse gas emissions.

3. General Plan Consistency

The site is subject to the Village General Plan Regional Category and Office Professional Land Use Designation. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The proposed project has been reviewed by the North County Fire Protection District and County of San Diego Fire Authority, and both concluded there is adequate service available to the proposed project.</p>
<p>Policy S-3.7 – Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.</p>	<p>The proposed project is required to obtain all necessary building permits prior to occupancy of the facility. The proposed project will meet fire code, and include the installation of a fire sprinkler system.</p>
<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 development of previously cleared site consistent with the Biological Mitigation Ordinance and Grading Ordinance. The entire parcel has been periodically mowed at the direction of the North County Fire Protection District. The Project will not impact any existing biological open-space easements in the Project vicinity.</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-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 Rainbow Municipal Water District for the operations of the Project. The Project will not rely on groundwater or deplete groundwater resources in the area.</p>

General Plan Policy	Explanation of Project Conformance
<p>POLICY H-1.4 – Special Needs Housing near Complementary Uses. Encourage the location of housing targeted to special needs groups, in close proximity to complementary commercial and institutional uses and services.</p>	<p>The proposed project is within seven miles of the Fallbrook Family Healthcare Center. The nearest fire station (North County Fire Station #5) is 750 feet away. North County Fire Protection District (NCFPD) has reviewed the proposed project and concluded it has adequate capacity to serve the proposed project. Additionally, the project site is within 0.2 mile from two commercial plazas which include banks, grocery stores, restaurants, and a movie theatre.</p>

4. Community Plan Consistency

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

Table E-2: Bonsall Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<p>Policy LU-3.1.5 – Preserve ridgelines by siting buildings below ridges or set back with sufficient distance to minimize visual impacts. Encourage screening to visually shield all structures, including the use of vegetation, as well as appropriate and varied building materials.</p>	<p>The Project will be buffered from surrounding roads through landscaping, a six-foot tall privacy wall and site design. The Project proposes architectural designs compatible with the rural character of the Bonsall community, including earth-tone colors and natural architectural elements, such as stone and wood, consistent with the visual character of the surrounding area, and includes measures to eliminate potential compatibility issues. Measures include setting back the proposed facility from adjacent roads and using landscaping as a buffer to the residential uses and public roads. A total of 150 proposed trees will range from 10 to 40 feet tall at maturity and will be drought tolerant.</p>
<p>Policy LU-7.1.4 – Protect surface and groundwater supplies from pollution by periodic monitoring of the region to determine if groundwater quality is impacted by sewage systems, septic tanks and leach lines.</p> <p>Policy LU-7.1.6 – Encourage storm runoff to be captured and retained in reservoirs for use with reclamation water.</p>	<p>To ensure no impacts to groundwater will occur, a soils compaction report will be required prior to ground disturbance activities. In addition, a Geotechnical Monitor will be required during all grading activities. The proposed project will be served by sewer.</p> <p>A Stormwater Quality Management Plan (SWQMP) has been prepared and identifies how stormwater will be adequately captured and treated on-site.</p>

5. Zoning Ordinance Consistency

The Project site is zoned Office Professional (C30). As discussed in the project analysis section above, a Zone Reclassification (REZ) is proposed to change the zoning from Office Professional (C30) to Medical Center Use (C46) to permit the group care use. The REZ is also required to change the building height designators from "C" (25-feet) and "G" (35-feet) to only include the "G" designator. The proposed zoning regulation revisions will not change the existing General Plan Land Use Designation and will continue to be consistent with the Zoning Use Regulations Compatibility Matrix (Zoning Ordinance Section 2050).

Table E-3: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	PROPOSED	CONSISTENT?
Use Regulation:	C30	C46	Yes (Upon approval of REZ)
Animal Regulation:	Q	Q	Yes
Density:	-	-	-
Lot Size:	-	-	-
Building Type:	W	W	Yes
Height:	C/(25')/G (35')	G (35')	Yes (Upon approval of REZ)
Lot Coverage:	-	-	-
Setback:	O	O	Yes
Special Area Regulations:	B	B	Yes

Table E-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 2705.b of the Zoning Ordinance allows for Group Care use types within the C46 zone upon issuance of a STP.	The Project is for an assisted care facility which is classified in the Zoning Ordinance as Group Care. Therefore, the Project will comply with the C46 Use Regulations upon approval of a STP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a STP.
Section 4600 of the Zoning Ordinance requires that the project meet the "C" height requirement of 25 feet and "G" height requirement of 35 feet.	The Project site consists of two height designators, "C" (25 feet) and "G" (35-feet). The proposed Project will meet the 35-foot height requirement with the highest roof line at 32-feet, upon approval of REZ.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of REZ.

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the "O" setback requirements of a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed Project meets all setback requirements of the Zoning Ordinance.	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 Mitigated Negative Declaration (MND) was prepared and was available for 30-day public review period from May 29, 2020, through June 29, 2020, on file with PDS under PDS2019-ER-19-02-002. The MND found that the project, with incorporation of mitigation measures for air quality, cultural resources and traffic, would not cause any significant effects on the environment. Mitigation measures for air quality, cultural resources and traffic impacts have been included in the conditions of approval for the project. The Initial Study and MND can be found in Attachment D of this report.

7. Applicable County Regulations

Table E-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.
b. County Consolidated Fire Code	The Project and Fire Protection Plan have been reviewed by the San Diego County Fire Authority and the North County Fire Protection District and have been found to comply with the County Consolidated Fire Code.
c. Noise Ordinance	The Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Light Pollution Code	The Project will implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Project in compliance with the WPO.

E. COMMUNITY PLANNING GROUP (CPG)

On April 2, 2019, the Bonsall Community Sponsor Group (CSG) voted to recommend approval of the Project by a vote of 4-1-1-1 (4 aye, 1 no, 1 vacant, 1absent). Members of the Bonsall CSG requested that no parking be visible from the frontage of the property on Mission Road, as specified by the Bonsall Community Design Guidelines. The proposed project will install a six-foot wall and landscaping along Mission Road so that parking will not be visible from Mission Road.

The Bonsall CSG Meeting Minutes can be found in Attachment F – Public Documentation.

F. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed and no comments or phone calls were received. A total of two comment letters were received during the public review period of the Mitigated Negative Declaration from May 29, 2020, to June 29, 2020 (30 days). Comments were received from members of the public residing in the adjacent Fox Run subdivision to the north of the project site. Concerns raised related to traffic and fire which were discussed in the Analysis and Discussion section of this report. The comment letters and corresponding responses are in Attachment D, Environmental Documentation.

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AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Zoning Reclassification Resolution PDS2019-REZ-19-001
- Attachment C – Form of Decision Site Plan PDS2019-STP-19-005
- Attachment D – Environmental Documentation
- Attachment E – Public Documentation
- Attachment F – Service Availability Forms
- Attachment G – Ownership Disclosure

**Attachment A –PLANNING
DOCUMENTATION**



Building Entrance, Looking West

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OWNER / APPLICANT

Thoroughbred Lane L.L.C.
Carefield Senior Living
Contact: Vicky Barklis
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ARCHITECT

Jones Ballard Architects
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619 977 5675

CONSULTANT

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CIVIL

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858 675 9490

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760 414 9212

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San Diego, CA. 92116
619 232 4747

LIGHTING CONSULTANT

The Ruzika Company, Inc.
Contact: Betty Ann Andrews
2 Executive Circle, Ste. 290
Irvine, CA. 92614
949 253 3479 x 113

UNIT SUMMARY

FIRST FLOOR - MEMORY CARE UNITS: 24
FIRST FLOOR - ASSISTED LIVING UNITS: 18
SECOND FLOOR - ASSISTED LIVING UNITS: 38
TOTAL UNITS: 80

UNIT TYPE	#	SIZE (SF)
ASSISTED LIVING STUDIO	18	485
ONE BEDROOM	38	625
MEMORY CARE STUDIO	18	350
COMPANION	6	450

PARKING SUMMARY

REQUIRED SPACES @ 1 PER 3 BEDROOMS: 27
REQUIRED SPACES @ 1 PER EMPLOYEE: 17
TOTAL REQUIRED SPACES: 44

RESIDENT "TRANSPORT VAN" SPACE: 1
PARKING SPACES PROVIDED: 45
(INCLUDES 3 ACCESSIBLE SPACES)

PROJECT DATA

ADDRESS: THOROUGHbred LANE & MISSION RD
BONSALL, CA. (NORTHERN CORNER)

APN: 126-230-55-00
CONSTRUCTION TYPE: TYPE VA
SPRINKLERS: FULLY SPRINKLERED
NUMBER OF STORIES: 1 & 2 STORIES
GROSS BUILDING AREA: 76,500 SQ. FT.
PROPOSED F.A.R.: 0.38
MAX BUILDING HEIGHT: 35'
SITE COVERAGE: 23.7%

CURRENT ZONING: 'C-30' - OFFICE, PROFESSIONAL
PROPOSED ZONING: 'C-46' - MEDICAL CENTER
PROPOSED USE: RCFC COMMUNITY
R2.1, A-2, A-3, B

PROPERTY SIZE: 4.60 ACRES (200,540 SQ FT)

PROJECT DESCRIPTION

THIS FACILITY WILL BE A NEW STATE-OF-THE-ART RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE) AND IS LICENSED BY THE DEPARTMENT OF SOCIAL SERVICES, COMMUNITY CARE LICENSING, SPECIFICALLY UNDER TITLE 22, DIVISION 6, CHAPTER 8.

THIS LICENSING CATEGORY ALLOWS US TO HOUSE SENIORS OVER THE AGE OF 62 AND TO AID THEM IN THEIR ACTIVITIES OF DAILY LIVING. IN ADDITION, OUR FACILITY PROVIDES 3 MEALS PER DAY IN A COMMON AREA DINING ROOM, TRANSPORTATION AND AN ACTIVITIES PROGRAM. UNLIKE SKILLED NURSING, WE DO NOT PROVIDE 24-HOUR MEDICAL CARE.

SHEET INDEX

- A000 TITLE SHEET
- A100 EXISTING CONDITIONS
- A101 PROPOSED SITE PLAN
- A200 PROPOSED BUILDING PAD PLAN
- A201 FIRST FLOOR PLAN
- A202 SECOND FLOOR PLAN
- A203 ROOF PLAN
- A204 UNIT DETAIL PLANS
- A300 BUILDING ELEVATIONS
- A400 SITE BLDG SECTIONS
- A500 MONUMENT SIGN DETAIL
- A501 MATERIAL / IMAGE BOARD
- L100 LANDSCAPE LEGEND & NOTES
- L101 LANDSCAPE SITE PLAN
- L102 LANDSCAPE IMAGES
- L103 RENDERED PRELIMINARY PLAN
- LT200 LIGHTING SITE PLAN
- LT201 LIGHTING CALCULATIONS
- LT202 LIGHTING CALCULATIONS
- LT203 LIGHTING CALCULATIONS
- LT204 LIGHTING CALCULATIONS
- LT205 LIGHTING CALCULATIONS
- LT206 LIGHTING CALCULATIONS
- LT207 LIGHTING CALCULATIONS
- LT208 LIGHTING CALCULATIONS
- LT209 EXTERIOR LIGHTING FIXTURES
- C100 CIVIL LEGEND + NOTES
- C200 EXISTING CONDITIONS + EASEMENTS
- C300 PRELIMINARY GRADING PLAN INDEX
- C400 PRELIMINARY GRADING + UTILITY PLAN
- C500 PRELIMINARY GRADING + UTILITY PLAN
- C600 PAVEMENT CROSS SECTION
- C700 PROPOSED CIVIL CONSTRUCTION DETAILS
- X001 PLOT PLAN

VICINITY MAP, WTS



Record ID# PDS2019-REZ-19-001
PDS2019-STP-19005
Environmental Log# PDS2019-ER-19-02-002



Carefield Senior Living, Bonsall, California

Mission Road & Thoroughbred Lane, Bonsall, California 92003





3 - 17

1 Existing Site 1" = 30'-0"



Carefield Senior Living, Bonsall, California





3 - 18

1 Building / Site Plan Context

1" = 30'-0"



Carefield Senior Living, Bonsall, California

Mission Road & Thoroughbred Lane, Bonsall, California 92003

February 07, 2020

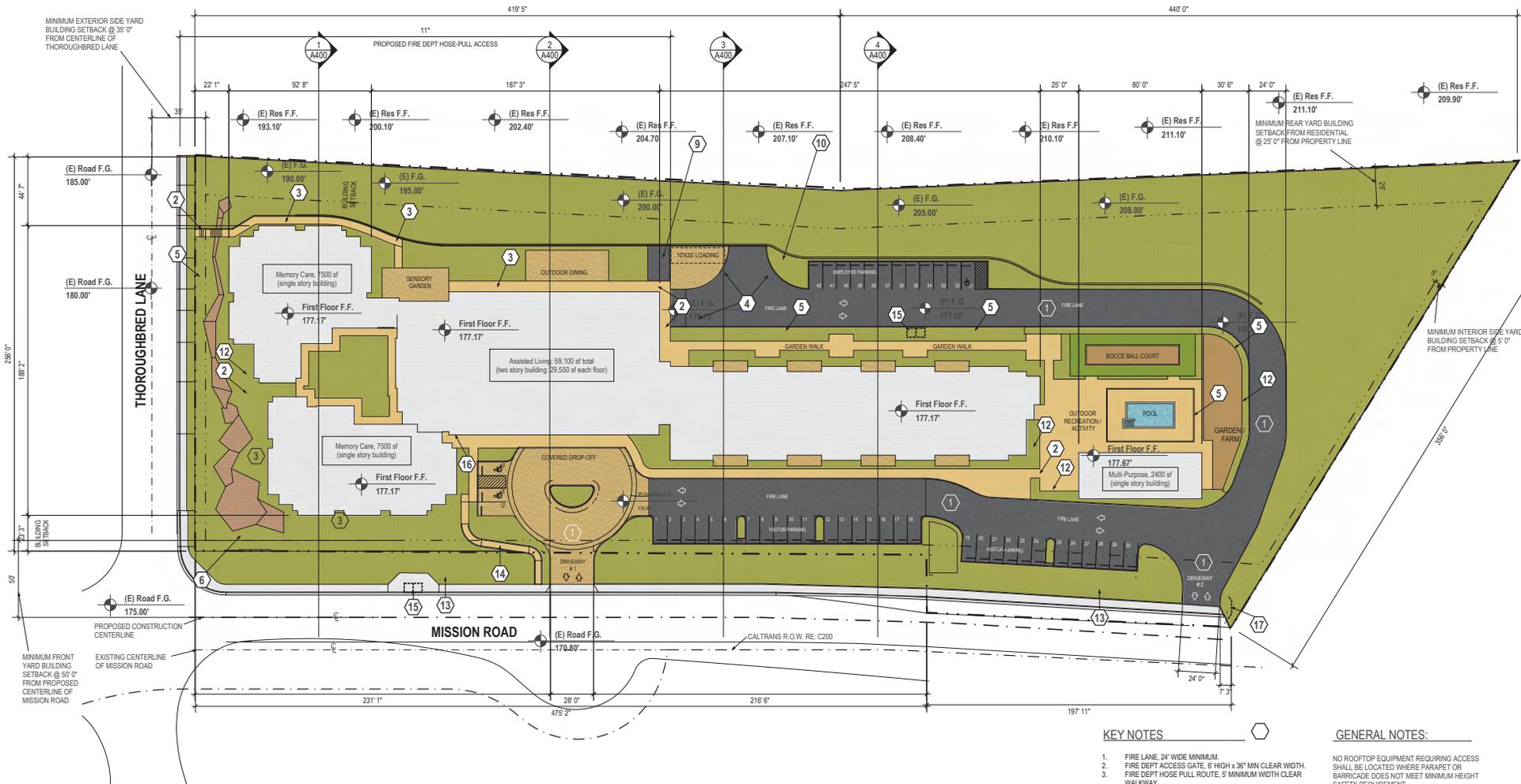
02.07.2020

Site Plan Rezone Application

A101



RIO VALLE



1 Building Pad / Site Plan

1" = 30'-0"

KEY NOTES

1. FIRE LANE, 24' WIDE MINIMUM
2. FIRE DEPT ACCESS GATE, 6' HIGH x 36' MIN CLEAR WIDTH
3. FIRE DEPT HOSE PULL ROUTE, 5' MINIMUM WIDTH CLEAR WALKWAY
4. FIRE APPARATUS TURN AROUND PER FIRE DEPT REQUIREMENTS
5. 6' HIGH ORNAMENTAL METAL FENCE
6. MONUMENT SIGN, REMOTELY ILLUMINATED INDIVIDUAL METAL LETTERS ON A MAXIMUM 4' HIGH LANDSCAPE WALL
7. PREFINISHED ALUMINUM FRAMED SKYLIGHT
8. ROOFTOP MECH EQUIPMENT LOCATION, SCREENED BY PARAPET TYP
9. 288 SQFT COVERED, TRASH & RECYCLING ENCLOSURE
10. EMERGENCY GENERATOR
11. TRANSFORMER, (TO BE DETERMINED)
12. 6' HIGH CMU SOUND ATTENUATION WALL
13. PROPOSED FIRE HYDRANT LOCATION
14. ACCESSIBLE WALKWAY/RAMP, RE: C400
15. PROPOSED P.V.T. FILTERA (TM) CURB INLET, RE: C300
16. PROPOSED ROOF DOWN DRAIN (P.V.T.) CONNECTED TO BIO-FILTRATION BASIN, RE: C400
17. PRIVATE TEMPORARY MASONRY RETAINING WALL PER RSD "C-6" (APPROX. 18' MAX WALL EXPOSED HEIGHT), RE: C500

GENERAL NOTES:

NO ROOFTOP EQUIPMENT REQUIRING ACCESS SHALL BE LOCATED WHERE PARAPET OR BARRIQUADE DOES NOT MEET MINIMUM HEIGHT SAFETY REQUIREMENT.

ALL ROOFTOP EQUIPMENT SHALL BE LOCATED BEHIND PARAPET WALL AND SCREENED FROM PUBLIC VIEW. NO ROOFTOP EQUIPMENT LOCATED ON SINGLE STORY BLDG.

REFERENCE LANDSCAPE DRAWINGS FOR DETAILED SITE PLAN PLANTING AND FINISHES

REFERENCE CIVIL DRAWINGS FOR ALL EXISTING & PROPOSED FINISH GRADE ELEVATIONS AS WELL AS EXISTING PUBLIC RIGHT-OF-WAY AND EASEMENT LOCATIONS.

3-19



Carefield Senior Living, Bonsall, California

February 07, 2020

Mission Road & Thoroughbred Lane, Bonsall, California 92003

02.07.2020

Site Plan Rezone Application

A200



RIO VALLE



1 First Floor / Site Plan

1" = 30'-0"

KEY NOTES

1. FIRE LANE 24' WIDE MINIMUM
2. FIRE DEPT ACCESS GATE, 6' HIGH x 36' MIN CLEAR WIDTH
3. FIRE DEPT HOSE PULL ROUTE, 5' MINIMUM WIDTH CLEAR WALKWAY
4. FIRE APPARATUS TURN AROUND PER FIRE DEPT REQUIREMENTS
5. 6' HIGH ORNAMENTAL METAL FENCE
6. MONUMENT SIGN, REMOTELY ILLUMINATED INDIVIDUAL METAL LETTERS ON A MAXIMUM 4' HIGH LANDSCAPE WALL
7. PREFINISHED ALUMINUM FRAMED SKYLIGHT
8. ROOFTOP MECH EQUIPMENT LOCATION, SCREENED BY PARAPET, TYP.
9. 288 SQFT COVERED, TRASH & RECYCLING ENCLOSURE
10. EMERGENCY GENERATOR
11. TRANSFORMER, (TO BE DETERMINED)
12. 6' HIGH CMU SOUND ATTENUATION WALL
13. PROPOSED FIRE HYDRANT LOCATION
14. ACCESSIBLE WALKWAY/RAMP, RE: C400
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17. PRIVATE TEMPORARY MASONRY RETAINING WALL PER RSD "C-6" (APPROX. 18' MAX WALL EXPOSED HEIGHT), RE: C500

GENERAL NOTES:

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REFERENCE LANDSCAPE DRAWINGS FOR DETAILED SITE PLAN PLANTING AND FINISHES

REFERENCE CIVIL DRAWINGS FOR ALL EXISTING & PROPOSED FINISH GRADE ELEVATIONS AS WELL AS EXISTING PUBLIC RIGHT-OF-WAY AND EASEMENT LOCATIONS.

3 - 20



Carefield Senior Living, Bonsall, California

February 07, 2020

Mission Road & Thoroughbred Lane, Bonsall, California 92003

02.07.2020

Site Plan Rezone Application

A201



RIO VALLE



1 Second Floor / Site Plan

1" = 30'-0"

KEY NOTES

1. FIRE LANE 24' WIDE MINIMUM
2. FIRE DEPT ACCESS GATE, 6' HIGH x 36' MIN CLEAR WIDTH
3. FIRE DEPT HOSE PULL ROUTE, 5' MINIMUM WIDTH CLEAR WALKWAY
4. FIRE APPARATUS TURN AROUND PER FIRE DEPT REQUIREMENTS
5. 6' HIGH ORNAMENTAL METAL FENCE
6. MONUMENT SIGN, REMOTELY ILLUMINATED INDIVIDUAL METAL LETTERS ON A MAXIMUM 4' HIGH LANDSCAPE WALL
7. PREFINISHED ALUMINUM FRAMED SKYLIGHT
8. ROOFTOP MECH EQUIPMENT LOCATION, SCREENED BY PARAPET, TYP.
9. 288 SQFT, COVERED, TRASH & RECYCLING ENCLOSURE
10. EMERGENCY GENERATOR
11. TRANSFORMER, (TO BE DETERMINED)
12. 6' HIGH CMU SOUND ATTENUATION WALL
13. PROPOSED FIRE HYDRANT LOCATION
14. ACCESSIBLE WALKWAY/RAMP, RE: C400
15. PROPOSED P.V.T. FILTERRA (TM) CURB INLET, RE: C300
16. PROPOSED ROOF DOWN DRAIN (P.V.T.) CONNECTED TO BIO-FILTRATION BASIN, RE: C400
17. PRIVATE TEMPORARY MASONRY RETAINING WALL PER RSD "C-6" (APPROX. 18' MAX WALL EXPOSED HEIGHT), RE: C500

GENERAL NOTES:

NO ROOFTOP EQUIPMENT REQUIRING ACCESS SHALL BE LOCATED WHERE PARAPET OR BARRICADE DOES NOT MEET MINIMUM HEIGHT SAFETY REQUIREMENT.

ALL ROOFTOP EQUIPMENT SHALL BE LOCATED BEHIND PARAPET WALL AND SCREENED FROM PUBLIC VIEW; NO ROOFTOP EQUIPMENT LOCATED ON SINGLE STORY BLDG.

REFERENCE LANDSCAPE DRAWINGS FOR DETAILED SITE PLAN PLANTING AND FINISHES

REFERENCE CIVIL DRAWINGS FOR ALL EXISTING & PROPOSED FINISH GRADE ELEVATIONS AS WELL AS EXISTING PUBLIC RIGHT-OF-WAY AND EASEMENT LOCATIONS.

3 - 21



Carefield Senior Living, Bonsall, California

Mission Road & Thoroughbred Lane, Bonsall, California 92003

February 07, 2020

02.07.2020

Site Plan Rezone Application

A202



RIO VALLE



1 Building Roof / Site Plan

1" = 30'-0"

KEY NOTES

1. FIRE LANE: 24' WIDE MINIMUM
2. FIRE DEPT ACCESS GATE: 6' HIGH x 36' MIN CLEAR WIDTH
3. FIRE DEPT HOSE PULL ROUTE, 5' MINIMUM WIDTH CLEAR WALKWAY
4. FIRE APPARATUS TURN AROUND PER FIRE DEPT REQUIREMENTS
5. 6' HIGH ORNAMENTAL METAL FENCE
6. MONUMENT SIGN, REMOTELY ILLUMINATED INDIVIDUAL METAL LETTERS ON A MAXIMUM 4' HIGH LANDSCAPE WALL
7. PREFINISHED ALUMINUM FRAMED SKYLIGHT
8. ROOFTOP MECH EQUIPMENT LOCATION, SCREENED BY PARAPET, TYP.
9. 288 SQFT, COVERED, TRASH & RECYCLING ENCLOSURE
10. EMERGENCY GENERATOR
11. TRANSFORMER, (TO BE DETERMINED)
12. 6' HIGH CMU SOUND ATTENUATION WALL
13. PROPOSED FIRE HYDRANT LOCATION
14. ACCESSIBLE WALKWAY/RAMP, RE: C400
15. PROPOSED P.V.T. FILTERRA (TM) CURB INLET, RE: C300
16. PROPOSED ROOF DOWN DRAIN (P.V.T.) CONNECTED TO BIO-FILTRATION BASIN, RE: C400
17. PRIVATE TEMPORARY MASONRY RETAINING WALL PER RSD "C-6" (APPROX. 18' MAX WALL EXPOSED HEIGHT), RE: C500

GENERAL NOTES:

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ALL ROOFTOP EQUIPMENT SHALL BE LOCATED BEHIND PARAPET WALL AND SCREENED FROM PUBLIC VIEW; NO ROOFTOP EQUIPMENT LOCATED ON SINGLE STORY BLDG.

REFERENCE LANDSCAPE DRAWINGS FOR DETAILED SITE PLAN PLANTING AND FINISHES

REFERENCE CIVIL DRAWINGS FOR ALL EXISTING & PROPOSED FINISH GRADE ELEVATIONS AS WELL AS EXISTING PUBLIC RIGHT-OF-WAY AND EASEMENT LOCATIONS.

3 - 22



Carefield Senior Living, Bonsall, California

Mission Road & Thoroughbred Lane, Bonsall, California 92003

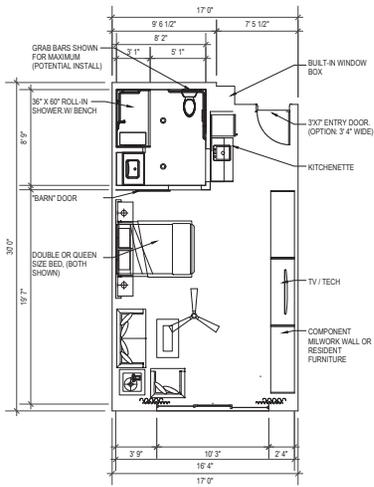
02.07.2020

Site Plan Rezone Application

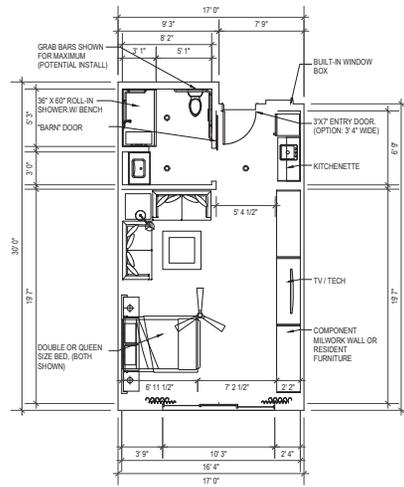
A203



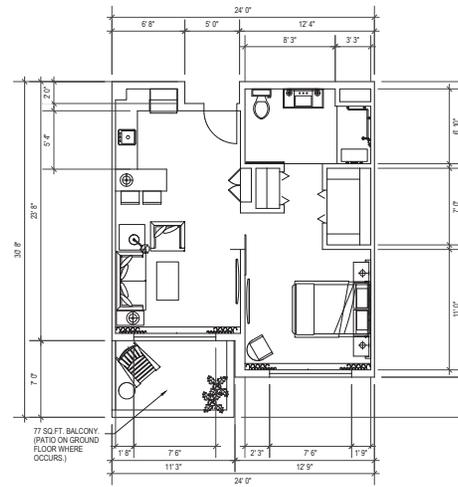
February 07, 2020



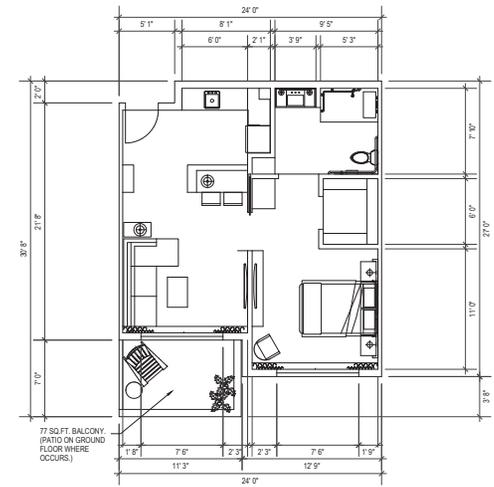
AL Studio 'E' +/- 502 sf



AL Studio 'E' +/- 508 sf



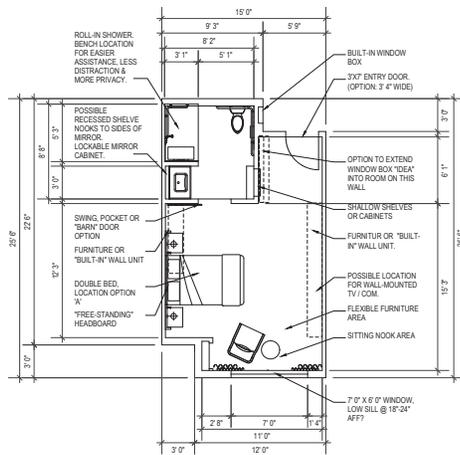
AL 1-Bedroom 'B' +/- 593 sf (670 sf w/ deck)



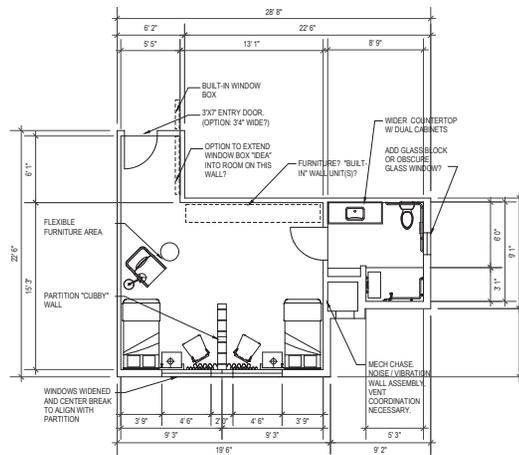
AL 1-Bedroom 'C' +/- 593 sf (670 sf w/ deck)

2 Assisted Living Resident Unit Plans

3/16"= 1'-0"



MC Studio 'C' +/- 358 sf



MC Studio Db1 'B' +/- 450 sf

1 Memory Care Resident Unit Plans

3/16"= 1'-0"



Carefield Senior Living, Bonsall, California

Mission Road & Thoroughbred Lane, Bonsall, California 92003

02.07.2020

Site Plan Rezone Application

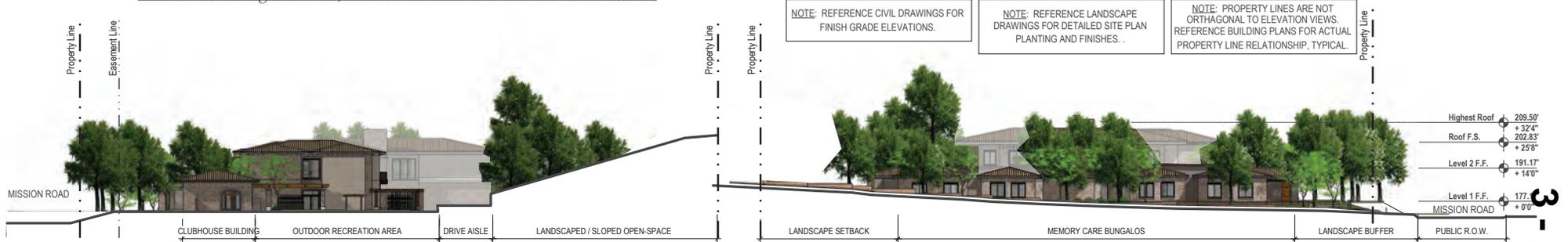
3 - 23



A204



4 Southeast Building Elevation, from Mission Road 1"= 20'-0"



3 Northeast Building Elevation, 1"= 20'-0"

2 Southwest Building Elevation, from Thoroughbred Lane 1"= 20'-0"

NOTE: REFERENCE CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.

NOTE: REFERENCE LANDSCAPE DRAWINGS FOR DETAILED SITE PLAN PLANTING AND FINISHES.

NOTE: PROPERTY LINES ARE NOT ORTHOGONAL TO ELEVATION VIEWS. REFERENCE BUILDING PLANS FOR ACTUAL PROPERTY LINE RELATIONSHIP, TYPICAL.

Highest Roof 209.50'
+ 32.4"
Roof F.S. 202.83'
+ 25.8"
Level 2 F.F. 191.17'
+ 14.0"
Level 1 F.F. 177.00'
MISSION ROAD + 0.0'

3-24



1 Northwest Building Elevation 1"= 20'-0"

KEY NOTES

1. FIRE LANE, 24' WIDE MINIMUM.
2. FIRE DEPT ACCESS GATE.
3. FIRE DEPT HOSE PULL ROUTE, 6' WIDE CONCRETE SIDEWALK.
4. FIRE APPARATUS TURN AROUND PER FIRE DEPT REQUIREMENTS.
5. 6' HIGH ORNAMENTAL METAL FENCE MONUMENT SIGN, REMOTELY ILLUMINATED METAL LETTERS ON A MAXIMUM 3' HIGH LANDSCAPE WALL.
7. PREFINISHED ALUMINUM FRAMED SKY LIGHT ROOFTOP MECH EQUIPMENT LOCATION, SCREENED BY PARAPET, TYP.

FINISH NOTES

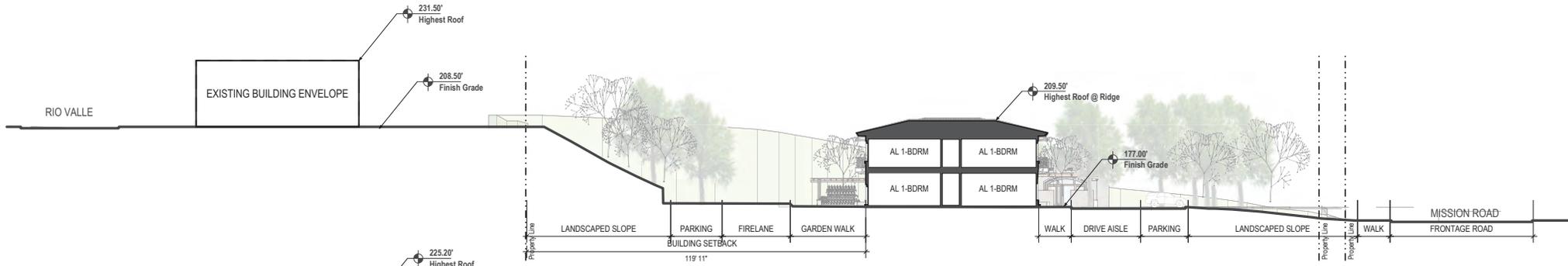
- | | | | | | |
|---|---|---|--|---|--|
| P1 CEMENT PLASTER, COLOR - FRAZEE MEXICAN TEA, CL28930 | M1 ALUMINUM FRAMED WINDOWS: COLOR "BRONZE" | S1 MANUFACTURED STONE TILE: MONTECITO CLIFFSTONE, MANUFACTURED BY EL DORADO | W1 WOOD AND WOOD-LOOK COMPOSITE PANELS, COLOR: TBD | C1 CONCRETE, COLOR "NATURAL WHITE" | R1 MISSION TILE ROOF, 3-COLOR RANDOM BLEND - RUSTIC |
| P2 CEMENT PLASTER, COLOR - FRAZEE JACK-IN-THE-PULPIT, CL2895A | M2 PREFINISHED METAL, COLOR "MEDIUM BRONZE" | S2 STONE TILE: "NATURAL LIMESTONE", COLOR "INCA GOLD" / "JURA GREY" | W2 WOOD SITE FURNITURE: COLOR: "PE-NATURAL" | C2 CONCRETE BLOCK, COLOR "NATURAL GREY" | R2 STANDING SEAM METAL ROOF, COLOR-SEE MATERIAL BOARD (OPT. PATINA COPPER) |
| P3 CEMENT PLASTER / PRECAST, COLOR - NATURAL | M3 PREFINISHED METAL, COLOR "SAGE" OR SIMILAR | S3 STONE TILE: COLOR "RUSTIC GOLD SLATE" | W3 WOOD & WOOD ACCENT, COLOR: TBD | C3 CONCRETE BLOCK, COLOR "SPLIT-FACE DARK GREY" | |



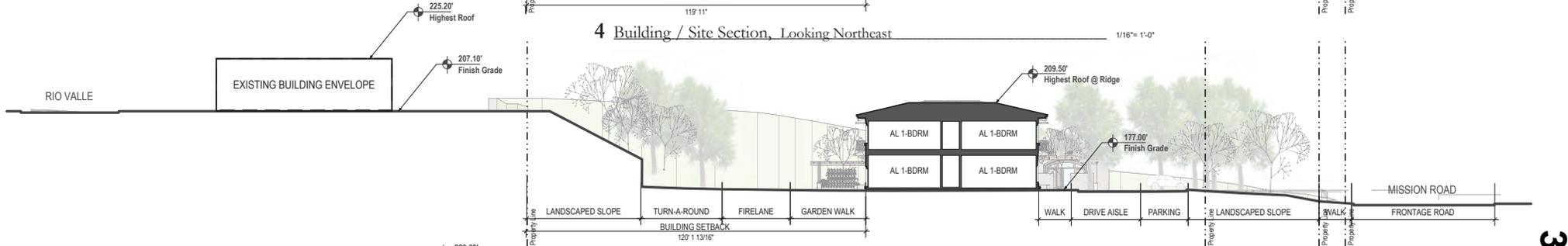
Carefield Senior Living, Bonsall, California

Mission Road & Thoroughbred Lane, Bonsall, California 92003





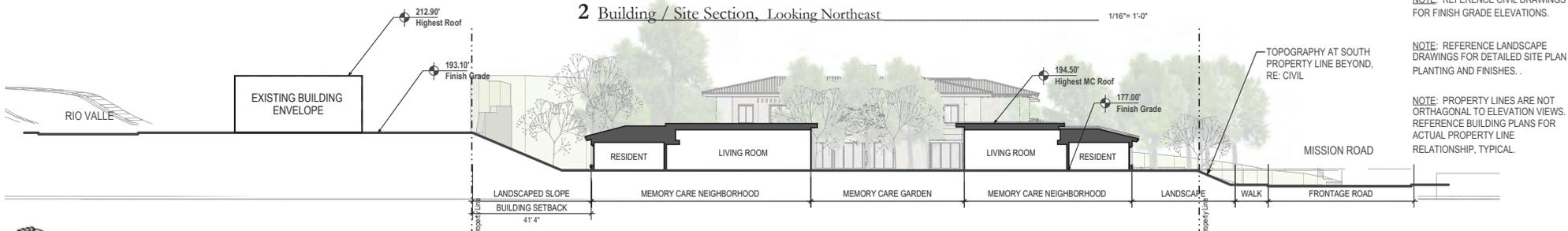
4 Building / Site Section, Looking Northeast



3 Building / Site Section, Looking Northeast



2 Building / Site Section, Looking Northeast



1 Building / Site Section, Looking Northeast

Highest Roof	209.50'
Roof F.S.	+ 324'
	+ 258"
Level 2 F.F.	191.17'
	+ 14'0"
Level 1 F.F.	177.17'
	+ 0'0"

NOTE: REFERENCE CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.

NOTE: REFERENCE LANDSCAPE DRAWINGS FOR DETAILED SITE PLAN PLANTING AND FINISHES.

NOTE: PROPERTY LINES ARE NOT ORTHOGONAL TO ELEVATION VIEWS. REFERENCE BUILDING PLANS FOR ACTUAL PROPERTY LINE RELATIONSHIP, TYPICAL.



Carefield Senior Living, Bonsall, California





3 Preliminary Concept design at Outdoor Dining - Trellised Seat Wall



4 Preliminary Concept design at Trash/Recycling - Trellis Enclosure



3 Preliminary Concept design at Multi-purpose Building - Trellis Arcade



2 Monument Sign Elevation, at the corner of Thoroughbred Lane & Mission Road (Option) 3/4" = 1'-0"



1 Monument Sign Elevation, at the corner of Thoroughbred Lane & Mission Road (Option) 3/4" = 1'-0"

GENERAL SIGNAGE NOTES:

SIGNAGE IS TO BE LOCATED ON A LOW LANDSCAPE WALL INTEGRATED WITH THE SITE AND BUILDING DESIGN.

SIGNAGE WILL BE LOCATED SO AS TO NOT BLOCK DRIVEWAY OR STREET VIEWS OF ONCOMING TRAFFIC. TYPICAL FOR VEHICULAR AND PEDESTRIAN VIEWS.

ILLUMINATION WILL BE PROJECTED ONTO THE SIGN FACE. THE LIGHT SOURCE WILL BE FULLY SHIELDED FROM VIEW.

THE TOTAL NUMBER OF COLORS SHALL BE LIMITED TO 3 AND NO REFLECTIVE OR BRIGHT COLORS WILL BE AVOIDED.

GENERAL SIGNAGE LIMITS:

THOROUGHBRD LANE FRONTAGE IS 257 LINEAR FEET X .75 SQUARE FEET OF ALLOWABLE SIGNAGE PER FOOT EQUALS 192.75 SQUARE FEET OF SIGNAGE ALLOWED.

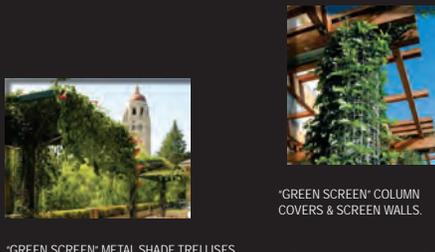
MAXIMUM MONUMENT SIGN HEIGHT IS 4'-0".

MAXIMUM LETTER & SYMBOL HEIGHT IS 10".



Carefield Senior Living, Bonsall, California



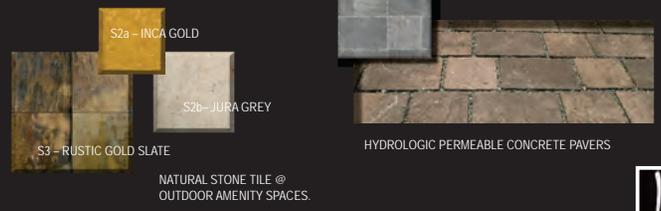


"Warm tones of brown, green, gold, russet and sand are a hallmark of Tuscan style"

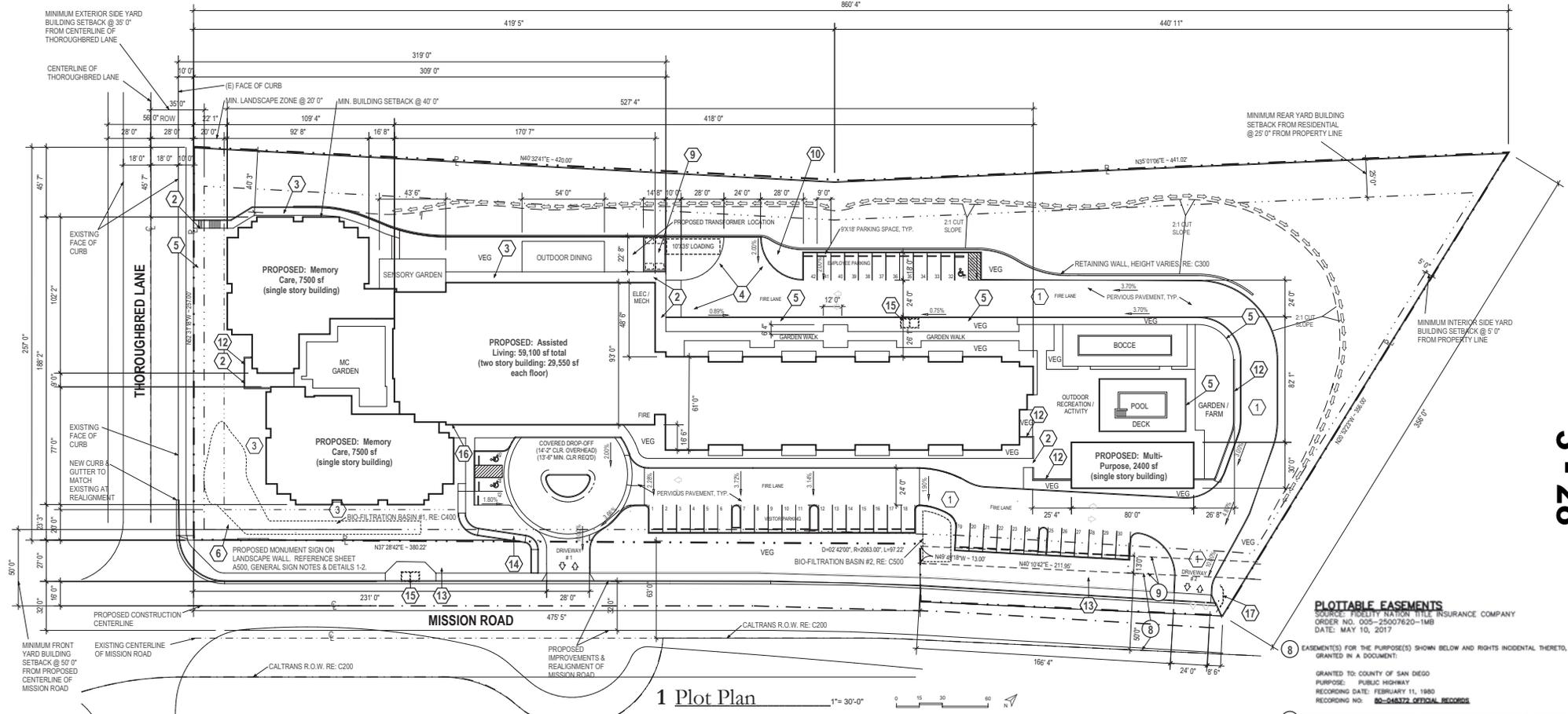


"Tuscan is an Old World style of design that is inspired by the rolling hills of Tuscany, with its plentiful vineyards, farmhouses & tile roofs. The raw textures and rich colors of nature guide the Tuscan style."

"With its earthy tones and natural elements such as wood, stone and iron", "Tuscan design is strong, simple, romantic and rustic all at the same time."



Bonsall Senior Living – Aesthetic / Materials



1 Plot Plan 1" = 30'-0"

UNIT SUMMARY

FIRST FLOOR - MEMORY CARE UNITS:	24
FIRST FLOOR - ASSISTED LIVING UNITS:	18
SECOND FLOOR - ASSISTED LIVING UNITS:	38
TOTAL UNITS:	80

UNIT TYPE	#	SIZE (SF)
ASSISTED LIVING STUDIO	18	485
ONE BEDROOM	38	625
MEMORY CARE STUDIO	18	350
COMPANION	6	450

PARKING SUMMARY

REQUIRED SPACES @ 1 PER 3 BEDROOMS:	27
REQUIRED SPACES @ 1 PER EMPLOYEE:	17
TOTAL REQUIRED SPACES:	44
RESIDENT TRANSPORT VAN SPACE:	1
PARKING SPACES PROVIDED (INCLUDES 3 ACCESSIBLE SPACES):	45

PROJECT DATA

ADDRESS:	THOROUGHbred LANE & MISSION RD BONSALL, CA (NORTHERN CORNER)
APN:	126-230-55-00
CONSTRUCTION TYPE:	TYPE VA
SPRINKLERS:	FULLY SPRINKLERED
NUMBER OF STORIES:	1 & 2 STORIES
GROSS BUILDING AREA:	76,500 SQ. FT.
PROPOSED F.A.R.:	0.39
MAX BUILDING HEIGHT:	35'
SITE COVERAGE:	23.7%
TOTAL LANDSCAPE AREA:	98,917 SQ.FT.
SITE COVERAGE:	49.3%
CURRENT ZONING:	C-30 - OFFICE, PROFESSIONAL
PROPOSED ZONING:	C-46 - MEDICAL CENTER
PROPOSED USE:	ROPE COMMUNITY R2.1, A.2, A.3, B
PROPERTY SIZE:	4.60 ACRES (200,540 SQ FT)

KEY NOTES

1. FIRE LANE, 24' WIDE MINIMUM.
2. FIRE DEPT ACCESS GATE, 6' HIGH x 36' MIN CLEAR WIDTH.
3. FIRE DEPT HOSE PULL ROUTE, 5' MINIMUM WIDTH CLEAR WALKWAY.
4. FIRE APPARATUS TURN AROUND PER FIRE DEPT REQUIREMENTS.
5. 6' HIGH ORNAMENTAL METAL FENCE.
6. MONUMENT SIGN, REMOTELY ILLUMINATED INDIVIDUAL METAL LETTERS ON A MAXIMUM 4' HIGH LANDSCAPE WALL.
7. PREFINISHED ALUMINUM FRAMED SKYLIGHT.
8. ROOFTOP MECH EQUIPMENT LOCATION, SCREENED BY PARAPET, TYP.
9. 288 SOFT, COVERED, TRASH & RECYCLING ENCLOSURE.
10. EMERGENCY GENERATOR.
11. TRANSFORMER, (TO BE DETERMINED).
12. 6' HIGH CMU SOUND ATTENUATION WALL.
13. PROPOSED FIRE HYDRANT LOCATION.
14. ACCESSIBLE WALKWAY/RAMP, RE: C400.
15. PROPOSED P.V.T. FILTERRA (TM) CURB INLET, RE: C300.
16. PROPOSED ROOF DOWN DRAIN (P.V.T.) CONNECTED TO BIO-FILTRATION BASIN, RE: C400.
17. PRIVATE TEMPORARY MASONRY RETAINING WALL PER RSD 'C'6' (APPROX. 18' MAX WALL EXPOSED HEIGHT), RE: C500.

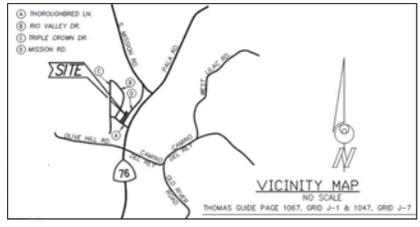
GENERAL NOTES:

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ALL ROOFTOP EQUIPMENT SHALL BE LOCATED BEHIND PARAPET WALL AND SCREENED FROM PUBLIC VIEW. NO ROOFTOP EQUIPMENT LOCATED ON SINGLE STORY BLDG.

REFERENCE LANDSCAPE DRAWINGS FOR DETAILED SITE PLAN PLANTING AND FINISHES.

REFERENCE CIVIL DRAWINGS FOR ALL EXISTING & PROPOSED FINISH GRADE ELEVATIONS AS WELL AS EXISTING PUBLIC RIGHT-OF-WAY AND EASEMENT LOCATIONS.



PLOTTABLE EASEMENTS
SOURCE: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO. 005-25007620-1MB
DATE: MAY 10, 2017

EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDING DATE: FEBRUARY 11, 1980
RECORDING NO: **80-046372 OFFICIAL RECORDS**

9 AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S) PUBLIC ROAD
RECORDING DATE: FEBRUARY 11, 1980
RECORDING NO: **80-046373 OFFICIAL RECORDS**



OWNER
Thoroughbred Lane L.L.C.

APPLICANT
Carefield Living
Contact: Vicky Barklis
201 Lomas Santa Fe Dr., Ste 450
Solana Beach, CA. 92075
858 259 5591

Carefield Living, Bonsall, California

Mission Road & Thoroughbred Lane, Bonsall, California 92003

February 07, 2020

02.07.2020 Site Plan Rezone Application X001



GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DIRECTOR OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ALL SLOPES OVER 3:1 SHALL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK ON THE PROPOSED WORK. SAN DIEGO GAS & ELECTRIC: 1-619-333-4252 1-800-422-1133 AT&T (TELE): 1-619-363-9251 COX CABLE TV: SEWER: RAINBOW MUNICIPAL WATER DISTRICT (760) 728-1178 WATER: RAINBOW MUNICIPAL WATER DISTRICT (760) 728-1178
- A SOLS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATIONS FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTIONS 87.043 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF DPLU.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, STARTING, REWIND, LUBRICATING OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO MONDAY THROUGH SATURDAY, 8:00 AM TO 5:00 PM PER DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.
- ALL MAJOR SLOPES SHALL BE REINFORCED TO PRODUCE A CONTINUOUS TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND SLOTTING OUT OR FILL SURFACES TO EXISTING TERRAIN TO PRODUCE A WITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENHANCE ANY ADJACENT PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY, WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SLIDING, SCOUR OR OTHER DAMAGE, WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DETERMINED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 2:1, FILL 2:1
DEPARTING FROM THE ABOVE RATIO WILL REQUIRE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AFTER REVIEW OF A REPORT FROM A SOLS ENGINEER.
EARTHWORK VOLUMES: CUT: 44,275 C.Y. FILL: 3,650 C.Y.
EXPORT: 40,626 C.Y.

A SEPARATE PERMIT MUST BE OBTAINED FOR WASTE OR IMPORT AREA. GRADING QUANTITIES ARE APPROXIMATE AND ARE PROVIDED HEREON FOR PERMIT PURPOSES ONLY. QUANTITIES ARE BASED ON THE DIFFERENCE BETWEEN THE EXISTING SURFACES AND PROPOSED PAD/SUBGRADE SURFACES. VARIATIONS DUE TO LOSS FROM CLEARING AND GRUBBING, STRIPPING, SHRINKAGE, SWELL, UNSUITABLE MATERIAL, & REMEDIAL GRADING ARE NOT CONSIDERED NOR FACTORED INTO THESE QUANTITIES.

CONTRACTOR SHALL VERIFY QUANTITIES WITH THEIR OWN VOLUME CALCULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN INDEPENDENT QUANTITY AND MATERIAL TAKE OFFS AND CONSTRUCT THE DESIGN INDICATED ON THESE DRAWINGS, PROJECT TO BE BID BASED ON CONTRACTOR'S OWN ESTIMATES.

14. SPECIAL CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS MUST CEASE IMMEDIATELY AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE UTILITIES HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.

15. PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.

16. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, D-75.

17. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING CONTROL MONUMENTS, WHETHER SHOWN ON THESE PLANS OR NOT, HORIZONTAL OR VERTICAL CONTROL. ALL SURVEY MONUMENTS, WHETHER OR REMOVED BY THE CONTRACTOR, OR HIS EMPLOYEES, AGENTS, SUBCONTRACTORS, CONSULTANT OR LICENSEES, SHALL BE LOCATED PRIOR TO BEING DISTURBED OR REMOVED AND REPLACED OR RESET, IN ACCORDANCE WITH THE CALIFORNIA BUSINESS & PROFESSIONS CODE SECTION 8771(c), AT THE CONTRACTOR'S SOLE EXPENSE. UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA. IN ADDITION, A RECORD OF SURVEY OR CORNER RECORD, AS APPLICABLE, SHALL BE FILED AND/OR RECORDED, IN ACCORDANCE WITH THE PROVISIONS OF SAID CODE.

PROJECT APPLICANT/OWNER

THOROUGHGREEN LANE LLC
CAREFIELD SENIOR LIVING
201 LOMAS SANTA FE, SUITE 450
SOLANA BEACH, CA 92075
PHONE: 858-252-1591
CONTACT: VICKY BARKLUS

ARCHITECT

JONES BALLARD ARCHITECTS
3383 BALTAMORE STREET
SAN DIEGO, CA 92121
CONTACT: STEPHEN JONES

CIVIL ENGINEER

FARRINGTON ENGINEERING CONSULTANTS, INC.
11679 VES FILL
SAN DIEGO, CA 92128
PHONE: 619-475-1100
email: mark@farringtonengineering.com

LANDSCAPE ARCHITECT

GARBINI & GARBINI LANDSCAPE ARCHITECTS
4142 ADAMS AVE., SUITE 103 #621
SAN DIEGO, CA 92116
619-232-4747
CONTACT: ROCK GARBINI

SURVEYOR

KARN ENGINEERING & SURVEYING, INC.
122 FID STREET
FALLBROOK, CA 92028
PHONE: 760-728-1134

GRADING NOTES

- ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT GRADING ORDINANCE, THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH SAN DIEGO SUPPLEMENTS, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, ANY SPECIAL REQUIREMENTS OF THE PERMIT, AND ANY EARTHWORK SPECIFICATIONS AS OUTLINED IN THE PROJECT'S GEOTECHNICAL INFORMATION.
- NO GRADING SHALL BE PERFORMED UNTIL A VALID GRADING PERMIT HAS BEEN ISSUED BY THE COUNTY. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PERSONS PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOLS ENGINEER, COUNTY GRADING INSPECTORS, OR THEIR REPRESENTATIVES.
- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE COUNTY ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
- INITIAL INSPECTION: WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO DAYS BEFORE ANY GRADING OR BRUSHING IS STARTED.
 - TOP INSPECTION: AFTER NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PACKED.
 - EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TO FEET.
 - FILL INSPECTION: AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILL EXCEEDS TO FEET.
 - DRAINAGE DEVICE INSPECTION: AFTER FORMING OF TERRACE DRAINS, DOWNDRAINS OR FILL SUBDRAINS, BUT BEFORE ANY CONCRETE OR FILTER MATERIAL IS PLACED.
 - ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED, THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING WITHOUT THE NECESSITY OF THE COUNTY ENGINEER HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
 - FINAL: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS-GRADED PLAN, PROFESSIONAL APPROVALS, AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.
- DAILY INSPECTION, TESTING REPORTS SHALL BE PREPARED BY THE SOLS ENGINEER AND POSTED ON-SITE. THE REPORTS SHALL BE IMMEDIATELY AVAILABLE TO THE COUNTY INSPECTOR ON REQUEST.
- THE COUNTY ENGINEER MAY REQUIRE A SECOND SOLS ENGINEER TO VERIFY TESTS PREPARED BY THE PROJECT SOLS ENGINEER WHERE GOOD CAUSE EXISTS. A REPRESENTATIVE FOR THE COUNTY ENGINEER MAY ISSUE A STOP WORK NOTICE IF ANY VIOLATION OF THE GRADING ORDINANCE IS OBSERVED. CONTINUATION OF GRADING WORK AFTER SUCH A NOTICE HAS BEEN ISSUED IS A VIOLATION OF THE GRADING ORDINANCE.
- ALL GRADING IS TO BE PERFORMED ONLY WITHIN THE AREAS SHOWN ON THE APPROVED GRADING PLAN. GRADING OUTSIDE OF THOSE AREAS OR TO GRADING NOT SHOWN ON THE APPROVED GRADING PLAN IS A VIOLATION OF THE GRADING ORDINANCE.

SURVEY MONUMENTS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPLACING/RESTORING ANY MONUMENTATION, INCLUDING THE COST OF PREPARING AND FILING THE CORNER RECORD OR RECORD OF SURVEY (AS APPLICABLE), WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION, A LAND SURVEYOR OR REGISTERED CIVIL ENGINEER LICENSED TO PRACTICE LAND SURVEYING, MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORIC OR CONTROLLING MONUMENTS PRIOR TO DEMOLITION OR CONSTRUCTION. IF DESTROYED, SUCH MONUMENTS SHALL BE REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE LAND SURVEYOR'S ACT.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCH MARKS DESTROYED BY THE CONSTRUCTION. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE COUNTY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE DEMOLITION OR CONSTRUCTION.

BMP STENCIL PLACEMENT NOTES:

- ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS: NO DUMPING - LIVE IN <NAME RECEIVED WATER>) AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.
- SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.
- LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

PRELIMINARY GRADING PLAN NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROJECT OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

CONTRACTOR'S NOTES

- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR IMPLIED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM DRAINS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE COUNTY ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
 - INITIAL INSPECTION: WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO DAYS BEFORE ANY GRADING OR BRUSHING IS STARTED.
 - TOP INSPECTION: AFTER NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PACKED.
 - EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TO FEET.
 - FILL INSPECTION: AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILL EXCEEDS TO FEET.
 - DRAINAGE DEVICE INSPECTION: AFTER FORMING OF TERRACE DRAINS, DOWNDRAINS OR FILL SUBDRAINS, BUT BEFORE ANY CONCRETE OR FILTER MATERIAL IS PLACED.
 - ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED, THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING WITHOUT THE NECESSITY OF THE COUNTY ENGINEER HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
 - FINAL: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS-GRADED PLAN, PROFESSIONAL APPROVALS, AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.
- DAILY INSPECTION, TESTING REPORTS SHALL BE PREPARED BY THE SOLS ENGINEER AND POSTED ON-SITE. THE REPORTS SHALL BE IMMEDIATELY AVAILABLE TO THE COUNTY INSPECTOR ON REQUEST.
- THE COUNTY ENGINEER MAY REQUIRE A SECOND SOLS ENGINEER TO VERIFY TESTS PREPARED BY THE PROJECT SOLS ENGINEER WHERE GOOD CAUSE EXISTS. A REPRESENTATIVE FOR THE COUNTY ENGINEER MAY ISSUE A STOP WORK NOTICE IF ANY VIOLATION OF THE GRADING ORDINANCE IS OBSERVED. CONTINUATION OF GRADING WORK AFTER SUCH A NOTICE HAS BEEN ISSUED IS A VIOLATION OF THE GRADING ORDINANCE.
- ALL GRADING IS TO BE PERFORMED ONLY WITHIN THE AREAS SHOWN ON THE APPROVED GRADING PLAN. GRADING OUTSIDE OF THOSE AREAS OR TO GRADING NOT SHOWN ON THE APPROVED GRADING PLAN IS A VIOLATION OF THE GRADING ORDINANCE.

SPECIAL NOTES

- THE CONTRACTOR AGREES TO PERFORM ALL WORK IN ACCORDANCE WITH THESE PLANS, IF THE CONTRACTOR HAS REASON TO THINK THAT THERE IS ANY ERROR OR DISCREPANCY IN THESE PLANS OR THE FIELD STAKES, HE SHALL IMMEDIATELY INFORM AND REQUEST CLARIFICATION FROM THE ENGINEER OF WORK.
- THE LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY "WORK TO BE DONE" SHALL BE CONFIRMED BY THE CONTRACTOR'S FIELD MEASUREMENTS PRIOR TO THE CONSTRUCTION OF NEW WORK. THE CONTRACTOR SHALL REPORT TO THE ENGINEER OF WORK ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
- BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE SITE TO DETERMINE THE EXISTING CONDITIONS. IF SUCH CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. NOTIFICATION SHALL BE MADE SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW TIME TO MAKE NEEDED PLAN REVISIONS.
- THE EXISTING TOPOGRAPHY SHOWN IS BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY THE OWNER. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL CONFIRM THAT THE EXISTING TOPOGRAPHY IS IN SUBSTANTIAL CONFORMANCE WITH THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF WORK.
- THESE PLANS ARE ONLY TO BE USED WHEN A SOLS ENGINEER HAS BEEN RETAINED FOR THE PROJECT WHO AGREES TO BE SOLELY RESPONSIBLE FOR THE FOLLOWING:
 - TO TEST, EVALUATE, AND MAKE RECOMMENDATIONS FOR ANY NECESSARY EARTHWORK CONSTRUCTION CHANGES.
 - TO PROVIDE A FINAL REPORT ON THE GRADING STATING HIS OPINION ON THE ADEQUACY AND STABILITY OF THE GRADING.
 - TO STATE THAT THE WORK WAS DONE IN ACCORDANCE WITH THE PROJECT SOLS REPORT AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR AGREES THAT IT IS HIS SOLE RESPONSIBILITY TO PROPERLY GRADE, PLACE, AND IMPORT OR EXPORT EARTH MATERIAL UNDER THE OBSERVATION OF A QUALIFIED SOLS ENGINEER (AN ENGINEERING GEOLOGIST).
- ALL FILL MATERIAL SHALL BE COMPACTED TO 90% OR BETTER AND REPORTS SUBMITTED TO THE PUBLIC WORKS INSPECTOR PRIOR TO THE ACCEPTANCE OF WORK.
- AT THE COMPLETION OF THE GRADING OPERATION, AN AS-GRADED SOLS REPORT WILL BE PREPARED. ONE COPY OF THIS REPORT WILL BE SUBMITTED TO FIELD INSPECTION (AND ONE COPY TO GRADING SECTION) OF THE COUNTY ENGINEER'S OFFICE WITHIN 15 DAYS OF THE COMPLETION OF GRADING.
- BEFORE CONSTRUCTION BEGINS THE CONTRACTOR SHALL CONTACT THE UTILITY AGENCIES AND ADVISE THEM OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE AGENCY REPRESENTATIVES. AFTER THE UTILITIES HAVE BEEN MARKED OUT AND THE CONTRACTOR SHALL MAKE AN EXHAUSTIVE SEARCH OF THE RECORDS TO DETERMINE THE ELEVATION AND HORIZONTAL LOCATION OF EXISTING UNDERGROUND FACILITIES Lying WITHIN THE SPACE TO BE EXCAVATED.

A.P.N.

126-230-55-00

BRIEF LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 9853 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, JANUARY 31, 1980 AS FILE NO. 80-036953 O.R.

EXCEPTIONS NOTED IN PRELIMINARY TITLE REPORT.

TOPOGRAPHICAL INFORMATION

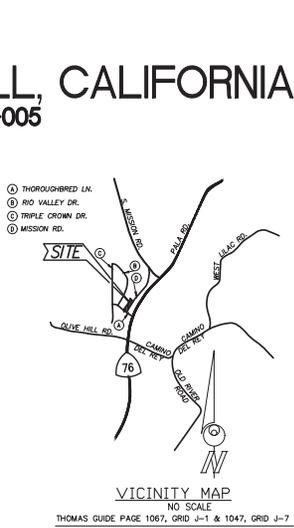
AERIAL PHOTOGRAMMETRY BY PHOTOGENETIC CORP., DATED 7-30-18

BENCH MARK

DESCRIPTION: B.M. #760, 1/4" DIA. BRASS SET IN EMB. 6" DIAMETER ACCESS COVER PER ROS 14310

LOCATION: NW CORNER OF BONSAI CREEK BULEVADE

RECORD FROM: RECORD OF SURVEY 14310, STATION SDPS-02
ELEVATION: 171.35 DATUM: NAD 83



VICINITY MAP
NO SCALE
THOMAS GUIDE PAGE 1067, GRID J-1 & 1047, GRID J-7

STANDARD ABBREVIATIONS

BEGINNING OF CURVE	BC	POINT OF COMPOUND CURVE	POC
BEGIN VERTICAL CURVE	BVC	PAVEMENT ELEVATION	PE
BOTTOM OF WALL	BW	PERFORATED	PERF
CAPACITY	CB	POINT OF CONNECTION	POC
CATCH BASIN	CB	POINT OF CURVE RETURN	PCR
CENTER LINE	CL	POINT OF REVERSE CURVE	PRC
CLEAROUT	CO	POWER POLE	PP
CURB & GUTTER	C&G	PRIVATE	PVT
CORRUGATED METAL PIPE	CMP	PROPERTY LINE	PL
CROSSING	CR	REINFORCED CONCRETE PIPE	RCP
EASEMENT	ESMT	SERVICE POINT	SP
EDGE OF PAVEMENT	EP	STORM DRAIN	SD
END OF CURVE	EOC	STORM DRAIN CLEAN OUT	SDCO
END VERTICAL CURVE	EVC	TOP OF ASPHALT BERM	TB
ENGINEER OF WORK	EW	TOP OF CURB	TC
FINISH GRADE	FG	TOP OF PIPE	TP
FINISH SURFACE	FS	TOP OF RISER	TR
FLOW LINE (DRAINAGE)	FL	TOP OF WALL	TW
GRADE BREAK	GB	TOP OF FOOTING	TF
GUTTER	G	UNDERGROUND	UG
HIGH POINT	HP	WETTED CLAY PIPE	WCP
HORIZONTAL GRADE LINE	HGL		
INVERT ELEVATION (SEWER) IE			
IRRIGATION SERVICE	IRR		

WORK TO BE DONE

GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND PER SAN DIEGO COUNTY GRADING ORDINANCE.

DESCRIPTION	STD. DWG	LEGEND
PROJECT BOUNDARY		---
STREET CENTERLINE LINE		---
DAYLIGHT LINE		---
EXISTING CONTOUR LINE	260	---
FINISH GRADE CONTOUR	565	---
PAD ELEVATION	PAD=547.0	---
PROPOSED MASONRY RETAINING WALL (PVT.)		---
PROPOSED 6" TYPE "C" CURB (PVT.)	"0-1"	---
PROPOSED 6" TYPE "C" CURB & GUTTER	"0-2"	---
PROPOSED SOIL NAIL RETAINING WALL (PVT.)		---
PCC SIDEWALK (PVT.)	"0-7"	---
PCC SIDEWALK (PVT)	"0-7"	---
PROPOSED SLOPE DOWN DRAIN (PVT.)		---
PROPOSED 6" PVC STORM DRAIN CLEANOUT (PVT.)		---
PROPOSED TYPE "F" CATCH BASIN (PVT.)	"D-7"	---
PROPOSED TYPE "A-4" CLEANOUT (PVT.)	"D-9"	---
PROPOSED 24"x24" CATCH BASIN (PVT.)		---
PROPOSED TYPE "B" PCC BROW DITCH (PVT.)	"D-75"	---
PROPOSED RIPRAP ENERGY DISSIPATOR (PVT.) (TYPE 1) "D-40"		---
PROPOSED STORM DRAIN PIPE (PVT.)		---
SLOPE (2:1 MAX) (OUT SLOPE)		---
SLOPE (2:1 MAX) (FILL SLOPE)		---
PAD ELEVATION	PAD EL=179.9	---
PROPOSED 8" SEWER LATERAL (PVT.)	"SS-01"	---
5' DIA. SEWER MANHOLE	SM-02, SM-03, SM-04,	---
(LOCKING COVER (M) COMPOSITE MANHOLE SM-05, M-3 COVER WITH QUARTER TURN PADDOLE LOCK MECHANISM PER PLAN)		---
2" COPPER WATER SERVICE	WS-02, WS-03, WC-17, WR-01	---
W/ CATHODIC PROTECTION		---
PROPOSED 8" FIRE SERVICE LINE (PVT.)	8" FS LINE	---
ADA APPROVED PIPE FENCE		---
DECORATIVE PERVIOUS PAVERS		---
AC PAVING TO BE REMOVED		---
PROPOSED AC PAVEMENT		---
PROPOSED AC PAVEMENT OVERLAY		---
PROPOSED PVT. TREE WELL PER COUNTY DWG. NO. GS-1-1b		---
PROPOSED SIDEWALK UNDER DRAIN	GS-5-04a	---
PROPOSED PVT. FILTERM™ CURB INLET		---

**SHEET C-100
LEGEND+NOTES**

FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 VIA FIRUL
SAN DIEGO, CA 92128
(619) 675-9490

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 38114
EXP. 03/31/21

Mark A. Farrington
MARK A. FARRINGTON REG. 38114 EXP. 3/31/21 DATE
02.07.2020 SITE PLAN REZONE APPLICATION

EXISTING TOPO, SITE FEATURES + EASEMENTS EXHIBIT

SHEET 2 OF 7

FOR
CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA
 PDS2019-REZ-19-009/PDS2019-STP-19-005



PLOTTABLE EASEMENTS

SECURITY FIDELITY NATIONAL TITLE INSURANCE COMPANY
 ORDER NO. 005-25007620-1MB
 DATE: MAY 10, 2017

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
 PURPOSE: PUBLIC HIGHWAY
 RECORDING DATE: FEBRUARY 11, 1980
 RECORDING NO: **80-048372 OFFICIAL RECORDS**

⑥ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): PUBLIC ROAD
 RECORDING DATE: FEBRUARY 11, 1980
 RECORDING NO: **80-048372 OFFICIAL RECORDS**

EXISTING SITE FEATURES

- | | |
|---------------------------------------|---------------------------------------|
| ① EXISTING SDG&E ELECTRIC TRANSFORMER | ⑩ EXISTING POWER POLE GUY WIRE ANCHOR |
| ② EXISTING UTILITY ENCLOSURE | ⑪ EXISTING STORM DRAIN CATCH BASINS |
| ③ EXISTING SDG&E UTILITY VAULT | ⑫ EXISTING PARKWAY STREET SIGN |
| ④ EXISTING CATV RISER | ⑬ EXISTING STREET LIGHT |
| ⑦ EXISTING PROTECTION POSTS | ⑭ EXISTING RESIDENCE (TYP.) |
| ⑧ EXISTING IRRIGATION BACKFLOW DEVICE | ⑮ EXISTING FENCE |
| ⑨ EXISTING WATER METER VAULT | |
| ⑬ EXISTING STORM DRAIN CURB INLET | |
| ⑭ EXISTING PUBLIC SIDEWALK | |
| ⑮ EXISTING GAS VALVE | |
| ⑯ EXISTING ELECTRICAL POWER POLE | |

SCALE: 1"=30'

SHEET C-200

FARRINGTON ENGINEERING CONSULTANTS, INC.
 CONSULTING CIVIL ENGINEERING
 11679 VIA FIRVAL
 SAN DIEGO, CA 92128
 (619) 675-9490

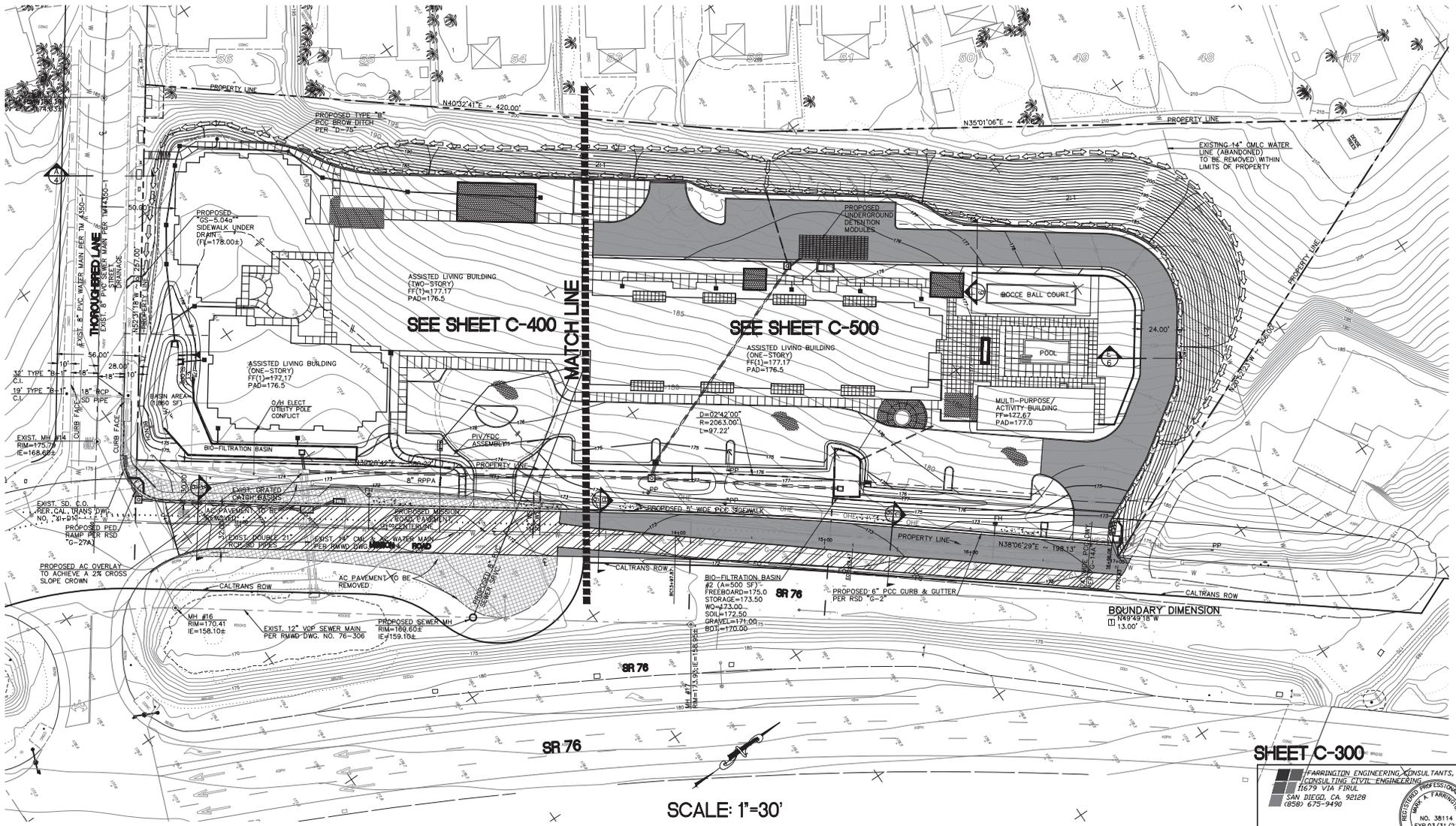


Mark A. Farrington
 MARK A. FARRINGTON RCE 38114 EXP. 3/31/21 DATE
02.07.2020 SITE PLAN REZONE APPLICATION

3-30

PRELIMINARY GRADING + UTILITY PLAN INDEX SHEET
 FOR
CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA
 PDS2019-REZ-19-009/PDS2019-STP-19-005

SHEET 4 OF 7



3-31

SCALE: 1"=30'

SHEET C-300

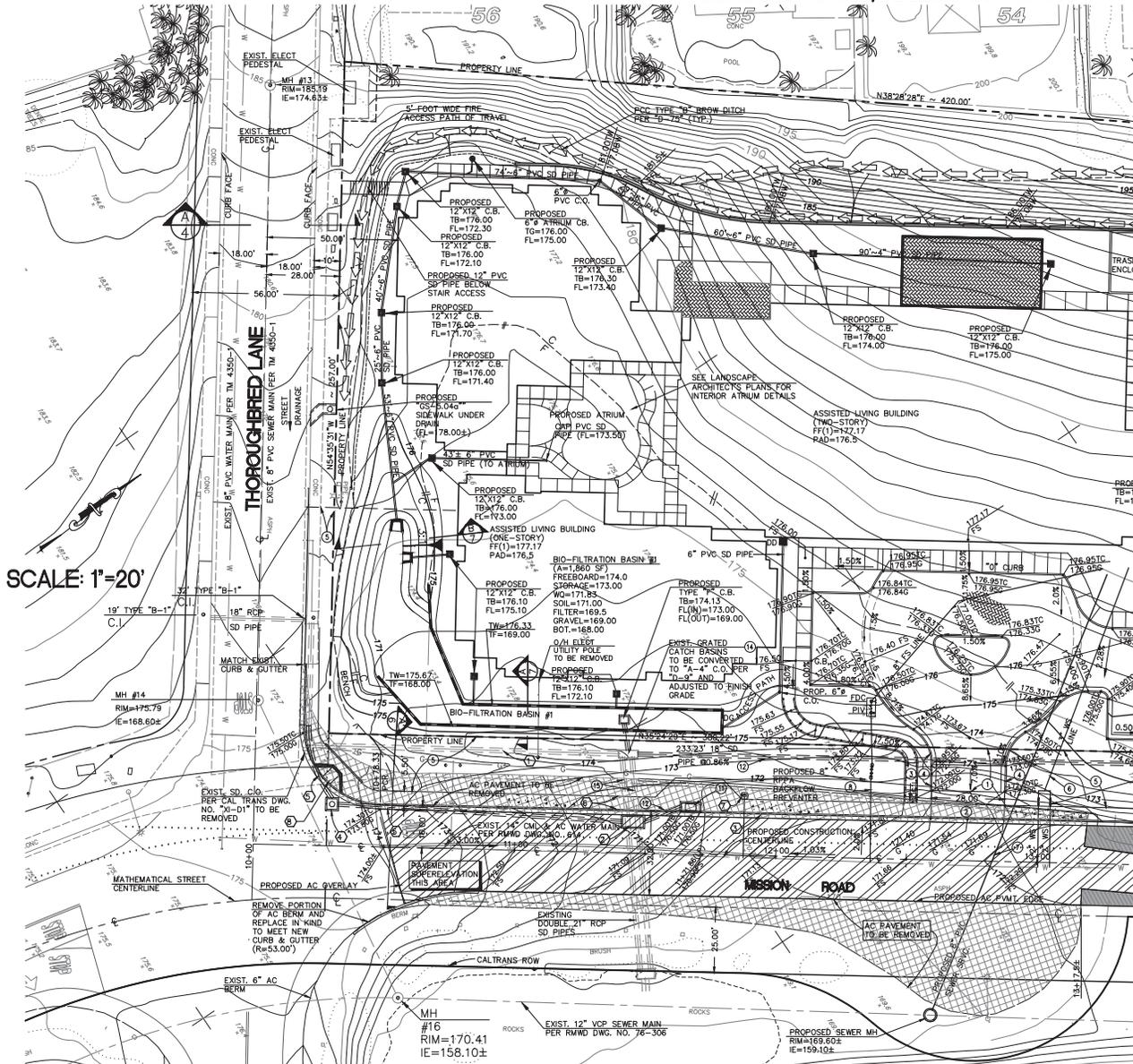
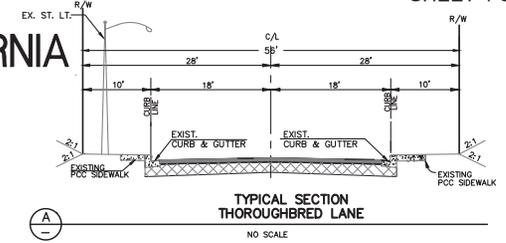
FARRINGTON ENGINEERING CONSULTANTS, INC.
 CONSULTING CIVIL ENGINEERING
 11679 VIA FIRVAL
 SAN DIEGO, CA 92128
 (658) 675-9490

NO. 38114
 EXP. 03/31/21
 STATE OF CALIFORNIA

Mark A. Farrington
 MARK A. FARRINGTON RCE 38114 EXP. 3/31/21 DATE
 02.07.2020 SITE PLAN REZONE APPLICATION

PRELIMINARY GRADING + UTILITY PLAN
FOR
CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA
PDS2019-REZ-19-009/PDS2019-STP-19-005

SHEET 4 OF 7



SCALE: 1"=20'

(SEE SHEET C-500)

- 2'-2" RPPA BACKFLOW PREVENTERS
- LIST OF PROPOSED ENCROACHMENTS (BY EMRA):**
- PRIVATE AC PAVEMENT
 - PRIVATE PCC DRIVEWAY PER RSD "G-14A"
 - PRIVATE PCC SIDEWALK
 - PRIVATE CURB & GUTTER
 - PRIVATE LANDSCAPING AND IRRIGATION
 - PRIVATE WATER SERVICE
 - PRIVATE SEWER LATERAL
 - PRIVATE FIRE SERVICE LINE W/RPPA
 - PRIVATE FILTERRA CURB INLET (MODEL #FPD0406-G (4"x8"))
 - PRIVATE 18" RCP SD PIPE
 - EXISTING GRATED CATCH BASIN TO BE CONVERTED TO PRIVATE "A-8" CLEANOUT
 - EXISTING TWIN 21" RCP DRAIN PIPES TO BE PRIVATELY MAINTAINED FROM PROPOSED PRIVATE CLEANOUT CONVERSION TO PROPOSED "A-8" CLEANOUT.

- PROPOSED PUBLIC IMPROVEMENTS**
- REMOVE A PORTION OF EXISTING 18" RCP SD PIPE
 - PROPOSED "A-8" CLEANOUT PER RSD "D-9"
 - PROPOSED 6" CURB & GUTTER PER RSD "G-2"
 - PROPOSED "A-4" CLEANOUT PER RSD "D-9"
 - PROPOSED PUBLIC 18" RCP SD PIPE
 - PROPOSED PUBLIC 5-FOOT WIDE PCC SIDEWALK
 - PROPOSED FIRE HYDRANT
 - PROPOSED PED. RAMP PER RSD "G-27A)

SHEET C-400

FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 VIA FIRIAL
SAN DIEGO, CA 92128
(658) 675-9490

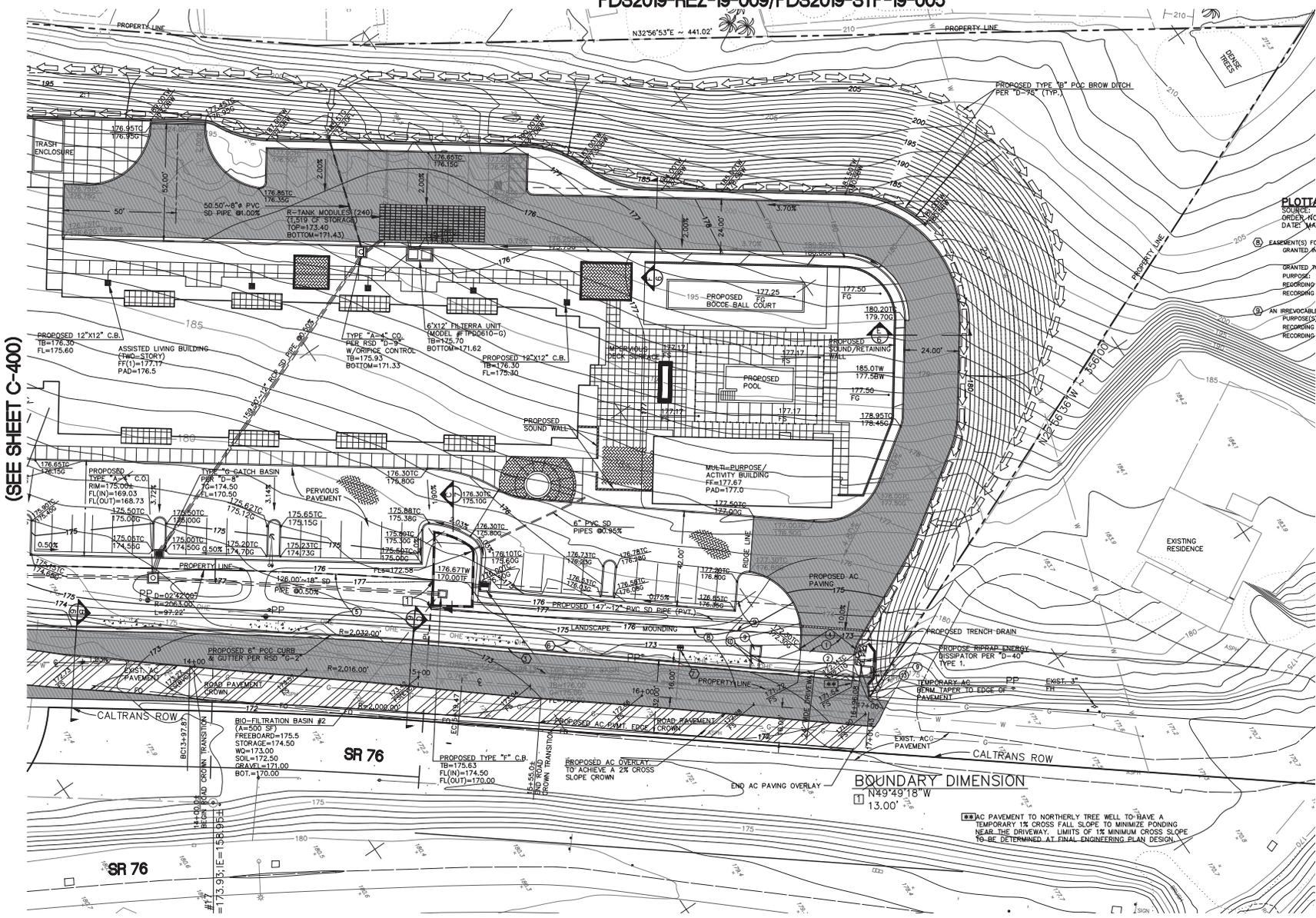


Mark A. Farrington
02/07/2020 SITE PLAN REZONE APPLICATION

3-32

PRELIMINARY GRADING + UTILITY PLAN
FOR
CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA
PDS2019-REZ-19-009/PDS2019-STP-19-005

SHEET 5 OF 7



SEE SHEET C-400

PLOTTABLE EASEMENTS
 SOURCE: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 ORDER NO. 005-25007620-1MB
 DATE: MAY 10, 2017

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
 PURPOSE: PUBLIC HIGHWAY
 RECORDING DATE: FEBRUARY 11, 1980
 RECORDING NO.: 80-048372 OFFICIAL RECORDS

⑥ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S) PUBLIC ROAD
 RECORDING DATE: FEBRUARY 11, 1980
 RECORDING NO.: 80-048372 OFFICIAL RECORDS

LIST OF PROPOSED ENCROACHMENTS (BY EMRA):

- ① PRIVATE AC PAVEMENT
 - ② PRIVATE PCC DRIVEWAY PER RSD "G-14A"
 - ③ PRIVATE CURB & GUTTER
 - ④ PRIVATE LANDSCAPING AND IRRIGATION
 - ⑤ PRIVATE TEMPORARY TREE WELL PER COUNTY DWG. NO. GS-1-1b
 - ⑥ SIDEWALK UNDER DRAIN COUNTY DWG. NO. GS-5-04a
 - ⑦ PRIVATE TEMPORARY MASONRY RETAINING WALL PER RSD "C-6" (APPROX. 18' MAX. WALL EXPOSED HEIGHT)
- PROPOSED PUBLIC IMPROVEMENTS**
- ① PROPOSED 6" CURB & GUTTER PER "G-2"
 - ② PROPOSED PUBLIC 5-FOOT WIDE PCC SIDEWALK
 - ③ PROPOSED FIRE HYDRANT



SCALE: 1"=20'

SHEET C-500

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 CONSULTING CIVIL ENGINEERING
 11679 VIA FIRIAL
 SAN DIEGO, CA 92128
 (658) 675-9490

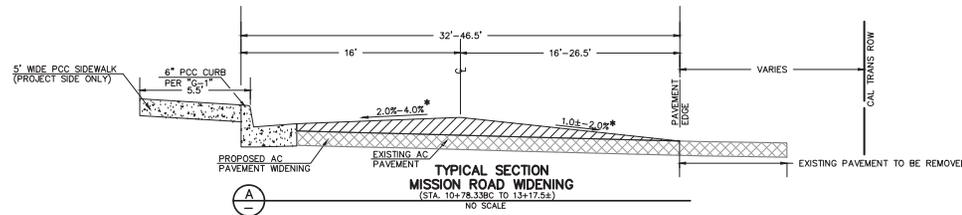
PROFESSIONAL ENGINEER
 MARK A. FARRINGTON
 NO. 38114
 EXP. 03/31/21
 STATE OF CALIFORNIA

02-07-2020
 DATE

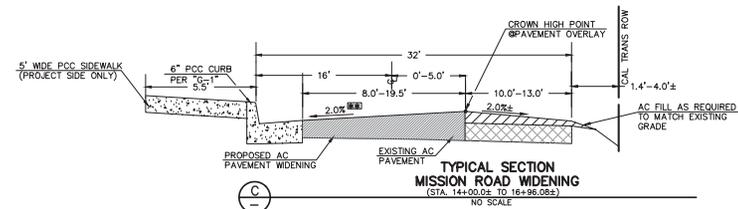
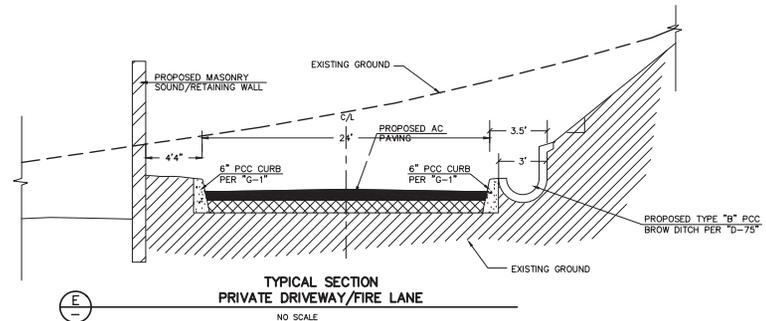
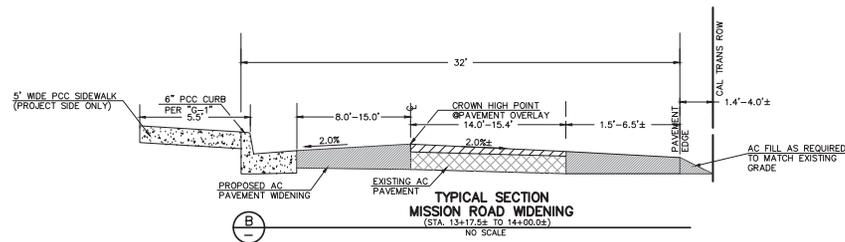
02/07/2020 SITE PLAN REZONE APPLICATION

PROPOSED CONSTRUCTION DETAILS
FOR
CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA
PDS2019-REZ-19-009/PDS2019-STP-19-005

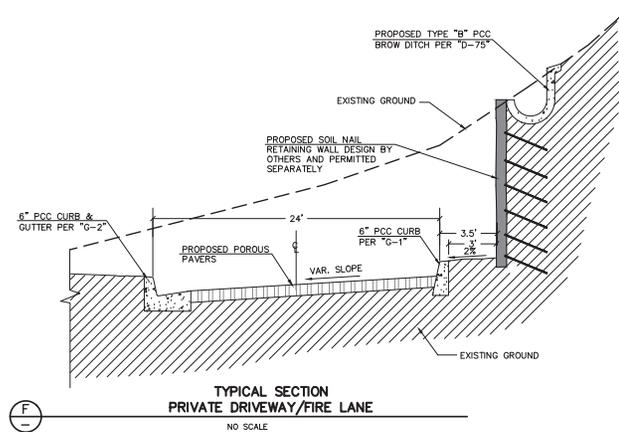
SHEET 6 OF 7



* TRANSITION FROM THOROUGHbred LANE INTERSECTION TO STATION 11+00.0±. SEE PLAN SHEET C-400 FOR FINISH SURFACE CONTOUR TRANSITIONING.



***AC PAVEMENT TO NORTHERLY TREE WELL TO HAVE A TEMPORARY 1% CROSS FALL SLOPE TO MINIMIZE PONDING NEAR THE NORTHERLY DRIVEWAY. LIMITS OF 1% MINIMUM CROSS SLOPE TO BE DETERMINED AT FINAL ENGINEERING PLAN DESIGN.



3-34

SHEET C-600

FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 VIA FIRVAL
SAN DIEGO, CA 92128
(658) 675-9490

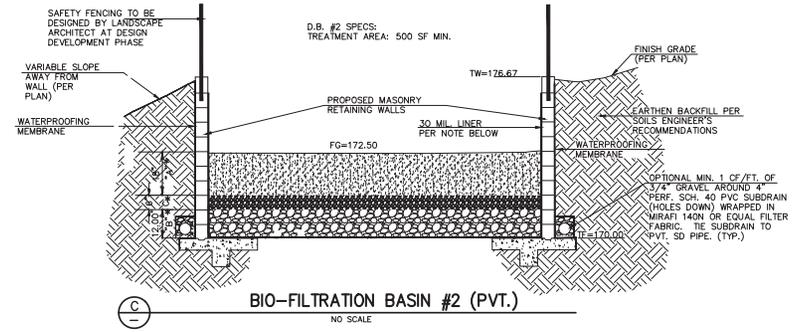
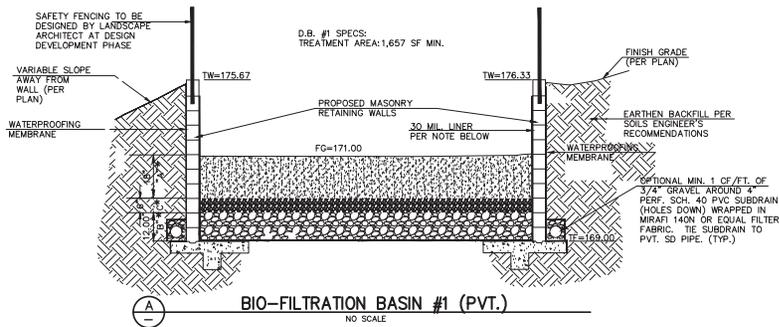


Mark A. Farrington
MARK A. FARRINGTON RCE 38114 EXP. 3/31/21 DATE
2-07-2020

02.07.2020 SITE PLAN REZONE APPLICATION

PROPOSED CONSTRUCTION DETAILS
FOR
CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA
PDS2019-REZ-19-009/PDS2019-STP-19-005

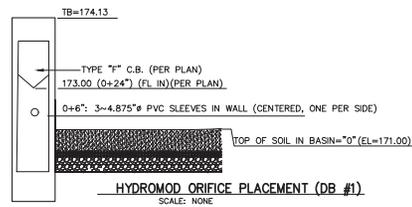
SHEET 7 OF 7



SOIL MATRIX NOTES

- "A": 85-88% WASHED SAND
8-12% FINES (SILT & CLAY)
3-5% ORGANIC MATERIAL
- "B": CLASS 2 PERMEABLE PER CAL-TRANS SPEC. 68-1.025
- "C": 6" FILTER COURSE MATERIAL TO BE CLEAN WASHED PEA GRAVEL OR MIRAFI 140N (OR EQUAL) FILTER FABRIC

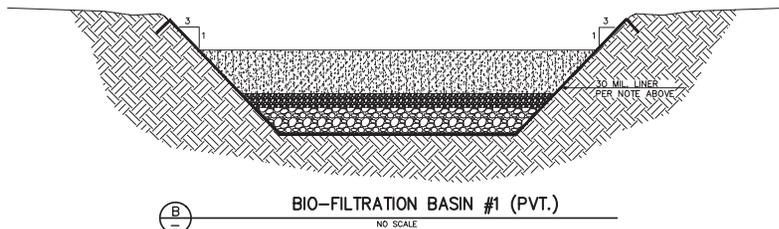
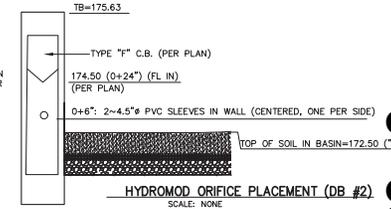
WRAP BIORETENTION SIDES AND BOTTOM IN 30 MIL., LOW DENSITY POLYETHYLENE IMPERMEABLE LINER (LAYFIELD ENVIRO LINER 4130 OR EQUAL). AN 8 OZ. NON-WOVEN GEOTEXTILE SHALL BE USED AS BUFFER BETWEEN THE ROCK AND LINER AND BETWEEN THE SOIL ABOVE AND ROCK BELOW. THE LINER SHOULD BE SEALED AT SEAMS AND PENETRATIONS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.



SOIL MATRIX NOTES

- "A": 85-88% WASHED SAND
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WRAP BIORETENTION SIDES AND BOTTOM IN 30 MIL., LOW DENSITY POLYETHYLENE IMPERMEABLE LINER (LAYFIELD ENVIRO LINER 4130 OR EQUAL). AN 8 OZ. NON-WOVEN GEOTEXTILE SHALL BE USED AS BUFFER BETWEEN THE ROCK AND LINER AND BETWEEN THE SOIL ABOVE AND ROCK BELOW. THE LINER SHOULD BE SEALED AT SEAMS AND PENETRATIONS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.



SHEET C-700

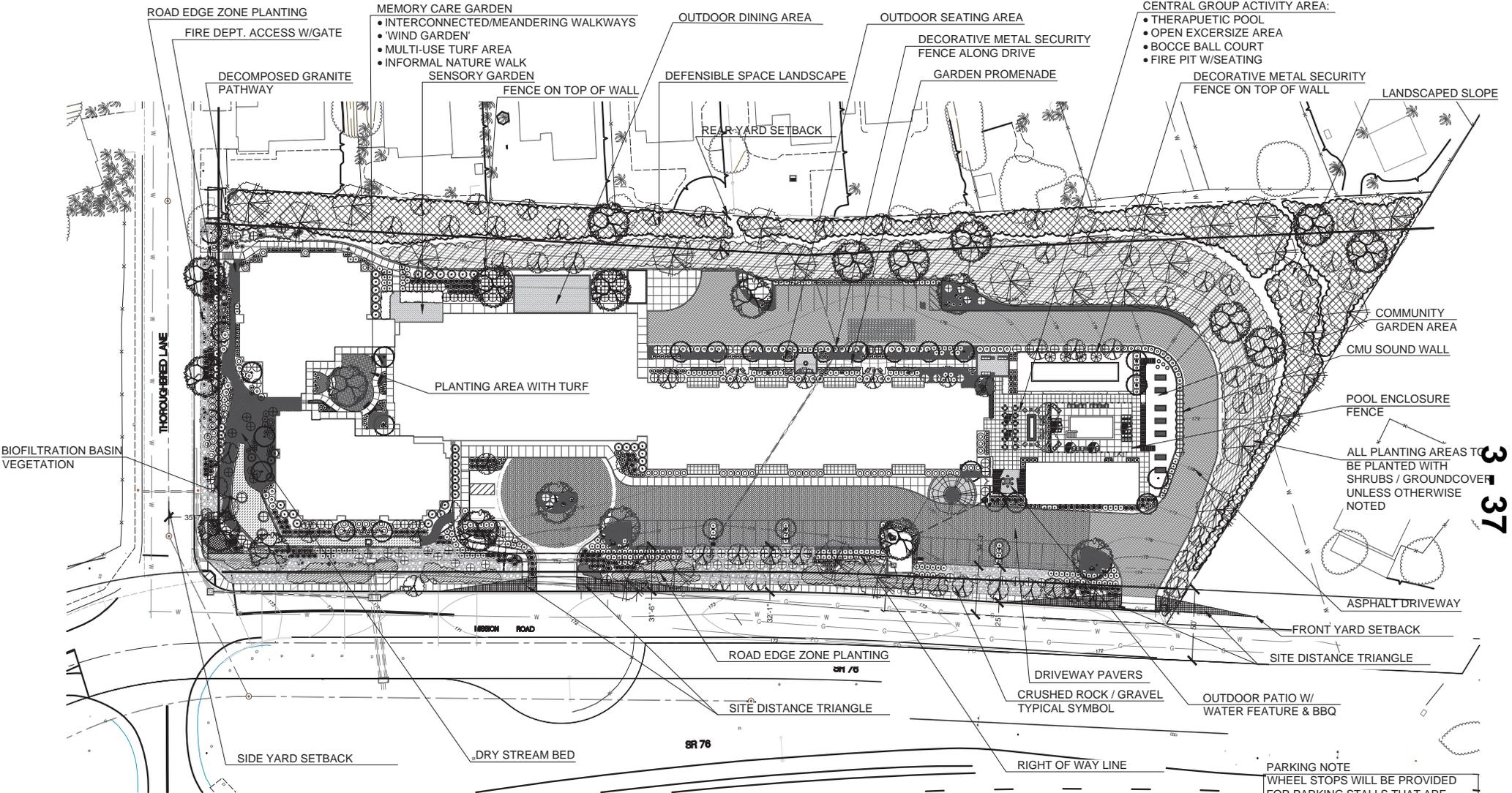
FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 VIA FIRIAL
SAN DIEGO, CA 92128
(658) 675-9490



Mark A. Farrington
2-07-2020
MARK A. FARRINGTON RCE 38114 EXP. 3/31/21 DATE

01/31/2020 SITE PLAN REZONE APPLICATION

3-35



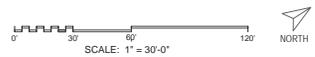
3-37

CLIMATE ACTION PLAN
 OUTDOOR WATER USE WILL COMPLY WITH THE COUNTY'S CLIMATE ACTION PLAN (CAP) MEASURE W-1.2, IN ORDER TO REDUCE THE MAXIMUM APPLIED WATER ALLOWANCE BY 40% FROM THE CAP'S BASELINE YEAR OF 2014

PARKING NOTE
 WHEEL STOPS WILL BE PROVIDED FOR PARKING STALLS THAT ARE ADJACENT TO PLANTING AREAS AND SIDEWALKS.



Preliminary Landscape Plan
 Carefield Senior Living, Bonsall, California



Mission Road & Thoroughbred lane, Bonsall, California 92003

2.7.2020 Site Plan Rezone Application

L-101

AMENITIES



THE FARMS' COMMUNITY GARDEN



DRY CREEK BED LANDSCAPE



BOCCE BALL COURT

TREES



PLATANUS RACEMOSA
CA. SYCAMORE



LIQUIDAMBAR STYRACIFLUA
SWEETGUM



QUERCUS AGRIFOLIA
COAST LIVE OAK



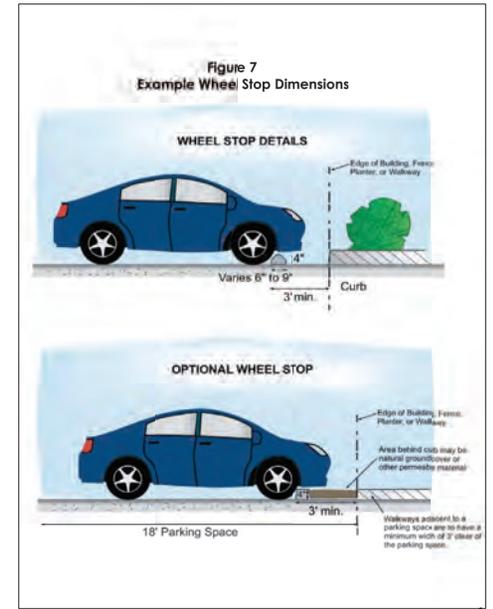
CERATONIA SILIQUA
CAROB TREE



ARBUTUS UNEDO
STRAWBERRY TREE



LAGERSTROEMIA INDICA
GRAPE MYRTLE



PARKING STALL BUMPER DIMENSIONS
TYPICAL ALL LOCATIONS

SHRUBS & GRASSES



ECHIUM FASTUOSUM
PRIDE OF MADEIRA



GREVILLEA 'NOELLII'
NOELLII GREVILLEA



RUSSELLIA EQUISET.
CORAL FOUNTAIN



CALLISTEMON 'LITTLE JOHN'
DWARF BOTTLE BRUSH



HESPERALOE PARVIFLORA
RED YUCCA



LEUCOPHYLLUM FRUTESCENS
TEXAS RANGER



FURCRAEA FOETIDA 'MEDIOPICTA'
VARIEGATED FURCRAEA



ANIGOZANTHOS FLAVIDUS
KANGAROO PAW



DIETES VEGETA
FORTNIGHT LILY



SALVIA CHAMAEDRYOIDES
GERMANDER SAGE



MUHLENBERGIA RIGENS
DEER GRASS



MUHLENBERGIA CAPILLARIS
PINK MUHLY



PENNISETUM MESSIACUM
RED BUNNY TALES



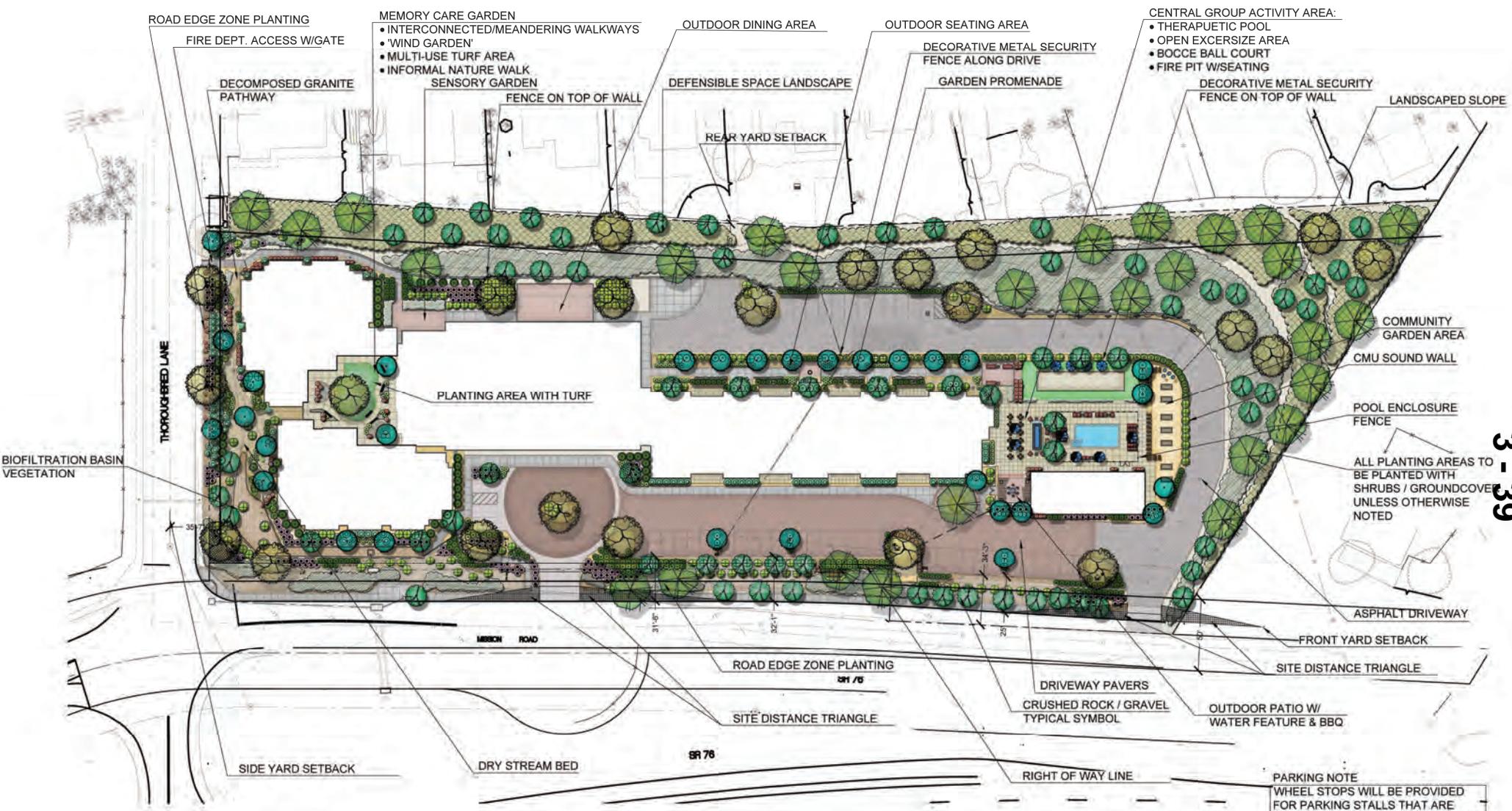
Landscape Images
Carefield Senior Living, Bonsall, California

Mission Road & Thoroughbred lane, Bonsall, California 92003

2.7.2020 Site Plan Rezone Application



L-102



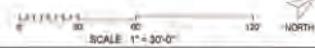
3-39

CLIMATE ACTION PLAN
 OUTDOOR WATER USE WILL COMPLY WITH THE COUNTY'S CLIMATE ACTION PLAN (CAP) MEASURE W-1.2. IN ORDER TO REDUCE THE MAXIMUM APPLIED WATER ALLOWANCE BY 40% FROM THE CAP'S BASELINE YEAR OF 2014



Preliminary Landscape Plan
 Carefield Senior Living, Bonsall, California

Mission Road & Thoroughbred lane, Bonsall, California, 92003

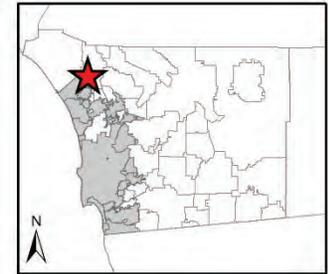


2.7.2020 Site Plan Rezone Application

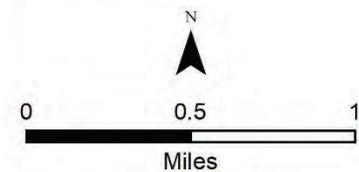
L-103

Bonsall Carefield Facility
PDS2019-REZ-19-001
Vicinity Map

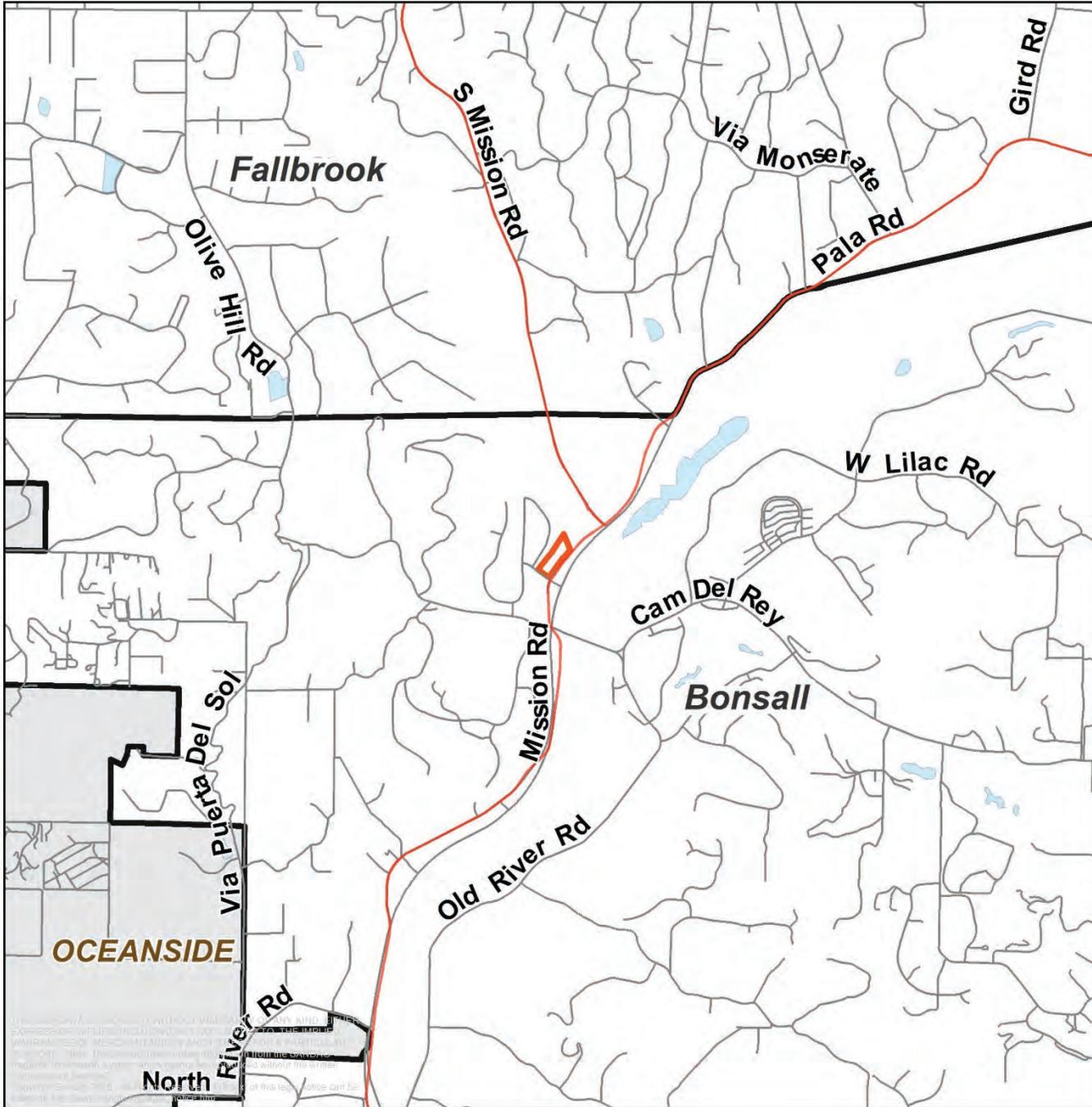
Bonsall
Community Plan Area



1:3,500,000



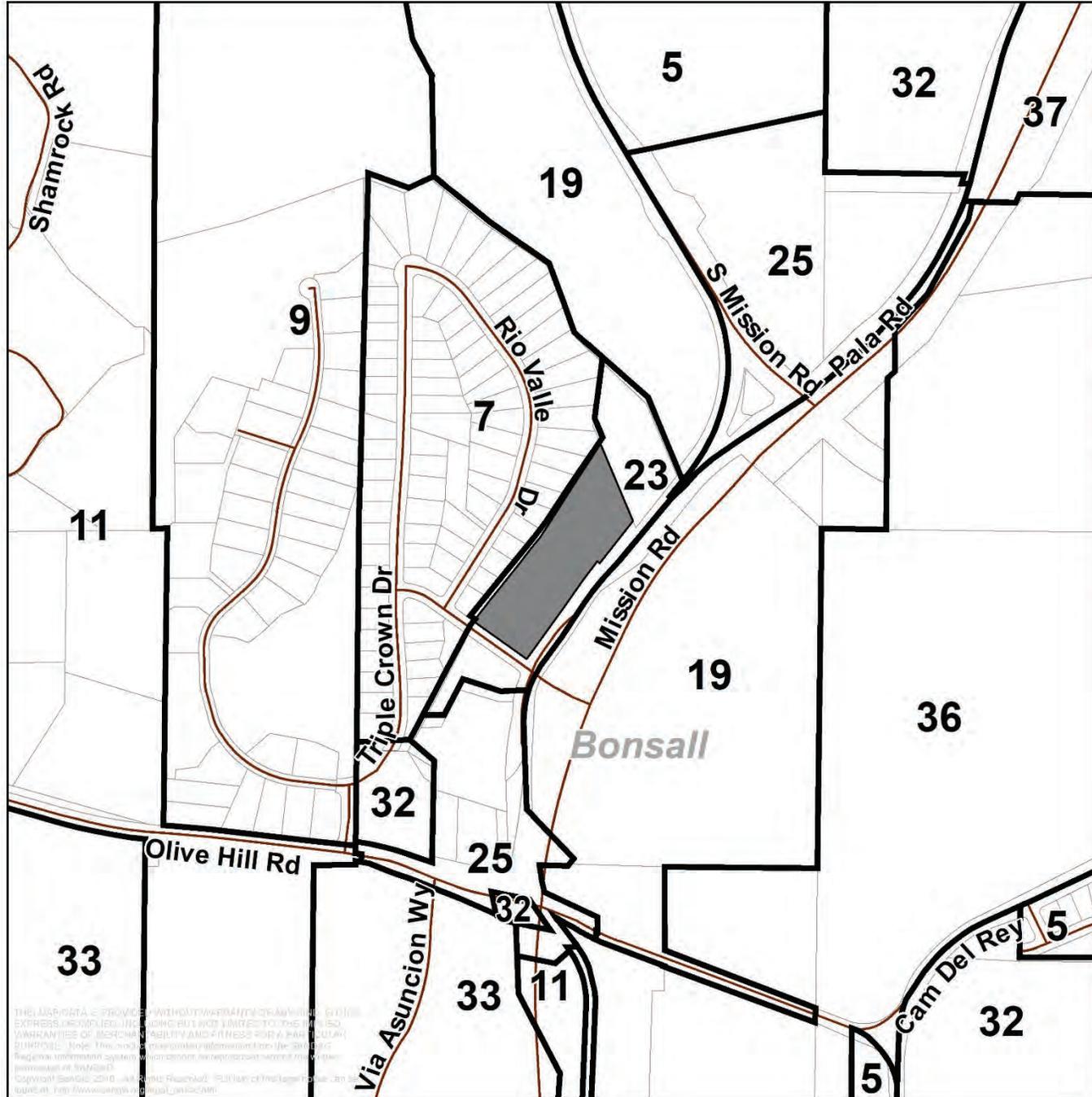
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**Bonsall Carefield Facility
PDS2019-REZ-19-001
General Plan**

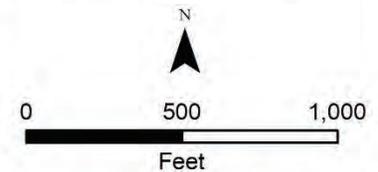
*Bonsall
Community Plan Area*

- (5) Village Residential (VR-7.3)
- (7) Village Residential (VR-2.9)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (19) Rural Lands (RL-40)
- (23) Office Professional
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (36) Open Space (Recreation)
- (37) Open Space (Conservation)



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	Roads
	Site
	Parcels
	Planning

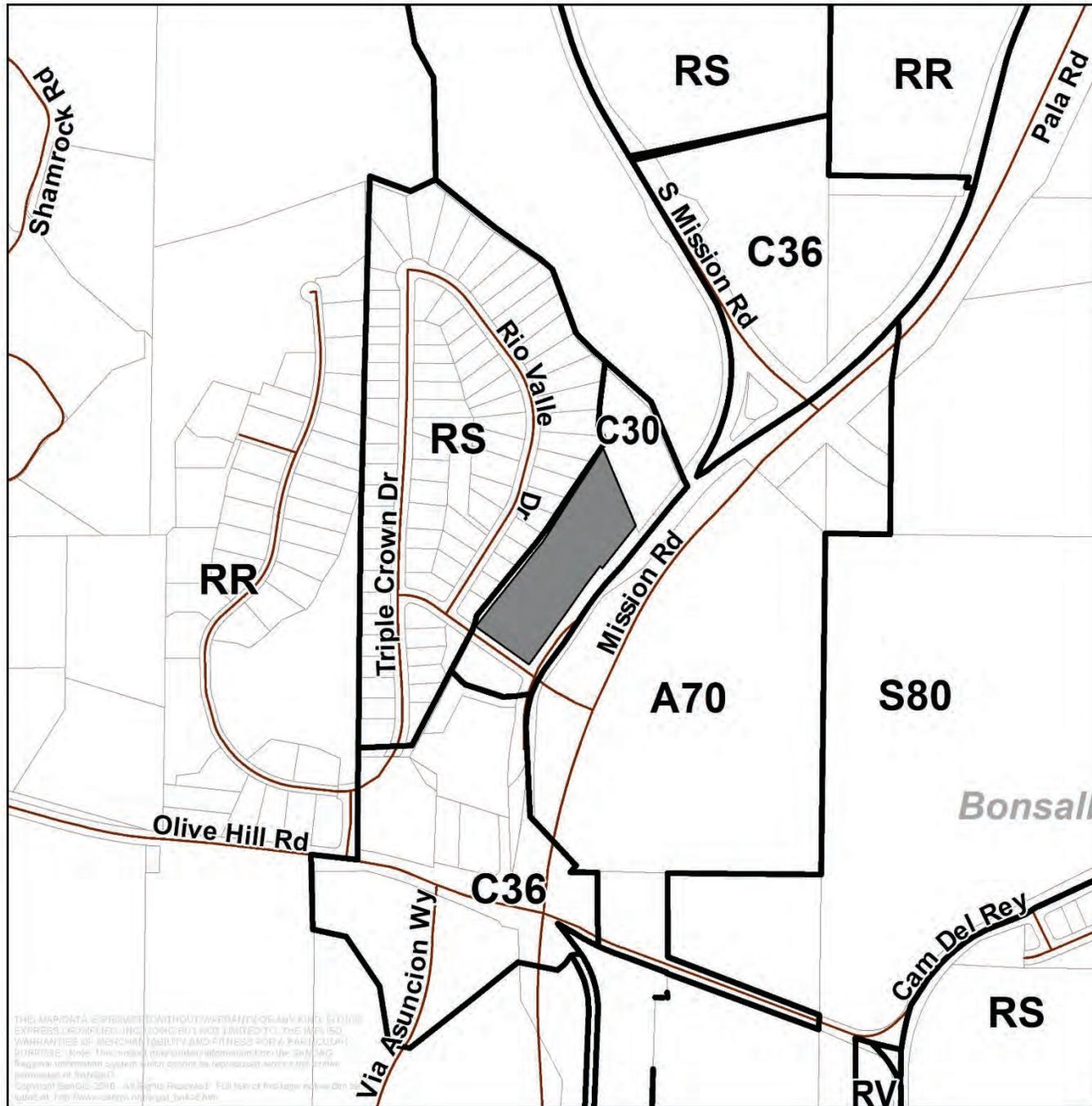


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**Bonsall Carefield Facility
PDS2019-REZ-19-001
Zoning**

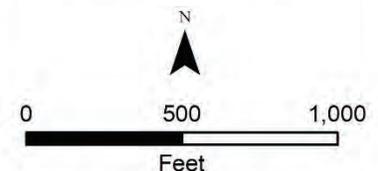
*Bonsall
Community Plan Area*

- A70 - Limited Agricultural
- C30 - Office Professional
- C36 - General Commercial
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S80 - Open Space



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	Roads
	Site
	Parcels
	Zoning

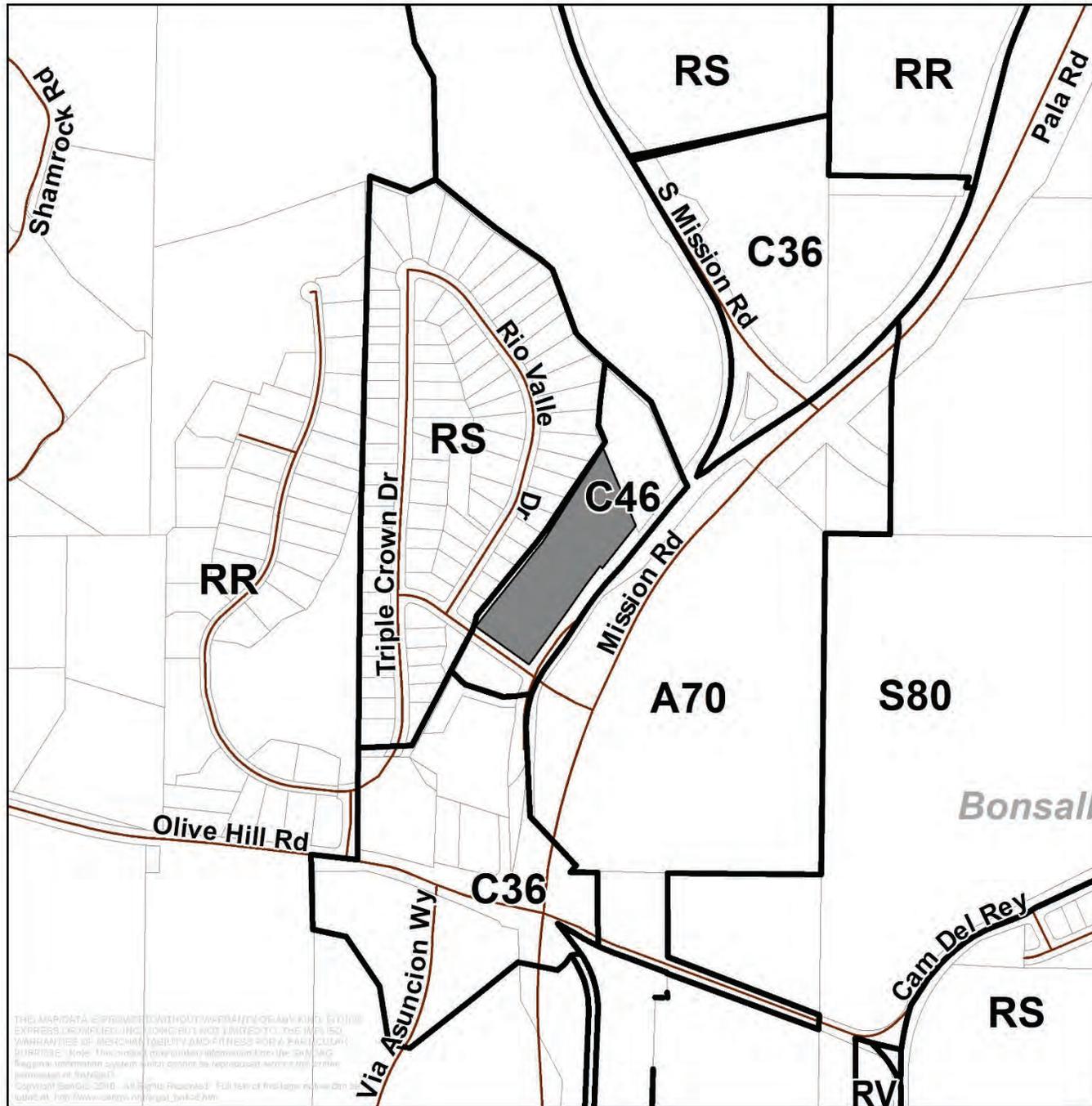


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**Bonsall Carefield Facility
PDS2019-REZ-19-001
Proposed Zoning**

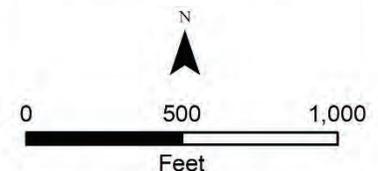
*Bonsall
Community Plan Area*

- A70 - Limited Agricultural
- C36 - General Commercial
- C46 - Medical Center Use
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S80 - Open Space



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	Roads
	Site
	Parcels
	Zoning

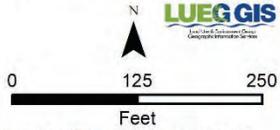


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Bonsall Carefield Facility
PDS2019-REZ-19-001

Bonsall Community Plan Area

- ~ Roads
- Site



LUEGGIS
Landscape Urban Ecological Geospatial Information Systems

Date: 5/27/2020 Path: P:\regi2019-REZ-19-001_052720\photo_lg.mxd



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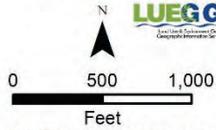
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Bonsall Carefield Facility
PDS2019-REZ-19-001

Bonsall Community Plan Area

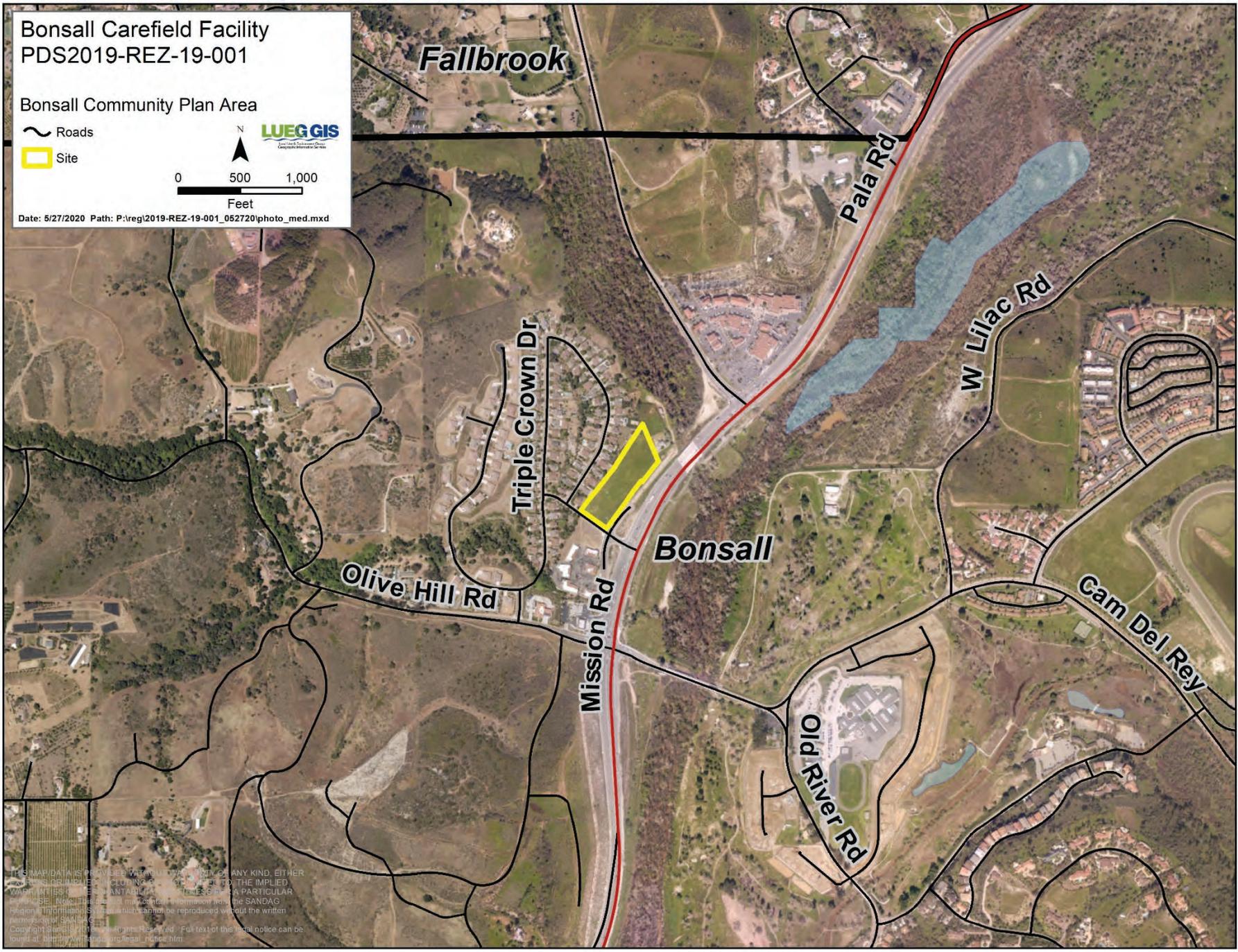
~ Roads

□ Site



LUEGGIS
LAND USE & ENVIRONMENTAL GROUP

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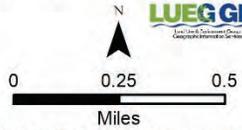


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Bonsall Carefield Facility
PDS2019-REZ-19-001

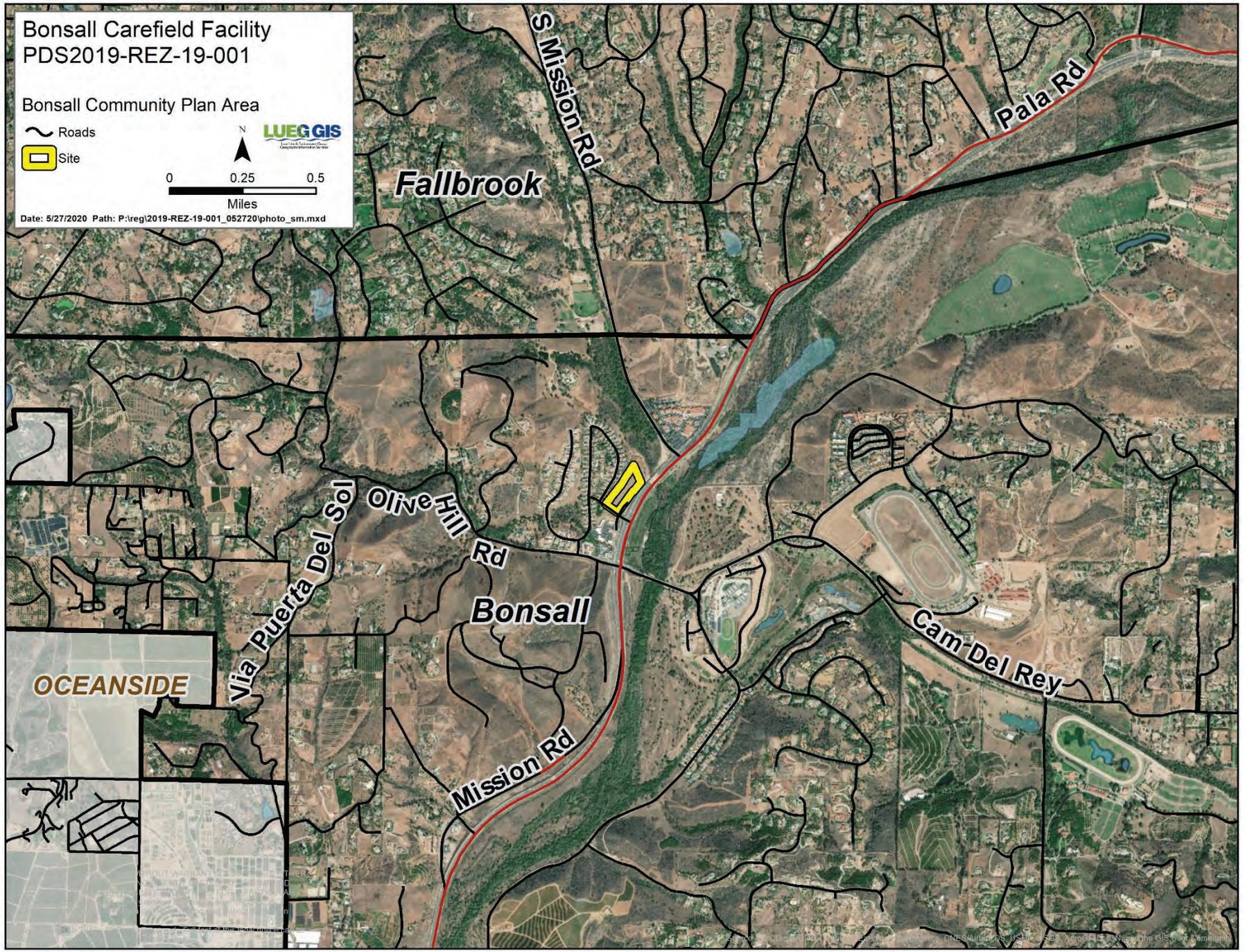
Bonsall Community Plan Area

- ~ Roads
- Site



LUEGGIS
LAND USE EVALUATION & GIS SERVICES

Date: 5/27/2020 Path: P:\reg\2019-REZ-19-001_052720\photo_sm.mxd



**Attachment B – Zoning Reclassification
Resolution PDS2019-REZ-19-001**

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE BONSALL COMMUNITY PLAN AREA, REF: PDS2019-REZ-19-001

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

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

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

<i>ZONING REGULATIONS</i>	<i>CURRENT</i>	<i>PROPOSED</i>
Use Regulation:	C30	C46
Animal Regulation:	-	
Density:	-	-
Lot Size:	-	-
Floor Area Ratio:	-	-
Building Type:	W	W
Height:	C (25')/G (35')	G (35')
Lot Coverage:	-	-
Setback:	O	O
Open Space	-	-
Special Area Regulations:	B	B

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

APPROVED AS TO FORM AND LEGALITY COUNTY COUNSEL

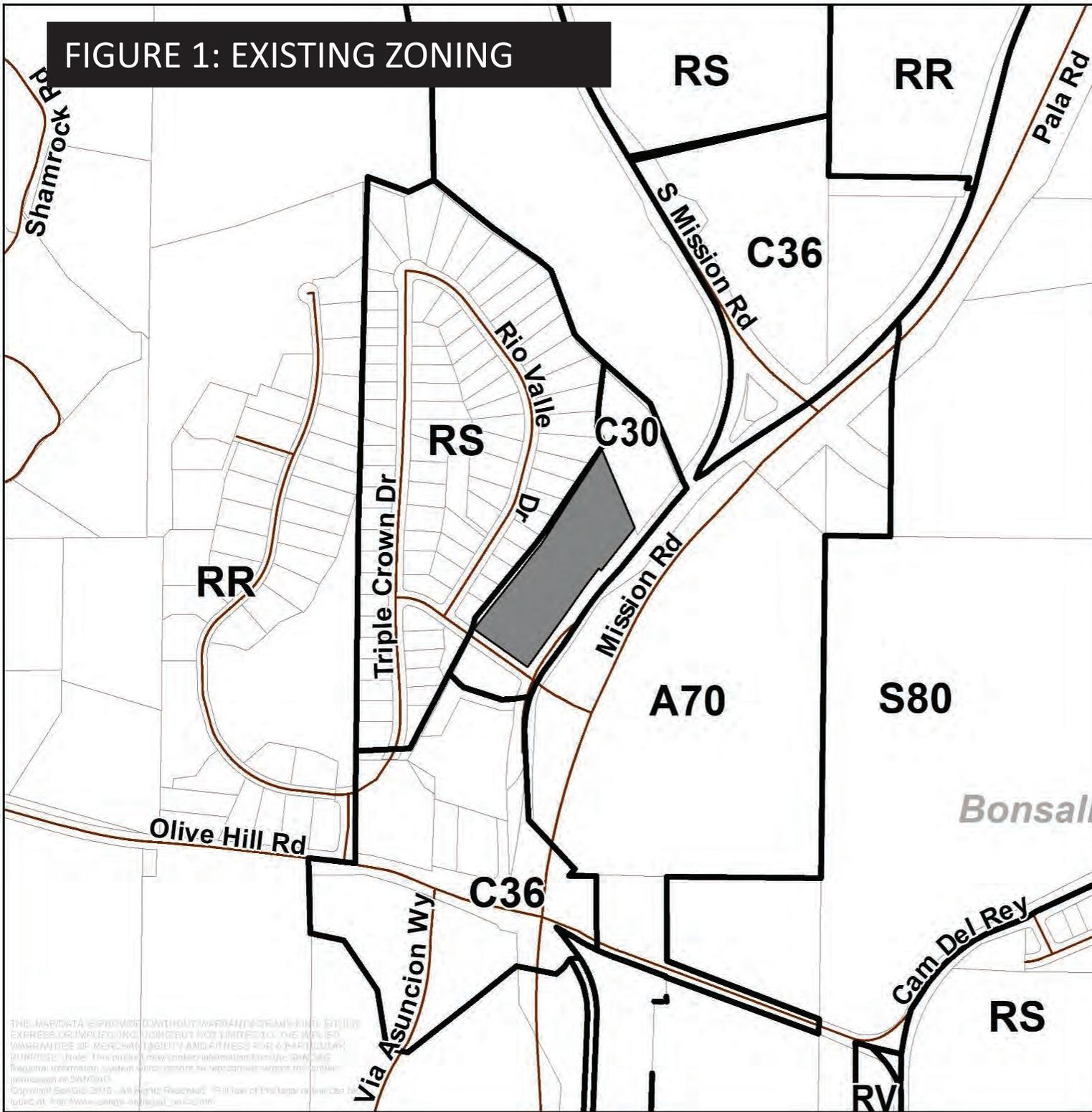
By: Justin Crumley,
Senior Deputy County Counsel

FIGURE 1: EXISTING ZONING

**Bonsall Carefield Facility
PDS2019-REZ-19-001
Zoning**

*Bonsall
Community Plan Area*

- A70 - Limited Agricultural
- C30 - Office Professional
- C36 - General Commercial
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S80 - Open Space



3 - 49

	Roads
	Site
	Parcels
	Zoning

N

0 500 1,000

Feet



Date: 5/27/2020
Path: P:\reg\2019-REZ-19-001_052720\zoning.mxd

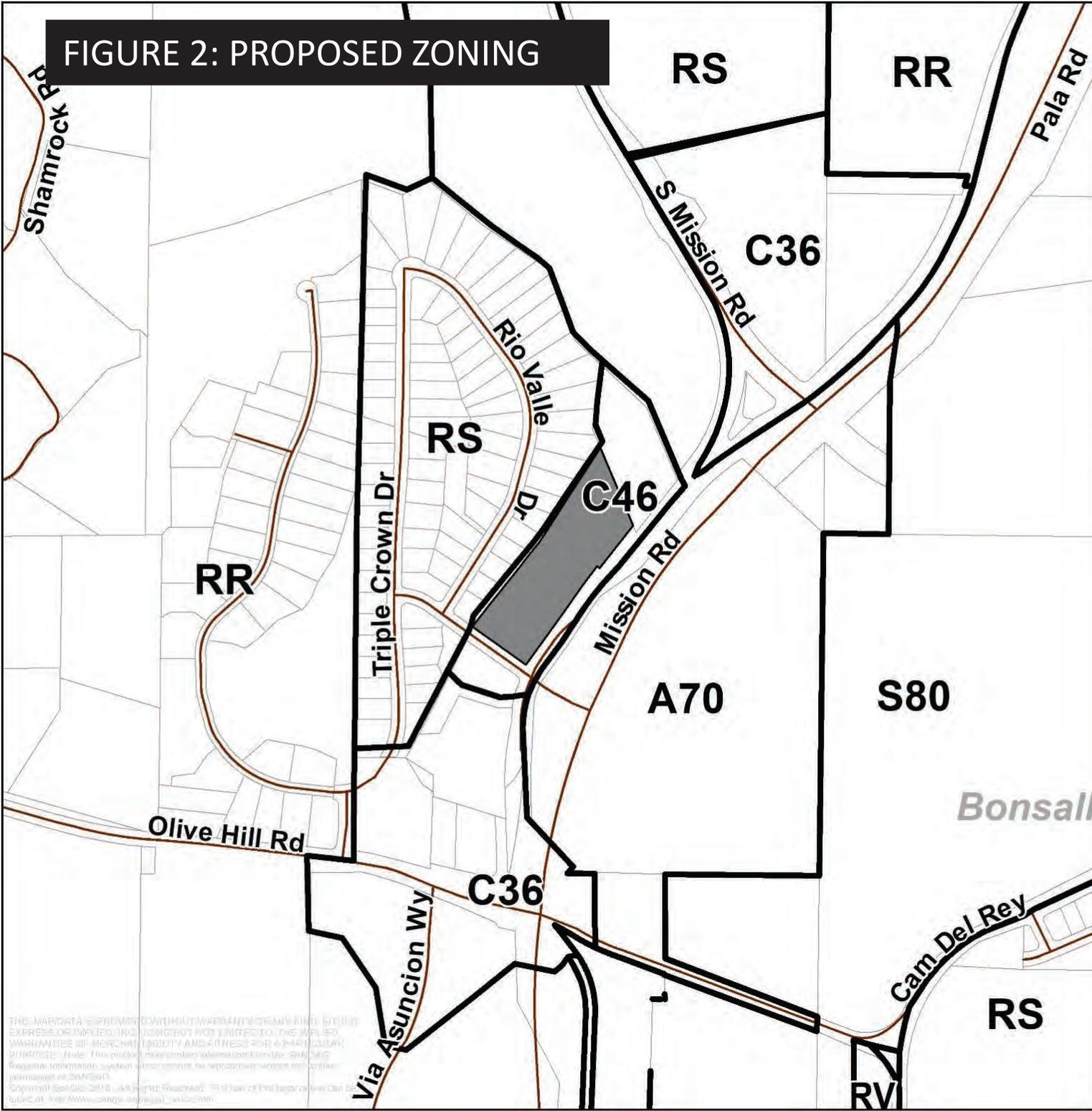
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FIGURE 2: PROPOSED ZONING

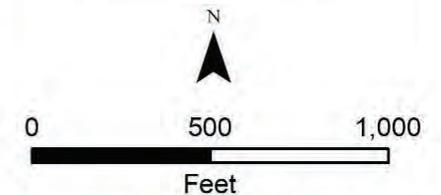
**Bonsall Carefield Facility
PDS2019-REZ-19-001
Proposed Zoning**

*Bonsall
Community Plan Area*

- A70 - Limited Agricultural
- C36 - General Commercial
- C46 - Medical Center Use
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S80 - Open Space



	Roads
	Site
	Parcels
	Zoning



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**Attachment C – Form of Decision Site Plan
PDS2019-STP-19-005**



County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

December 9, 2020

PERMITEE: CAREFIELD FACILITY
SITE PLAN No.: **PDS2019-STP-19-005**
E.R. NUMBER: PDS2019-ER-19-02-002
PROPERTY: THOROUGHbred LANE AND STATE ROUTE 76
APN(S): 126-230-55-00

FORM OF DECISION

This Site Plan for STP-19-005 consists of 12 sheet(s) including plot plan, floor plans and elevations dated April 24, 2020. This permit authorizes the operation and maintenance of a 74,000-square-foot assisted care facility, with a total of 86 beds in 56 assisted living units and 24 memory care units, with 41 on-site staff for four shifts pursuant to Sections 2461, 7150 and 7509, of the Zoning Ordinance.

Approval of this site plan also approves the Preliminary Grading and Improvement Plan dated February 2, 2012 consisting of seven 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 Bonsall Design Review Guidelines.

SITE PLAN EXPIRATION: This Site Plan expires on September , 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.

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

1. GEN#1–COST RECOVERY

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.

2. GEN#2–RECORDATION OF DECISION

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

3. CULT#1 ARCHAEOLOGICAL MONITORING

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

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

- a. The Project Archeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

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

4. **LNDSKP#1–LANDSCAPE DOCUMENTATION PACKAGE**

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the Bonsal Design Guidelines, a landscape plan shall be prepared.

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

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain an Encroachment Maintenance and Removal Agreement with the Department of Public Works approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way, including the tree well. A copy of this Agreement 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: Planting at both driveway entrances shall be compliant with sight line requirements per Section 86.709 (c.9) of the Water Conservation in Landscaping Ordinance.
- j. Measure W-1.2 (Reduce Outdoor Water Use) now requires an Evapotranspiration Adjustment Factor (ETAF) value of 0.42 be used within the Maximum Applied Water Allowance formula to show a 40% reduction in water use from what was used in the formula during the CAP's baseline year of 2014.
- k. Show fuel modification zones on the plans. Planting shall be compliant with the Defensible Space and Vegetation Management requirements of the Fire Protection Plan, Letter Report, dated February 15, 2019.
- l. Show the location and provide construction details of the six-foot high noise wall along the perimeter of the recreation area as per the Noise Assessment Report, dated January 28, 2020. Ensure that adequate screening is provided from surrounding properties.

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

5. ROADS#1–RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) access shall be relinquished along the project frontage.

DESCRIPTION OF REQUIREMENT:

- a. Relinquish access rights onto **Old Mission Road** with the exception of the two (2) driveways as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the two (2) access points are permitted along **Old Mission Road** as indicated on the approved plot plan.
- b. Relinquish access rights onto **Thoroughbred Lane** along the project frontage.
- c. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees

associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

6. ROADS#2–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 _____ feet of unobstructed intersectional sight distance in both directions from **the private driveway openings**, fronting the project along **Old Mission Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in both directions from **Mission Road**, fronting the project along **Thoroughbred Lane** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- 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 occupancy of the first structure built in association with this permit, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

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

7. PLN#1-PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required Site Plan, Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to [Section 87.207 of the County Grading Ordinance](#). **DESCRIPTION OF REQUIREMENT:** The Site Plan, Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan, which includes all of the following mitigation measures: Cultural, Noise, Traffic and Stormwater. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

8. AQ#1- Fugitive Dust

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

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

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

9. AQ#2-Construction Exhaust Emissions

INTENT: In order to mitigate for exhaust emissions during construction activities.
DESCRIPTION OF REQUIREMENT: The project shall comply with the following Air Quality and Greenhouse Gas measures:

- a. The project shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4 diesel engines or better. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.
- b. The project shall require the construction contractor to equip all heavy-duty diesel-powered construction equipment with diesel particulate filters (DPFs).
- c. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.

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

10. AQ#3-Construction Architectural Coatings

INTENT: In order to reduce emissions of volatile organic compounds (VOC).
DESCRIPTION OF REQUIREMENT: The project shall use architectural coatings with a VOC content of 100 grams per liter (g/L) or less for exterior coatings and 50 g/L or less for interior coatings. **DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DPW, PDCI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

11. DRNG#1- LINES OF INUNDATION COMPLIANCE

INTENT: In order to provide protection from flood damage for the structures and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11 Sec 501 \(c\)\(2\)\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), all on-site structures located within the inundation area shall be elevated one foot above the 100-year base flood elevation (BFE). **DESCRIPTION OF**

REQUIREMENT: The building plans shall indicate that all proposed on-site structures located within the inundation area, including the solar panels at maximum tilt and the inverter pads will be raised one-foot above the 100-year base flood elevation.

DOCUMENTATION: The applicant shall indicate on the building plans that the requirement above has been met. **TIMING:** Prior to approval of any building plan and the issuance of any building permit associated with the structures referenced above, compliance with this condition is required. **MONITORING:** The [PDS, BPPR] shall review the building plans for consistency with this condition.

12. **ROADS#3–TRAFFIC CONTROL PLAN**

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

13. **ROADS#4–HAUL ROUTE PLAN**

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

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

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

14. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

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

- a. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.
- b. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

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

15. STRMWTR#2–EROSION CONTROL

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

- a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance

with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.

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

DOCUMENTATION: The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved and the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

16. UTILITIES#1–PAVEMENT CUT POLICY

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

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

17. AQ#4- Site Design

INTENT: In order to implement a sustainable project design that would minimize energy consumption, and Air Quality and Greenhouse Gas emissions. **DESCRIPTION OF**

REQUIREMENT: The following design features shall be implemented on all building plans for the project.

- a. All street and area lighting installed shall be high-efficiency light emitting diode (LED) lighting.
- b. The project will install landscaping and screening in parking areas consistent with the County's Parking Design Manual, Section 7 and the California Air Resources Board's "cool parking" requirements.
- c. The project will install High-Efficiency heating, ventilation, and cooling (HVAC) systems, sealed (tight) air ducts, and Low Emissivity (Low E) dual pane windows.

DOCUMENTATION: The applicant shall comply with the requirements of this condition.

TIMING: Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans.

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

18. **AQ#5- County Climate Action Plan Satisfaction**

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

- a. **Measure 3:** Tankless electric or gas water heaters or electric heat pump water heaters shall be installed at each residential unit.
- b. **Measure 4:** Low-flow faucets, kitchen faucets, toilets, and showers shall be installed at each residential unit with maximum flow rates of 1.5 gallons per minute at 60 psi. At least one appliance installed in the residential units shall be ENERGY STAR certified.
- c. **Measure 5:** One rain barrel shall be installed on the property if incentives or rebates are available, as determined through communication with County staff and the regional/local water district.
- d. **Measure 6:** A Landscape Document Package shall be submitted that complies with the County's *Water Conservation in Landscaping Ordinance* and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.
- e. **Measure 9:** Trees shall be planted on-site at a rate of two (2) trees per dwelling unit. At a minimum, the project shall plant 2 total trees.

DOCUMENTATION: The applicant shall comply with the requirements of this condition.

TIMING: Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans.

MONITORING: The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with **Measure 6** of this condition. The [PDS, BPPR] shall verify that the Building Plans comply with **Measure 3, Measure 4, Measure 5, and Measure 9** of this condition.

19. NOISE#1–NOISE RESTRICTION [PDS, FEE X 3]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#) a noise restriction shall be placed on the parcel to mitigate present and future noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** Any habitable unit with direct line of sight to SR-76 pursuant to this permit, that are in the Noise Restriction Zone as indicated on the approved plot plan for REZ-19-001, shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed habitable unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60 dB for exterior noise levels (65 dB for multi-family). Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the [General Plan Noise Element \(Table N-1 & N-2\)](#).
 1. Future traffic noise level estimates must utilize a Level of Service “E/F” traffic flow for a Major roadway for State Route 76, which is its designated General Plan Circulation Element buildout roadway classification.
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

DOCUMENTATION: The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for all the habitable units, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BD] shall route the building plans and noise analysis to the [PDS, PCC] for review. The [PDS, PCC] shall review the acoustical analysis and building plans for compliance with this condition and make any recommendations that shall be implemented on the proposed building plans. The [PDS, BPPR], shall verify that the building plans comply with this condition and the recommendations of [PDS, PCC].

20. NOISE#2–NOISE REQUIREMENT [PDS, FEE X1]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and to mitigate the noise exposure of exterior noise sensitive land uses below levels of

significance as evaluated in the [County Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. Construction of the a 6-foot high solid wall along the perimeter of the Recreational Area (as shown in Figure 2-A of the Noise Report prepared by Ldn Consulting, Inc and dated January 28, 2020). Label the wall as “Noise Project Design Feature” on the building plans. The solid noise wall may be vinyl, ¾-inch or thicker consisting of solid panel on minimum 4x4-inch posts with no cracks or gaps through or below and all seams or cracks will be filled or caulked.
- b. On the building plans, please specify the proposed HVAC units as “8 Ton and 10 Ton Samsung or equivalent sized units with a single unit sound pressure levels of 58 dBA and 60 dBA, respectively”.

DOCUMENTATION: The applicant shall place the design elements or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

21. DRNG#2–FLOODPLAIN COMPLIANCE

INTENT: As required by the Code of Federal Regulations (CFR) and to protect persons and property from harm in an area of special flood hazard in the unincorporated County by ensuring compliance with the more restrictive of the [Flood Damage Prevention Ordinance \(FDPO\), Section 811.101](#), et seq. of the [San Diego County Code, of Regulatory Ordinances \(County Code\) or the National Flood Insurance Program requirements set forth at 44 Code of Federal Regulations, \(CFR\) Section 60.1 et seq.](#) References to the 44 CFR Section 60.1 et seq. are for convenience only and are not intended to limit the applicability of other federal laws or regulations that comprise the National Flood Insurance Program. **DOCUMENTATION:** The applicant shall complete the following:

DESCRIPTION OF REQUIREMENT: The project site is located within an *** Flood Zone as indicated on FEMA Flood Insurance Rate Map (FIRM) map panel 06073C049G FEMA mapped Zones A and X are required to be developed and used in accordance with restrictions set forth in the County’s Flood Damage Prevention Ordinance for “special flood hazard areas.” These requirements were developed to allow for continued County participation in the National Flood Insurance Program (NFIP) in accordance with 44 CFR 60.1 et seq. Consistent with these requirements, the following must be complied with:

1. Determine the base flood elevation (BFE) and flood plain boundary during the occurrence of the base flood of the *** River both before and after all proposed work, through hydraulic analyses acceptable to County Department of Public Works (DPW) Flood Control Section and performed by a California licensed civil

engineer in accordance with standard engineering practice, to the satisfaction of the County Flood Plain Administrator, Demonstrate compliance with all NFIP and FDPO requirements to the satisfaction of the County Flood Plain Administrator and DPW Flood Control.

2. Demonstrate to the satisfaction of the County Flood Plain Administrator through acceptable hydrologic and hydraulic analyses, acceptable to DPW Flood Control and performed by a California licensed engineer in accordance with standard engineering practice, that all proposed structures will be reasonably safe from flooding of the one percent annual chance event as calculated following the methodology described in the County Hydrology Manual.
3. All structures to be constructed or substantially improved shall comply with the more restrictive of the County's Flood Damage Prevention Ordinance or the criteria set forth in 44 CFR 59.1 *et seq.*
4. Show and label existing drainage easements on the plans.
5. Elevation Certificates for structures located within the Special Flood Hazard Area (SFHA).

TIMING: Elevation Certificates required prior to certificate of occupancy or final sign-off by Building Dept., all other items required prior to approval of any building plan or issuance of any building permit.. **MONITORING:** The [PDS, LDR, DPW, FCE] shall review the hydraulic analysis, and associated plans and maps for compliance with this condition.

PLAN CONDITIONS NOTES: [DPW, PDS]. Intent: In order to implement the required mitigation measures for which was the basis for approval of this project pursuant to the County Subdivision Ordinance Section 81.303, County Subdivision Ordinance Section 81.604, the condition notes shall be implemented on the grading and improvement plans and made conditions of the permit issuance. **Description of requirement:** The Grading and Improvement Plans shall include the following condition notes and made conditions of the issuance of said permit(s):

22. ROADS#5—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 will 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 will 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. **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.

23. ROADS#5.1–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](#), **Old Mission Road** and **Thoroughbred Lane** shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Old Mission Road** along the project frontage in accordance with the Public Road Standards for a Frontage Road with thirty-two feet (32) of paved asphalt concrete pavement width over approved base and a graded width of forty-two foot (42') starting from the terminus of the existing Cul-de-Sac to the terminus of the project frontage with Portland cement concrete curb, gutter and a five and one-half foot (5.5') wide contiguous PCC sidewalk. . Provide transition striping for all widenings, tapers, and traffic striping to match existing pavement All the foregoing shall be to the satisfaction of the Directors of Public Works and PDS.
- b. Improve or agree to improve and provide security for **Thoroughbred Lane** along a portion of the project frontage in accordance the Public Road Standards for a Residential Road, to a one-half graded width of twenty-eight feet (28') from centerline, and an improved one-half width of sixteen feet (16') with asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter, and a five foot (5') wide PCC sidewalk All the foregoing shall be to the satisfaction of the Directors of Public Works and PDS.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- b. Process and obtain approval of Improvement Plans to improve **Old Mission Road** and **Thoroughbred Lane**.
- c. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- d. Pay all applicable inspection fees with [DPW, PDC].

- e. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- f. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

TIMING: Prior to issuance of any 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.

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

24. ~~ROADS#6~~–ACCESS IMPROVEMENTS

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

- a. The project driveways, which shall be designed and constructed per standard drawing G14A or DS7 to the satisfaction of the Director of Planning & Development Services.
- b. .The Pavement taper from the ultimate right-of-way line to the existing edge of pavement, with asphalt concrete to the satisfaction of the Director of Planning & Development Services.

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

- c. Process and obtain approval of Improvement Plans to improve the project driveways on **Old Mission Road**.
- d. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).

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

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

25. ROADS#6–ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [Centerline Ordinance 9974 \(Amended by Ord. 10224\)](#), [County Code Section 51.301 et seq.](#), [County of San Diego Board Policy I-18](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the Lighting District.

DESCRIPTION OF REQUIREMENT: Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

26. ROADS#7–INSTALL STREETLIGHTS

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [Centerline Ordinance 9974 \(Amended by Ord. 10224\)](#), [County Code Section 51.301 et seq.](#), [County of San Diego Board Policy I-18](#), street lights shall be installed and energized. **DESCRIPTION OF REQUIREMENT:** Install or arrange to install streetlights to County standards and the satisfaction of the Director of PDS, and deposit with PDS, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR], and arrange for the installation and energizing of the streetlights. **TIMING:** Prior to occupancy of the first

structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed and all fees paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [PDS, LDR] shall ensure that the streetlights have been installed and all fees have been paid.

27. STRMWTR#3–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, PDC] or [PDS, BLDG]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

28. STRMWTR#4–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.

29. GEN#3–INSPECTION FEE

Intent: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule

the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

30. **PLN#2–SITE PLAN IMPLEMENTATION**

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

31. **CULT#–2 - CULTURAL RESOURCES MONITORING REPORT**

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

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

or

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

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

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

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

32. **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, the Bonsal Design Guidelines, 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.

33. NOISE#3–NOISE CONTROL DESIGN MEASURES [PDS FEE X1]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) and [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans:

- a. Construction of the a 6-foot high solid wall along the perimeter of the Recreational Area (as shown in Figure 2-A of the Noise Report prepared by Ldn Consulting, Inc and dated January 28, 2020). Label the wall as “Noise Project Design Feature” on the building plans. The solid noise wall may be vinyl, ¾-inch or thicker consisting of solid panel on minimum 4x4-inch posts with no cracks or gaps through or below and all seams or cracks will be filled or caulked.
- c. On the building plans, please specify the proposed HVAC units as “8 Ton and 10 Ton Samsung or equivalent sized units with a single unit sound pressure levels of 58 dBA and 60 dBA, respectively”.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit’s conditions.

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

34. PLN#3–SITE CONFORMANCE

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

35. PLN#4–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.

36. AQ#6-Waste Management

INTENT: In order to notify future residents of existing adverse effects and sustainable practices. **DESCRIPTION OF REQUIREMENT:** The project shall comply with AB 341's statewide requirement of 75 percent diversion policy by providing literature promoting recycling and discussing the recycling options provided on-site. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Disclosure statements shall be provided to all prospective residents; all new residents shall be provided with information material upon move in. **MONITORING:** The [DEH, LEA] shall make sure that the applicant complies with this condition.

37. AQ#7-Waste Management

INTENT: In order to reduce Greenhouse Gas emissions. **DESCRIPTION OF REQUIREMENT:** The project shall comply with Assembly Bill (AB) 341's statewide requirement of 75 percent diversion policy by providing areas for storage and collection of recyclables and providing literature promoting recycling and discussing the recycling options provided on-site. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Recycling storage facilities must be available on-site. Disclosure statements shall be provided to all prospective residents; all new residents shall be provided with information material upon move in. **MONITORING:** The [DEH, LEA] shall make sure that the applicant complies with this condition.

38. NOISE#4-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Site Plan Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's

right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

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

39. STRMWTR#5–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

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

40. ROADS#8–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 _____ in both directions along **Old Mission Road** from the project driveway openings for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight distance 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 Enforcement Division] is responsible for enforcement of this permit.

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

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

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseno Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County

of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseno Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archeologist.

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

42. CULT#GR-2 - ARCHAEOLOGICAL MONITORING – ROUGH GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

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

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

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

43. CULT#GR-3 - ARCHAEOLOGICAL MONITORING – FINAL GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archeologist shall prepare a final report that documents

the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been conveyed as follows:

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

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

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

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

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared.

MONITORING: [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

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

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

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

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseno 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 Luiseno Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.
- c. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
 1. The Project Archaeologist or the Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.

6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

d. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseno Native American monitor.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

g. **Fill Soils.** The Project Archaeologist and Luiseno Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

h. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

45. GP#2 TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

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

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers.
- d. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
- e. Minimize the use of back up alarm.
- f. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- g. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site.

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

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the

certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

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

Section 21081(b) further states:

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

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

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

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

Condition(s): Air Quality (AQ#1-7), Cultural (Cult#1-2), Cultural Grading (CultGr#1-4) and Traffic Impact Fee

SITE PLAN FINDINGS

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 2461, 7150 and 7509 of The Zoning Ordinance because the development is compatible with adjacent land uses as the General Plan and Bonsall Community Plan identifies the project location as Commercial. The Project is a 74,000-square-foot assisted care facility, with a total of 86 beds in 56 assisted living units and 24 memory care units, located on a vacant 3.9-acre parcel within the Bonsall Community Plan Area. The site is physically suitable for the design and siting of the proposed development as all development and grading on the site will occur on previously disturbed areas and the site is adjacent to SR-11. The proposed development is in conformance with the General Plan because the General Plan Designation is Office Professional and the project is in conformance with the Bonsall Community Plan.

The Project requires a zone reclassification to change the existing zoning designation from Office Professional (C30), which does not allow for group care use, to Medical Center Use (C46). The proposed C46 zoning designation is consistent with the existing General Plan designation of Office Professional and authorizes the group care use upon approval of a Site Plan. The Project site is currently zoned with two building heights, "C" which allows for a maximum building height of 25 feet and "G" which allows for a maximum building height of 35 feet. The REZ will change the building height designator to "G," to allow for the same building height throughout the property.

Staff has concluded that the proposed zone reclassification from C30 to C46 is consistent with adjacent uses including single-family residential and commercial uses. Immediately to the north of the Project site are single-family residences, and to the east and west are commercial and office buildings. Adjacent properties to the north and east have a "G" height designator. Residents may use an existing trail to travel northeast or southwest along Mission Road to access nearby commercial uses such as grocery stores, restaurants, and banks. Mission Road converges to the south and becomes SR-76. The proposed assisted care facility will provide senior housing and will be compatible with the existing character of the community.

- b. That the proposed development is compatible with the Bonsall Community Plan because the project meets the land use policies and site plan design guidelines set forth in the Bonsall Community Plan. The Project will be buffered from surrounding roads through landscaping, a six-foot tall privacy wall and site design. The Project proposes architectural designs compatible with the rural character of the Bonsall community, including earth-tone colors and natural architectural elements, such as stone and wood, consistent with the visual character of the surrounding area, and includes measures to eliminate potential compatibility issues. Measures include setting back the proposed facility from adjacent roads and using landscaping as a buffer to the residential uses and public roads. A total of 150 proposed trees will range from 10 to 40 feet tall at maturity and will be drought tolerant.
- c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standard or criteria has been waived.
- d. That the project complies with the California Environmental Quality Act (CEQA) because a Mitigated Negative Declaration (MND) was prepared and was available for 30-day public review period from May 29, 2020, through June 29, 2020, on file with PDS under PDS2019-ER-19-02-002. The MND found that the project, with incorporation of mitigation measures for air quality, cultural resources and traffic, would not cause any significant effects on the environment. Mitigation measures for air quality, cultural resources and traffic impacts have been included in the conditions of approval for the project.

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

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

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 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.

Prior to construction, a Conditional Letter of Map Revision (CLOMR) may be required to be processed through the County and FEMA for this project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The CLOMR does not revise an effective FEMA Flood Insurance Rate Map (FIRM), it indicates whether the project, if built as proposed, would be recognized by FEMA. A Letter of Map Revision (LOMR) issued by FEMA is required at record plan stage and is FEMA's modification to an effective FIRM.

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

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 Double Click Here in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Secretary of the Double Click Here 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

cc:

Jim Chagala, 555 West Country Club Lane, Suite #254, Escondido, CA 92026

email cc:

Ed Sinsay, Team Leader, Land Development, PDS
Angelica Truong, Project Manager, Project Planning, PDS
Bonsall Sponsor Group

Attachment D – Environmental Documentation

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

**FOR PURPOSES OF CONSIDERATION OF
BONSALL CAREFIELD FACILITY REZONE AND SITE PLAN PDS2019-REZ-19-001
AND PDS2019-STP-19-005**

May 29, 2020

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

Discussion:

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

The project is exempt from the requirements of the San Diego County Groundwater Ordinance Section 67.720. The project will not have a significant adverse impact on groundwater quantity because the total project demand will be less than 20,000 gallons per day and the project complies with the San Diego County Groundwater Ordinance.

As required by Section 67.720 of the San Diego County Groundwater Ordinance, a groundwater investigation has been completed and approved by the County Groundwater Geologist and it has been found that groundwater resources are adequate to meet the groundwater demands of the project.

As identified within Section 67.722B of the San Diego County Groundwater Ordinance, it has been determined that groundwater resources are adequate to meet the groundwater demands both of the project and the groundwater basin if the basin were developed to the maximum density and intensity permitted by the General Plan.

As identified within Section 67.722B of the San Diego County Groundwater Ordinance, it has been determined that groundwater resources are adequate to meet the groundwater demands of the project and thus, the project will not adversely impact groundwater availability.

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 type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> section (Section 86.604(e))?	YES <input 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"/>

INFO:

NOTE: Most projects that have previous environmental review should already have been reviewed for compliance with the Resource Protection Ordinance (RPO). Check previous environmental file to determine if compliance has already been obtained. If the present permit/entitlement application is consistent with the project for which the previous ordinance compliance was determined and all related mitigation has been completed in accordance with the previous environmental review,

additional RPO review is not necessary. Consult with designated RPO specialist if there are project changes/questions. The following is for projects that do not already have RPO compliance:

Any project applying for an applicable permit type, must comply with [RPO](#). If RPO applies to the project, it will be necessary to coordinate with the Project Manager on Steep Slope issues and DPW on Floodplain issues. The Project Manager must ensure that the project complies with the wetlands, sensitive habitat lands and cultural resources provisions of RPO.

Discussion:

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

Additional Information Required from Applicant: --- *The applicant is required to provide the following studies/reports:*

Drainage study indicating runoff quantities and conditions before and after development of the project, including impacts on the Floodway and Floodplain of [REDACTED].

Not Applicable --- *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.*

Not Applicable: --- *The Resource Protection Ordinance is not applicable to this project.*

Yes: --- *The project is in compliance. The project is adjacent to the [REDACTED] floodway/floodplain fringe area, but there are no proposals for any offsite uses or improvements that need compliance with the Resource Protection Ordinance.*

Mitigation Required for Compliance --- *The project lies within a floodway or floodplain fringe area. The following mitigation measures will be required as conditions for approval of the project: [REDACTED]*

The applicant will be required to show lines of inundation from the 100-year flood for the ultimate watercourse(s) that flow(s) through the property, as well as a flowage easement granted to the County Flood Control District.

Potentially Significant Impact --- The project lies within a floodway or floodplain fringe area. The project does not propose any mitigation and does not meet the minimum requirements of the Resource Protection Ordinance. The applicant will be required to resubmit and/or redesign the project to address mitigation issues and be in compliance with the Resource Protection Ordinance. A drainage study will be required to be submitted concurrently with grading plans.

include DPW response, ensure conclusion is as follows:

Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:
For "Yes" answer.

(Conformance without steep slopes)

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

(Conformance with steep slopes and proposed easement)

The average slope for the property is (insert average percentage, if known) percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be place in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are steep slopes on the property however, an open space easement is proposed over the entire steep slope lands. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

For "No" answer.

(Non-conformance)

This project is currently in non-conformance with the San Diego County Resource Protection Ordinance (RPO). 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 RPO. Currently, the steep slopes on-site are not proposed in an open space easement. (Briefly explain where in the project area the steep slopes are located). Therefore, the project is not in conformance with the RPO until an open space easement is proposed across the steep slopes. (Request the applicant to propose an open space easement in the last section of this form under Data Requirements.)

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper

functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

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, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. As such, the project complies with the RPO.

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

YES

NO

NOT APPLICABLE

INFO:

NOTE: Many projects that have previous environmental review should already have been reviewed for compliance with the Stormwater Ordinance (WPO). Check previous environmental file to determine if compliance has already been obtained. If the present permit/entitlement application is consistent with the project (and SWMP) for which the previous ordinance compliance was determined and all related mitigation has been completed in accordance with the previous environmental review, additional WPO review is not necessary. The following is for projects that do not already have WPO compliance:

The WPO applies to any project that includes an application for a permit type listed in section 67.804(g)(1) of the WPO <http://www.sdcounty.ca.gov/dpw/watersheds/watershedpdf/watershed-ordinance-2008.pdf>. All projects subject to the Ordinance must submit a [Stormwater Management Plan \(SWMP\)](#) as part of their application.

DPW has the lead responsibility to assure that, if required, the SWMP, Maintenance Plans, Hydromodification Requirements or any other information required comply with the requirements of the WPO. However, the key responsibility for Project Planning staff is to ensure that adequate stormwater information exists to complete the CEQA Initial Study Questions regarding stormwater quality.

Discussion:

Yes – The project Storm Water Management Plan and Hydromodification Management Study has/have been reviewed and is/are found to be complete and in compliance with the WPO. The project has been found to be exempt from Hydromodification requirements for the following reasons: [REDACTED].

No – The project is not in compliance with the WPO. A Storm Water Management Plan (SWMP) and Hydromodification Management Study (HMS) is/are required for this project / the Storm Water Management Plan (SWMP) and Hydromodification Management Study (HMS) provided for this project is/are not complete and/or not in compliance with the WPO.

Not Applicable – This project is exempt from compliance with the WPO. The project is not in an urban area and is not proposing a storm drainage system (other than a storm water crossing facility under a road) / is substantially complete and will not require a Storm Water Management Plan or a Hydromodification Management Study / will not generate pollutants as defined under the WPO.

Not Applicable: --- The project is not one of the listed permit application types listed in Section 67.803(c) of Ordinance No. 10096 that must comply with the requirements of the WPO.

Not applicable: The project is not located in a County Urban Area as defined by the WPO. (“ a portion of the unincorporated area of the county that is within the service area boundary of a public water supply company or agency, as indicated on the map at Appendix B, plus any other land in the unincorporated area of the County which will, after proposed development is completed, route stormwater runoff into or through an underground conveyance other than a road-crossing culvert.”)

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

YES

NO

NOT APPLICABLE

Discussion:

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

Staff has reviewed the Noise Study associated with Carefield Solana Assisted Care Facility prepared by LDN Consulting dated January 28, 2020 and submitted to the County on February 12, 2020. All previous comments have been addressed; Documentation is considered accepted. The project consists of an assistant care facility on a 4.6-acre of commercially zoned parcel (C30). The project consists of a totaling of 86 beds in 56 living units and 24 memory care units, with six of the 80 units consisting of two beds The project is subject to the County Noise Element exterior noise threshold of 60 dBA CNEL for proposed exterior sensitive outdoor areas. The Noise Elements prohibit the implementation of a project that can result in an exposure of any on-or off-site, existing

or reasonably foreseeable future Noise Sensitive Land Use (NSLU) to exterior or interior noise in excess of the noise standards. The project is also subject to the Noise Ordinance that regulates the operational and temporary construction noise. The project as well as surrounding parcels to the north and south are zoned Office-Professional (C30), which is subject to the one-hour average sound level limits (dBA) of 60 dBA daytime and 55 dBA nighttime. The surrounding parcels to the west are zoned Single-Family Residential (RS) and parcels to the east are zoned Limited Agriculture (A70), which are subject to the arithmetic mean noise limit levels of 55 dBA daytime and 50 dBA nighttime.

Based on the noise modeling included in the noise report, it demonstrated that with the construction of the 6-foot solid wall along the perimeter of the outdoor recreational area, the on-site exterior locations for the noise sensitive land uses would comply with the 60 dBA CNEL threshold. The 6-foot solid wall along that area would be incorporated as the Project Design Features. Additionally, all the building façade with direct line of sight to the State Route 76 were found to be above the Noise Elements standard of 60 dBA. In order to mitigate the noise levels to compliance with the noise standards, a noise protection easement would be required for the entire site, which would require an interior noise study for all units to determine the mitigation required to achieve an interior noise level of 45 CNEL. With the implementation of the 6-foot solid walls and noise protection easement as the PDF, it ensures that the noise levels comply with the County General Plan Noise Elements. In addition, the project traffic contributions on nearby roadways were determined to result in less than significant for the off-site direct and cumulative impacts. Traffic would not result in a substantial contribution to the existing noise levels along any impacted nearby roadways pursuant to the County Noise Guidelines.

The noise report also analyzed the operational noise sources on the site and temporary construction noise generated by this project. Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The primary noise source from the project is from the mechanical ventilation system. The noise report analyzed the conservative scenario and demonstrated that the unshielded cumulative noise level from the units would be attenuated to compliance with the allowable noise levels at the nearest property line, which is located at approximately 85 feet. Based on the report, the unshielded cumulative noise level from the units is 42 dBA at the nearest property line.

The project is also subject to the County Noise Ordinance which regulates temporary project related noise sources. Temporary construction noise is a 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically any existing residences. The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). The construction activities include equipment such as dozer, grader, trucks, and compactor. Based on the report, the grading operating would occur more than 100-feet from the property lines. At that distance, the activities are not expected to exceed the noise standards. In addition, construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75 dB between

the hours of 7 AM and 7 PM. No blasting or rock crushing is anticipated during the grading operations.

With the project design layout and Project Design Features (PDF), the project complies with the Noise Ordinance and Noise Elements.



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN FLANNERY
ASSISTANT DIRECTOR

May 29, 2020

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Numbers; Environmental Log Number:

Bonsall Carefield Facility; PDS2019-REZ-19-001, PDS2019-STP-19-005, PDS2019-ER-19-02-002
2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239
3.
 - a. Contact Angelica Truong, Project Manager
 - b. Phone number: (858) 495-5421
 - c. E-mail: angelica.truong@sdcounty.ca.gov
4. Project location:

Thoroughbred Lane and SR-76
Thomas Guide Page 1067, Grid J-1 and 1047
5. Project Applicant name and address:

Jim Chagala
555 West Country Club Lane, Suite #254
Escondido, CA 92026
6. General Plan
Community Plan: Bonsall
Regional Category: Village
Land Use Designation: Office Professional (C-2)
Density: N/A
Floor Area Ratio (FAR) N/A
7. Zoning
Use Regulation: C30, Office Professional

Minimum Lot Size: N/A
 Special Area Regulation: B (Community Design Review Area)

8. Description of project:

The applicant is proposing a Rezone (REZ) and Site Plan (STP) for the development of an assisted care facility on approximately 3.9 acres of land within the Bonsall Community Plan area. The site is subject to the General Plan Regional Category Village, Land Use Designation Office Professional. Zoning for the site is Office Professional (C30). The project includes a proposed zoning reclassification to change the zoning for the site from C30 (Office Professional) to C46 (Medical Center Use Regulations). The proposed use is allowed in C46 zone with an approval of a Site Plan, which is being processed concurrently. The project site is located on the corner of Thoroughbred Lane and State Route- 76.

The project site is vacant. The proposed assisted care facility will consist of a total of 86 beds in 56 assisted living units, and 24 memory care units. The proposed facility is 74,000 square feet and will include amenities such as an outdoor swimming pool, a bocce field, and outdoor dining area, a sensory garden and a memory care garden. The proposed facility will be licensed by the California Department of Social Services under Title 22, Division 6, Chapter 8. A total of 45 parking spaces will be located on-site for guests and employees.

The site is undeveloped, and access would be provided by a proposed driveway connecting to Mission Road. Sewer and water services will be provided by the Rainbow Municipal District. Earthwork will consist of 44,275 cubic yards of cut and 3,650 cubic yards of fill (40,625 cubic yards of export).

9. Surrounding land uses and setting (Briefly describe the project’s surroundings):

The Project site is located in the community of Bonsall within unincorporated San Diego County. The Project site is bounded by Mission Road to the south and Thoroughbred Lane to the west. The north and east boundaries of the Project site are adjacent to single-family residential uses, and approximately 0.2 miles north along State Route 76 is a large strip mall with restaurants, a movie theater, and other retail and commercial uses. Approximately 250 feet south of the project site across Mission Road is another strip mall and a gas station. Lands surrounding the project site are primarily rural residential and commercial uses, with some agricultural uses and vacant land. To the southeast of the site is State Route 76, which travels parallel and east of Thoroughbred Lane. The project site is approximately 140 feet northwest of State Route 76. The topography of the project site is relatively flat.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	Agency
Site Plan	County of San Diego

Rezone	County of San Diego
County Right-of-Way Permits Construction Permit Encroachment Permit	County of San Diego
Grading Permit Grading Permit Plan Change	County of San Diego
Improvement Plans	County of San Diego
Water District Approval	Rainbow Municipal Water District
Fire District Approval	North County Fire Protection District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES NO

Note: Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission’s Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a “Potentially Significant Impact” or a “Less Than Significant With Mitigation Incorporated,” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Energy Use</u> |
| <input type="checkbox"/> <u>Geology & Soils</u> | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Hazards & Haz. Materials</u> |
| <input type="checkbox"/> <u>Hydrology & Water Quality</u> | <input type="checkbox"/> <u>Land Use & Planning</u> | <input type="checkbox"/> <u>Mineral Resources</u> |
| <input type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Population & Housing</u> | <input type="checkbox"/> <u>Public Services</u> |
| <input type="checkbox"/> <u>Recreation</u> | <input checked="" type="checkbox"/> <u>Transportation</u> | <input type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input type="checkbox"/> <u>Wildfire</u> | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- On the basis of this Initial Study, Planning & Development Services finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.



 Signature

May 29, 2020

 Date

Angelica Truong

 Printed Name

Land Use/Environmental Planner

 Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant with Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS. Except as provided in Public Resources Code Section 21099 -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

As described in the General Plan Update Environmental Impact Report (GPU EIR; County of San Diego 2011), the County contains visual resources affording opportunities for scenic vistas in every community. Resource Conservation Areas (RCAs) are identified within the GPU EIR and are the closest that the County comes to specifically designating scenic vistas. Many public roads in the County currently have views of RCAs or expanses of natural resources that would have the potential to be considered scenic vistas. Numerous public trails are also available throughout the County. New development can often have the potential to obstruct, interrupt, or detract from a scenic vista.

Less than Significant Impact: The project site is located within the Bonsall Community Planning area (CPA), approximately 140 feet northwest of State Route 76 (SR-76) and southerly bounded by Mission Road.

The existing project site is vacant. The proposed assisted care facility will consist of a total of 86 beds in 56 assisted living units, and 24 memory care units. The proposed facility is 74,000 square feet and will include amenities such as an outdoor swimming pool, a bocce field, and outdoor dining area, a sensory garden and a memory care garden. Based on a site visit by County staff on July 2, 2019, the proposed project would not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view, as the Project is similar in scale to strip malls and commercial uses located north and south of the Project site along SR-76 and Thoroughbred Lane. The County has designated several RCAs in the Bonsall CPA. The proposed project is within a RCA and within the project viewshed is Mission Road, southerly adjacent to the project. However, due to the project consistency with surrounding development and conformance with the Bonsall Design Guidelines, the proposed project would not pose a substantial adverse effect to this scenic vista. Additionally, the project design follows the policies and guidelines set forth in the Bonsall Community Plan. Therefore, the proposed project will not have an adverse effect on a scenic vista.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because all projects are designed to be compatible with the overall visual character of the area. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

No Impact: Based on a site visit completed on July 2, 2019, the proposed project is not located near or visible within the composite viewshed of a State scenic highway or County Designated Scenic Corridor and will not damage or remove visual resources within a State scenic highway or County Designated Scenic Corridor. The project site is located approximately 140 feet northwest of SR-76 and is southerly bounded by Mission Road. Due to distance, topography and vegetation, the project site would not be visible. Additionally, the project site is located approximately five miles west of what is designated as a State Scenic Highway. Due to distance, the Project site would not be visible. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because all projects are compatible with the existing viewshed. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

- Less than Significant with Mitigation Incorporated No Impact

Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

Less than Significant Impact: The project site is in a non-urbanized area of the Bonsall community, located at the intersection of Thoroughbred Lane and Mission Road. The project site is currently vacant. The existing visual character and quality of the project site and surrounding can be characterized as single-family residential with commercial and retail uses north and south of the Project site along Thoroughbred Lane and SR-76. Much of the land directly east of the project site is developed as commercial and office use. Directly west and north are primarily single-family residences, but less than one quarter mile north of the Project site is a large strip mall with a movie theater and other retail and commercial uses. Mission Road bounds the southern portion of the Project site, and less than 250 feet beyond Mission Road is another strip mall and gas station. SR-76 runs parallel and east of Thoroughbred Lane. Viewer groups of the project site include those traveling along Mission Road to access either the commercial area east and south of the project site or the residential area to the north of the project site. Viewer exposure is limited due to travel speed past the property on Mission Road.

The proposed project within the landscape would not detract from or contrast with the existing visual character and/or quality of the surrounding area for the following reasons: the design of the proposed assisted living facility is consistent with the character of the existing community; the proposed development is subject to design review by the County through a discretionary Site Plan Permit for conformance with the Bonsall Design Guidelines; and landscaping has been incorporated along Mission Road and Thoroughbred Lane for screening purposes. The location, size, and design of the proposed use would be compatible with adjacent uses due to the following reasons: the proposed care facility is similar to surrounding commercial parcels along SR-76, Thoroughbred Lane and Mission Road, and the Project will conform to the Bonsall Design Guidelines. Viewer exposure to the project would not be significant since the project has been designed to be compatible with surrounding use types. Therefore, the proposed project will not result in a substantial effect on the existing visual character or quality of the site and its surroundings.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XIX. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XIX are located within the viewshed surrounding the project and will not contribute to a cumulative impact because the project would be visually integrated into the surroundings in an unobtrusive manner. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 40 miles from the Mount Laguna Observatory and approximately 22 miles from Palomar Observatory. The project will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Planning & Development Services Department and Department of Public Works in cooperation with lighting engineers, astronomers, land use planner from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

In addition, the project’s outdoor lighting is controlled through the Site Plan Permit, which is consistent with the Light Pollution Code. Therefore, the project will not create a significant new source of substantial light or glare.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The projects site is underlain with Placentia sandy loams, 9 to 15 percent slopes, which have been mapped “Prime Farmland Soils” by the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency. However, the project site is vacant and does not operate agricultural activities on the parcel and is surrounded by developed residential lots. Due to fire clearing, disturbed areas such as clearing and driveways, setback requirements and potential land use conflicts, the subject lot would not be considered a significant agricultural

resource. Due to the existing development and lack of available resources on the site, no agricultural resources would be converted to a non-agricultural use.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project site is not under a Williamson Act Contract, nor is not surrounded by any such land. The closest preserve or Williamson Act Contract is approximately one mile northeast from the project site. Therefore, the project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- Less Than Significant with Mitigation Incorporated No Impact

Less Than Significant Impact: The project site and surrounding area within a radius of one-quarter mile includes lands designated as Farmland of Statewide Importance. However, the majority of the lots are developed with single-family residences and do not contain any active agricultural operations. Additionally, per response II(b), the site is not a significant agricultural resource. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

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

- Potentially Significant Impact Less than Significant Impact
 Less than Significant with Mitigation Incorporated No Impact

Less than Significant Impact: The regional air quality standards (RAQS) and State Implementation Plan (SIP) rely on the San Diego Association of Government's (SANDAG) growth projections, which are developed based on proposed buildout of land uses identified in the County's General Plan. Because the RAQS and SIP project future air quality conditions based on growth projections assuming buildout of the County's General Plan, it is assumed that a project that generates fewer emissions than what is allowable under its existing General Plan designation would also comply with the RAQS and SIP. According to the 2016 RAQS, mobile sources are the largest contributor to air quality emissions, specifically emissions generated from operations of typical residential and commercial developments, and therefore can be used to define project intensity (i.e. less mobile emissions results in less land use intensity).

The project proposes to rezone the site from an Office Professional (C30) land use to a Medical Center (C46) land use. The proposed project includes the development of a 74,000 square foot (SF), 80-bed assisted living and memory care facility with outdoor recreation space.

The most intensive use that would be permitted under the existing General Plan land use designation (i.e. the use that would generate the greatest number of vehicle trips) would be a general office building. Based on the allowable 0.25 floor-area (FAR) of the site, up to 50,000 SF of general office building would be permitted. The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 estimated that the existing General Plan land use would generate 551.5 ADT. According to the project traffic study, the project would generate 238 ADT (Darnell and Associates, 2019). The comparison between the existing and proposed land use shows that the project generates fewer trips than the existing zoning designation allows and would be a less intense development than what is currently allowed on-site. Therefore, the proposed project is anticipated to generate fewer operational emissions than would otherwise have been accounted for within the General Plan.

Because mobile emissions, representing a significant majority of emissions generated during project operations, would be less than what was estimated in the RAQS, the project would be consistent with the RAQS and SIP. In addition, the construction and operational emissions from the project are anticipated to be below established screening-level thresholds (SLTs), as addressed under Question 3(b), and would not violate any ambient air quality standards.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less than Significant with Mitigation Incorporated | <input type="checkbox"/> | No Impact |

San Diego County is presently in non-attainment for the National and California Ambient Air Quality Standard (NAAQS and CAAQS, respectively) for ozone (O₃). San Diego County is also presently in non-attainment for concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) and Particulate Matter less than or equal to 2.5 microns (PM_{2.5}) under the CAAQS. O₃ is formed when VOCs and oxides of nitrogen (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ and PM_{2.5} in both urban and rural areas include motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Less than Significant Impact: The project would contribute PM₁₀, PM_{2.5}, NO_x, and VOC emissions from construction/grading activities; however, the incremental increase would not exceed established SLTs (see Appendix X). Additionally, grading activities associated with construction of the project would be subject to the County of San Diego Grading Ordinance and the SDAPCD Rule 55, which requires the implementation of dust control measures. The project would generate PM₁₀, PM_{2.5}, and NO_x emissions during project operations primarily from mobile sources (i.e., vehicle trips), and VOCs from area (i.e. landscape maintenance equipment, cleaning products, and architectural coating) and mobile sources. The project would include project design features (PDFs) that would reduce operational air emissions such as high efficiency lighting and low VOC architectural coatings. The proposed project would not exceed the County's SLTs during operations.

The Air Quality Assessment identified potential cumulative projects in the vicinity that could be constructed at the same time, located approximate two miles away from the project site. Cumulative impacts could occur if the most intensive phases of construction for these projects occur simultaneous to similar phases for the Project. The most intensive construction phase for the project and for typical developments occurs during earthwork and grading activities. To mitigate any potential cumulative impacts from construction activities, the project would coordinate with County Staff to ensure earthwork activities would not occur simultaneously at project sites in close proximity, to the extent feasible.

The project is proposing development that is of less intensity than the County's General Plan, thus operational air emissions are considered to have been accounted for in the General Plan environmental review. The General Plan was prepared consistent with the RAQS and SIP.

c) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Sensitive receptors include schools (Preschool-12th Grade), hospitals, resident care facilities, day-care centers, residences, and other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

Less than Significant Impact: The closest sensitive receptors to the project site include single-family residential units adjacent to the north and south of the project site and the Bonsall Elementary School and Community Center located approximately 2,000 feet northeast of the project site. Emissions of potentially harmful pollutants, including diesel particulate matter and fugitive dust, would be generated on-site during construction activities. The project would be required to comply with the County of San Diego Grading Ordinance and SDAPCD Rule 55 which would reduce potential emissions of fugitive dust. Further, the project would ensure that all construction equipment is equipped with Tier 4 engines with diesel particulate filters (DPF), which would reduce emissions of DPM. Construction emissions would be temporary and would not expose sensitive receptors to harmful concentrations of air pollutants.

County guidelines call for a CO hotspot analysis if the project would cause an intersection to operate at a level of service (LOS) E or F with peak-hour trips to exceed 3,000. The Project would generate approximately 238 ADT during operation (Darnell and Associates, 2019). The project generated trips would not degrade the operations of any intersections in the project vicinity from an acceptable LOS to LOS E or F. The project's traffic generation would not warrant a CO-hotspot analysis, and therefore is not anticipated to expose sensitive receptors to substantial CO concentrations from vehicles.

As indicated in Question 3(b), NAAQS and CAAQS would not be exceeded for both operations and construction and would not expose sensitive receptors to an incremental health risk. In addition, the implementation of Tier 4 construction equipment with DPF would reduce onsite PM₁₀ from construction exhaust emissions (i.e. DPM), reducing inhalation cancer risk to a less than significant level.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The project could produce objectionable odors during construction from paving, painting, and equipment operation; however, these substances, if present at all, would be minimal and temporary.

For operations, the *County Guidelines for Determining Significance and Report Format and Content Requirements for Air Quality* (2007) includes a list of odor-producing uses that are typically recognized (e.g. wastewater treatment facilities, animal facilities, or restaurants). An assisted living and memory care facility is not listed and would therefore not be a significant odor causing source. Based on this, the Project would not result in significant odors during operations, and impacts would be less than significant.

IV. BIOLOGICAL RESOURCES -- Would the project:

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, and a Biological Resources Report dated July 2019 prepared by Everett and Associates, it has been determined that no native vegetation communities or habitats exist on or adjacent to the site because it has been completely disturbed. Therefore, the project will not have a substantial adverse effect on any candidate, sensitive, or special status species and would not contribute to cumulative impacts to these designated species.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, and a Biological Resources Report dated July 2019 prepared by Everett and Associates, it has been determined that the proposed project site does not contain any riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations. In addition, no riparian habitat or other sensitive natural community has been identified within or adjacent to the area proposed for off-site impacts resulting from road improvements, utility extensions, etc. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, and a Biological Resources Report dated July 2019 prepared by Everett and Associates, it has been determined that the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, and a Biological Resources Report dated July 2019 prepared by Everett and Associates, it has been determined that the site has limited biological value and impedance of the movement of any native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and the use of native wildlife nursery sites would not be expected as a result of the proposed project due to the project site being completely surrounded by development.

- 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?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: Refer to the attached Ordinance Compliance Checklist dated May 29, 2020 for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources

including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: Based on an analysis of County of San Diego archaeology resource files, historic records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any historical resources. Therefore, the project would not result in impacts to historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant With Mitigation Incorporated:

Based on an analysis of County of San Diego archaeology resource files, historic records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. Therefore, the project would not result in impacts to archaeological resources. However, the project site is sensitive for resources, therefore Mitigation Measure MM-CUL-1, an archaeological monitoring program outlined below, will be required. Impacts will be reduced to Less than Significant with mitigation incorporated.

Archaeological Monitoring

- Pre-Construction
 - Contract with a County approved archaeologist to perform archaeological monitoring and a potential data recovery program during all earth-disturbing activities. The Project Archaeologist shall perform the monitoring duties before, during and after construction.
 - Pre-construction meeting to be attended by the Project Archaeologist and Luiseno Native American monitor to explain the monitoring requirements.
- Construction
 - Monitoring. Both the Project Archaeologist and Luiseno Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in

consultation with the Luiseno Native American monitor. Both the Project Archaeologist and Luiseno Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources

- If cultural resources are identified:
 - Both the Project Archaeologist and Luiseno Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist at the time of discovery.
 - The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American shall determine the significance of discovered resources.
 - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
 - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseno Native American monitor.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- Rough Grading
 - Monitoring Report. Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring

report shall be provided to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.

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

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: Based on an analysis of records and a survey of the property by a County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

VI. ENERGY USE -- Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The Project would result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during both the construction and operation phases of the project; however, the consumption is not expected to be wasteful, inefficient, or unnecessary for the following reasons.

Construction of the facility is estimated to take three (3) months and requires minimal grading. No structures are proposed as part of the project for construction. Grading disturbance would result in 44,735 cubic yards of cut, 3,650 cubic yards of fill, and 40,625 cubic yards of export earthwork. Offsite improvements consist of construction of asphalt concrete driveways off of

Mission Road for main and secondary access. As a result of this minimal construction activity, the project would not be expected to result in wasteful, inefficient or unnecessary consumption of energy resources during the construction phase of the project. Additionally, consistency with General Plan policies COS-14.10, COS-15.1, and COS-17.2 reduce the environmental impact during construction by requiring that low-emission construction vehicles, Tier 4 or higher, be utilized; that the building be designed and constructed using materials and techniques which maximize energy efficiency, incorporate recycled materials, and reduce emissions; and that construction and demolition debris be reduced, reused, and recycled. The project would also be designed according to the most recent 2016 Title 24 or future, more stringent versions of Title 24 that are applicable as the project is built out. Part 6 of Title 24 specifically establishes energy efficiency standards for residential buildings constructed in the State of California to reduce energy demand and consumption. These requirements are applicable to the development of the assisted care facility.

The operation of the project is expected to result in 238 average daily trips. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines. Using the above guideline as a reference, the project would not be expected to result in wasteful, inefficient, or unnecessary consumption of energy resources for vehicle trips for air quality purposes. Furthermore, the proposed project is consistent with the County's Climate Action Plan (CAP) and General Plan through the implementation of the measures identified in the County's CAP Checklist. These measures include tankless electric or gas water heaters and electric heat pumps, water efficient appliances and plumbing fixtures, EnergyStar appliances, and low-flow plumbing compliant with the CALGreen Code which should reduce emissions by up to 20%. Furthermore, the Project will demonstrate a 40-percent reduction in outdoor water use and install multiple trees throughout and surrounding the facility. Additional energy-efficient measures include the installation of LED lighting and 75% diversion of waste and recyclables. County staff analysis of GHG emissions determined that the proposed Project would generate 200 MT CO_{2e} fewer GHG emissions annually than would be produce under a general plan buildout scenario. Therefore, the construction and operation of the residential project is not expected to result in the wasteful or inefficient use of energy.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The proposed project is for the construction and operation of an assisted care facility. As stated in response VI(a), the project would be required to meet Title 24 for energy efficiency standard. Additionally, a CAP Checklist has been prepared for the project and is therefore consistent with the County's Climate Action Plan, and County staff analysis determined that the proposed Project would generate 200 MT CO_{2e} fewer GHG emissions annually than would be produce under a general plan buildout scenario. Furthermore, the Project is consistent with General Plan policies COS-14.3, COS-14.7, COS14.10, COS-15.1, COS-15.4, COS-17.1, and COS-17.2, which require the incorporation of alternative energy

sources, utilization of low emission construction vehicles, implementation of energy-efficient building design features, and reduction of solid waste during construction and operation. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts would be less than significant.

VII. GEOLOGY AND SOILS -- Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The project site is within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. According to the review of the Project site by a County Staff Hydrogeologist, in-situ soil densities are

expected to be sufficiently high to preclude liquefaction. To ensure no impacts would occur, a soils compaction report would be required prior to all ground disturbance activities. Additionally, site-specific engineering design and conformance with the Seismic Requirements as outlined in the California Building Code would cause impacts due to liquefaction to be less than significant.

iv. Landslides?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The project site is within a "Landslide Susceptibility Area", Landslide Category "Low", as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Based on the review of the Project by County Staff Hydrogeologist, in conjunction with the flat topography of the site, potential hazards associated with landslides are less than significant. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved before the issuance of a building permit.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as sandy loams that have a soil erodibility rating ranging from slight to severe. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment. Impacts are less than significant.

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"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The proposed project involves 44,735 cubic yards of cut, 3,650 cubic yards of fill, and 40,625 cubic yards of export earthwork. In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The project is located on expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are PeD2, Placentia sandy loams, which have high shrink-well behavior, and VaB, Visalia sandy loams, which have low shrink-swell behavior. However, the project will not have any significant impacts because the project is required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The project will rely on public water and sewer for the disposal of wastewater. A service availability letter from the Rainbow Municipal Water District, indicating that the facility has adequate capacity for the project's wastewater disposal needs, will be submitted as part of the building permit process. No septic tanks or alternative wastewater disposal systems are proposed.

f) Directly or indirectly destroy a unique paleontological resource or site or geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

No Impact: A review of the County’s Paleontological Resources Maps indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains. 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.

VIII. GREENHOUSE GAS EMISSIONS – Would the project

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The project would generate GHG emissions during construction activities and on-site operational activities. The County of San Diego adopted a CAP, which outlines actions that the County will take to meet its GHG emissions reduction targets consistent with state guidance. Implementation of the CAP requires that new development projects incorporate applicable reduction measures in the project design, consistent with CAP measures. Project’s determined to be consistent with the CAP would thus be considered to have a less than significant cumulative GHG emissions impact. The project is consistent with the CAP as demonstrated through the completion of the CAP Consistency Review Checklist (Checklist) and would result in less than cumulatively considerable impact to GHG emissions.

The CAP Checklist contains two steps: (1) Land Use Consistency; and (2) CAP Measures Consistency. The proposed project would implement all applicable measures identified in the Checklist and would therefore be consistent with the County’s CAP. Though the project’s proposed use would be considered “Medical Center,” the project would accommodate assisted living facilities. To the extent feasible, measures applicable to residential uses were applied to the assisted care units to demonstrate consistency with building efficiency measures. The proposed measures to incorporate from the CAP Checklist include the following:

- **Water Heating Systems:** The project will install either tankless electric or gas water heaters, or electric heat pump water heaters that provide water for each assisted care unit consistent with the requirements for residential uses.
- **Water-Efficient Appliances and Plumbing Fixtures:** The project will install water efficient kitchen faucets and energy efficient appliances in each assisted care unit consistent with the requirements for residential uses.

- Rain Barrel Installations: If applicable incentive or rebates are available for rain barrel installation, the project will install if feasible.
- Reduce Outdoor Water Use: The project would comply with the County’s Water Conservation in Landscaping Ordinance by submitting a landscape documentation package which is required to demonstrate a 40 percent reduction in outdoor water use.
- Tree Planting: The project will plant a minimum of two trees on site.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The CAP was developed based on the County’s General Plan land use and population projections. Therefore, projects that are consistent with General Plan land use designations would not inhibit the County from achieving its GHG emission reduction targets consistent with AB 32 and SB 32. The existing site is zoned Office Professional (C30) and the project proposes to rezone to Medical Center (C46). The GHG analysis (Appendix X) concludes that annual emissions generated by the proposed project would be less than emissions generated by a use consistent with the existing land use designation. Emissions projections included in the CAP were based on maximum allowable, General Plan consistent projects. Because emissions are less than those projected by an existing allowable use, the proposed project would be consistent with the County General Plan and the project would not deter the County from meeting its GHG emission reduction targets.

Furthermore, as described under 3(a) above, the project demonstrates consistency with the applicable GHG reduction measures through completion of the County’s CAP Checklist. As such, the project is consistent with the County’s General Plan and CAP, which were developed to support the goals and requirements of State legislation and recommendations. Thus, the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous

Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

- 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"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: One school, the Pathways Academy Charter School, is within a quarter mile of the project site. However, the project does not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on an existing or proposed school.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: Based on a regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. The proposed project is for an assisted living facility, which would not create a significant hazard to the public or environment. Therefore, no impacts would occur.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Less than Significant Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the area.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because, although Mission Road is within a dam inundation zone, the proposed project and associated activities are located outside of the dam inundation zone. In addition, the portion of the parcel where the proposed project would be located is at a higher elevation than the portion of the parcel which is within the dam inundation zone. According to the Drainage Study prepared by Tory R. Walker Engineering on October 17, 2019, the proposed project would not alter the existing drainage pattern, which flows in the direction of the lower portion of the site that is located in the dam inundation zone. Additionally, the mitigated peak flow would be less than the existing peak flow with the incorporation of biofiltration basins on site. Therefore, no development activities or changes in drainage flow on site would interfere with a Dam Evacuation Plan.

f) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The proposed project is located within a County identified Wildland Urban Interface (WUI) zone. A WUI is defined as an area where development is in proximity to open space or lands with native vegetation and habitat that are prone to brush fires. Most of the unincorporated County is within the WUI. In addition, CAL FIRE has mapped areas of significant fire hazards throughout the state and classifies lands different Fire Hazard Severity Zones (FHSZ) based upon fuels, terrain, weather, and other relevant factors. The FHSZ are divided into three levels of fire hazard severity: Moderate, High and Very High. The majority of the County is in the High and Very High FHSZ. The project site is located within the Very High FHSZ.

The proposed Project is located within the jurisdiction of the County of San Diego Fire Authority, North County Fire Protection District. A Fire Service Availability Letter dated April 12, 2019 has been received from the North County Fire Protection District. Pursuant to the approved Fire Service Availability Letter and the Fire Protection Plan for the project submitted to the San Diego County Fire Authority on March 11, 2019, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. The site location is approximately 0.11 miles from the nearest fire station with an expected

emergency response travel time to the project of less than five minutes. The project site would meet the maximum travel time allowed pursuant to the Safety Element of ten (10) minutes. The project site would also be required to implement fire safety measures discussed further below.

The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the Major Use Permit and/or building permit process. Therefore, based on the location of the project and review of the project by County staff, through compliance with the Consolidated Fire Code and through compliance with the San Diego County Fire Authority, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. The site is required to meet specific standards for BMPs in compliance with the Grading, Stormwater and Watershed Protection Ordinances as well as comply with an approved Manure Management Plan and vector control plan. Therefore, the project will not substantially increase current or future resident’s exposure to vectors, including mosquitoes, rats or flies.

X. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The proposed Project is an assisted living facility. Projects have the potential to generate pollutants during both the construction and post-construction phases. In order for the project to avoid potential violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, storm water management plans are prepared for both phases of the development project.

During the construction phase, the project would prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would implement the following erosion control BMPs: hydraulic stabilization and hydroseeding on disturbed slopes and mulch, straw, wood chips, and soil application on disturbed flat areas; County Standard lot perimeter protection detail and County Standard desilting basin for erosion control on disturbed flat areas; silt fencing, gravel and sand bags for sediment control; stabilized construction entrance for offsite tracking of sediment; and measures to control materials management and waste management.

The SWPPP will be prepared in accordance with Order No. 2009-009-DWQ, National Pollutant Discharge Elimination System (NPDES) Order CAS000002 Construction General Permit (CGP) adopted by the State Water Resources Control Board (SWRCB) on September 9, 2009. During the post-construction phase, as outlined in the Standard Storm Water Quality Management Plan (SWQMP) dated February 2020, prepared by Tory R. Walker Engineering, the project would implement site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

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

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Less than Significant Impact: The project will obtain all potable water from the Rainbow Municipal Water District that obtains water from surface reservoirs or other imported water source. Irrigation during project operation will also be provided by a potable water meter issued through the Rainbow Municipal Water District. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to, the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- (i) Result in substantial erosion or siltation on- or off-site

Less than Significant Impact: The project will not result in substantial erosion or siltation on or off-site because storm water management plans are prepared for both the construction and post-construction phases of the development project. During the construction phase, the project will prepare and implement a SWPPP. The SWPPP will implement the following erosion control BMPs: hydraulic stabilization hydroseeding on disturbed slopes; County Standard lot perimeter protection detail and County Standard desilting basin for erosion control on disturbed flat areas; silt fencing, gravel and sand bags for sediment control; stabilized construction entrance for offsite tracking of sediment; and measures to control materials management and waste management. The SWPPP will be prepared in accordance with Order No. 2009-009-DWQ, NPDES Order CAS000002 CGP adopted by the SWRCB on September 9, 2009. During the post-construction phase, as outlined in the Standard Storm Water Quality Management Plan (SWQMP) dated February 2020, prepared by Tory R. Walker Engineering, the project would implement site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

The SWPPP and SWQMP specify and describe the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream receiving waters. The Department of Public Works will ensure that these Plans are implemented as proposed. Therefore, it has been determined that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact.

- (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite

Less than Significant Impact: The proposed project would not significantly alter established drainage patterns or increase the amount of runoff. The Drainage Study prepared by Tory R. Walker Engineering on October 17, 2019 indicated that the mitigated peak flow would be less than the existing peak flow with the incorporation of biofiltration basins on site. Therefore, the proposed project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. Impacts would be less than significant.

- (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff

Less Than Significant Impact: The SWQMP as well as the Drainage Study both prepared by Tory R. Walker Engineering in October of 2019 determined that runoff water would not exceed the capacity of existing or planned stormwater drainage systems. Additionally, see response C(i) for a list of site design measures, source control BMPs and/or treatment control BMPs proposed to reduce potential pollutants to the maximum extent practicable from entering storm water runoff.

- (iv) Impede or redirect flood flows?

Less Than Significant Impact: As described in response C(ii), the Drainage Study prepared by Tory R. Walker Engineering in October of 2019 determined that the proposed project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. All runoff would coincide with existing site drainage patterns.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

i. FLOOD HAZARD

No Impact: No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations; therefore, no impact will occur.

ii. TSUNAMI

No Impact: The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact: As described in response X(a), the project would implement a combination of site design and source control BMPs to prevent potential pollutants from entering storm water runoff. The proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. Moreover, the project would obtain all of its potable water supply from the Rainbow Municipal Water District, including water used for irrigation purposes. The Project would not impact a sustainable groundwater management plan. As a result, the project would not contribute to a cumulatively considerable impact to obstruction to implementation of a water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project does not propose the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. The project will add an assisted living facility to an empty parcel between lots which are zoned for residential uses to the north and

west and office professional and commercial uses to the east. The proposed project will rezone the parcel from an Office Professional Use (C30) to a Medical Center Use (C46); however, the scale of the facility is similar to other Office Professional facilities nearby and will be in harmony with the neighborhood character. Therefore, the proposed project will not significantly disrupt or divide an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The site is subject to the General Plan Regional Category Village, Land Use Designation Office Professional. Zoning for the site is Office Professional (C30). The project includes a proposed zoning reclassification to change the zoning for the site from C30 (Office Professional) to C46 (Medical Center Use Regulations). According to the Zoning Ordinance, the C46 Use Regulation is consistent with the General Plan Land Use Designation. The proposed use is allowed in C46 zone with an approval of a Site Plan, which is being processed concurrently.

The Project is also consistent with the Bonsall Community Plan, and adheres to its Policies 1.2, 1.2, and 1.4 regarding Community Character, Community Growth, and Commercial, Industrial, and Accessory Uses. In particular, the Project is consistent with Policies LU-1.2.1, LU-1.2.2, LU-2.1.1, LU-4.1.2, LU-4.1.3, which encourage consistency with community character and design guidelines, advocate for new development between the intersections of Olive Hill Road and Mission Road with Highway 76, and require that new commercial development not only serve the local community needs but also incorporate landscaping and buffering which is aesthetically consistent with the community character. As such, the Project would not conflict with the General Plan, the Bonsall Community Plan, the Zoning Ordinance, or other regulation.

XII. MINERAL RESOURCES -- Would the project:

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Less than Significant Impact: The project site is within 1,300 feet of Mineral Resource Zone (MRZ) "2", as classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997). However, the project site has no active mines and is surrounded by residential and office professional land use types which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result

in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project site is within 1,300 feet of Mineral Resource Zone (MRZ) “2”, as classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997). However, the project site has no active mines and is surrounded by residential and office professional land use types which are incompatible to future extraction of mineral resources on the project site. Please refer to Section XII(a) for more detailed information. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XIII. NOISE -- Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact:

The project is a Rezone and Site Plan to allow the construction of the assisted care facility and will be occupied by workers and patients. Based the Noise Analysis prepared by Lnd Consulting, Inc. and dated January 28, 2020, the surrounding areas consist of commercial and residential zones. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Tables N-1 and N-2 addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of 60 dBA CNEL or 65 dBA CNEL, modifications must be made to project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities as mentioned within Tables N-1 and N-2. Based on a Noise Analysis prepared by Lnd Consulting, Inc. dated January 28, 2020, project implementation will not expose existing or planned noise sensitive areas to road, airport,

heliport, railroad, industrial or other noise in excess of the 60 dBA CNEL or 65 dBA CNEL. To ensure that on-site noise sensitive receptors are not exposed to noise level that exceed the County's Noise Elements, the project will incorporate the following Project Design Features: 1) Construction of a 6-foot high solid wall along the perimeter of the recreational area as shown in Figure 2-A of the noise report. The solid wall may be vinyl that is ¾-inch or thicker consisting of solid panels on minimum 4x4-inch posts with no cracks or gaps through or below and all seams or cracks will be filled or caulked. 2) Apply the noise protection easement over the entire project site. This will require that an exterior-interior noise analysis is submitted to the County for review, prior to the approval of the building permit. The exterior-interior noise analysis will evaluate the interior noise levels for units that are within the direct line of sight of State Route 76, to ensure that it complies with the 45 dBA CNEL. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

In addition, the noise report analyzed the potential noise impacts to the existing off-site sensitive land uses (NSLU). Based on the report, the project would not result in a direct impact to the surrounding existing NSLU, as the project will not cause an increase of 3 dBA to any roadways. The project will add less than a one percent increase to the State Route 76, therefore, the project would not result in a significant cumulative noise impact to any roadway.

Noise Ordinance – Section 36.404

Based on a Noise Analysis prepared by Lnd Consulting, Inc. and dated January 28, 2020, non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The site as well as adjacent parcel to the east and west are commercially zoned, which has a one-hour average sound limit of 60 dBA daytime and 55 dBA nighttime. The adjacent properties to the north and south are zoned Single-Family Residential (RS) and Limited Agriculture (A70), respectively, and have one-hour average sound limit of 50 dBA daytime and 45 dBA nighttime. The Noise Analysis evaluated the project's noise levels at the adjoining properties and found that the noise levels would be 42 dBA and will not exceed County Noise Standards.

Noise Ordinance – Section 36.409

Based on a Noise Analysis prepared by Lnd Consulting, Inc. and dated January 28, 2020, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). The construction activities include equipment such as dozer, grader, trucks, and compactor. Based on the report, the grading operating would occur more than 100-feet from the property lines. At that distance, the activities are not expected to exceed the noise standards. In addition, construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Finally, the project's conformance to the County of San Diego General Plan and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a

cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The proposed development would not be exposed to or generate excessive groundborne vibration or groundborne noise levels. The project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels. Additionally, no blasting or rock crushing is anticipated during the grading operations. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise on a project or cumulative level.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The proposed project is located within an Airport Land Use Compatibility Plan (ALUCP). However, sensitive receptors (school, day care, etc.) are not proposed as part of the project. Five to fifteen (5 – 15) employees would be on-site based on guests needs. Per the County Geographical Information System which includes various noise inputs into its data and layers, including noise generated from airports, the southern portion of the property is within noise contour lines of 60 dBA. The proposed project is within the 55-60 dBA CNEL noise impact zone within Airport Influence Area 1. The project is consistent with the commercial and/or industrial use that is listed as compatible. The outdoor activities associated with the land use would essentially have no interference from aircraft noise. This is consistent with the County’s General Plan Noise Element requirement and would therefore not expose people residing or working in the project area to excessive airport-related noise levels.

XIV. POPULATION AND HOUSING -- Would the project:

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The Project proposes an assisted living facility for seniors and includes a proposed zoning reclassification to change the zoning for the site from C30 (Office Professional) to C46 (Medical Center Use). The proposed use is allowed in C46 parcels with the approval of a Site Plan, which is being processed concurrently. This regulatory change will not induce substantial population growth in the area because the senior retirement facility will accommodate many residents already living in the area who move from other types of housing, and the project does not include any infrastructure extensions because it can be served with existing water, sanitary sewer, and road infrastructure. Therefore, impacts are less than significant.

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

- Potentially Significant Impact
- Less than Significant with Mitigation Incorporated
- Less than Significant Impact
- No Impact

No Impact: The proposed project would not displace any existing housing because the site is currently vacant.

XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- Potentially Significant Impact
- Less than Significant with Mitigation Incorporated
- Less than Significant Impact
- No Impact

No Impact: Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: North County Fire Protection District and Rainbow Municipal Water District. The proposed assisted living facility would not house children that would require schools. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect

on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XVI. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

No Impact: The project does not propose any residential uses, included but not limited to a residential subdivision, mobile-home park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. The project would be used as a full-service, senior living facility. The planned facility grounds include a pool, landscaped courtyard, bocce ball court, and social grounds. Due to the nature of the proposed facility, it is not expected that residents would utilize off-site recreational facilities; as such, no contribution to the Park Lands Dedication Ordinance will be required. Due to the extensive acreage of publicly owned lands that can be used for recreation, the project will not result in substantial physical deterioration of recreational facilities or accelerate the deterioration of parkland. Moreover, the project will not result in a cumulatively considerable deterioration or accelerated deterioration of recreation facilities because even with all past, present, and future residential projects, a significant amount of recreational facilities will be available to County residents.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant: The project involves new on-site recreational facilities. The new facilities include a pool, bocce ball court, landscaped courtyard and social grounds. However, as outlined in this Environmental Analysis Form, the new facilities will not result in adverse physical effect on the environment because all related impacts from the proposed project, which includes those recreation facilities, have been mitigated to a level below significance. Refer to Sections IV, Biology; V, Cultural Resources; VII, Greenhouse Gas Emissions; IX, Hydrology and Water Quality; XII, Noise; XVI, Transportation and Traffic and XVIII, Utilities and Service Systems for more information

XVII. TRANSPORTATION -- Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- Less than Significant with Mitigation Incorporated No Impact

The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards, Mobility Element, and the Transportation Impact Fee Program.

Less than Significant Impact: The Project is for an assisted living facility which would house residents and serve as a place of business for nursing staff and other employees. An Issue Specific Traffic Impact Analysis (TIA), dated October 30, 2019 was prepared by Darnell & Associates, Inc., which concluded that the Project would generate 238 Average Daily Trips (ADT) with 16 AM and 22 PM peak hour trips. Intersection analysis was not required because less than 25 peak hours trips would be added to nearby intersections per County Guidelines. Furthermore, State Route (SR) 76, including the intersection of Thoroughbred Lane where the project takes access, was widened to its ultimate classification in 2017. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not have a significant impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system. The project is surrounded by single family residences and office professional buildings. The Project's primary traffic would be employees and visitors. The Project includes mitigation measures MM-TRA-1, contribution to the TIF program, which will reduce impacts to less-than-significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

- Potentially Significant Impact Less than Significant Impact
 Less than Significant with Mitigation Incorporated No Impact

Section 15064.3 of the CEQA Guidelines details new regulations, effective statewide July 1, 2020, that sets forth specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided regarding roadway capacity, a project's effect on automobile delay shall not constitute a significant environmental impact.

No Impact: The County of San Diego has not adopted a VMT policy and is not expected to until July 2020, when the provisions of the section apply statewide. As the VMT policy does not yet apply, no impact would occur. In addition, one of the goals of SB743 is to reduce GHG emissions associated with vehicle trips. As stated previously in Section VIII, the proposed project would not pose a significant impact on GHG. Additionally, County staff specialists have determined that the project would generate 200 MT CO_{2e} fewer GHG emissions annually than would be produced under a general plan buildout scenario, inclusive of emissions generated by vehicle trips. Furthermore, the Project is consistent with Policy COS-14.10 and would require Tier 4 construction equipment to reduce GHG emissions. No impacts would occur.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The proposed development is for an assisted living facility. No new infrastructure such as sharp curves or dangerous intersections are proposed for the Project. The County Traffic Engineer has found the request to be consistent with the sight distance requirements outlines in A Policy on Geometric Design of Highways and Streets, Exhibit 3-2 per AASHTO standards. Additionally, the TIA determined that the proposed project’s ADT would not result in significant operational impacts to adjacent road segments and/or intersections. Moreover, the use would not conflict with the surrounding development of rural residential and open agricultural land uses. Therefore, the project would not directly or cumulatively increase hazards due to a geometric design feature or incompatible uses.

d) Result in inadequate emergency access?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant: The proposed project will not result in inadequate emergency access. The North County Fire Protection District, which is the Fire Authority Having Jurisdiction, has reviewed the proposed project and associated emergency access roadways and have determined that there is adequate emergency fire access proposed. A Fire Protection Plan prepared by Santa Margarita Consulting and approved by the North County Fire Protection District on April 12, 2019 has been prepared for the project. Additionally, roads used to access the proposed project site are up to County standards.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

No Impact: Pursuant to AB-52, consultation was initiated with culturally affiliated tribes. No tribal cultural resources were identified during consultation. As such, there are no impacts to tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Require or result in the relocation of construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: All potable water for the Project will be supplied by the Rainbow Municipal Water District and irrigation for the property. The Project will also be connected to the Rainbow Municipal Water District sewer line. As such, the proposed project does not include or require the construction or expansion of utility and service system facilities which would cause significant environmental effects. Prior to building permit sign-off and use of the site in relation to electric power, natural gas, and telecommunications facilities approval from San Diego Gas and Electric and applicable telecommunication company would be required. Additionally, based on the service availability form received from the Rainbow Municipal Water District for water, the project would not require construction of new or expanded facilities. Impacts would be less than significant.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: The project requires water service from the Rainbow Municipal Water District. A Service Availability Letter from the Ramona Municipal Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

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

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less than Significant with Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Less than Significant Impact: The project requires wastewater service from the Rainbow Municipal Water District. A Service Availability Letter from the sewer district has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- d) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less than Significant with Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Less than Significant Impact: Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less than Significant with Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Less than Significant Impact: Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XX. WILDFIRE: --If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: As described in the response to IX(f) above, the project site is located in a very high FHSZ. The project is surrounded by residential, rural lands, and/or office professional uses which have been identified as high and very high FHSZ. However, the proposed project would not substantially impair any adopted emergency response plan or emergency evacuation plan. The project would be serviced by the North County Fire Protection District, who approved the Fire Protection Plan submitted by Santa Margarita to PDS on March 1, 2019 with the addition of 13.5-foot clearances at the entrance and appropriate placement of Fire Department Connections on the access roads. Pursuant to the fire service availability form submitted for the project, The North County Fire Protection District has indicated the project is eligible for service and nearest fire station is located 0.11 miles from the project. Response time to the project site has been estimated to be less than five (5) minutes, meeting the time allowed pursuant to the Safety Element of ten (10) minutes. Therefore, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: As indicated above in response a), the proposed project is located within a very high fire hazard severity zone. However, the majority of the County is in the High and Very High FHSZ. Accordingly, the County has implemented fire safety measures depending on specific factors, such as location, vegetation, etc. The proposed project has prepared a Fire Protection Plan (FPP) which has been approved by the County Fire Authority and North County Fire Protection District. The FPP states that the Project will install two commercial type fire hydrants at the corners of Mission Road and Thoroughbred Lane and at the north/east side of the main access driveway. Additionally, the main entrance will meet fire access road requirements, and setbacks, building construction, fire protection systems, defensible space, and vegetation management will be subject to local regulations and the FPP specifications approved by the North County Fire Protection District and County Fire Authority. The proposed project would not exacerbate wildfire risk due to slope, prevailing winds or other factors because the project site is relatively flat and is located near residences, rural lands, and office professional facilities of a similar size. Pursuant to the Fire Protection Plan for the project, the adjacent properties which surround the subject property would not pose a serious wildfire threat due to the lack of native vegetation and the ongoing commercial practices occurring. The

project would also be required to meet applicable fire measures such as fire sprinklers, site inspections, premises identification, fire apparatus access, access road requirements, fire hydrants and vegetation removal/clearance. Additionally, the North County Fire Protection District has indicated the availability to serve the site in the case that a fire would occur. The nearest fire station is located 0.11 miles from the project site and would meet the maximum travel time pursuant to the Safety Element.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less than Significant with Mitigation Incorporated	<input type="checkbox"/> No Impact

Less than Significant Impact: The proposed project is for an assisted living facility. No installation or maintenance of associated infrastructure, such as roads, fuel breaks, or emergency water sources, power lines or other utilities would be required for the project. Therefore, impacts would be less than significant.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less than Significant with Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Less than Significant Impact: The proposed project site is relatively flat and is not located near County Steep Slopes. Pursuant to the Fire Protection Plan, there are no significant terrain or geological features that would affect the site plan or fire hazard assessment on the subject property. Additionally, the surrounding area has been either developed as residential or office professional properties. As indicated within response VII(a)(iv), the project site is within a landslide susceptibility area, Landslide Category “Low”, as identified in the County Guidelines for Determining Significance for Geologic Hazards. However, a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. In addition, the Drainage Study prepared by Tory R. Walker Engineering determined that the existing drainage pattern would be maintained after the construction of the Project, and that the peak flow would be reduced by project features. Because of this, the project site has a low probability to become unstable. Therefore, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes. Impacts are less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- Potentially Significant Impact Less than Significant Impact
 Less than Significant with Mitigation Incorporated No Impact

Less than Significant with Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects.

Conditions of approval have been included that clearly reduce these effects to a level below significance. This includes archaeological monitoring during construction to ensure that no important examples of California history or prehistory are eliminated. As a result of this evaluation, there is no substantial evidence that significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT TYPE	LOCATION	STATUS
Verizon Cell Site – Olive Hill	Major Use Permit	5425 Olive Hill Road	Approved 2017
Golf Green Estates Tentative Map	Tentative Map	SW of Camino Del Rey and Old River Road Intersection	Approved 2013

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. This Project and the Golf Greens Estates Tentative Map each include an archaeological monitoring program which will reduce direct and cumulative impacts of the Project to less-than-significant. This Project, the Verizon Cell Site – Olive Hill, and Golf Green Estates Tentative Map all include a condition for contribution to the Transportation Impact Fee Program, which will mitigate direct and cumulative impacts of the Project to less-than-significant.

As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less than Significant with Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Less than Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VII. Geology and Soils, IX. Hazards and Hazardous Materials, X. Hydrology and Water Quality XIII. Noise, XIV. Population and Housing, XVII. Transportation, and XX. Wildfire. As a result of this evaluation, there were no identified potentially significant effects to human beings related to the project. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XXI. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

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

Everett and Associates (July 2019). Biological Resources Letter Report for the Bonsall Carefield Assisted Care Facility, Bonsall, CA APN: 126-230-55-00.

North County Fire Protection District, Patricia Koch (April 2019). Request for Agency Recommendations – Fire, Bonsall Carefield Facility, Thoroughbred Lane and SR-76, 126-230-55-00

Darnell & Associates, Bill E. Darnell (October 2019). Revised Traffic Analysis for the Carefield Solana Assisted Care Facility, Thoroughbred Land and SR-76, APN: 126-230-55-00

Santa Margarita Consulting, LLC, Sid Morel (February 2019). Fire Protection Plan – Letter Report, Bonsall Assisted Care Facility, APN 126-230-55-00.

Ldn Consulting, Inc., Jeremy Loudon (March 2020). Air Quality Assessment, Carefield Solana Assisted Care Facility Development, County of San Diego, CA, APN: 126-230-55-00.

Ldn Consulting, Inc., Jeremy Loudon (March 2020). Global Climate Change Analysis, Carefield Solana Assisted Care Facility Development, County of San Diego, CA, APN: 126-230-55-00.

Ldn Consulting, Inc., Jeremy Loudon (January 2020). Carefield Solana Assisted Care Facility Development Noise Assessment – County of San Diego

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Bonsall Carefield Facility

RECORD ID: PDS2019-REZ-19-001

ENVIRONMENTAL LOG NO.: PDS2019-ER-19-02-002

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

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

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

1. California Environmental Quality Act Mitigated Negative Declaration Findings:

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

2. Required Mitigation Measures:

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

AIR QUALITY**1. AQ#1- FUGITIVE DUST**

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

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

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

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

2. AQ#2-CONSTRUCTION EXHAUST EMISSIONS

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

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

- a. The project shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4 diesel engines or better. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.
- b. The project shall require the construction contractor to equip all heavy-duty diesel-powered construction equipment with diesel particulate filters (DPFs).
- c. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each

unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.

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

3. **AQ#3-CONSTRUCTION ARCHITECTURAL COATINGS**

INTENT: In order to reduce emissions of volatile organic compounds (VOC). **DESCRIPTION OF REQUIREMENT:** The project shall use architectural coatings with a VOC content of 100 grams per liter (g/L) or less for exterior coatings and 50 g/L or less for interior coatings. **DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DPW, PDCI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

4. **AQ#4- SITE DESIGN**

INTENT: In order to implement a sustainable project design that would minimize energy consumption, and Air Quality and Greenhouse Gas emissions. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all building plans for the project.

- a. All street and area lighting installed shall be high-efficiency light emitting diode (LED) lighting.
- b. The project will install landscaping and screening in parking areas consistent with the County's Parking Design Manual, Section 7 and the California Air Resources Board's "cool parking" requirements.
- c. The project will install High-Efficiency heating, ventilation, and cooling (HVAC) systems, sealed (tight) air ducts, and Low Emissivity (Low E) dual pane windows.

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

6. **AQ#6-Waste Management**

INTENT: In order to notify future residents of existing adverse effects and sustainable practices. **DESCRIPTION OF REQUIREMENT:** The project shall comply with AB 341's statewide requirement of 75 percent diversion policy by providing literature promoting recycling and discussing the recycling options provided on-site. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Disclosure

statements shall be provided to all prospective residents; all new residents shall be provided with information material upon move in. **MONITORING:** The [DEH, LEA] shall make sure that the applicant complies with this condition.

7. **AQ#7-Waste Management**

INTENT: In order to reduce Greenhouse Gas emissions. **DESCRIPTION OF REQUIREMENT:** The project shall comply with Assembly Bill (AB) 341's statewide requirement of 75 percent diversion policy by providing areas for storage and collection of recyclables and providing literature promoting recycling and discussing the recycling options provided on-site. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. **TIMING:** Recycling storage facilities must be available on-site. Disclosure statements shall be provided to all prospective residents; all new residents shall be provided with information material upon move in. **MONITORING:** The [DEH, LEA] shall make sure that the applicant complies with this condition.

CULTURAL RESOURCES

8. **CULT#1 ARCHAEOLOGICAL MONITORING**

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

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- a. The Project Archeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

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

9. **CULT#-2 - CULTURAL RESOURCES MONITORING REPORT**

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:

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

or

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

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

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

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

10. **CULT#GR-1 - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING**
INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseno Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseno Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.
11. **CULT#GR-2 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION**
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:
- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseno 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 Luiseno Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.

- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
1. The Project Archaeologist or the Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. **Human Remains.** If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseno Native American monitor.
 3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete

their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Fill Soils.** The Project Archaeologist and Luiseno Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

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

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

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

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

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

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

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an

Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials have been conveyed as follows:

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

OR

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

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

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

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the Pechanga Band of Luiseno Indians, the Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** [PDS, PPD] shall review the final report for compliance with

this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

TRAFFIC

14. The payment of the Transportation Impact Fee, which will be required at issuance of building permits of applicable phases of the project, will be required to demonstrate conformance with the County of San Diego Transportation Impact Fee Ordinance. Pursuant to Section 77.210 of the County of San Diego Transportation Impact Fee

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

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

1. **GEN #1—COST RECOVERY: [PDS, DEH, DPR], [MA, GP, IP]**
INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this map. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No map can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DEH, and DPR deposit accounts have been paid.
2. **LNDSCP#1—LANDSCAPE DOCUMENTATION PACKAGE**
INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the Bonsall Design Guidelines, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading Ordinance, the Bonsal Design Guidelines, and Measure W-1.2 of the County's Climate Action Plan. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:
 - a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain an Encroachment Maintenance and Removal Agreement with the Department of Public Works approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way, including the tree well. A copy of this Agreement 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: Planting at both driveway entrances shall be compliant with sight line requirements per Section 86.709 (c.9) of the Water Conservation in Landscaping Ordinance.
 - j. Measure W-1.2 (Reduce Outdoor Water Use) now requires an Evapotranspiration Adjustment Factor (ETAF) value of 0.42 be used within the Maximum Applied Water Allowance formula to show a 40% reduction in water use from what was used in the formula during the CAP's baseline year of 2014.
 - k. Show fuel modification zones on the plans. Planting shall be compliant with the Defensible Space and Vegetation Management requirements of the Fire Protection Plan, Letter Report, dated February 15, 2019.
 - l. Show the location and provide construction details of the six-foot high noise wall along the perimeter of the recreation area as per the Noise Assessment Report, dated January 28, 2020. Ensure that adequate screening is provided from surrounding properties.

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.

3. AQ#5- COUNTY CLIMATE ACTION PLAN SATISFACTION

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

- a. **Measure 3:** Tankless electric or gas water heaters or electric heat pump water heaters shall be installed at each residential unit.
- b. **Measure 4:** Low-flow faucets, kitchen faucets, toilets, and showers shall be installed at each residential unit with maximum flow rates of 1.5 gallons per minute at 60 psi. At least one appliance installed in the residential units shall be ENERGY STAR certified.
- c. **Measure 5:** One rain barrel shall be installed on the property if incentives or rebates are available, as determined through communication with County staff and the regional/local water district.
- d. **Measure 6:** A Landscape Document Package shall be submitted that complies with the County's *Water Conservation in Landscaping Ordinance* and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.
- e. **Measure 9:** Trees shall be planted on-site at a rate of two (2) trees per dwelling unit. At a minimum, the project shall plant 2 total trees.

DOCUMENTATION: The applicant shall comply with the requirements of this condition.

TIMING: Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans.

MONITORING: The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with **Measure 6** of this condition. The [PDS, BPPR] shall verify that the Building Plans comply with **Measure 3, Measure 4, Measure 5, and Measure 9** of this condition.

4. GEN#3-INSPECTION FEE

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

5. 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 Minor Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, 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. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

6. **LNDSKP#2–CERTIFICATION OF INSTALLATION**

INTENT: In order to provide adequate Landscaping that provides screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#), the COSD Grading ordinance and the Fallbrook Design Guidelines, 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.

7. **PLN#4–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 building plans, and plot plan(s). This includes but is not limited to maintaining the following: all parking and driveways areas, painting all necessary aesthetics design features, , and all lighting, and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for enforcement of this permit.

8. **FIRE#1–ON-GOING FIRE PROTECTION**

INTENT: In order to comply with the California Fire Code and the San Diego County Consolidated Fire Code, the site shall comply with the approved Fire Protection Plan (FPP). **DESCRIPTION OF REQUIREMENT:** The following measures approved in the FPP shall be implemented and maintained:

- a. The overhang at the facility entrance shall be required to be a minimum height of 13.5 feet to accommodate fire apparatus.
- b. The fire apparatus access roads shall not be blocked or impeded.
- c. The fire department connection shall be located on the same access road as the hydrants and not along the driveway as to not block the entrance of the building with fire ground operations.
- d. All proposed structures shall have automatic fire sprinklers. The containers will be equipped with Fire suppression systems, (clean agent Novec 1230 in a tank connected to nozzles and designed to flood the entire container during fire event) with early smoke detection, alarms and remote monitoring. The fire protection system plans will be submitted to North County Fire for approval.
- e. All structures shall comply with the ignition-resistive construction requirements: Wildland- Urban Interface areas of Chapter 7A of the County Building Code.

DOCUMENTATION: The applicant shall comply with the requirements of the FPP and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the FPP shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the FPP. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The North County Fire Protection District shall be responsible for long-term implementation of fire clearing requirements.

9. ROADS#1–RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) access shall be relinquished along the project frontage.

DESCRIPTION OF REQUIREMENT:

- a. Relinquish access rights onto **Old Mission Road** with the exception of the two (2) driveways as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the two (2) access points are permitted along **Old Mission Road** as indicated on the approved plot plan.
- b. Relinquish access rights onto **Thoroughbred Lane** along the project frontage.
- c. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

10. ROADS#2–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 _____feet of unobstructed intersectional sight distance in both directions from *the private driveway openings*, fronting the project along *Old Mission Road* in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions from *Mission Road*, fronting the project along *Thoroughbred Lane* in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- 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 occupancy of the first structure built in association with this permit, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

11. DRNG#1- LINES OF INUNDATION COMPLIANCE

INTENT: In order to provide protection from flood damage for the structures and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11 Sec 501 \(c\)\(2\)\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), all on-site structures located within the inundation area shall be elevated one foot above the 100-year base flood elevation (BFE). **DESCRIPTION OF REQUIREMENT:** The building plans shall indicate that all proposed on-site structures located within the inundation area, including the solar panels at maximum tilt and the inverter pads will be raised one-foot above the 100-year base flood elevation.

DOCUMENTATION: The applicant shall indicate on the building plans that the requirement above has been met. **TIMING:** Prior to approval of any building plan and the issuance of any building permit associated with the structures referenced above,

compliance with this condition is required. **MONITORING:** The [PDS, BPPR] shall review the building plans for consistency with this condition.

12. **ROADS#3–TRAFFIC CONTROL PLAN**

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

13. **ROADS#4–HAUL ROUTE PLAN**

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

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

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any

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

14. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

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

- a. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.
- b. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

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

15. STRMWTR#2–EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#) and all other applicable ordinances and standards for this priority project.

DESCRIPTION OF REQUIREMENT: The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or

all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved and the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

16. UTILITIES#1–PAVEMENT CUT POLICY

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

17. DRNG#2–FLOODPLAIN COMPLIANCE

INTENT: As required by the Code of Federal Regulations (CFR) and to protect persons and property from harm in an area of special flood hazard in the unincorporated County by ensuring compliance with the more restrictive of the [Flood Damage Prevention Ordinance \(FDPO\), Section 811.101](#), et seq. of the [San Diego County Code, of Regulatory Ordinances \(County Code\) or the National Flood Insurance Program requirements set forth at 44 Code of Federal Regulations, \(CFR\) Section 60.1 et seq.](#) References to the 44 CFR Section 60.1 et seq. are for convenience only and are not intended to limit the applicability of other federal laws or regulations that comprise the National Flood Insurance Program. **DOCUMENTATION:** The applicant shall complete the following:

DESCRIPTION OF REQUIREMENT: The project site is located within an *** Flood Zone as indicated on FEMA Flood Insurance Rate Map (FIRM) map panel 06073C049G FEMA mapped Zones A and X are required to be developed and used in accordance with

restrictions set forth in the County's Flood Damage Prevention Ordinance for "special flood hazard areas." These requirements were developed to allow for continued County participation in the National Flood Insurance Program (NFIP) in accordance with 44 CFR 60.1 et seq. Consistent with these requirements, the following must be complied with:

1. Determine the base flood elevation (BFE) and flood plain boundary during the occurrence of the base flood of the *** River both before and after all proposed work, through hydraulic analyses acceptable to County Department of Public Works (DPW) Flood Control Section and performed by a California licensed civil engineer in accordance with standard engineering practice, to the satisfaction of the County Flood Plain Administrator, Demonstrate compliance with all NFIP and FDPO requirements to the satisfaction of the County Flood Plain Administrator and DPW Flood Control.
2. Demonstrate to the satisfaction of the County Flood Plain Administrator through acceptable hydrologic and hydraulic analyses, acceptable to DPW Flood Control and performed by a California licensed engineer in accordance with standard engineering practice, that all proposed structures will be reasonably safe from flooding of the one percent annual chance event as calculated following the methodology described in the County Hydrology Manual.
3. All structures to be constructed or substantially improved shall comply with the more restrictive of the County's Flood Damage Prevention Ordinance or the criteria set forth in 44 CFR 59.1 et seq.
4. Show and label existing drainage easements on the plans.
5. Elevation Certificates for structures located within the Special Flood Hazard Area (SFHA).

TIMING: Elevation Certificates required prior to certificate of occupancy or final sign-off by Building Dept., all other items required prior to approval of any building plan or issuance of any building permit.. **MONITORING:** The [PDS, LDR, DPW, FCE] shall review the hydraulic analysis, and associated plans and maps for compliance with this condition.

18. **ROADS#5-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 will 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 will 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. **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.

19. ROADS#5.1–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](#), **Old Mission Road** and **Thoroughbred Lane** shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Old Mission Road** along the project frontage in accordance with the Public Road Standards for a Frontage Road with thirty-two feet (32) of paved asphalt concrete pavement width over approved base and a graded width of forty-two foot (42') starting from the terminus of the existing Cul-de-Sac to the terminus of the project frontage with Portland cement concrete curb, gutter and a five and one-half foot (5.5') wide contiguous PCC sidewalk. . Provide transition striping for all widenings, tapers, and traffic striping to match existing pavement All the foregoing shall be to the satisfaction of the Directors of Public Works and PDS.
- b. Improve or agree to improve and provide security for **Thoroughbred Lane** along a portion of the project frontage in accordance the Public Road Standards for a Residential Road, to a one-half graded width of twenty-eight feet (28') from centerline, and an improved one-half width of sixteen feet (16') with asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter, and a five foot (5') wide PCC sidewalk All the foregoing shall be to the satisfaction of the Directors of Public Works and PDS.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- b. Process and obtain approval of Improvement Plans to improve **Old Mission Road** and **Thoroughbred Lane**.
- c. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- d. Pay all applicable inspection fees with [DPW, PDC].

- e. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- f. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

TIMING: Prior to issuance of any 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.

20. ~~ROADS#6~~–ACCESS IMPROVEMENTS

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

- a. The project driveways, which shall be designed and constructed per standard drawing G14A or DS7 to the satisfaction of the Director of Planning & Development Services.
- b. .The Pavement taper from the ultimate right-of-way line to the existing edge of pavement, with asphalt concrete to the satisfaction of the Director of Planning & Development Services.

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

- c. Process and obtain approval of Improvement Plans to improve the project driveways on ***Old Mission Road***.
- d. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- e. Pay all applicable inspection fees with [*DPW, PDC*].

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

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

21. ROADS#7–ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [Centerline Ordinance 9974 \(Amended by Ord. 10224\), County Code Section 51.301 et seq.](#), [County of San Diego Board Policy I-18](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the Lighting District.

DESCRIPTION OF REQUIREMENT: Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

22. ROADS#8–INSTALL STREETLIGHTS

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [Centerline Ordinance 9974 \(Amended by Ord. 10224\), County Code Section 51.301 et seq.](#), [County of San Diego Board Policy I-18](#), street lights shall be installed and energized.

DESCRIPTION OF REQUIREMENT: Install or arrange to install streetlights to County standards and the satisfaction of the Director of PDS, and deposit with PDS, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR], and arrange for the installation and energizing of the streetlights. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed and all fees paid.

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

23. STRMWTR#3–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, PDC] or [PDS, BLDG]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

24. STRMWTR#4–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

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

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

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

25. STRMWTR#5–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with

the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with [DPW, WPP]. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPW, WPP] is responsible for compliance of this permit

26. ROADS#8–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 ____ in both directions along **Old Mission Road** from the project driveway openings for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight distance 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 Enforcement Division] is responsible for enforcement of this permit.

27. NOISE#1–NOISE RESTRICTION [PDS, FEE X 3]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#) a noise restriction shall be placed on the parcel to mitigate present and future noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** Any habitable unit with direct line of sight to SR-76 pursuant to this permit, that are in the Noise Restriction Zone as indicated on the approved plot plan for REZ-19-001, shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed habitable unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60 dB for exterior noise levels (65 dB for multi-family). Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).
 1. Future traffic noise level estimates must utilize a Level of Service “E/F” traffic flow for a Major roadway for State Route 76, which is its designated General Plan Circulation Element buildout roadway classification.
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

DOCUMENTATION: The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for all the habitable units, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BD] shall route the building plans and noise analysis to the [PDS, PCC] for review. The [PDS, PCC] shall review the acoustical analysis and building plans for compliance with this condition and make any recommendations that shall be implemented on the proposed building plans. The [PDS, BPPR], shall verify that the building plans comply with this condition and the recommendations of [PDS, PCC].

28. NOISE#2–NOISE REQUIREMENT [PDS, FEE X1]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the [County Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. Construction of the a 6-foot high solid wall along the perimeter of the Recreational Area (as shown in Figure 2-A of the Noise Report prepared by Ldn Consulting, Inc and dated January 28, 2020). Label the wall as “Noise Project Design Feature” on the building plans. The solid noise wall may be vinyl, ¾-inch or thicker consisting of solid panel on minimum 4x4-inch posts with no cracks or gaps through or below and all seams or cracks will be filled or caulked.
- b. On the building plans, please specify the proposed HVAC units as “8 Ton and 10 Ton Samsung or equivalent sized units with a single unit sound pressure levels of 58 dBA and 60 dBA, respectively”.

DOCUMENTATION: The applicant shall place the design elements or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

29. NOISE#3–NOISE CONTROL DESIGN MEASURES [PDS FEE X1]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404 and County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the

following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans:

- a. Construction of the a 6-foot high solid wall along the perimeter of the Recreational Area (as shown in Figure 2-A of the Noise Report prepared by Ldn Consulting, Inc and dated January 28, 2020). Label the wall as “Noise Project Design Feature” on the building plans. The solid noise wall may be vinyl, ¾-inch or thicker consisting of solid panel on minimum 4x4-inch posts with no cracks or gaps through or below and all seams or cracks will be filled or caulked.
- b. On the building plans, please specify the proposed HVAC units as “8 Ton and 10 Ton Samsung or equivalent sized units with a single unit sound pressure levels of 58 dBA and 60 dBA, respectively”.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit’s conditions.

30. NOISE#4–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Site Plan Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person’s right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

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

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 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.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted, and above California Environmental Quality Act findings made by the:

on _____

Greg Kazmer, Planning Manager
Project Planning Division

MW:GK:at

Memorandum

TO: File

FROM: Angelica Truong, Project Manager

SUBJECT: Response to Comments; Bonsall Carefield Facility; PDS2019-REZ-19-001, PDS2019-STP-19-005, PDS2019-ER-19-02-002

DATE: June XX, 2020

The following are staff's responses to comments received during the public review period for the Initial Study – Environmental Checklist (IS) and Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) dated May 29th, 2020. The document was released for public review from May 29th, 2020 through June 29th, 2020, and 2 comment letters were received during that time.

Response to comments received from Mandi Marine; received June 3rd, 2020:

- A1. The comment raises concerns regarding the potential incompatibility of the project with the existing adjacent eating and drinking establishment due to noise impacts on sensitive receptors. The project would implement design features including a 6-foot solid wall along the perimeter of the recreational area, as well as a noise protection easement over the entirety of the project site. A noise analysis would be required to be submitted to and approved by the County of San Diego prior to the project obtaining building permits to ensure consistency with the County of San Diego General Plan Noise Element. No changes were made to the CEQA documentation as a result of this comment.
- A2. The commenter states concern regarding the project's location in a Very High Fire Hazard Severity Zone (FHSZ) and corresponding emergency egress. A Fire Protection Plan (FPP) was prepared for the project and approved by the North County Fire Protection District (NCFPD). The project would include the addition of 13.5-foot clearances at the entrance to the site, and would place fire department connections on project access roads as required by NCFPD. Response time to the project site has been estimated to be less than five (5) minutes, meeting the time allowed pursuant to the County of San Diego General Plan Safety Element of ten (10) minutes. No changes were made to the CEQA documentation as a result of this comment.
- A3. This comment states concern for the additional potential project-related traffic to the project area, specifically the intersection of Mission Road (SR-76) and Thoroughbred Lane, and states that they believe the project trip generation would exceed 20 daily trips.

A Traffic Impact Analysis has been prepared for the proposed project which concluded that the project would generate 238 Average Daily Trips (ADT) with 16 AM

and 22 PM peak hour trips. Intersection analysis was not required per the County of San Diego Guidelines for Determining Significance for Transportation and Traffic because less than 25 peak hours trips would be added to nearby intersections. The project includes mitigation measure MM-TRA-1, contribution to the TIF program, to mitigate for any potential impacts related to transportation and traffic.

The County agrees that project trip generation would likely exceed 20 daily trips. The Traffic Impact Analysis calculated that the project would generate 238 ADT, with primary trips to and from the project site being generated by employees and visitors to the facility.

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

- A4. This comment states concern regarding the level of construction noise and construction noise impacts on existing surrounding land uses.

A Noise Analysis was prepared for the project. Grading and construction activities would be temporary and would occur more than 100-feet from property lines. Operations would occur only during permitted hours of operation pursuant to the County Noise Ordinance Section 36.409. The comment does not raise any issues with the CEQA documentation. No changes were made to the CEQA documentation as a result of this comment.

- A5. The comment does not raise any issues with the CEQA documentation. No changes were made to the CEQA documentation as a result of this comment.

Response to comments received from Kristin Crawford; received June 3rd, 2020:

- B1. This comment is introductory in nature and does not raise any issues with the CEQA documentation. No changes were made to the CEQA documentation as a result of this comment.

- B2. This comment states concern for the additional potential project-related traffic to the project area, specifically in combination with traffic produced by the existing commercial center, and states that the project trip generation would likely exceed 20 daily trips. Additionally, the commenter raises concern about the location of the survey done as part of the Traffic Impact Analysis prepared for the project.

The project's Traffic Impact Analysis analyzed existing daily traffic on Thoroughbred Lane adjacent to the project site, as well as on Old Mission Road where it serves an existing small commercial center. The Traffic Impact Analysis analyzed existing daily traffic volumes at the project site entrance (28 trips), the entrance to the commercial center (2,696 trips), and on Thoroughbred Lane north of Old Mission Road (593 trips). Additionally, the Traffic Impact Analysis found the project's access to have adequate Corner Sight Distance based on the volume of

traffic on Thoroughbred Lane and the proximity of the SR-76/ Thoroughbred Lane signalized intersection.

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

- B3. The comment does not raise any issues with the CEQA documentation. No changes were made to the CEQA documentation as a result of this comment.

From: [Kristen Crawford](#)
To: [Truong, Angelica](#)
Subject: Fwd: Bonsall Carefield Facility Rezone
Date: Wednesday, June 03, 2020 7:56:31 PM

Hello Ms. Truong,

Myself and neighbors here in the Fox Run subdivision have concerns regarding the rezoning and proposed site plan for the assisted care facility.

B1

The main concern that has not been addressed is the traffic light at the uncontrolled intersection. At all hours of the day, cars turn in from the 76 at full speed. Without some modifications, there are sure to be severe if not lethal accidents. None of us have heard any answers to this concern.

The report accounts for 20 people coming and going morning and evening. This is a gross under exaggeration considering the planned 100 residents, workers, visitors, EMTs, food delivery, etc. The traffic survey was taken far up Thoroughbred, which only accounts for drivers that live in our neighborhood, not the people going in and out of the shopping center. The uncounted drivers are the ones flooding in at full speed throughout the entire day.

B2

Please address our concerns and with due diligence, take a second look at the location as compared to where the survey was taken.

Thank you for your time and service to the county,
Kristen Crawford
(619)838-3200

B3

From: [Mandi Marine](#)
To: [Truong, Angelica](#)
Subject: Carefield
Date: Wednesday, June 03, 2020 12:24:25 PM

Hi,

I'm curious to know if this plan is actually happening or if the residents directly behind this facility can object to this absurd idea? Have you guys noticed that there is a biker bar in extremely close vicinity to where you want to house almost 100 seniors? Won't that be a slight annoyance to them when motorcycles are blasting at 2am? Or even the fact that you are cramming that many people, and the workers, into such a small space when this neighborhood is already a fire danger zone as it is? There is only one way in and out, and the latest fire really highlighted the fact that it is not safe for all of us to get out in a timely manner. And now you want to add 100+ more people into the mix? And have you actually sat there and watched the traffic congestion at that intersection? It gets insane with that shopping center right there. I looked at the traffic report on the site. There is zero chance that only about 20 people would be going in and out of a facility that houses that many seniors. Do they not get visitors? Do the workers live on site? That is either a made up number or a seriously unsafe facility to only have a handful of workers for so many seniors. And what about the neighborhood in general, why do they residents already living here have to suffer with months and months of loud construction just because you want to make a profit? What about our quality of life? This is a terrible idea and needs to be shut down immediately. A bunch of neighbors are against this and we are ready to fight it.

-Your angry Fox Run neighbor,
Mandi Marine

A1
A2
A3
A4
A5

**Attachment E –
Public Documentation**

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



SUMMARY FOR MOTION
Tuesday, April 2, 2019
Bonsall Community Center
7:00 P. M.
31505 Old River Road
Bonsall, California

Disclaimer Language

Public Disclosure

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

Access and Correction of Personal Information

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

On April 2, 2019 the BCSG made a motion on Assisted Care Facility PDS2019-REZ-19-001 located at Thoroughbred Lane and SR 76, Bonsall. Motion made by Faulk to approve the rezoning of the property from C30 to C46 and the bundled site plans required by the project. Motion was seconded by Carullo-Miller with Morgan and Hatano voting "aye" and Davis voting "nay". Motion was approved 4-1.



Attachment F – Service Availability Forms



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

Please type or use pen

Thoroughbred Lane LLC		ORG _____	F
Owner's Name	Phone _____	ACCT _____	
100 Highland Park Village #200		ACT _____	
Owner's Mailing Address	Street _____	TASK _____	
Dallas	Texas 92003	DATE _____	
City	State Zip	AMT \$ _____	

DISTRICT CASHIER'S USE ONLY

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

<p>A. <input type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input checked="" type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone. <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input checked="" type="checkbox"/> Other Site Plan for Group Care Facility</p> <p>B. <input type="checkbox"/> Residential Total number of dwelling units _____ <input type="checkbox"/> Commercial Gross floor area _____ <input type="checkbox"/> Industrial Gross floor area _____ <input checked="" type="checkbox"/> Other Gross floor area 74,000 Square Feet</p> <p>C. Total Project acreage 4.6 Total lots 1 Smallest proposed lot 4.6</p>	<p style="text-align: center;">Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">126-230-55-00</td> <td style="width: 50%;"></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p>Thomas Guide. Page 1067 Grid J1 Thoroughbred Lane and SR 76, Bonsall, CA Project address Street Bonsall Community Planning Area/Subregion Zip</p>	126-230-55-00							
126-230-55-00									

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

Applicant's Signature: *[Signature]* Date: _____
Address: 201 Lomas Santa Fe Drive, Solana Beach, CA 92075 Phone: 858 259-5595
(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: North County Fire Protection District
Indicate the location and distance of the primary fire station that will serve the proposed project:
5906 Olive Hill Rd, Bonsall, CA 0.26 miles

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

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is above 1.6 min 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: 1
 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 3100 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]* Print Name and Title: Patricia Koch FM Phone: 760 723 2010 Date: 11/15/10
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

NORTH COUNTY FIRE PROTECTION DISTRICT

330 S. Main Avenue

Fallbrook, California 92028-2938

Phone: (760) 723-2005

Fax: (760) 723-2072

www.ncfire.org

BOARD OF DIRECTORS

RUTH HARRIS
BOB HOFFMAN
FRED LUEVANO
KENNETH MUNSON
JOHN VAN DOORN

STEPHEN J. ABBOTT - Fire Chief CEO - sabbott@ncfire.org
ROBERT H. JAMES - District Counsel Robert James - robcrh@jameslaw@gmail.com
LOREN A. STEPHEN-PORTER - Executive Assistant Board Secretary - lstephen@ncfire.org

County of San Diego Planning & Development Services
5510 Overland Avenue, Suite 321
San Diego, Ca. 92028

RE: Bonsall Assisted Care Facility
PDS2018-MPA-18-019
APN 126-230-55

Please see the following comments regarding Fire Protection Plan (FPP) and Site plan review.

The FPP submitted by Sid Morel, Santa Margarita Fire Consulting is approved as submitted.

Please note the following comments regarding the site plan submittal:

- The overhang at the facility entrance shall be required to be a minimum height of 13.5 ft. in height to accommodate fire apparatus.
- The fire department connection (FDC) shall be located on the same access road as the hydrant and not along the driveway as to not block the entrance of the building with fire ground operations.

Sincerely,



Patricia Koch, Fire Marshal

SDC PDS RCVD 3-11-19

REZ19-001

STP19-005

PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW





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

Please type or use pen

Thoroughbred Lane LLC
 Owner's Name _____ Phone _____
 100 Highland Park Village #200
 Owner's Mailing Address _____ Street _____
 Dallas Texas 92003
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

S

AMT \$150.00

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Certificate of Compliance: _____
 Minor Subdivision (TPM) Boundary Adjustment
 Specific Plan or Specific Plan Amendment
 Rezone (Reclassification) from C30 to C46 zone
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other Site Plan for Group Care Facility
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area 74,000 Square Feet
- C. Total Project acreage 4.6 Total lots 1 Smallest proposed lot 4.6 ac.
- D. Is the project proposing its own wastewater treatment plant? Yes No
 Is the project proposing the use of reclaimed water? Yes No

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

126-230-00	126-230-55

Thomas Guide Page 1067 Grid J1
 Thoroughbred Lane and SR 76, Bonsall, CA
 Project address Street
 Bonsall
 Community Planning Area/Subregion Zip

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

Applicant's Signature: [Signature] Date: 10-29-2018 JB
 Address: 201 Lomas Santa Fe Drive, #450, Solana Beach, CA Phone: 858 259-5595

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

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Rainbow Municipal Water District Service area Rainbow/Fallbrook

- A. Project is in the District.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and is not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
 Project will not be served for the following reason(s): _____
- C. District conditions are attached. Number of sheets attached: _____
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.
- D. How far will the pipeline(s) have to be extended to serve the project? _____

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

Authorized Signature: [Signature] Print Name and Title: Steven E. Stratus - District Engineer Phone: (760) 728-1178 Date: 10/31/18

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

SDC PDS RCVD 3-11-19





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

Please type or use pen

Thoroughbred Lane LLC
 Owner's Name Phone
 100 Highland Park Village #200
 Owner's Mailing Address Street
 Dallas Texas 92003
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

AMT \$ 150.00

W

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from C30 to C46 zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other Site Plan for Group Care Facility

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

126-230-00	126-230-55

B. Residential Total number of dwelling units _____
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area 74,000 Square Feet

C. Total Project acreage 4.6 Total number of lots 1

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

Thomas Guide Page 1067 Grid J1
 Thoroughbred Lane and SR 76, Bonsall
 Project address Street
 Bonsall
 Community Planning Area/Subregion Zip

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

Applicant's Signature: [Signature] Date: 10-29-2018
 Address: 201 Lomas Santa Fe Drive, #450, Solana Beach, CA 92075 Phone: 858 259-5595

(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: Rainbow Municipal Water District Service area Rainbow/Fallbrook

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

D. How far will the pipeline(s) have to be extended to serve the project? _____

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

Authorized Signature: [Signature] Print Name Steven E. Straupe
 Print Title District Engineer Phone (760) 728-1178 Date 10/31/18

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with _____
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



REZ19-001
STP19-005

SDC PDS RCVD 3-11-19

Attachment G – Ownership Disclosure



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

Record ID(s) Re2-19-001-STP-19-005

Assessor's Parcel Number(s) 126-230-55-00

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

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

Thoroughbred Lane, LLC

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

Azam Anwar

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

n/a

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Carefield Solana, LLC

Signature of Applicant
Gary Elam, Manager of the Manager
Print Name
October 29, 2018
Date

SDC-PDS-RCVD 3/11-19
REZ19-001
STP19-005

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770
<http://www.sdcountry.ca.gov/pds>

