



The County of San Diego

Planning Commission Hearing Report

Date:	October 23, 2020	Case/File No.:	Summit Estates; PDS2019-TM-5635, PDS2019-AD-19-016, PDS2020-AP-20-001, PDS2020-REZ-20-002
Place:	No in Person Attendance Allowed – Teleconference Only - County Operations Center 5520 Overland Avenue San Diego, CA 92123	Project:	Tentative Map, Administrative Permit, Agricultural Preserve Disestablishment Permit and Zone Reclassification for a Single-Family Residential Development
Time:	9:00 a.m.	Location:	2510 Summit Drive
Agenda Item:	#1	General Plan:	Semi-Rural (SR-1)
Appeal Status:	Not applicable; Approval by the Board of Supervisors	Zoning:	Limited Agricultural (A70)
Applicant/Owner:	Oscar Uranga	Community:	North County Metropolitan Subregional Plan Area
Environmental:	15183 Exemption	APN:	237-090-05

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 Summit Estates Tentative Map (Project) to the Board of Supervisors. Discretionary actions required for the proposed Project include an Agricultural Preserve Disestablishment Permit (AP), a Zone Reclassification (REZ), an Administrative Permit (AD) and a Tentative Map (TM).

The Project is a request for a TM consisting of 20 single-family residential lots and includes an AD to allow for lot area averaging, and an AP and a REZ to remove the site from an existing agricultural preserve and remove the 'A' Special Area Designator from the zoning for the site. Although the site is not subject to an active Williamson Act contract, the AP will remove the site from an existing agricultural preserve and the REZ will remove the 'A' Special Area Designator from the zone box for the site, which only applies to lands designated as being located within an agricultural preserve. No changes to the General Plan Regional Category are proposed with the Project. The AD will allow for lot area averaging to create lots smaller than the minimum lot size, which will consolidate the development footprint in the least environmentally sensitive portions of the site consistent with Section 4230 of the Zoning Ordinance and Section 81.401(r) of the Subdivision Ordinance for the design of conservation subdivisions.

This report describes the Planning & Development Services (PDS) recommendation, development proposal, analysis and discussion, and public comments. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, Subdivision Ordinance, and other applicable regulations, policies and ordinances and reviewed the Project's potential impacts on the environment in accordance with CEQA. Based on staff's analysis, PDS recommends approval of the AP, REZ, AD and TM, with the conditions noted in the attached Resolution and Ordinance (Attachments B, C, D and E).

B. STAFF RECOMMENDATIONS

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

1. Adopt the Environmental Findings included in Attachment A, which includes a finding that the Project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.
2. Adopt Resolution of Approval for Agricultural Preserve Disestablishment Permit PDS2020-AP-20-001 (Attachment B).
3. Adopt the Ordinance for REZ PDS2020-REZ-20-002 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN AREA, REF: PDS2020-REZ-20-002 (Attachment C).
4. Adopt the Form of Decision of Approval for Administrative Permit PDS2019-AD-19-016 (Attachment D).
5. Adopt the Resolution of Approval for Tentative Map PDS2019-TM-5635, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego (County) Regulations (Attachment E).

C. PROJECT BACKGROUND

An application for the proposed Summit Estates Tentative Map (Project) was submitted on July 19, 2019. At that time, the Project proposed to subdivide the site into 23 single-family lots through a Tentative Map and Administrative Permit for lot area averaging. During the discretionary review process, the applicant reduced the Project from 23 to 20 single-family lots to meet the Semi-Rural General Plan Land Use Designation (SR-1). Additionally, both an Agricultural Preserve Disestablishment Permit and Rezone are required to eliminate the 15-acre minimum agricultural parcel size requirement of the existing Blodgett Agricultural Preserve No. 70, in which the Project site is located. The Agricultural Preserve was established on January 31, 1977 to devote the site to agricultural uses such as row crops, fruit trees, vines, flowers, vegetables and/or limited number of poultry and other animals.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located at 2510 Summit Drive, approximately 350 feet northeast of the City of Escondido municipal boundary in the southern-central portion of the North County Metropolitan Subregional Plan area, and approximately 2 miles east of Interstate I-15, a scenic Highway identified in the General Plan (Figure 1). Single-family residential development surrounds the Project site to the north, west, and south, with larger lot single-family residential development to the east and northeast as described in Table D-1. The site is approximately 22.3 acres in size, with an existing single-family

residence which will be demolished and removed as part of the development of the proposed 20 single-family residential lots.

The General Plan Regional Category for the site is Semi-Rural, which will not be changed with the proposed development. Please refer to Attachment H – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-1)	A70	Summit Drive	Single-Family Residential
East	Semi-Rural Residential (SR-1 and SR-2)	A70	Private Driveways	Single-Family Residential
South	Semi-Rural Residential (SR-1)	A70	Summit Drive	Single-Family Residential
West	Semi-Rural Residential (SR-1)	A70	Summit Drive / Mary Lane	Single-Family Residential

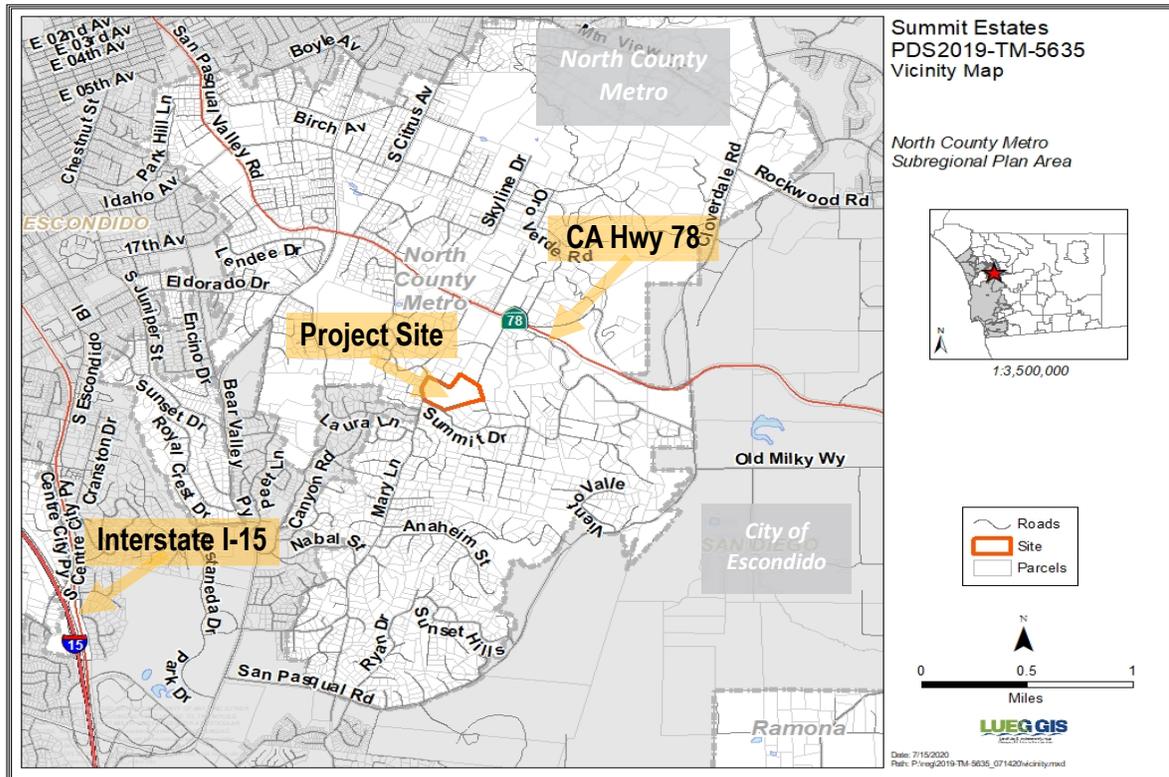


Figure 1: Vicinity Map

E. DEVELOPMENT PROPOSAL

1. Project Description

The Project is a request for a Tentative Map consisting of 20 single-family residential lots and includes an Administrative Permit to allow for lot area averaging, and an Agricultural Preserve Disestablishment Permit and a Zone Reclassification to remove the site from an existing agricultural preserve and remove the 'A' Special Area Designator from the zoning for the site. The development includes 20 single-family residential lots, each with individual driveways connecting to one of four internal private roads; four stormwater retention basins; individual septic systems for each lot; and approximately 3.07 acres of biological open space to protect wetlands onsite as defined by the County's Resource Protection Ordinance (RPO). Earthwork will consist of 61,980 cubic yards (CY) of cut and 66,870 CY of fill, resulting in 4,890 CY of import. Project design components are discussed below.

Conservation Subdivision Design / Lot Area Averaging

The project has been designed as a conservation subdivision consistent with Section 4230 of the County Zoning Ordinance and 81.401(r) of the Subdivision Ordinance. The project will consolidate the development footprint through an Administrative Permit for lot area averaging, which allows for lots smaller than the minimum lot size prescribed by zoning for the site. Along with the proposed 3.07 acres of biological open space, lot area averaging will allow the Project to achieve the maximum density allowed in the General Plan while avoiding impacts to biological resources onsite by consolidating the development footprint away from the identified RPO wetlands.

The Project will remain consistent with the maximum density allowed under the Semi-Rural General Plan Land Use Designation for the site, which is calculated using General Plan Table LU-2, *Density Formula for Slope-Dependent Lands* as evaluated in the General Plan Update Environmental Impact Report (GPU EIR). Because the Project site Land Use Designation is Semi-Rural (SR-1) and contains slopes of varying steepness, density was calculated using General Plan Table LU-2, *Density Formula for Slope-Dependent Lands*, as follows:

- 1 dwelling unit per gross acre with less than a 25% maximum slope.
- 1 dwelling unit per 2 gross acres between a 25% and 50% maximum slope.
- 1 dwelling unit per 4 gross acres above a 50% maximum slope.

Using these criteria, the maximum allowable density is 20 dwelling units as proposed in the Project and consistent with the General Plan. Additionally, the required findings for lot area averaging have been made pursuant to Zoning Ordinance Section 4230(b), which are further discussed below. The Form of Decision of Approval for lot area averaging (PDS2019-AD-19-016) is included in Attachment D.



Figure 2: Existing Site Photo (Looking East from Mary Lane)



Figure 3: Existing Site Photo (Looking Southeast along Summit Drive)

Agricultural Preserve Disestablishment Permit and Zone Reclassification

The Project site is located within the Blodgett Agricultural Preserve No. 70 (AP 76-26) with a minimum agricultural parcel size requirement of 15 acres (Figure 4, lower left). A Williamson Act Contract Notice of Nonrenewal was filed by a previous owner of the site and recorded with the County on October 24, 1988, indicating their intent to no longer pursue agricultural operations on the property. The Project site is presently not under a Williamson Act Contract. However, to remove the Project site from AP 76-26 and eliminate the 15-acre minimum agricultural parcel size requirement, the Project includes an Agricultural Preserve Disestablishment Permit. A Zone Reclassification is

required to remove the 'A' Special Area Designator from the zoning for the site, which will no longer apply if the site were removed from AP 76-26.

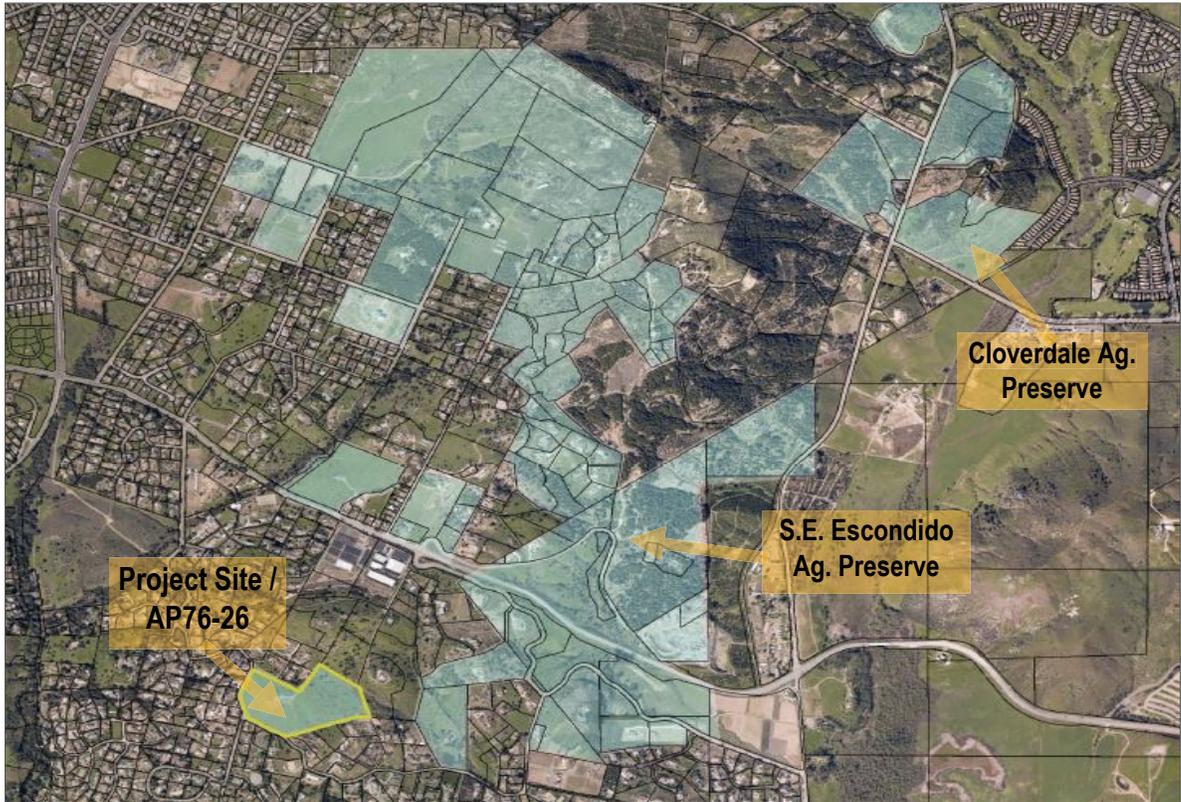


Figure 4: Existing Agricultural Preserve (AP 76-26) and Neighboring Agricultural Preserves

Access, Circulation and Parking

Access to the development will be provided by a single private road connecting to Summit Drive at the southernmost portion of the site (Figure 5, yellow star). An internal network of four 24-foot wide improved private roads will provide access to all 20 lots. Each lot will contain a private garage and individual driveway for parking.

Municipal Services

The Project will be served water by the City of Escondido; fire service by the Escondido Fire Department; and school services by the Escondido Union School District and the Escondido Union High School District. Sewer services are not required as the Project will include individual septic systems for each lot.

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 Water, School, and Fire Services). Project Facility Availability Forms have been provided for all services and are included in Attachment I, Service Availability Forms.

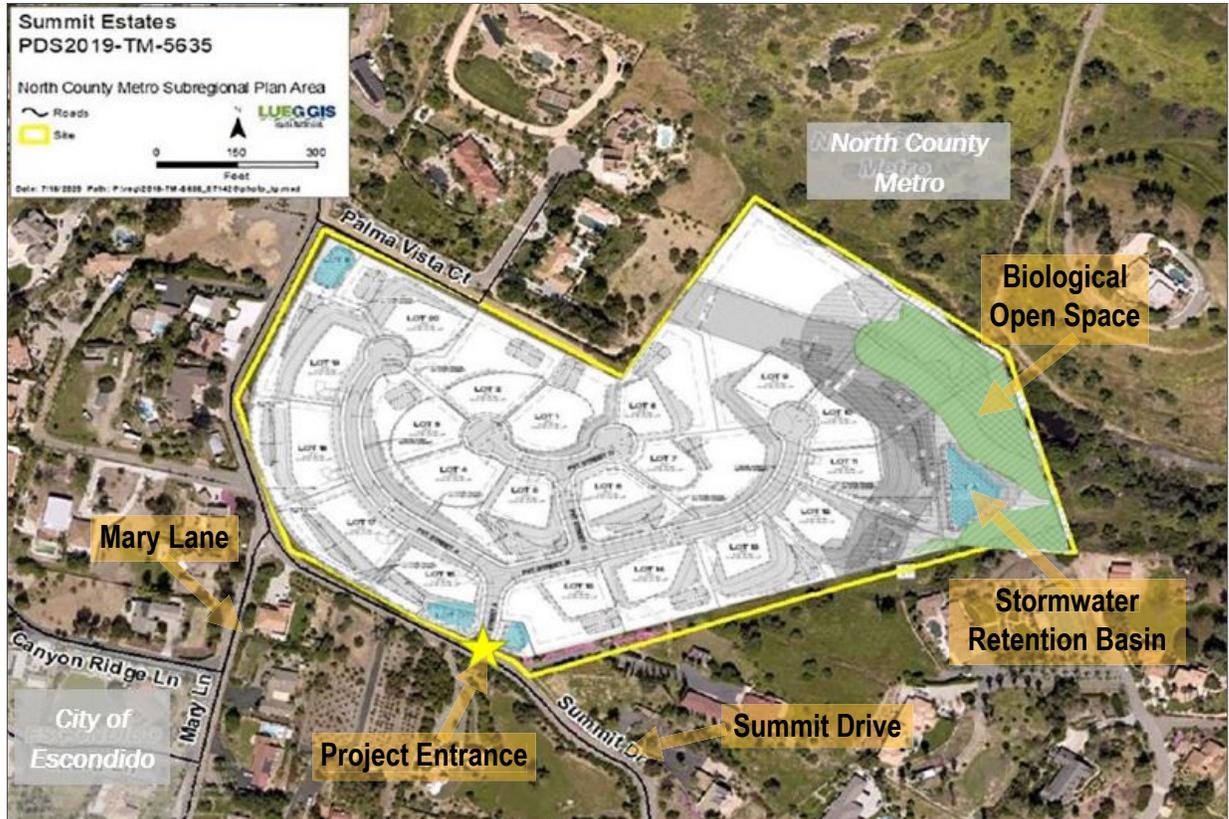


Figure 5: 20-Lot Tentative Map

F. ANALYSIS AND DISCUSSION

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

1. Key Requirements

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

2. Project Analysis

Conservation Subdivision and Lot Area Averaging

Because of the presence of RPO wetlands onsite, the Project has been designed as a conservation subdivision to reduce impacts by consolidating the development footprint in the least environmentally sensitive portions of the site. The Project is located within the 'Escondido Oaks' Resource Conservation Area' (RCA) as identified in the North County Metropolitan Subregional Plan. The RCA requires the County and other agencies to carefully consider conservation actions to conserve resources onsite most appropriate to the Project. These will vary depending on the conservation objectives of each resource, but may include public acquisition, establishment of open space easements, cluster zoning (i.e. lot area averaging), large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps.

County Subdivision Ordinance Section 81.401(r) allows for projects to be designed as conservation subdivisions provided, among other criteria, that the development footprint is consolidated to the maximum extent permitted by County regulations and applicable Community Plans to ensure development is located in the least environmentally sensitive areas of the land being subdivided. To achieve this, the Project proposes an Administrative Permit for lot area averaging, which allows for lots smaller than the minimum lot size prescribed by Zoning for the site. Staff recommends that the required findings for the Administrative Permit can be made, including that: the size, design, grading and location of the lots will be compatible with and will not adversely affect or be materially detrimental to adjacent uses; the total number of lots (excluding those reserved for open space) shall not exceed the number obtained by dividing the total net area of the proposed subdivision by the minimum lot size; all lots and easements designed for open space be for the preservation of environmentally sensitive areas and will be permanently reserved for open space; and the proposed subdivision and the total number and location of the proposed lots will be consistent with the General Plan.

Additionally, consistent with Section 81.401(r), the Project includes approximately 3.07 acres of dedicated biological open space along the eastern and southeastern boundary of the site to preserve RPO wetlands identified onsite (Figure 6, shown in green). A 100-foot Limited Building Zone (LBZ) extending outward from the boundary of the open space easement is included to ensure protection of the open space from building and fire clearing activities (Figure 6, shown in blue). By implementing design features such as lot area averaging and preserving biological resources within open space easements, the Project aims to strike a balance between the conservation design goals of the Escondido Oaks RCA, protecting RPO wetlands onsite, and achieving the density allowed by the General Plan.

Traffic Safety

The Project was analyzed for transportation impacts using the Level of Service (LOS) metric. The Project is not subject to the metric of Vehicle Miles Traveled (VMT). According to the Governor's Office of Planning and Research (OPR), CEQA documents are required to use VMT for transportation impacts beginning on July 1, 2020. The CEQA document for the Project was released for public disclosure on June 25, 2020. In addition, Section 15007(c) of the CEQA Guidelines states: "If a document meets the content requirements in effect when the document is sent out for public

review, the document shall not need to be revised to conform to any new content requirements in Guideline amendments taking effect before the document is finally approved." Therefore, the use of the LOS metric for transportation impacts in the CEQA document was appropriate. Traffic impacts to LOS will be mitigated through payment of the Transportation Impact Fee (TIF).

A Traffic Memo was prepared for the Project by LLG, dated May 24, 2019 and is on file with PDS. Based on review of the Traffic Memo, and because the Project proposes 20 single-family lots totaling approximately 204 average daily trips (ADT), it was determined that the Project will not have a significant impact on Summit Drive. Consistent with the Traffic Memo, the Project has been conditioned to implement advisory traffic signs on Summit Drive. These signs will provide advance warning to drivers as they approach the curves along the Project frontage and will be implemented to the satisfaction of the County Department of Public Works (DPW). Furthermore, a Sight Distance Study was prepared for the Project by Latitude 33, dated June 15, 2020, which certifies that there is 330 feet of unobstructed intersectional sight distance in both directions from the Project's single entrance along Summit Drive, consistent with County Public Road Standards. The General Plan Update Environmental Impact Report (GPU EIR) assumed a build-out of maximum residential density on the subject site, which would be 20 dwelling units. The current proposal includes 20 single-family residential lots. Traffic for the Project will be consistent with what was assumed in the GPU EIR.

Fire Safety

The Project site is located within a CAL FIRE high fire severity zone and a wildland-urban interface zone. The Project site is located within the jurisdiction of the Escondido Fire Department and is approximately 1.9 miles away from the nearest fire station, Escondido Fire Station #4. Based on the service availability form completed by the Escondido Fire Department, the expected emergency vehicle travel time will be four minutes to the project, which meets the response time requirement of five minutes in the Safety Element of the County General Plan. A Fire Protection Plan (FPP) was prepared for the Project by Firewise 2000, LLC dated April 23, 2020, which was accepted by the Escondido Fire Department on May 6, 2020. The FPP identified wildland fire risks for the Project, particularly from a potential fire in the creek bottom along the eastern boundary of the site where both native and nonnative fuels have accumulated over time. However, it was determined these wildland fire risks will be mitigated to less than significant levels with the incorporation of project design features including a 100-foot fuel modification zone (Figure 6, shown in red), adequate roads for emergency vehicle access (in terms of dimension, slope, paving materials, etc.), ignition-resistant construction standards, and available and sufficient water supply to the Project. The distance from the furthest cul-de-sac to Summit Drive, the point at which allows egress in two separate directions, is approximately 910 feet. The maximum allowable dead-end road length for the site is 1,320 feet. The Project design meets dead-end road length requirements of 1,320 feet.

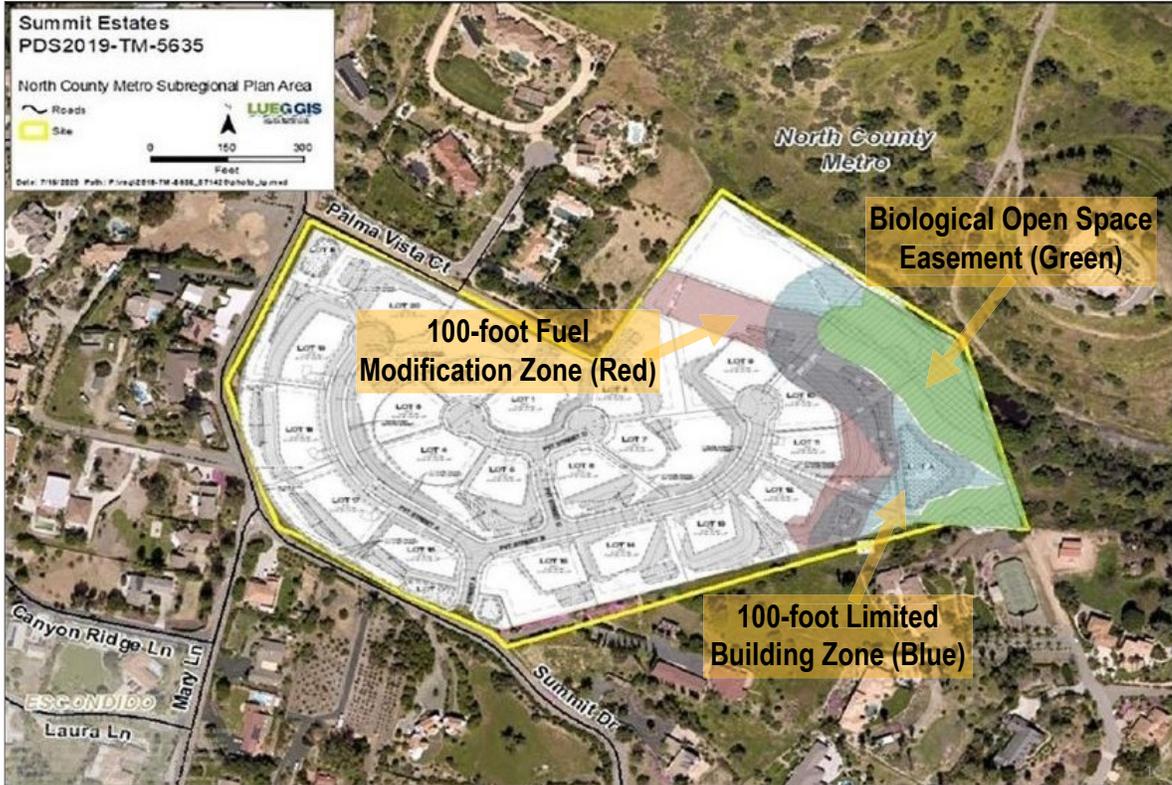


Figure 6: Fuel Modification Zone; Limited Building Zone; Biological Open Space Easement

3. General Plan Consistency

The site is subject to the General Plan Regional Category Semi-Rural and Land Use Designation SR-1. The proposed 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>LU-1.9 Achievement of Planned Densities. Recognizing that General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.</p>	<p>The Project site has a land use designation of Semi-Rural (SR-1). Density for the site was calculated using Table LU-2, <i>Density Formula for Slope-Dependent Lands</i>. Maximum density is 20 dwelling units and the Project proposes 20 single-family residential lots, consistent with the density allocated by the General Plan.</p>
<p>LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and</p>	<p>sensitive biological resources (RPO wetlands) are present onsite and will be avoided to the maximum extent feasible through site design features consistent with the County Zoning Ordinance and Subdivision Ordinance criteria</p>

<p>defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.</p>	<p>for the design of conservation subdivisions. By implementing mechanisms such as lot area averaging and preserving RPO wetlands within biological open space, the Project will consolidate its development footprint, minimize impacts to the environment and preserve natural features from future development while also achieving density allocated by the General Plan.</p> <p>Additionally, the Project incorporates a 100-foot fuel modification zone extending outward from the building pads on lots along the eastern boundary of the site. The fuel modification zone has been designed in a way that maximizes defensibility from potential wildland fires and avoids impacting biological resources preserved within the open space easement.</p> <p>Lastly, although the Project will remove the site from an existing agricultural preserve to eliminate the 15-acre minimum agricultural lot size requirement, it was determined that the Project site is not considered a significant agricultural resource due to the site's low soil quality rating. Moreover, agriculture has not been pursued on the property in over 30 years since a Williamson Act Notice of Nonrenewal was filed and recorded with the County. Therefore, no impacts to significant agricultural resources will result from the Project.</p>
<p>LU-9.9 Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.</p>	<p>The Project will be consistent with the surrounding established neighborhood, which includes a variety of lot sizes and architectural styles. Within a 0.5-mile radius of the Project site, approximately 33% of all lots are less than 1 acre in size, and approximately 37% of all lots are between 1 and 2 acres in size. The Project proposes lots ranging in size from 0.48 acres to 2.7 acres, consistent with approximately 70% of all lots within a 0.5-mile radius.</p> <p>Although the project will include lots smaller than the minimum lot size (1 acre), the average lot size of the Project is approximately 0.88</p>

	acres, which is consistent with surrounding development.
LU-10.2 Development-Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.	The Project recognizes the presence of RPO wetlands onsite and proposes to avoid impacts through site design features consistent with Subdivision Ordinance Section 81.401(r) for the design of conservation subdivisions.
M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.	Individual driveways will not have direct access to Summit Drive, which is a Mobility Element Road. The Project will include one entrance connecting to Summit Drive at the southern-most portion of the site. Furthermore, the existing driveway connecting to Summit Drive at the northwestern-most portion of the site will be abandoned and physically removed.
M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	The Project will include four private roads, each terminating in a cul-de-sac. The private roads have been designed to the satisfaction of the Escondido Fire Department.
COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	The Project consolidates the development footprint in the least environmentally sensitive areas of the site using lot area averaging and will preserve approximately 3.07 acres of natural habitat in a biological open space easement dedicated to the County.
S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	The Project includes a 100-foot fuel modification zone extending out from the building pads on lots 9, 10, 11 and 12 in which flammable vegetation or other combustible growth will be cleared. The fuel modification zone will ensure adequate fire defensibility is provided from potential fires in the biological open space easement, where both native and non-native fuels have, and will continue to accumulate over time.

<p>S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.</p>	<p>A 399F Fire Availability Form was signed by the Escondido Fire Department and is on file with PDS. The Project meets emergency vehicle travel time and dead-end road length requirements.</p> <p>Expected emergency vehicle travel time will be four minutes to the Project, which meets the response time requirement of five minutes from to the Safety Element of the General Plan. Additionally, the distance from the furthest cul-de-sac to Summit Drive, the point at which allows egress in two separate directions, is approximately 910 feet. The maximum allowable dead-end road length for the site is 1,320 feet. The Project design meets dead-end road length requirements of 1,320 feet.</p>
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4. North County Metropolitan Subregional Plan Consistency

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

Table E-2: North County Metropolitan Subregional Plan Conformance

Subregional Plan Policy	Explanation of Project Conformance
<p>Resource Conservation Areas (RCAs). Lands identified as RCAs require special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary but may include establishment of open space easements, cluster zoning (i.e. lot area averaging), incorporating special design considerations into subdivision maps, etc.</p>	<p>The Project site is located within the 'Escondido Oaks' Resource Conservation Area' (RCA) as identified in the North County Metropolitan Subregional Plan. Because of this, special attention was given to design features that will balance conserving sensitive resources with achieving the maximum density envisioned in the General Plan for this site. As a result, the Project has been designed as a conservation subdivision which consolidates development in the least environmentally sensitive areas of the site and preserves biological resources in dedicated open space.</p>

5. Zoning Ordinance Consistency

The Project site is zoned Limited Agricultural (A70), which will not change with the proposed Project. A Zone Reclassification (REZ) is proposed to remove the 'A' Special Area Designator from the zoning for the site, which applies to lands designated as being located within an agricultural preserve. The proposed zoning regulation revisions will not change the Land Use Designation and will 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:	A70	A70	Yes
Animal Regulation:	L	L	Yes
Density:	-	-	Yes
Lot Size:	1 Acre	1 Acre	Yes (Upon approval of AD)
Building Type:	C	C	Yes
Height:	G (35')	G (35')	Yes
Lot Coverage:	-	-	Yes
Setback:	C	C	Yes
Open Space:	-	-	Yes
Special Area Regulations:	A	-	Yes (Upon approval of REZ)

6. Subdivision Ordinance Consistency

The Project has been reviewed for compliance with the Subdivision Ordinance. The Project is consistent with the requirements for major subdivisions in terms of design (Section 81.401), dedication and access (Section 81.402) and improvements (Sections 81.403 and 81.404) such as improving Summit Drive along the project frontage to public road standards, improving the onsite private road to private road standards, achieving minimum design criteria for the onsite cul-de-sacs and achieving minimum lot depth requirements for each residential lot. The Project includes requirements and conditions of approval necessary to ensure the Project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

7. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA, and a 15183 Checklist was prepared. California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified.

The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the unincorporated County. The Project is consistent with the analysis performed for the GPU EIR. The GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the Project implements these mitigation measures. A Notice of Exemption and 15183 Checklist are included in Attachment G.

8. Applicable County Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands. Therefore, it has been found that the proposed Project complies with the RPO.

b. County Consolidated Fire Code	The proposed Project was reviewed and approved by the Escondido Fire Department and the County Fire Authority.
c. Noise Ordinance	A Noise Study was prepared for the Project and accepted by County staff. Temporary construction noise was found not to exceed County standards. No mitigation measures contained within the GPU EIR will be required because Project specific impacts will be less than significant by adhering to the Project conditions of approval, which are consistent with the GPU EIR.
d. Light Pollution Code	The Project does not propose outdoor lighting at this time. However, all future lighting will be required implement outdoor lighting and glare controls, such as the use of low lumen lights that are shielded down, to ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Priority Development Project Stormwater Quality Management Plan (PDP SWQMP) and Preliminary Drainage Study were prepared for the Project in compliance with the WPO. The project is conditioned to maintain all storm water facilities.
f. Park Lands Dedication Ordinance (PLDO)	The Department of Parks and Recreation reviewed the project and determined Park Land dedication is not required. The Project complies with the PLDO by paying the required PLDO fees in-lieu of park land dedication. The fees will be collected prior to issuance of the first building permit.
g. Multiple Species Conservation Program (MSCP)	The Project site is located within the MSCP but is not designated as a Pre-Approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA). Based on the Biological Resources Letter Report dated April 7, 2020, the proposed Project is found to be in conformance with the MSCP and the Biological Mitigation Ordinance.

G. COMMUNITY PLANNING GROUP (CPG)

The Project site is not located in an area represented by a Community Planning Group (CPG) nor Community Sponsor Group (CSG). Therefore, neither a recommendation from a CPG nor a CSG were received. However, the applicant and County staff held a community meeting in Escondido on January 15, 2020 to provide members of the public an opportunity to submit verbal and written comments for the record; suggest project design alternatives such incorporating fewer, but larger lots; and more broadly voice their opinions. Concerns expressed during the meeting pertained largely to traffic safety along Summit Drive, the location of the Project’s private road entrance, stormwater runoff and how it will be captured onsite, and proposed lot sizes less than an acre in size. A total of 33 members of the public attended as well as County staff and the applicant.

H. PUBLIC INPUT

The Project was noticed to surrounding property owners upon application submittal on July 19, 2019, and staff received numerous phone calls and emails from adjacent neighbors with questions and concerns about the development. A CEQA 15183 public disclosure period from June 25, 2020 to July 27, 2020 was conducted in which staff received three comments; one from a neighbor raising concerns with the Project entrance location as it relates to traffic safety, one from the Rincon Band of Luiseno Indians requesting the Project include an excavation and treatment plan for any cultural resources encountered during grading, and the other from the San Diego County Archaeological Society requesting the 1928 and 1929 aerial photos of the site be reviewed prior to archaeological monitoring. Staff responded to each commenter and no changes were made to the CEQA 15183 document as a result. However, as recommended by the Rincon Band of Luiseno Indians an excavation and treatment plan for the Project is included as a condition of approval in the Tentative Map Resolution (Attachment E).

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AUTHORIZED REPRESENTATIVE:  _____

MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – Environmental Findings
- Attachment B – Agricultural Preserve Disestablishment Permit PDS2020-AP-20-001
- Attachment C – Zoning Reclassification Resolution PDS2020-REZ-20-002
- Attachment D – Administrative Permit PDS2019-AD-19-016
- Attachment E – Tentative Map Resolution PDS2019-TM-5635
- Attachment F – Planning Documentation
- Attachment G – Environmental Documentation
- Attachment H– Public Documentation
- Attachment I – Service Availability Forms
- Attachment J – Ownership Disclosure

Attachment A – Environmental Findings

SUMMIT ESTATES SUBDIVISION

PDS2019-TM-5635; PDS2019-AD-19-016; PDS2020-AP-20-001; PDS2020-REZ-20-002

ENVIRONMENTAL FINDINGS

October 23, 2020

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1) Find that the Planning Commission has reviewed and considered the information contained in the CEQA 15183 Checklist on file with Planning & Development Services as Environmental Review Number PDS2019-ER-19-08-004 before recommending to the Board of Supervisors whether to approve or deny the proposed project.
- 2) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).
- 3) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
- 4) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).
- 5) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated May 26, 2020 on file with Planning & Development Services as Environmental Review Number PDS2019-ER-19-08-004.

Attachment B – Agricultural Preserve
Disestablishment Permit (PDS2020-AP-20-001)

RESOLUTION OF THE BOARD OF SUPERVISORS
DISESTABLISHING THE BLODGETT
AGRICULTURAL PRESERVE NO. 70 (AP 76-26)

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

WHEREAS, a proposal has been made to disestablish the Blodgett Agricultural Preserve No. 70 (AP 76-26) pursuant to the California Land Conservation Act of 1965 (the Williamson Act, Government Code Section 51200 et seq., hereinafter, the "Act"); and

WHEREAS, pursuant to the Act, the Board of Supervisors has held a public hearing on said proposal, notice of said public hearing having been given as required by law; and

WHEREAS, said proposal conforms to the San Diego County General Plan; and

WHEREAS, it appears that the Blodgett Agricultural Preserve No. 70 (AP 76-26) should be disestablished as hereinafter set forth.

NOW, THEREFORE, IT IS FOUND, DETERMINED AND DECLARED that the proposal conforms to the County General Plan, and will not have a significant effect on the environment, as certified by the CEQA 15183 Checklist, PDS2019-ER-19-08-004, advertised on June 25, 2020.

ACCORDINGLY, BE IT RESOLVED AND ORDERED as follows:

1. That pursuant to the Act, the Blodgett Agricultural Preserve No. 70 (AP 76-26), including that land described in Exhibit "A" and shown on Exhibit "B" hereto, is disestablished.
2. The Clerk of the Board of Supervisors is directed to file this Resolution and the map attached hereto with the County Recorder of the County of San Diego.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Diego, State of California, this _____ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

;

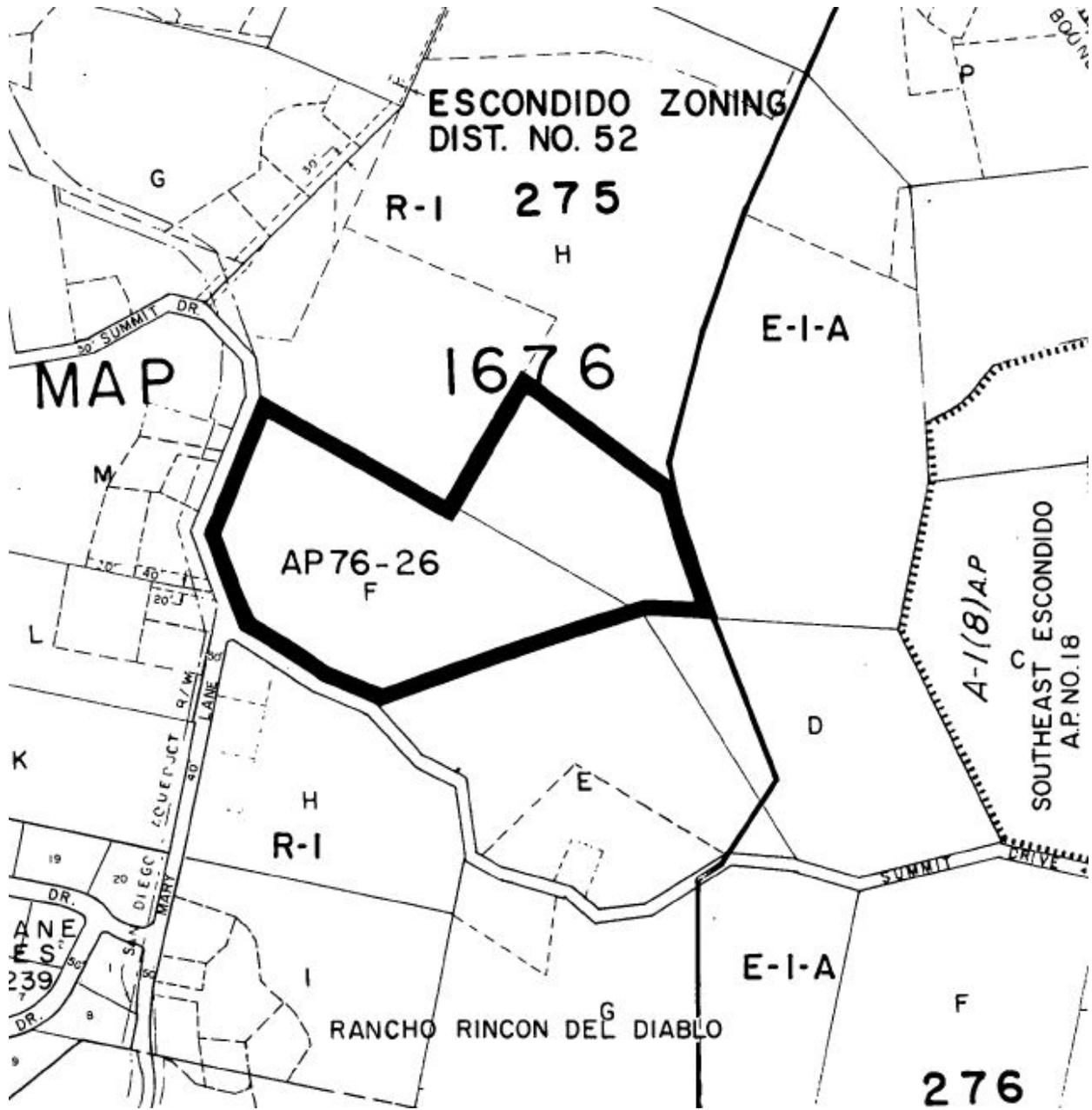
Board of Supervisors

- 2 -

Exhibit A

Lot "F" in Block 275 of Rancho Rincon Del Diablo, in the County of San Diego, State of California, according to Map thereof No. 1676, filed in the Office of County Recorder of San Diego County, October 6, 1915. Also that portion of Lot "H" in Block 275 of Rancho Rincon Del Diablo, in the County of San Diego, State of California, according to Map thereof No. 1676, filed in the Office of County Recorder of San Diego County, October 6, 1916, described as follows: BEGINNING at the corner common to Lots "H", "F", "E", and "O" in said Block 275; thence along the Southerly line of said Lot "H" North 59°51' West, 724.5 feet; thence North 31°55' East, 466 feet to the most Westerly corner of that parcel of land described in deed to A. L. Houghtelin, et al, recorded November 15, 1943 as Document No. 24975 in Book 1589, Page 283 of Official Records; thence along the Southwesterly line of said Houghtelin land, South 52°35' East, 579.7 feet, and South 1r07' East, 444 feet to the Southerly line of said lot "H"; thence along said Southerly line North 85°25' West, 211 feet to the POINT OF BEGINNING.

Exhibit B



Attachment C – Zoning Reclassification Resolution
(PDS2020-REZ-20-002)

Meeting Date: 10/23/2020

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY

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. 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 described below is hereby changed as follows:

ZONING REGULATIONS	CURRENT	PROPOSED
Use Regulation:	A70	A70
Animal Regulation:	L	L
Density:	-	-
Lot Size:	1 Acre	1 Acre
Building Type:	C	C
Height:	G (35')	G (35')
Lot Coverage:	-	-
Setback:	C	C
Open Space:	-	-
Special Area Regulations:	A	-

Description of affected real property:

Lot "F" in Block 275 of Rancho Rincon Del Diablo, in the County of San Diego, State of California, according to Map thereof No. 1676, filed in the Office of County Recorder of San Diego County, October 6, 1915. Also that portion of Lot "H" in Block 275 of Rancho Rincon Del Diablo, in the County of San Diego, State of California, according to Map thereof No. 1676, filed in the Office of County Recorder of San Diego County, October 6, 1916, described as follows: BEGINNING at the corner common to Lots "H", "F", "E", and "O" in said Block 275; thence along the Southerly line of said Lot "H" North 59°51' West, 724.5 feet; thence North 31°55' East, 466 feet to the most Westerly corner of that parcel of land described in deed to A. L. Houghtelin, et al, recorded November 15, 1943 as Document No. 24975 in Book 1589, Page 283 of Official Records; thence along the Southwesterly line of said Houghtelin land, South 52°35' East, 579.7 feet, and South 1r07' East, 444 feet to the Southerly line of said lot "H"; thence along said Southerly line North 85°25' West, 211 feet to the POINT OF BEGINNING.

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

Attachment D – Administrative Permit (PDS2019-AD-
19-016)



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

October 23, 2020

PERMITEE: OSCAR URANGA
ADMINISTRATIVE PERMIT: PDS2019-AD-19-016
E.R. NUMBER: PDS2019-ER-19-08-004
PROPERTY: 2510 SUMMIT DRIVE; NORTH COUNTY METROPOLITAN
APN(S): 237-090-05

This Administrative Permit for lot area averaging has been approved in conjunction with Tentative Map PDS2019-TM-5635 (Summit Estates Subdivision). This permit authorizes lots in the Summit Estates Subdivision project to be smaller than would otherwise be allowed by the applicable lot area designator pursuant to Section 4230 of the Zoning Ordinance.

Environmental mitigation measures or other conditions of approval required and identified on the associated Tentative Map, Preliminary Grading Plan and/or the Resolution of San Diego County Conditionally Approving Tentative Map No. 5635, 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 \(Sec 87.701 et. al.\)](#)

AD PERMIT EXPIRATION: This Administrative Permit shall expire concurrently with Tentative Map PDS2019-TM-5635. Recordation of a Final Map pursuant to Tentative Map PDS2019-TM-5635 shall be deemed to establish commencement of construction and/or use of the property in reliance on this permit.

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

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

1. GEN#1-COST RECOVERY

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, this Administrative 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' form 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. RECORDATION OF TENTATIVE MAP: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO]

INTENT: In order to comply with the approved project, the Final Map for PDS2019-TM-5635 shall be recorded prior to issuance of any permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall record the Final Map for PDS2019-TM-5635. **DOCUMENTATION:** The applicant shall provide evidence that the Final Map for PDS2019-TM-5635 has been recorded. **TIMING:** Prior to approval of any plan, and prior to the issuance of any permit and prior to the use in reliance of this permit. **MONITORING:** The PDS Zoning Counter shall verify that PDS2019-TM-5635 has been recorded.

.....
ADMINISTRATIVE PERMIT FINDINGS:

1. That the size, design, grading, and location of the proposed lots will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources, with consideration given to:

i. Harmony in lot size and configuration, building setbacks and orientation;

Size: The project proposes to subdivide an approximate 22.3-acre site into 20 single-family residential lots, ranging in size from approximately 0.48 to 2.7 acres, with an overall average lot size of approximately 0.88 acres. 18 lots would measure less than the required one-acre minimum lot size, ranging in size from approximately 0.48 to 0.93 acres. Two lots would measure larger than the required one-acre minimum lot size, one approximately 1.48 acres and the other approximately 2.7 acres in size. The larger lots in the subdivision would generally

be located within the eastern portion of the site in order to provide necessary separation of the development footprint from identified biological resources onsite, and to provide for adequate defensibility from potential wildland fires through incorporation of a 100-foot wide Fuel Modification Zone.

The total net area of the project site is approximately 22.3 acres. The total area divided by the number of proposed lots equals approximately one acre, which is similar to the average lot size of parcels located directly west and south of the project site. Furthermore, there are 5,814 parcels within a two-mile radius of the project site; 75% of them are less than one acre in size; 15% are between one and two acres; and the remaining 10% are larger than two acres. Therefore, the proposed project is in harmony with the surrounding area because the lot sizes would be similar in size with most parcels in the vicinity.

Configuration: Each of the proposed lots would conform to the design standards in the Subdivision Ordinance for lot width and depth. The project proposes mostly rectangular and polygon lots with private roads terminating in cul-de-sacs providing access to individual private driveways. This project design is consistent with lots surrounding the site, since most also have a standard rectangular lot design. In addition, many of these lots are accessed via secondary private roads terminating in cul-de-sacs.

Building Setbacks: Each of the proposed lots have been designed to allow for construction of a single-family residential dwelling that would conform to the setbacks established by the Zoning Ordinance, which are similar to setbacks applicable to the adjoining homes surrounding the property.

Density: The site is currently zoned Limited Agriculture (A70) Use Regulations, which allows for single-family residential development. The General Plan Designation is Semi-Rural (SR-1), which allows a maximum density of 20 dwelling units. The project is proposing 20 lots; therefore, it complies with the density established by the General Plan.

Coverage: The project would include parcel sizes ranging in size from approximately 0.48 acres to 2.7 acres. Typical homes on these proposed lots would generally range anywhere between 2,000 to 3,500 square feet, which would have a lot coverage ranging from approximately 0.17% to 16.74%. The surrounding lots that are improved with single-family residences have approximately the same average lot sizes as that of the proposed project, along with similarly sized homes and coverage characteristics.

Orientation: While the project does not currently propose any structures, each of the 20 lots will be accessed from internal private driveways connecting to private roads. Therefore, these future homes will most likely be designed with the front of the houses and garages facing these internal private roads.

As described above, the project as designed would be in harmony with adjacent residential uses with regards to lot size, configuration, building setbacks and orientation.

- ii. The harmful effect, if any, upon desirable neighborhood character, including a finding that all lots in the subdivision which adjoin neighboring properties are compatible in size and shape to the adjoining lots, unless such adjoining area is to be reserved for open space or that adequate buffering has been provided to eliminate any significant harmful effect to neighboring properties;

Implementation of the project would include consolidating the development footprint to retain approximately 3.07 acres, or roughly 14% of the site into biological open space along the eastern boundary. The larger lots would generally be located adjacent to the proposed biological open space to provide adequate development separation from natural resources and to provide a buffer from larger lots located east of the project site. No prominent landforms or other significant natural features would be disturbed during grading since the consolidated design positions development in the least environmentally sensitive portions of the site. Additionally, the project proposes development near public roads and services, would not generate traffic that would adversely affect circulation patterns or cause significant congestion, and includes sensitive design such as on-site treatment of storm water run-off with the use of four stormwater bioretention basins, which together would avoid impacts to land use and community character. With sensitive site design and thorough environmental analysis, impacts to community character are less than significant. The proposed development would not adversely impact existing uses within the project area, as the design of the proposed subdivision is intended to be compatible with existing and planned uses and all environmental impacts would be mitigated to a level below significance.

The proposed project would not have a harmful effect on neighborhood character because the proposed lot sizes are largely consistent with the immediate area, which includes several lots that measure less than 1 acre in size. Within a 0.5-mile radius of the project site, approximately 33%, or 142 of all lots are less than 1 acre in size, and approximately 37%, or 162 of all lots are between 1 and 2 acres in size. Furthermore, approximately 75% of all lots located within a 2-mile radius of the project site measure less than 1 acre in size. The project proposes lots ranging in size from 0.48 acres to 2.7 acres. The average lot size of the project is approximately 0.88 acres, which is consistent with a majority of surrounding development.

Additionally, the project proposes approximately 3.07 acres of biological open space along the eastern boundary of the site, which would help maintain the rural character of the surrounding area. This biological open space will also help to provide a buffer between the project and larger surrounding lots to the east of the project site. No harmful effects upon the desirable neighborhood character were found.

- iii. The suitability of the site for the type and intensity of use or development which is proposed;

The site is suitable for the proposed type and intensity of development because most of the surrounding properties have been similarly developed and the

infrastructure required to serve the project is existing and available. The project fronts on Summit Drive and will have a single entrance to the project located at the southernmost portion of the site. Each lot would be accessed via private driveways connecting to internal private roads. The applicant has provided service availability letters indicating the project can be served by the City of Escondido (water), Escondido Union School District and Escondido Union High School District, and the Escondido Fire Department. All lots have been designed so that enough usable land is available for an appropriately sized home with no request to deviate from the required setbacks and the lots sizes are consistent with others in the area.

- iv. The harmful effect, if any, upon environmental quality and natural resources;

Consistent with the purpose and intent of the Subdivision Ordinance criteria for the design of conservation subdivisions, the proposed design would protect the site's unique biological and natural resources by consolidating development in the least environmentally sensitive portions of the site and preserving a large contiguous biological open space area along the eastern boundary. Consolidating the development footprint in this way reduces grading and preserves natural resources present onsite from future development. The project has been reviewed according to CEQA and no significant unmitigable impacts have been identified and no other harmful environmental impacts have been identified.

2. That the total number of lots (excluding any lots reserved for open space purposes) shall not exceed the number obtained by dividing the total net area of the subdivision by the minimum lot area required by the applicable lot area designator.

The total net area of the site is approximately 20.2 acres and the minimum lot area required is one acre. 20.2 acres divided by 1 acre equals 20.2 lots. The project proposes 20 single-family residential lots, consistent with the requirements for lot area averaging.

3. That all lots and easements in the subdivision which are designated for open space be for the preservation of steep natural slopes, environmentally sensitive areas, wildlife habitat, agriculture, or archaeological or historical resources, and will be permanently reserved for open space in a manner which makes the County or a public agency a party to and entitled to enforce the reservation.

The project proposes a biological open space easement along much of the eastern boundary of the project site. This easement will be dedicated to the County of San Diego and will preserve, in perpetuity, approximately 3.07 acres of unique, sensitive biological resources onsite from future disturbance and development. Additionally, the biological open space easement includes a 100-foot Limited Building Zone adjacent to the open space boundary, further buffering resources from the proposed development.

4. That the proposed subdivision and the total number and location of the proposed lots will be consistent with the San Diego County General Plan.

The project is consistent with the development density established by the General Plan Land Use Designation, Semi-Rural (SR-1). Because the site has a Land Use Designation

of SR-1 and contains slopes of varying steepness, maximum allowable density was calculated using General Plan Table LU-2, which results in the summation of the following: 1 dwelling unit per gross acre with less than a 25% maximum slope; 1 dwelling unit per 2 gross acres between a 25% and 50% maximum slope; and 1 dwelling unit per 4 gross acres above 50% maximum slope. Pursuant to Table LU-2, maximum allowable density for the site is 20 dwelling units. The project proposes 20 single-family residential lots, which is consistent with the density allocated by the General Plan.

Furthermore, the consolidated lot design of the project conforms with all applicable General Plan policies; in particular LU-5.3, Rural Land Preservation; LU-6.1, Environmental Sustainability; LU-6.3, Conservation-Oriented Project Design; and LU-6.4, Sustainable Subdivision Design. Policy LU-5.3 aims to ensure the preservation of existing open space and rural areas when permitting development under the Rural and Semi-Rural Land Use Designations. Policy LU-6.1 requires the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment. Policy LU-6.3 encourages support for conservation-oriented project designs through mechanisms such as, but not limited to, lot area averaging and reductions in lot size with corresponding requirements for preserved open space. Policy LU-6.4 requires that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. This project includes approximately 3.07 acres of biological open space positioned away from the proposed development footprint. The project is consistent with the General Plan policies mentioned above because lot area averaging allows for the preservation of unique and sensitive resources and other natural features located on the property, allows for a reduced development footprint, and ensures the least environmentally sensitive portions of the site are developed to achieve the density envisioned in the General Plan.

.....

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:

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

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-

1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with the Summit Estates Subdivision project, PDS2019-TM-5635. 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.

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.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

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

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) 694-3275, to coordinate County 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.

PARK LAND DEDICATION ORDINANCE COMPLIANCE: The PDS2019-TM-5635 project residential subdivision is subject to the County of San Diego Park Land Dedication Ordinance (PLDO) pursuant to Section 810.101 et. seq. The PLDO fee shall be paid and a note placed on the final map. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter].

TRANSPORTATION IMPACT FEE: The PDS2019-TM-5635 project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

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

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR

Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Director, the decision may be appealed to the [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.

ON MOTION of Board Member _____, seconded by Board Member _____, this Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this 24th day of June 2020, in Board of Supervisors North Chamber Room 310, 1600 Pacific Highway, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

PDS2019-AD-19-016

10

October 23, 2020

Approved as to Form and Legality
County Counsel

By: _____

Justin Crumley, Senior Deputy
County Counsel

Attachment E – Tentative Map Resolution (PDS2019-
TM-5635)

October 23, 2020

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5635)

WHEREAS, Tentative Map No. 5635 proposing the division of property located along Summit Drive, addressed as 2510 Summit Drive, and generally described as:

LOT "F" IN BLOCK 275 OF RANCHO RINCON DEL DIABLO AND ALSO A PORTION OF LOT "H" IN BLOCK 275 OF RANCHO DEL DIABLO ACCORDING TO MAP NO. 1676.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on October 6, 1915; and

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

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

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

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

The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on that effective date Agricultural Preserve Disestablishment Permit PDS2020-AP-20-001 and Rezone PDS2020-REZ-20-002 have also become effective. This approval Expires Thirty-Six (36) Months from said effective date at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

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

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

a. Standard Conditions for Tentative Maps:

- (1) Standards Condition 8: Said condition states that all new and existing utility distribution facilities within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.403(a)(6), of the Subdivision Ordinance. The project will be allowed to leave the existing utility distribution facilities to remain aboveground as approved by the Request for the Modification to San Diego County Standard Conditions for Tentative Subdivision Maps dated July 29, 2020.
- (2) Standard Condition 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification requires use of high-pressure sodium (HPS) vapor light source. This waiver/modification allows the use of Light Emitting Diode (LED) light source, unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- (3) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (4) Standard Condition 19(b): Said condition pertains to subdivisions to be served by public sewer. This project will not be served by public sewer. Each of the project's 20 single-family residential lots will be served by individual septic systems.
- (5) Standard Condition 19(e): Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (6) Standard Condition 21: Said conditions apply to a public sewer system. The project proposes private septic systems for each lot.
- (7) Standard Condition 23.3: Said condition applies to projects that are within the service boundaries of the California Department of Forestry and Fire Protection. This project will be served by the Escondido Fire Department.
- (8) Standard Conditions 24: Said condition pertains to subdivisions outside the boundaries of a fire protection agency. This project will be served by

the Escondido Fire Department.

b. County Subdivision Ordinance:

- (1) County Subdivision Ordinance Section 81.402(b) requires on-site roads to be offered for dedication. The project will be allowed to have the on-site roads be private as approved by the Request for Modification to Project Conditions dated August 26, 2019.
- (2) County Subdivision Ordinance Section 81.402.(b) requires private road easements at least 40 feet wide. This project will be allowed to have private road easements less than 40 feet wide. However, onsite private roads are to be constructed to comply with the following conditions, the San Diego County Private Road Standards and to the satisfaction of the Escondido Fire Department.

c. County Public Road Standards:

- (1) Summit Drive between Palma Vista Court to Mary Lane is classified as a 2.1E Community Collector with No Median. The project will be allowed to have a reduced design speed of 35 mph and minimum curve radius of 350 feet in accordance with 2.3C Minor Collector with No Median standards in Table 2A as approved by the Design Exception Request dated August 14, 2020.
- (2) County Public Roads Standards Section 6.1.C. require a minimum centerline separation of 200 feet for a Residential Road. The project will be allowed to have a reduced minimum centerline separation of approximately 50 feet as approved by the Design Exception Request dated August 14, 2020.

APPROVAL OF MAP: *The following specific conditions shall be complied with before a Final Map is approved by the Planning Commission and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):*

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 map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to *[PDS, Zoning Counter]*, which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit 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 trust account deficits shall be paid. **MONITORING:** The [PDS Zoning Counter] shall review the evidence to verify compliance with this condition.

2. GEN#2--FILING OF NOTICE OF EXEMPTION (NOE):

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

3. GEN#3 - GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Preliminary Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Preliminary Grading Plan, and include all of the following mitigation measures: Air Quality (Fugitive Dust, Construction Exhaust Emissions); Biological Resources (Resource Avoidance, Pre-construction Bat Survey, Easement Avoidance); Cultural Resources (Archaeological Monitoring); Fire (Fire Requirements); Hazards (Lead Survey, Asbestos Survey); Noise (Temporary Construction Noise) **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading; DPR, TC for Trails; PP for Park Improvements, and DEH for final septic design] 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.

4. 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.
- b. The project Archaeologist 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.

5. CULT#2 - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN

INTENT: In order to mitigate for impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with a Luiseno Native American Tribe. **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative and a Luiseno Native American Tribe. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

- a. Parties entering into the agreement and contact information.

- b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Luiseno Native American monitors, and Luiseno Native American Tribe.
- c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements, areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.
- d. Treatment of identified Native American cultural materials.
- e. Treatment of Native American human remains and associated grave goods.
- f. Confidentiality of cultural information including location and data.
- g. Negotiation of disagreements should they arise during the implementation of the Agreement and Preservation Plan.
- h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the [PDS, PPD] for approval. **TIMING:** Prior to the approval of the Final Map for PDS2019-TM-5635 and prior to the approval of any plan and issuance of any permit. **MONITORING:** The [PDS, PPD] shall review the implemented agreement for compliance this condition.

6. HAZ#1 – STRUCTURE REMOVAL [PDS, FEE]

INTENT: In order to comply with proposed subdivision, the existing residence on-site shall be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The existing residence located on-site as shown on Tentative Map PDS2019-TM-5635 shall be removed or demolished. If required, a Demolition Permit shall be obtained from [PDS, BD]. Compliance with conditions **HAZ#2-LEAD SURVEY [PDS, FEE X 2]** and **HAZ#3-ASBESTOS SURVEY [PDS, FEE X 2]** (below) to determine the presence or absence of Lead Based Paints and/or Asbestos shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure. **TIMING:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to recordation of the Map. the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

7. DEH#1 – SEPTIC REVIEW

INTENT: In order to ensure that the proposed Onsite Wastewater Treatment Systems (OWTS) for each future home are adequate and comply with the County Regulatory Code Section 68.311, the Final Map shall be reviewed by the Department of Environmental Health (DEH). This is to ensure the lot design, location, lot numbers, grading are consistent with the approved Tentative Map and Preliminary Grading Plan. **DESCRIPTION OF REQUIREMENT:** The Final Map shall be reviewed by the Department of Environmental Health for consistency regarding the individual OWTS [DEH, LWQ]. **DOCUMENTATION:** The applicant shall provide PDS a letter from DEH stating that the Maps/Plans have been reviewed for septic purposes and have received approval. **TIMING:** Prior to the approval of the Final Map, and prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

8. DEH#2–ONSITE WASTEWATER TREATMENT SYSTEMS

INTENT: In order to ensure that the Onsite Wastewater Treatment Systems (OWTS) installed for each future home are adequate and comply with the County Regulatory Code Section 68.311, the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

- a. Each dwelling constructed within this subdivision shall be connected to an appropriately sized septic tank and a supplemental treatment system approved for use within the County of San Diego.
- b. The OWTS must meet or exceed the level of nitrate reduction specified in the Updated Evaluation of Potential Nitrate Mass Loading (Matt Wiedlin, Certified Hydrogeologist, April 14, 2020) submitted to DEH to ensure that no further degradation of the groundwater supplies in the basin occurs as a result of the proposed OWTS.
- c. During Final Map review of the OWTS, the applicant shall provide any and all additional information as necessary to the satisfaction of DEH demonstrating the OWTS have been appropriately and adequately designed according to the Updated Evaluation of Potential Nitrate Mass Loading (Matt Wiedlin, Certified Hydrogeologist, April 14, 2020).
- d. All homeowners will be required to obtain an Annual Operating Permit from the Department of Environmental Health for the onsite wastewater treatment system prior to occupancy of the home. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.
- e. All homeowners will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater

treatment system. This contract must include biannual inspections and reporting of all inspection results to DEH by the homeowner or their service provider.

DOCUMENTATION: The applicant shall provide PDS a letter from DEH stating that the Maps/Plans have been reviewed for septic purposes and have received approval. **TIMING:** Prior to the approval of the Final Map, and prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

9. BIO#1–BIOLOGICAL EASEMENT [PDS, FEE X 2]

INTENT: In order to protect sensitive biological resources, pursuant to the County's Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego and the California Department of Fish & Wildlife by separate document, an open space easement, or grant to the California Department of Fish & Wildlife a conservation easement, as shown on the approved Tentative Map. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map. **TIMING:** Prior to the approval of the map, or on the map, and prior to the approval

of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition.

10. BIO#2–LBZ EASEMENT [PDS, FEEX 2]

INTENT: In order to protect sensitive biological resources, pursuant to the County's Guidelines for Determining Significance for Biological Resources, a Limited Building Zone (LBZ) Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a LBZ Easement as shown on the Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map.

TIMING: Prior to the approval of the map, or on the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded.

MONITORING: For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition.

11. BIO#3–OFFSITE MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for the impacts to non-native grassland, which is a sensitive biological resource pursuant to the Biological Mitigation Ordinance (BMO), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 8.57 acres of non-native grassland (Tier II), located within a BRCA in the MSCP, as indicated below.

Option 1: If purchasing Mitigation Credit, the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

- a. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
- b. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
- c. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
- d. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

Option 2: If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in North San Diego County as indicated below:

- a. The type of habitat and the location of the proposed mitigation should be pre-approved by [PDS, PPD] before purchase or entering into any agreement for purchase.
- b. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
- c. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
- d. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
- e. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency,

and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

12. BIO#4–OPEN SPACE SIGNAGE [PDS, FEE]

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Tentative Map for PDS2019-TM-5635. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Service
Reference: PDS2019-TM-5635

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

13. BIO#5–OPEN SPACE FENCING [PDS, FEE]

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on the Tentative Map. The fencing shall consist of a wood split-rail type design. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to the approval of the map for and prior to the approval of any plan and issuance of any permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

14. FIRE#1-FIRE PROTECTION PLAN COMPLIANCE

INTENT: The map shall comply with the fire requirements detailed in the fire protection plan, and as shown on the map and the grading plan pursuant to the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the limited building zones and fuel modification zones, and the private road maintenance as required in the *April 23, 2020 Fire Protection Plan*. **DOCUMENTATION:** The applicant shall include the fire requirements on the map and grading plan and obtain a letter of approval from the Escondido Fire Protection District. **TIMING:** Prior to recordation of the final map, the applicant shall obtain a letter from the Escondido Fire Protection District stating that the above requirements have been satisfied. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

15. ROADS#1–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, Summit Drive (SC 1110) shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for the construction of **Summit Drive (SC 1110)** northwest of Mary Lane along the project frontage in accordance with the Public Road Standards for a 2.1E Community Collector Road with No Median, to a one-half graded width of thirty feet (30') from ultimate centerline with twenty feet (20') of asphalt concrete pavement over approved base, with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter and Disintegrated Granite (D.G.) sidewalk, with face of curb at twenty feet (20') from centerline. The design speed and minimum curve radius of a 2.3C Minor Collector with No Median per Table 2A of the Public Road Standards shall apply. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the

above shall be to the satisfaction of the Director of Public Works/Planning and Development Services (PDS).

- b. Improve or agree to improve and provide security for **Summit Drive** east of Mary Lane on the project side, along the project frontage in accordance with Public Road Standards for a Residential Collector Road, to a graded width of thirty feet (30') from ultimate centerline and to an improved width of twenty feet (20') from ultimate centerline with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter and D.G. sidewalk, with face of curb at twenty feet (20') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Work/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. The above shall be done to the satisfaction of the Director of Public Works/PDS.
- d. Advisory signs shall be implemented as recommended in the Traffic Memo prepared by LLG, Engineers, dated May 24, 2019. These signs are required to provide advance warning to drivers as they approach curves or other conditions that require lower speeds. The California Manual on Uniform Traffic Control Devices (CA MUTCD) shall be the primary guidelines for the designation of advisory signs/warning devices and shall be implemented to the satisfaction of the County of San Diego Department of Public Works (DPW).

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

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve **Summit Drive (SC 1110)**.
- b. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- c. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDCI].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for

the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

16. ROADS#2–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, the private road easements shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for the private easement road, **Pvt Street A**, from Summit Drive northerly to the intersection with Pvt Street B, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- b. Improve or agree to improve and provide security for the private easement road, **Pvt Street A**, from the intersection with Pvt Street B northwesterly to Lot 20, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- c. **Pvt Street A** shall terminate with a cul-de-sac at Lot 20 graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- d. Improve or agree to improve and provide security for the private easement road, **Pvt Street B**, from the intersection with Pvt Street A easterly to the intersection with Pvt Street C, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall

apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.

- e. Improve or agree to improve and provide security for the private easement road, **Pvt Street B**, from the intersection with Pvt Street C northeasterly to Lot 9, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- f. **Pvt Street B** shall terminate with a cul-de-sac at Lot 9 graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- g. Improve or agree to improve and provide security for the private easement road, **Pvt Street C**, from the intersection with Pvt Street B northerly to the intersection with Pvt Street D, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- h. Improve or agree to improve and provide security for the private easement road, **Pvt Street D**, from Lot 3 easterly to Lot 8, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- i. **Pvt Street D** shall terminate with a cul-de-sac at Lot 3 graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- j. **Pvt Street D** shall terminate with a cul-de-sac at Lot 8 graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of

dike at thirty-six feet (36') from the radius point, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.

- k. 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 Private Road Standards, and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- l. Process and obtain approval of Improvement Plans to construct ***Pvt Street A, Pvt Street B, Pvt Street C, and Pvt Street D.***
- m. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- n. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDCI].
- o. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

17. ROADS#3-PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7, adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts

for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

18. ROADS#4–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 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 proposed onsite private easement road Pvt Street A along Summit Drive 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. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

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

19. ROADS#5–ROAD DEDICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

- a. With the Final Map, dedicate the project half of **Summit Drive (SC 1110)**, west of Mary Lane along the project frontage in accordance with County of San Diego Public Road Standards for a 2.1E Community Collector Road, to a one-half width of thirty feet (30') from the ultimate centerline, together with right to

- extend and maintain slopes and drainage facilities beyond the limits of said right-of-way to the satisfaction of the Director of Public Works/PDS.
- b. With the Final Map, dedicate the project half of **Summit Drive**, east of Mary Lane along the project frontage in accordance with County of San Diego Public Road Standards for a Residential Collector Road, to a one-half width of thirty feet (30') from the ultimate centerline, including a twenty foot (20') property line radii corner rounding at the intersection of Pvt Street A, together with right to extend and maintain slopes and drainage facilities beyond the limits of said right-of-way to the satisfaction of the Director of Public Works/PDS.
 - c. The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall dedicate the easement on the map and show it as Accepted. **TIMING:** Prior to the recordation of the Final Map the onsite dedication shall be provided for roads with the recordation of the unit the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and Accepted by the County.

20. ROADS#6--PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided.

DESCRIPTION OF REQUIREMENT:

- a. The Final Map shall show a minimum thirty-nine foot eleven inches (39'11") wide private road easement, **Pvt Street A**, from Summit Drive northerly to the intersection with Pvt Street B, then northwesterly to a terminus cul-de-sac at Lot 20.
- b. The Final Map shall show a minimum thirty-nine foot eleven inches (39'11") wide private road easement, **Pvt Street B**, from the intersection with Pvt Street A northeasterly to a terminus cul-de-sac at Lot 9.
- c. The Final Map shall show a minimum thirty-nine foot eleven inches (39'11") wide private road easement, **Pvt Street C**, from the intersection with Pvt Street B northerly to the intersection with Pvt Street D.
- d. The Final Map shall show a minimum thirty-nine foot eleven inches (39'11") wide private road easement, **Pvt Street D**, from Lot 3 easterly to Lot 8, with a terminus cul-de-sac at Lot 3 and at Lot 8.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map, the easements shall be shown. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the easements are indicated pursuant to this condition.

21. ROADS#7–PRIVATE ROAD MAINTENANCE AGREEMENT

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

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to Pvt Street A, Pvt Street B, Pvt Street C, and Pvt Street D private road easements, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by a private road easement not less than thirty-nine foot eleven inches (39'11") wide.

DOCUMENTATION: The applicant shall execute the Private Road Maintenance Agreement (PRMA), to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the approval of the Final Map the PRMA shall be executed and the ownership shall be indicated on the Final Map. **MONITORING:** The [PDS, LDR] shall review the executed PRMA and the Final Map for compliance with this condition.

22. ROADS#8–RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan, access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto Summit Drive along the project frontage except for the proposed onsite private road easement for Pvt Street A, and the proposed maintenance access for Lot B, as shown on the approved Tentative Map.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall show the Relinquishment on the Final Map. **TIMING:** Concurrently with the approval of the Final Map, the access shall be relinquished. **MONITORING:** The applicant shall show the relinquishment of

access rights on the Final Map and forward a copy to [PDS, LDR] for preapproval. The [PDS, LDR] shall review the Final Map for compliance with this condition.

23. ROADS#9–ONE FOOT ACCESS DEDICATION

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

- a. Lots 1, 2, and 20: Show one-foot (1') access restriction easement along the lots fronting the private road easement, *Palma Vista Court*.
- b. Lots 2, 3, and 4: Show one-foot (1') access restriction easement along the lots fronting the private road easement, *Pvt Street A*, except for the proposed private access easement.
- c. Lots 5, 6 and 7: Show one-foot (1') access restriction easement along the lots fronting the private road easement, *Pvt Street B*, except for the proposed private access easement.
- d. Lots 5 and 6: Show one-foot (1') access restriction easement along the lots fronting the private road easement, *Pvt Street C*.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to or concurrently with approval of the Final Map, the easements shall be granted. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that one-foot access (1') restriction easements are indicated pursuant to this condition.

24. ROADS#10–TRAFFIC CONTROL PLAN

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

25. ROADS#11–HAUL ROUTE PLAN

INTENT: In order to ensure the roads are not damaged by heavy loads that loaded trucks place on the construction route, 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 the repair of any damage caused as a result of project's construction activities, to the on-site and offsite 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 roads that serve the project during the construction phase on the route identified; and (3) all the roads as identified on the haul route plan shall be returned to the pre-construction condition or better.
- c. Prior to import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed and sweeping to be performed at the end of each week or more regularly depending on the frequency of hauling.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by project related heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to approval of the Final Map an HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

26. ROADS#12-GRADING MATERIAL DIVERSION (DPW RECYCLING)

INTENT: This program is intended to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: non-residential excavation and grading projects; and, residential projects that require Major Grading permits. No Major Grading (projects >5,000 cu.yds) permit shall be issued nor shall grading plans be approved unless a Debris Management Plan (DMP) has been submitted to a Compliance Official.

If grading project is not a single lot, Conditions of Approval are required on a lot-by-lot basis for subdivisions or pad-by-pad basis for multiple building pads.

Exemption:

- a. Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (i) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code.

**DOCUMENTATION:
PRIOR TO GRADING:**

- a. A Debris Management Plan (DMP) is required prior to approval of the grading plan and issuance of the grading permit.

DURING GRADING PROJECT:

- a. For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. The Daily Log can be inspected at any time during regular business hours.

AT THE END OF GRADING PROJECT:

(To be completed prior to project close out)

An end of the grading project, prior to the release of Rough Inspection, Final Debris Management Report must be submitted. This report shall include three items:

- a. Signed Self-Certification Letter (see template)
- b. Debris Management Report (see template)
- c. Export, recycling, reuse, or disposal documentation (i.e. facility receipts, export tickets, photo evidence of onsite reuse).

DOCUMENTATION DETAILS:**DEBRIS MANAGEMENT PLAN (DMP)**

- a. The type of project
- b. The total cubic yardage of the project
- c. The estimated weight of grading or land clearing debris by material type, that the project is expected to generate
- d. The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling
- e. The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill
- f. The name of facility (or facilities) which debris will be exported

DAILY LOG

- a. Identify the project location
- b. Log date that material was transported off the site
- c. Log type of grading or clearing material
- d. Weight of the material or its approximate tonnage or cubic yards
- e. Name of the party transporting the materials
- f. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled
- g. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry
- h. The Daily Log shall include separate entries for each occurrence of materials reused on-site
- i. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement

DEBRIS MANAGEMENT REPORT (DMR)

- a. Project name
- b. List total cubic yardage of material (by type) recycled or disposed for project

- c. Provide backup receipts for export facilities, haulers, or reuse on site

Exceptions of those projects not meeting with requirements would be reported to DPW Recycling.

Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov

27. 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:** To the satisfaction of the Director of PDS, complete the following:

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowner's association or other private entity.
- 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 the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

28. STRMWTR#2–EROSION CONTROL

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

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

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

Draft Grading Plan Notes:

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

29. FIRE#2-FIRE REQUIREMENTS

INTENT: The grading plan shall include notes with the fire requirements in order to comply with the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the limited building zones and fuel modification zones, and the private road maintenance as required in the ***April 23, 2020 Fire Protection Plan***. **DOCUMENTATION:** The grading notes on grading plan shall include all the fire requirements. **TIMING:** Prior to issuance of the grading plan, it shall be confirmed that the grading notes are included to demonstrate compliance with all the fire requirements. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

30. HAZ#2–LEAD SURVEY [PDS, FEE X 2]

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

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

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

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

31. HAZ #3–ASBESTOS SURVEY [PDS, FEE X 2]

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the existing residence identified on the approved plan set for demolition or removal shall be surveyed for the presence of ACMs.

DESCRIPTION OF REQUIREMENT: A facility survey shall be performed to determine the presence or absence of ACMs in the structure identified for demolition on the approved plan set. Suspect materials that will be disturbed by the demolition activities shall be sampled and analyzed for asbestos content or assumed to be asbestos containing. The survey shall be conducted by a person

certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code and shall have taken and passed an EPA-approved Building Inspector Course.

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

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

32. BIO#6–RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds, which is a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat during the breeding season of the migratory bird within RAA as indicated on these plans. The breeding season is defined as occurring between February 15 and August 31. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

33. BIO#7–PRE-CONSTURCTION BAT SURVEY [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to special status bats, a pre-construction bat survey shall be conducted within the project area prior to brushing,

clearing or grading. **DESCRIPTION OF REQUIREMENT:** A County-approved biologist shall perform a pre-construction bat survey in suitable roosting habitat within 72 hours of the start of any grading, clearing, and/or grubbing. If special-status bats are identified during the pre-construction survey, then a qualified biologist should establish an adequate buffer zone in which construction activities are prohibited until the bats can be evicted. Removal of special-status bats will require consultation with the CDFW. If any active roosts are found, clearing shall not proceed until after consultation with County and Wildlife Agency staff, and implementation of any protective measures required. **DOCUMENTATION:** The Biological Monitor shall prepare written documentation that certifies that the bat survey has been completed and that bats have been avoided. **TIMING:** Prior to any clearing, grubbing, grading, or any land disturbances, this condition shall be completed and approved. **MONITORING:** The [DPW, PDCI] shall not allow any grading, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

34. 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.

DURING CONTRUCTION: (The following actions shall be placed on the Conceptual Grading and Development Plan and shall occur throughout the duration of the grading construction).

35. AQ#1 – FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule

55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

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

36. AQ#2 – CONSTRUCTION EXHAUST EMISSIONS

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

DESCRIPTION OF REQUIREMENT: The project shall comply with the following air quality and greenhouse gas measures:

- a. The project shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4 diesel engines. An exemption from these requirements may be granted by the County if 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. 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.

37. NOISE#1 - TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with TM-5635 and to comply with County Noise Ordinance 36.409.

DESCRIPTION OF REQUIREMENT: The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- f. Operations of construction equipment shall be limited to comply with the County Noise Ordinance.

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

38. 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.
- 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.

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

39. 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.

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

40. BIO#8—OPEN SPACE SIGNAGE & FENCING [PDS, FEE]

INTENT: In order to protect the onsite open space for PDS2019-TM-5635, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences or walls, and open space signs shall be placed along the open space boundary as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2019-TM-5635.

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2019-TM-5635

DOCUMENTATION: The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [PDS, PPD].
TIMING: Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

41. BIO#9-EASEMENT AVOIDANCE [PDS, FEE]

INTENT: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided.
DESCRIPTION OF REQUIREMENT: The easement indicated on this plan is for the protection of sensitive environmental resources, including non-native riparian habitat and three ephemeral drainage features, and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.

DOCUMENTATION: The applicant shall provide a letter statement to the [PDS, PPD] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space

occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [DPW, PDCI] shall not allow any grading, clearing or encroachment into the open space easement.

42. 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) 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.

Building Permit: (Prior to approval of any building plan and the issuance of any building permit).

43.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 [PDS, BI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [PDS, BI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

44.AQ#4 – SUSTAINABILITY MEASURES

INTENT: In order to promote sustainable project designs. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following sustainability measures:

- a. The project would install either tankless electric or gas water heaters at each residential unit proposed.

- b. 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. Through communication with County staff and the regional/local water district, the project will determine if incentives/rebates are available for the purchase and installation of rain barrels.
- d. 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 water use.
- e. 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 these conditions. The [PDS, BPPR] shall verify that the Building Plans comply with the remaining conditions.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and Land Use Designation Semi-Rural (SR-1) because it proposes a single-family residential use type at an average density of 0.90 dwelling units per acre on the approximately 22.3-acre site and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with the Zoning Ordinance because it proposes a single-family residential use type in the A70 Limited Agricultural Use Regulations;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the North County Metropolitan Subregional Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;

4. The site is physically suitable for the residential use type of development because the development footprint will be consolidated to the maximum extent feasible to avoid resources onsite, will be located in an area surrounded by single-family developments and the site is previously disturbed;
5. The site is physically suitable for the proposed density of development because imported water supply will be provided by the City of Escondido, Fire Services will be provided by the Escondido Fire Department, and school services will be provided by the Escondido Union School and High School Districts;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and onsite wastewater treatment systems have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of a CEQA 15183 Checklist dated June 25, 2020;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;
9. There will not be discharge of sewage waste from the subdivision into the San Diego County Sanitation District sewer system. Therefore, the subdivision will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Adequate facilities and services have been assured and adequate environmental review and documentation have been prepared; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Directors.

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

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
 - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
 - This is a map of a condominium project as defined in Section 1350 of the State of California Civil Code, the maximum number of dwelling units is 92. The amount of units shall be indicated on the final map.

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

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

site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

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

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) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

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

PARK LAND DEDICATION ORDINANCE COMPLIANCE: The PDS2019-TM-5635 project residential subdivision is subject to the County of San Diego Park Land Dedication Ordinance (PLDO) pursuant to Section 810.101 et. seq. The PLDO fee shall be paid and a note placed on the final map. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter].

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.

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

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

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

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

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

ON MOTION of Board Member _____, seconded by Board Member _____, this Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this 24th day of June 2020, in Board of Supervisors North Chamber Room 310, 1600 Pacific Highway, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

Approved as to Form and Legality
County Counsel

By: _____

Justin Crumley, Senior Deputy
County Counsel

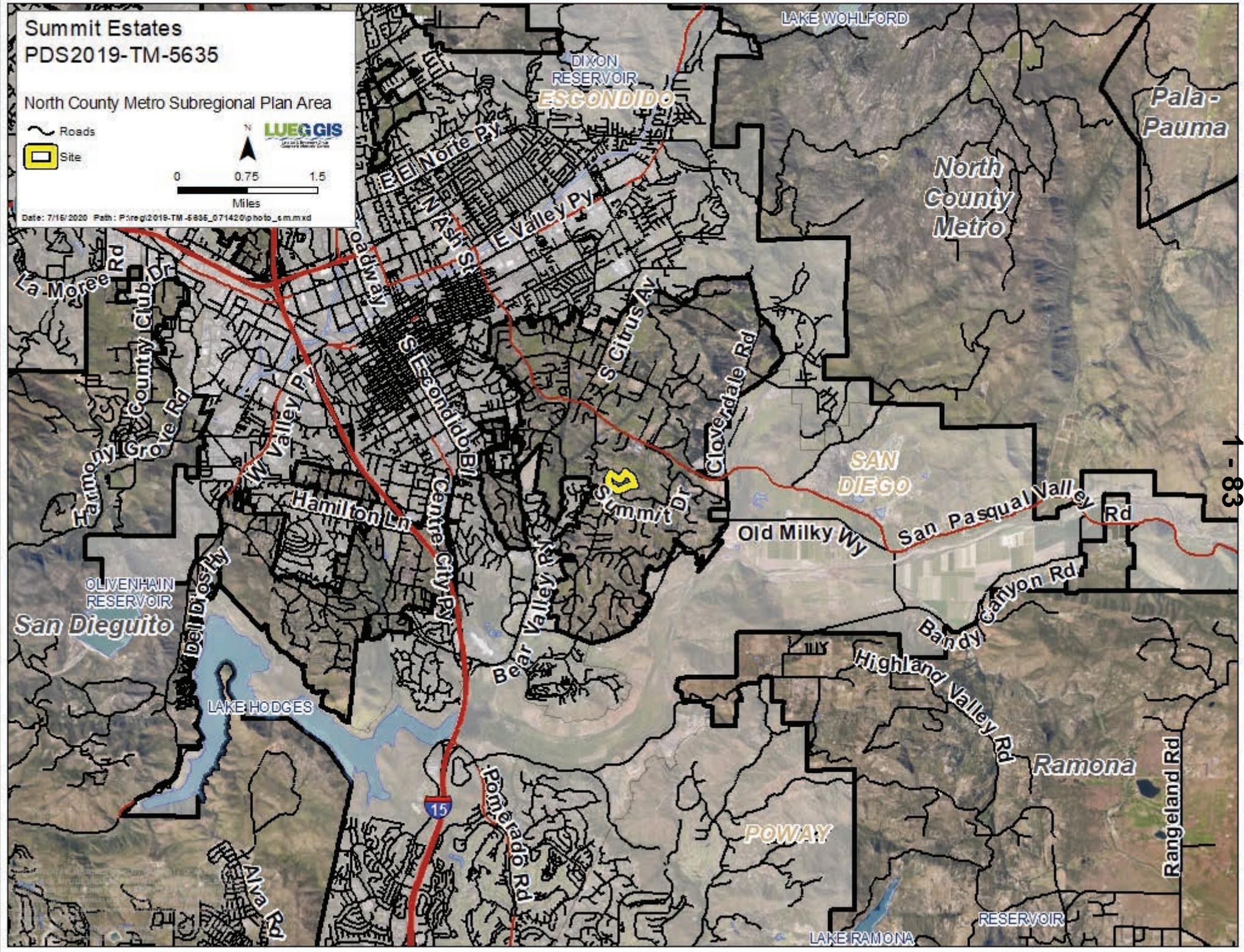
Attachment F – Planning Documentation

Summit Estates
PDS2019-TM-5635

North County Metro Subregional Plan Area

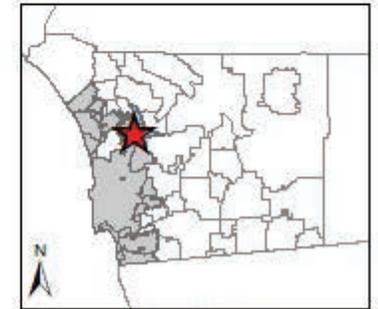


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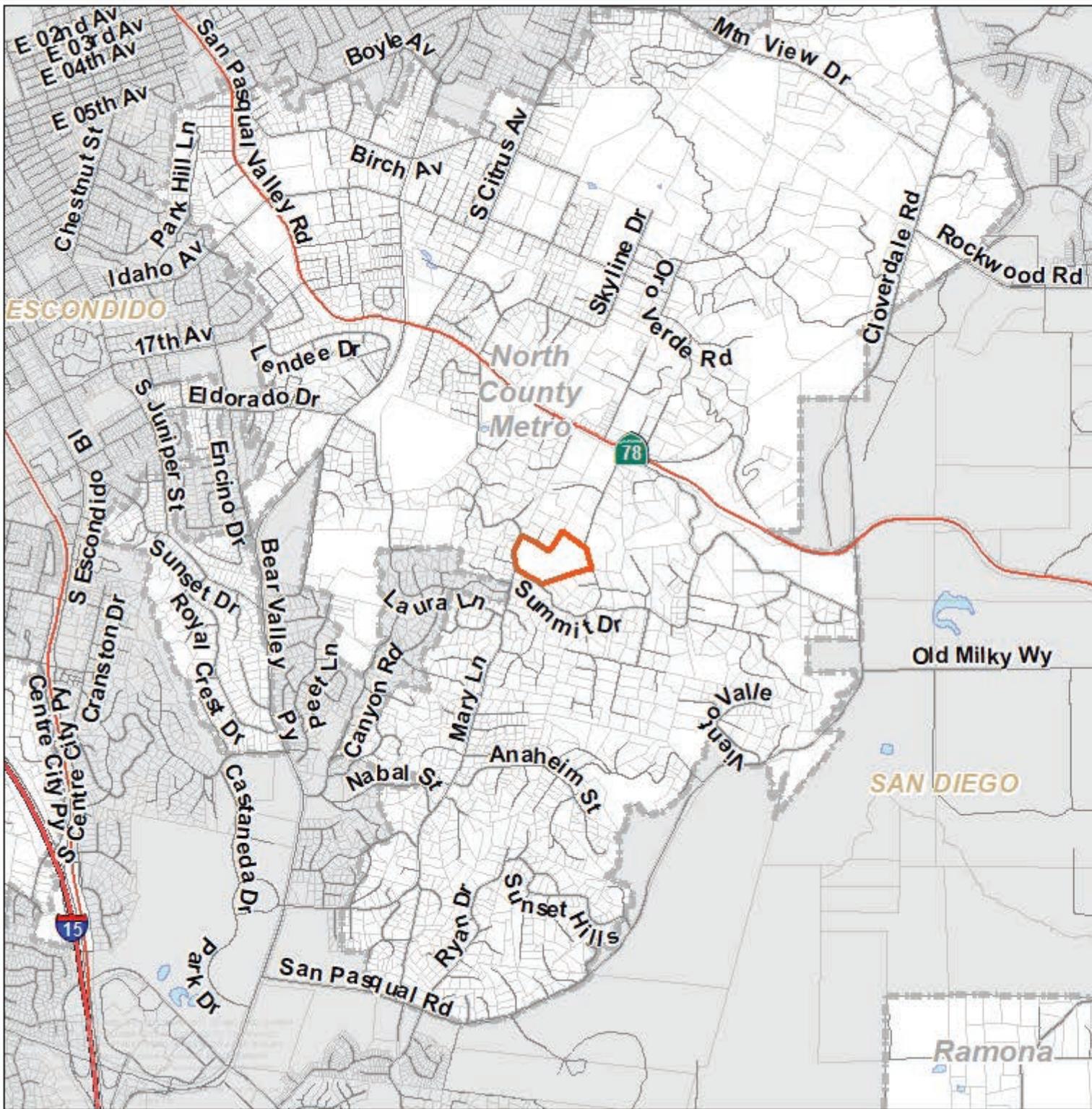
Summit Estates
PDS2019-TM-5635
Vicinity Map

North County Metro
Subregional Plan Area

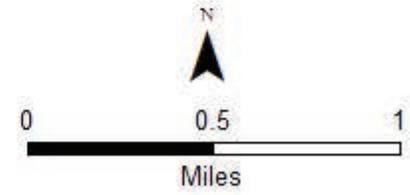


1:3,500,000

1 - 84



	Roads
	Site
	Parcels



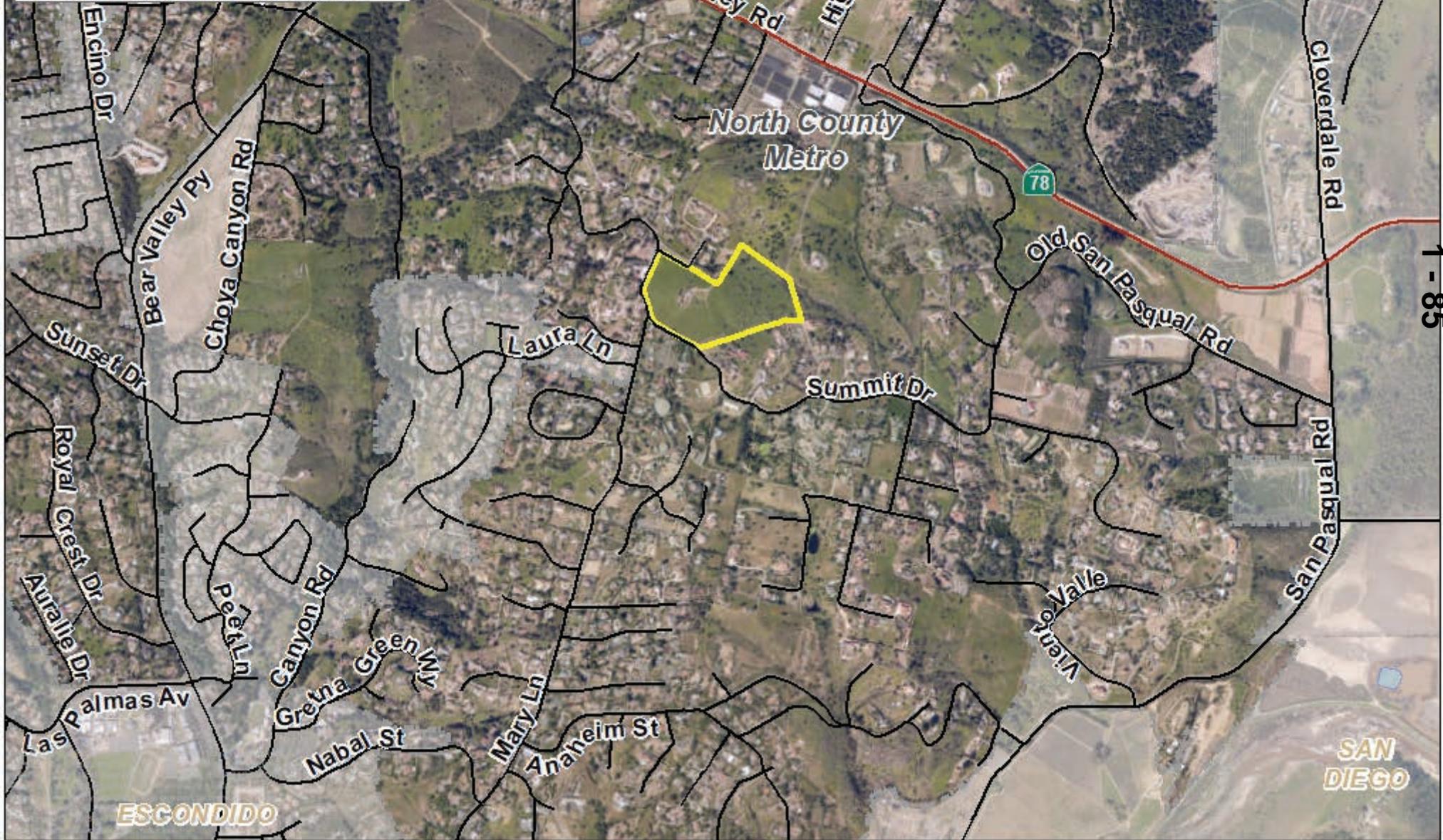
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Summit Estates
PDS2019-TM-5635

North County Metro Subregional Plan Area



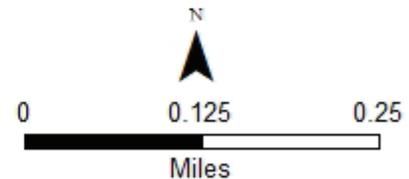
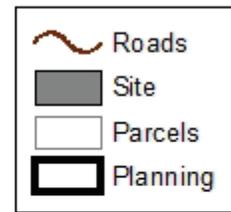
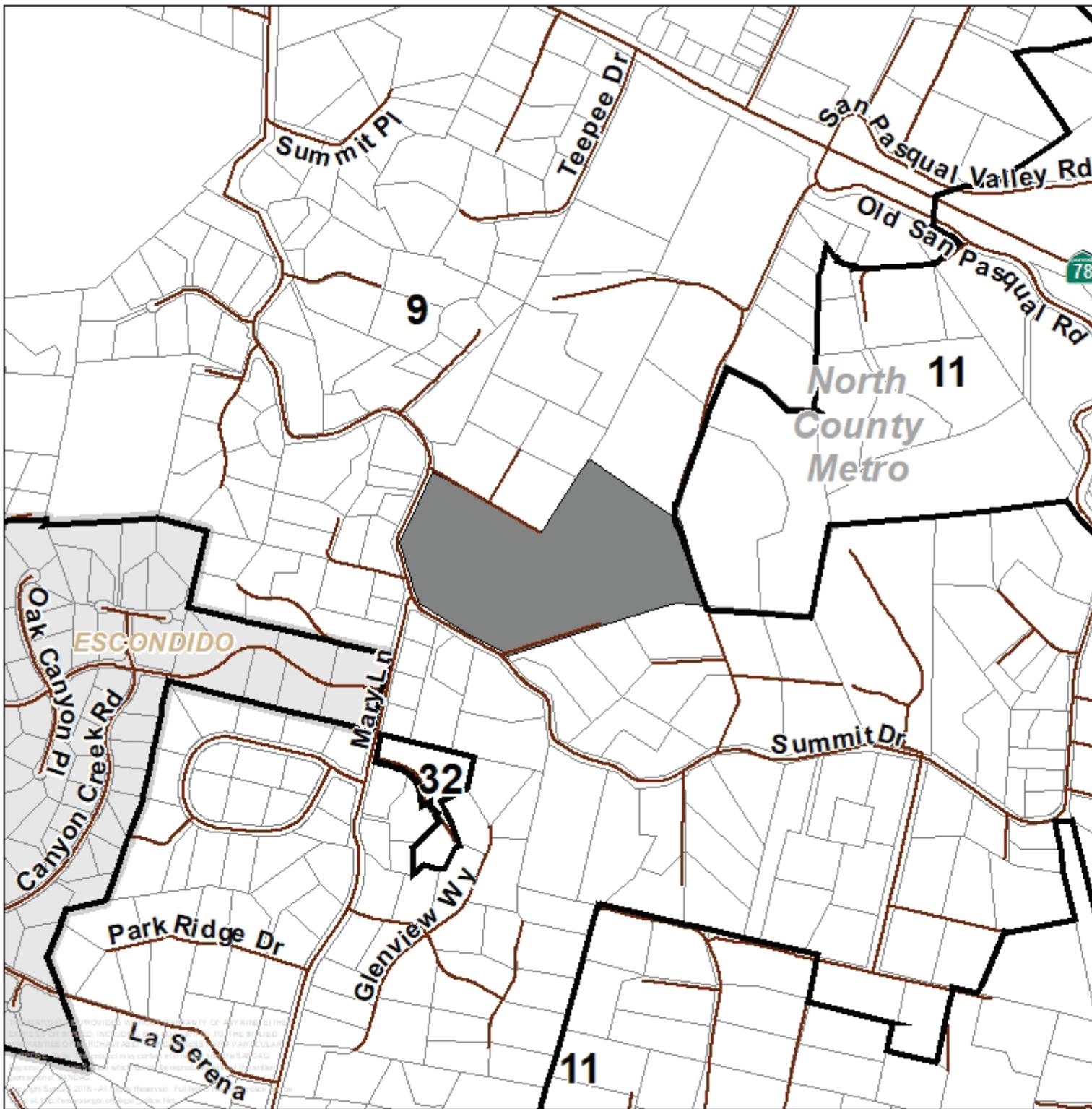
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Summit Estates
PDS2019-TM-5635
General Plan

North County Metro
Subregional Plan Area

- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (32) Public/Semi-Public Facilities

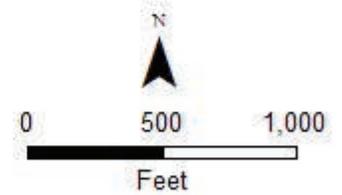
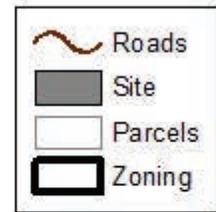
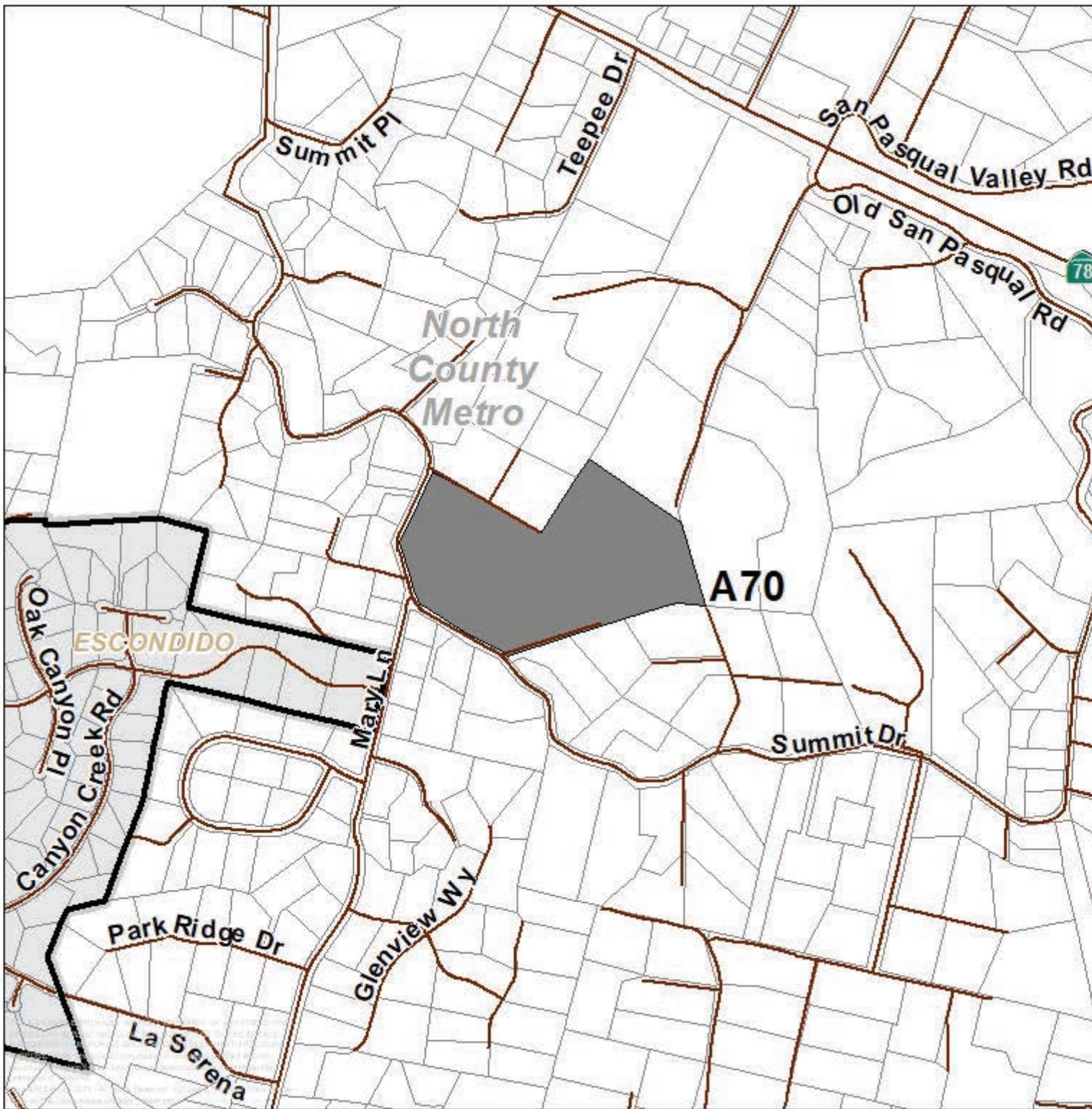


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Summit Estates
PDS2019-TM-5635
Zoning

North County Metro
Subregional Plan Area

A70 - Limited Agricultural



- EXISTING EASEMENTS**
- EXISTING EASEMENT FOR PIPELINES PER DEED RECORDED APRIL 18, 1936 IN BOOK 508, PAGE 172, G.R. TO BE VACATED. (OVER LOT 'F' PORTION)
 - EXISTING EASEMENT FOR PIPELINES PER DEED RECORDED APRIL 24, 1936 IN BOOK 493, PAGE 441, G.R. TO BE VACATED. (OVER LOT 'F' PORTION)
 - EXISTING EASEMENT FOR PIPELINES GRANTED TO THE UNITED STATES OF AMERICA PER DEED RECORDED NOVEMBER 15, 1948 IN BOOK 3385, PAGE 361, G.R. TO BE VACATED DUE TO PROPOSED ROW DEDICATION OVER THIS PORTION OF LAND. (PLOTTED HEREIN)



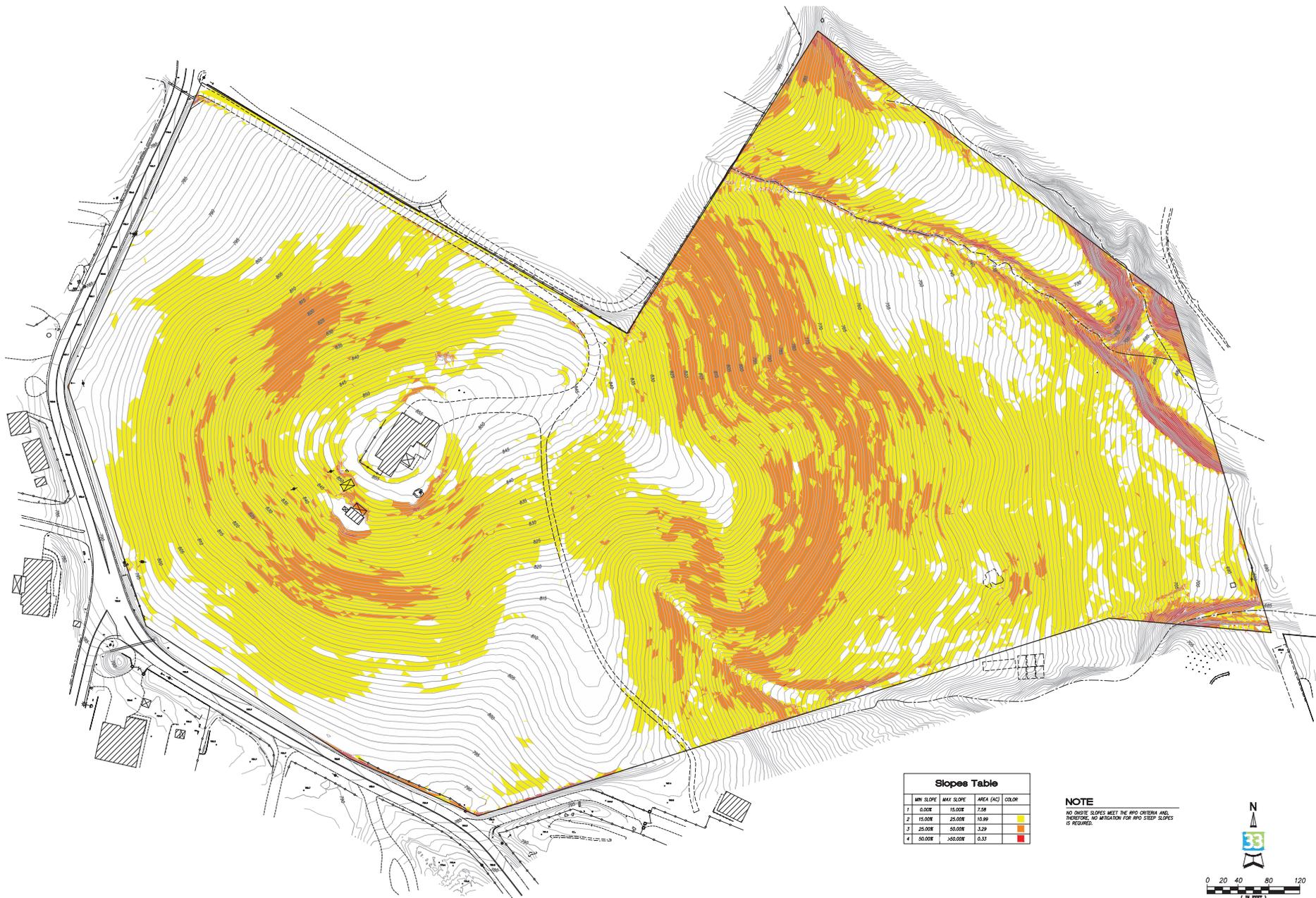
REVISION #:	

SUBMITTER TENTATIVE
 MAP OF LOT 'H' BLOCK 275
 COUNTY OF SAN DIEGO, CA
 082020

TENTATIVE MAP
 SUMMIT ESTATES
 RESID 08 DEVELOPMENT

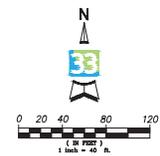
PREPARED IN THE OFFICE OF:
latitude
 PLANNING & ENGINEERING

TENTATIVE
 MAP
 SHEET TITLE:
 SUBMITTING CONDITIONS
 DATE PRINTED:
 08-02-2020
 SHEET NUMBER:
 8



Slopes Table				
MIN SLOPE	MAX SLOPE	AREA (AC)	COLOR	
1	0.00%	15.00%	7.58	Yellow
2	15.00%	25.00%	10.89	Orange
3	25.00%	50.00%	3.29	Red-Orange
4	50.00%	>50.00%	0.33	Red

NOTE
 NO DRAINAGE SLOPES MEET THE APD CRITERIA AND, THEREFORE, NO MITIGATION FOR APD STEEP SLOPES IS REQUIRED.



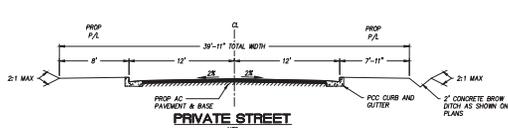
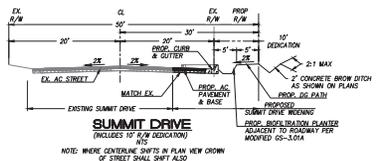
REVISION #1
 REVISION #2
 REVISION #3
 REVISION #4
 REVISION #5
 REVISION #6
 REVISION #7
 REVISION #8
 REVISION #9
 REVISION #10

BARBERSON TENTATIVE
 MAP OF AN UNDIVIDED
 COUNTY OF SAN DIEGO, CALIF.
 RESUBDIVISION

TENTATIVE MAP
 SUMMIT ESTATES
 RESUBDIVISION
 DEVELOPMENT

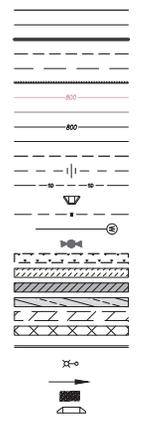
PREPARED IN THE OFFICE OF:
latitude
 ENGINEERS & ARCHITECTS

TENTATIVE
 MAP
 SHEET TITLE:
 STEEP SLOPE ANALYSIS
 DATE PRINTED:
 08-02-2020
 SHEET NUMBER:
 8



- NOTES**
1. ALL PRIVATE STREET RAGS ARE 150 FEET OR GREATER.
 2. PROPOSED STRUCTURES WILL NEED TO BE KEPT OUTSIDE OF THE FUEL MODIFICATION ZONES OR THE PORTIONS OF STRUCTURES BUILT WITHIN THE FUEL MODIFICATION ZONES WILL NEED TO COMPLY WITH APPLICABLE CODES FOR FUEL MODIFICATION CONSTRUCTION.
 3. PROPOSED ALTERNATIVE SEPTIC SYSTEMS SHALL BE DESIGNED AND SIZED TO ACCOMMODATE ANTICIPATED LOADS (APPROX. 2,500 SQ. FT.).
 4. STREETWAY DIMENSIONS AND LOCATIONS FOR EACH LOT ARE PRELIMINARY AND SUBJECT TO CHANGE IN FINAL ENGINEERING.

- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - CENTERLINE
 - EASEMENT
 - LOT SETBACKS
 - RELOCATED ABUTTERS RIGHTS
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED PAD LIMITS
 - PROPOSED DRAINAGE LINE
 - PROPOSED PRIVATE STORM DRAIN
 - PROPOSED HEADWALL PER SORS# D-34
 - PROPOSED PUBLIC DOMESTIC WATER LINE
 - PROPOSED DOMESTIC WATER SERVICE
 - PROPOSED FIRE HYDRANT PER SORS# W-05
 - PROPOSED BROWNTOWN BASIN
 - PROPOSED ALTERNATIVE SEPTIC SYSTEM
 - PROPOSED FUEL MODIFICATION ZONE
 - PROPOSED LIMITED BUILDING ZONE EASEMENT
 - PROPOSED BIOLOGICAL OPEN SPACE EASEMENT
 - POTENTIALLY JURISDICTIONAL DRAINAGE AREA
 - PROPOSED 6" CURB AND GUTTER PER SORS# D-02 TYPE C
 - PROPOSED STREET LIGHT PER COUNTY OF SAN DIEGO STREET LIGHTING SPECIFICATIONS - REVISED JANUARY 2015
 - LOT DRAINAGE DIRECTION
 - HP RAP ENERGY DISSIPATOR PER SORS# D-40
 - PROPOSED 10" WIDE DRIVEWAY



- REVISION #1
- REVISION #2
- REVISION #3
- REVISION #4
- REVISION #5
- REVISION #6

SUBCOMMISSION TENTATIVE
 COUNTY OF SAN DIEGO
 COMMUNITY DEVELOPMENT
 DEPARTMENT

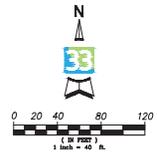
TENTATIVE MAP
 SUMMIT ESTATES
 RESIDENTIAL DEVELOPMENT

PREPARED IN THE OFFICE OF:

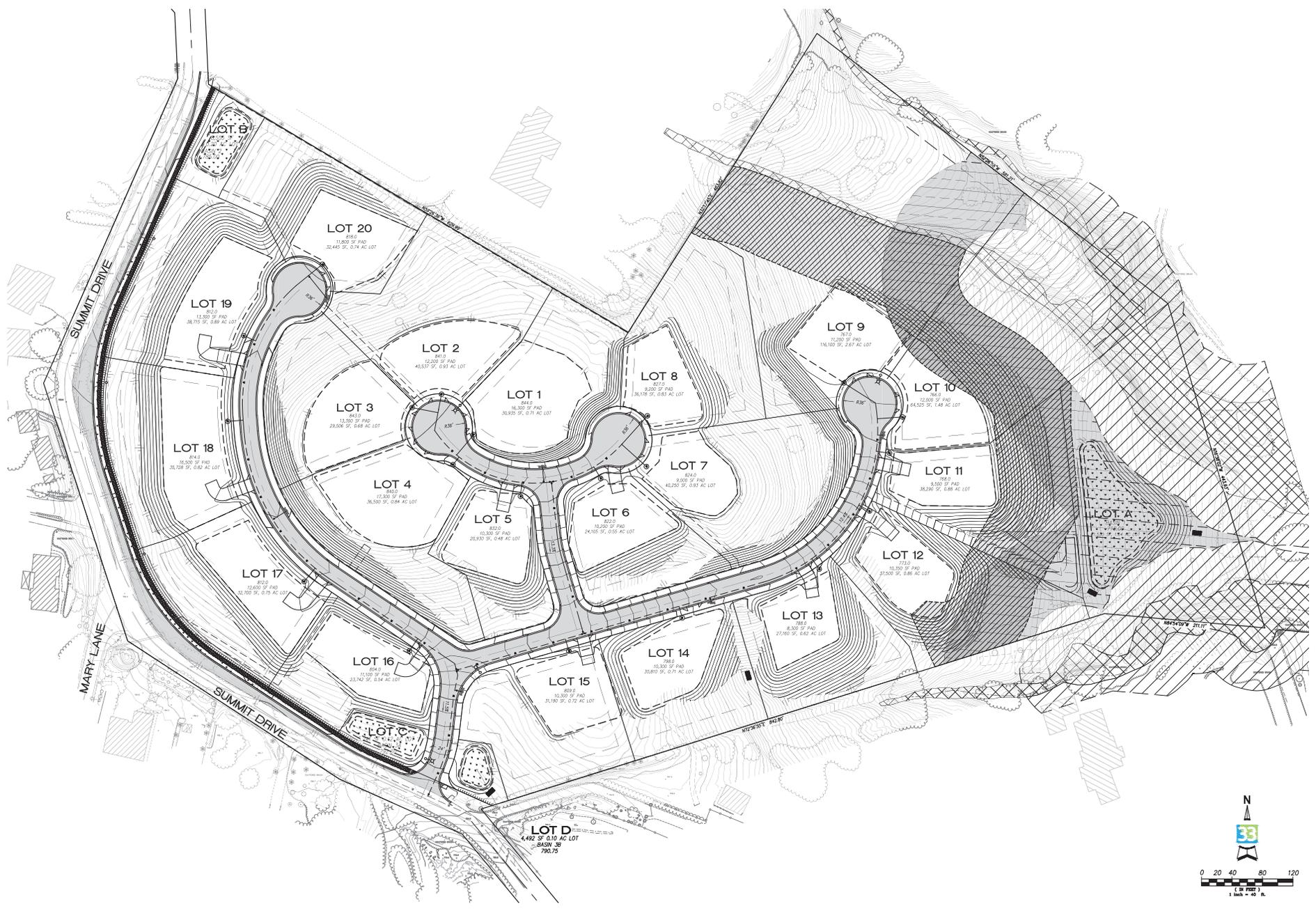


TENTATIVE
 MAP

SHEET TITLE:
 SITE PLAN
 DATE PRINTED:
 08-02-2020
 SHEET NUMBER:
 4



LEGEND
 FIRE ACCESS LANE



REGION 8
REGION 8
REGION 7
REGION 6
REGION 5
REGION 4
REGION 3
REGION 2
REGION 1

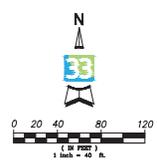
BARBERSON TENTATIVE
 LOT 1 OF LOT 100 BARBERSON
 08/20/20

TENTATIVE MAP
 SUMMIT ESTATES
 RESIDENTIAL DEVELOPMENT

PREPARED IN THE OFFICE OF:


TENTATIVE
 MAP

SHEET TITLE:
 FIRE ACCESS PLAN
 DATE PRINTED:
 08-02-2020
 SHEET NUMBER:
 6



Attachment G – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General
www.SDCPDS.org

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

June 25th, 2020

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

Project Name: Summit Estates
Project Record Numbers: PDS2019-TM-5635; PDS2019-AD-19-016; PDS2020-AP-20-001;
PDS2020-REZ-20-002
Environmental Log Number: PDS2019-ER-19-08-004

APN(s): 237-090-05-00

Lead Agency Name and Address:
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239

County Staff Contact:
Hunter McDonald
hunter.mcdonald@sdcounty.ca.gov
858 495-5330

Project Location:
The proposed Summit Estates project (Project) is located within the unincorporated community of Escondido in northern San Diego County. The approximately 22.3-acre Project site is located at 2510 Summit Drive, near the City of Escondido municipal boundary. The site is located within the North County Metropolitan Subregional Plan area. Single-family residential development within the unincorporated County abuts the Project site to the north, west, and south, with larger lot single-family residential development to the east and northeast.

Project Applicant Name and Address:
Oscar Uranga
19782 MacArthur Blvd., Suite 300
Irvine, CA 92612

General Plan

15183 Statement of Reasons

Community Plan:	North County Metropolitan Subregional Plan
Regional Categories:	Semi-Rural
Land Use Designations:	Semi-Rural Residential (SR-1)
Density:	SR-1
Floor Area Ratio (FAR)	N/A

Zoning

Use Regulation:	Limited Agricultural (A70)
Minimum Lot Size:	1 du per acre
Special Area Regulation:	Agriculture Preserve (A)

Description of Project:

The project is a request for a Tentative Map consisting of 20 single-family residential lots and includes an Administrative Permit to allow for lots smaller than the minimum lot size (lot area averaging), and an Agricultural Preserve Disestablishment Permit and a Rezone to remove the 'A' Special Area Designator from the Zoning for the site. The Summit Estates project applicant proposes the subdivision of an approximately 22.3-acre parcel into 20 single-family residential lots within the North County Metropolitan Subregional Plan area. The Project site is currently developed with an existing single-family dwelling that would be removed with the Project. The Project site is surrounded primarily by single-family residential development interspersed with smaller-scale agricultural use types. The site and surrounding lands are moderately sloped with an average slope between 15% to greater than 34% percent. Access to the site will be provided by a private road connection to Summit Drive. The Project would be served by onsite wastewater treatment systems for each lot and imported water from the City of Escondido.

Discretionary Actions:

Discretionary permits for the Project include a Tentative Map, an Administrative Permit, an Agricultural Preserve Disestablishment Permit, and a Rezone. The Tentative Map would subdivide the approximately 22.3-acre Project site to 20 single-family residential lots. The Administrative Permit would allow for lot area averaging to create lots smaller than the minimum lot size prescribed by Zoning for the site; and the Agricultural Preserve Disestablishment Permit and Rezone would remove the Agricultural Preserve ('A') Special Area Designator from the Zoning for the site.

Overview of 15183 Checklist

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

General Plan Update Program EIR

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

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

Summary of Findings

The Summit Estates Project is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce Project specific impacts, and the Project implements these mitigation measures (see http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf for complete list of GPU Mitigation Measures.

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

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

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

The Project would divide a 22.3-acre parcel into 20 single-family residential lots, which is consistent with the SR-1 development density established by the General Plan and the certified GPU EIR with the approval of an Administrative Permit for Lot Area Averaging. The project is also consistent with the General Plan Table LU-2, Density Formula for Slope-Dependent Lands as evaluated in the GPU EIR. Because the project has a Land Use Designation of Semi-Rural (SR-1) and contains slopes of varying steepness, density was calculated via the summation of the following: 1 dwelling unit per gross acre with less than a 25% maximum slope; 1 dwelling unit per 2 gross acres between a 25% and 50% maximum slope; and 1 dwelling unit per 4 gross acres

above a 50% maximum slope. Maximum allowable density for the Project site pursuant to Table LU-2 is 20 dwelling units, and the project proposes 20 single-family residential lots. Therefore, the Project is consistent with the density allocated by the General Plan and as evaluated in the GPU EIR.

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

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

In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The Project could result in potentially significant impacts to biological resources, cultural resources, hydrology and water quality, transportation and traffic, and wildfire. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.

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

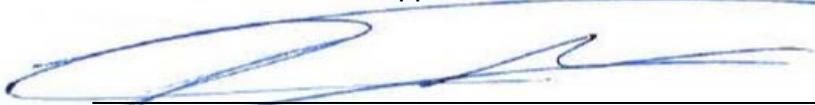
The Project is consistent with the density and use characteristics of the development considered by the GPU EIR. The GPU EIR considered the incremental impacts of the Project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

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

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

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

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

 June 25, 2020

Signature

Date

Hunter McDonald

Printed Name

Project Manager

Title

CEQA Guidelines §15183 Exemption Checklist

Overview

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

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

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

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

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

Discussion

1(a) The GPU EIR concluded this impact to be less than significant with mitigation. A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands but may also be compositions of natural and developed areas, or even entirely of developed 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.

The Project site is located at 2510 Summit Drive, within the North County Metropolitan Subregional Plan Area in the unincorporated County of San Diego. No RCAs established for protecting visual resources as identified by the County of San Diego General Plan or North County Metropolitan Subregional Plan exist within the vicinity of the Project site.

Additionally, no trail systems or public parks would provide topographically accessible views to the Project. The Project site is located 1.3 miles from the proposed San Dieguito River Park Trail, which would not afford any views of the Project site due to distance and intervening topography and land uses. Additionally, the San Dieguito River Park Trail has not yet been established, and therefore the Project would not detract from existing views from an adopted County or State trail system.

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

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

The Project site is not within the vicinity of a State Designated Scenic Highway, however the County General Plan identifies roadways that are designated as scenic corridors within the Conservation and Open Space Element and have been included as part of the County Scenic Highway System. Designated scenic roadways located in the vicinity of the project site include Bear Valley Parkway, located 0.8 miles to the west of the Project site, and San Pasqual Road, located 0.4 miles to the north of the Project site. Direct views to the project site are minimal and brief, and would not substantially obstruct, interrupt, or detract from an existing scenic vista. Additionally, the Project would be consistent with surrounding single-family residential land uses.

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

- 1(c) The GPU EIR concluded this impact to be significant and unavoidable. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

The Project site is within a semi-rural area of unincorporated Escondido, located at 2510 Summit Drive near its intersection with Palma Vista Court, and within one-quarter mile of the municipal boundary of the City of Escondido. The existing visual character and quality of the Project surroundings are characterized as semi-rural, single-family residential land use types with relatively flat to moderately sloped grades.

The proposed project would not detract from, or contrast with the existing visual character and/or quality of the surrounding areas for the following reasons: consistency with the General Plan density allowance on-site, conformance with the North County Metropolitan Subregional Plan and location of the site within a residentially developed area. Additionally, the location, size, and design of the proposed use would be compatible with uses in the immediate area. The proposed development is similar to surrounding single-family residential use types.

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

- 1(d) The GPU EIR concluded this impact to be significant and unavoidable. The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 39 miles from the Mount Laguna Observatory and approximately 20 miles from Palomar Observatory. However, the project will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. The code was developed by the County in cooperation with the lighting engineers, astronomers, and other experts to effectively address and minimize the impact of new sources light pollution on nighttime views. Compliance with the Code would be required prior to issuance of a building permit. Thus, the proposed Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

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

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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2. Agriculture/Forestry Resources

– Would the Project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?
- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

Discussion

2(a) The GPU EIR concluded this impact to be significant and unavoidable. A Local Agricultural Resource Assessment (LARA) Model was prepared for the Project by County Agricultural Resources Specialist dated November 13th, 2019 which analyzed agricultural resources on the Project site. Based on the County of San Diego Geographical Information System and aerial imagery, the site has been mapped “other land” by the Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) and is not considered an important agricultural resource. In addition, no FMMP mapped “Prime Soils” or County Farmland of Statewide Importance Soil Candidates are underlain on the project site. The following soils were identified on-site:

- Cieneba Coarse Sandy Loam, 15 to 30% slopes, eroded (CIE2) – 18.6 acres
- Fallbrook Sandy Loam, 9 to 15% slopes, eroded (FaD2) – 3.62 acres
- Steep Gullied Land (StG) – 0.67 acres

None of the above soil types are considered prime soils mapped by the FMMP nor are considered a County-candidate soil.

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

2(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is zoned A70, which is an Agricultural Zone and has an “A” Special Area Designator for Agricultural Preserve Area Regulations. The site currently has an existing single-family dwelling with no active agricultural use types. A Land Conservation Contract, AP76-26, for Agricultural Preserve No. 70, was filed February 23, 1977 to enter the subject parcel into a County Agricultural Preserve. The site was historically within an Agricultural Contract but had filed a Notice of Nonrenewal September 30, 1988, effective January 1, 1989. The site is no longer under an active Williamson Act Contract; however, the site is

located within a County Agricultural Preserve. Both a Rezone to remove the 'A' Designator and an Agricultural Preserve Disestablishment Permit are required for the Project.

As mentioned above in response 2(a), the Project site would not be considered to be a viable agricultural resource due to the lack of candidate soils for Prime Farmland or Farmland of Statewide importance on-site.

Within a 0.5 mile radius of the project site, both Williamson Act Contract and Agricultural Preserves are scattered throughout the area. However, the closest Agricultural Preserve or Williamson Act Contract is approximately 0.12 miles, or 633 feet, east of the project site, but has no active agricultural operation. The closest agricultural operation under a Williamson Act Contract or Agricultural Preserve is located approximately 0.43 miles, or 2,270 feet, east with a single-family residence and grove. No indirect impacts would occur due to distance and the compatible nature of a grove with residences. According to the Guidelines, crops such as avocados and citrus are considered compatible with residential uses. Therefore, no indirect impacts would occur, and mitigation would not be required.

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

- 2(c) The GPU EIR concluded this impact to be significant and unavoidable. The project site including any offsite improvements 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. The outer edge of the Cleveland National Forest is located approximately 8.4 miles to the east of the Project site. Thus, due to distance, the Project would have no impact on the Forest. In addition, the County of San Diego does not have any existing Timberland Production Zones.

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

- 2(d) The GPU EIR concluded this impact to be significant and unavoidable. As indicated in response 2(c), the Project site, or any off-site improvements, are not located near any forest lands. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 2(e) The GPU EIR concluded this impact to be significant and unavoidable. As mentioned above in responses 2(a) and 2(b), the site currently has an existing single-family dwelling with no active agricultural use types. Additionally, the site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The site currently has an "A" Designator for an Agricultural Preserve, and both a Rezone to remove the 'A' Designator and an Agricultural Preserve Disestablishment are required for the proposed Project.

One active commercial agricultural operation exists approximately 0.25 mile north of the project site, or 1,320 feet. However, due to distance, no indirect impacts would occur.

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

Conclusion

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

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

3. Air Quality – Would the Project:

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Expose sensitive receptors to substantial pollutant concentrations?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Create objectionable odors affecting a substantial number of people?

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

An Air Quality Assessment was prepared for the Project by Ldn Consulting, Inc. dated June 15th, 2020

- 3(a) The GPU EIR concluded this impact to be less than significant. An Air Quality Assessment was prepared by Jeremy Loudon, Ldn Consulting, Inc. dated June 15, 2020 (included in Appendix A). The General Plan designates the Project site as Semi-Rural (SR-1) Residential. The Project includes the construction of private roads, pads, and related infrastructure for 20 single-family residential lots on approximately 22 acres and would be consistent with the General Plan land use designation and density. Because the proposed Project is allowed under the General Plan land use designation, which used San Diego Association of Governments (SANDAG) growth projections, it is consistent with the regional air quality standards (RAQS) and State Implementation Plan (SIP). As such, the Project would not conflict with either the RAQS or the 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.

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

- 3(b) The GPU EIR concluded impacts to be significant and unavoidable. In general, air quality impacts from land use projects are the result of emissions from area sources (landscaping and consumer products), energy (natural gas and electricity), transportation (on-road mobile sources), and short-term construction activities. The County of San Diego (County) has established Guidelines for Determining Significance for Air Quality which incorporate the San Diego Air Pollution Control District's (SDAPCD's) established air quality impact analysis SLTs for all new source review (NSR) in SDAPCD Rule 20.2 and Rule 20.3. These SLTs identified in the County Guidelines can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. SLTs for volatile organic compounds (VOCs) are based on the threshold of significance for VOCs from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which is more appropriate for the San Diego Air Basin).

The Project proposes construction of private roads, pads, and related infrastructure for 20 single-family residential lots. For the purposes of the air quality analysis, Project development was assumed to begin as early as 2021 and be completed later in 2022. Additional construction details are provided in the Air Quality Assessment in Appendix A. Emissions from the construction phase would be temporary and localized. Grading operations associated with construction of the Project would require a minimum watering of the Project site two times per day to reduce fugitive dust under the San Diego Air Pollution Control District (SDAPCD) Rule 55 and would be subject to the County of San Diego Grading Ordinance. With the application of fugitive dust control, emissions from construction activities would be below the County Screening Level Thresholds as indicated in Table 2.3 of the Air Quality Assessment provided in Appendix A. Therefore, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during Project construction.

The Project, as proposed, would only include the initial grading and site preparation of the site for future development of single-family homes. The resulting single-family home

developments would be individually and privately initiated. For this reason, Project specific operational details are unknown (e.g. single-family home square footage, additional efficiency improvements included in newly constructed homes) and default values for used within the emissions modeling. Daily emissions of criteria pollutants associated with operational mobile, area, and energy sources, were estimated in the Air Quality Assessment, shown in Table 4.1. The Project would generate operational daily emissions at levels below County SLTs. As such, the Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation during Project operations.

Project construction and operational emissions associated with the proposed residential development are not anticipated to exceed the County's construction and operational SLTs, based on the analysis presented in the Air Quality Assessment (Appendix A). Therefore, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

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

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

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 Question 3(b) above). 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 and mobile sources. Operational emissions would not be anticipated to exceed the County's SLTs.

Cumulative impacts could occur if the most intensive phases of construction for the proposed Project occur simultaneous with other intensive phases of proposed projects in close proximity to the Project. The most intensive construction phase for the Project and for typical developments occurs during earthwork and grading activities. During these phases, the primary criteria pollutant of concern would be PM₁₀. As shown in the Air Quality Assessment, the Project's estimated emissions of criteria pollutants, specifically PM₁₀, would be relatively low compared to the County's SLTs. Further, due to the highly dispersive nature of particulate matter, a cumulative impact during construction activities

would only occur if a project adjacent to the proposed Project undergoes simultaneous grading/earthwork activities and emits significantly greater PM₁₀ emissions than the Project. Because all projects developed within the County would be required to comply with the County Grading Ordinance and SDAPCD Rule 55, this scenario is not anticipated to occur. However, to avoid any potential cumulative impacts from construction activities, the Project would coordinate with County Staff to ensure the Project's earthwork activities would not occur simultaneously with adjacent earthwork activities, to the extent feasible.

The Project is proposing development that is consistent with 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. Further, as described in under Question 3(b), Project construction and operations would not result in emissions of criteria pollutants greater than the County's SLTs. Thus, the Project would not result in a cumulatively considerable net increase in criteria pollutants for which the region is currently in non-attainment.

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

- 3(d) The GPU EIR concluded this impact to be significant and unavoidable. Air quality regulators typically define sensitive receptors as schools (Preschool – 12th Grade), hospitals, resident care facilities, day-care centers, residences, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Because the Project proposes residential land uses, the proposed Project would not be considered a point-source of significant emissions.

The nearest sensitive receptors to the Project site are existing residential dwelling units located adjacent along the western and northern Project site boundaries. The Project would generate construction emissions in the vicinity of sensitive receptors. Diesel particulate matter (DPM) is the primary toxic air contaminant (TAC) of concern and is generated from grading activities and fuel consumption in heavy construction equipment. Abidance to the County of San Diego Grading Ordinance and SDAPCD Rule 55 would reduce fugitive dust and DPM emissions, and exposure to construction emissions would be temporary. Furthermore, as indicated in Question 3(b), NAAQS and CAAQS would not be exceeded during construction activities for particulate matter. Future operations of the residential uses would not generally be associated with emissions of TACs and is consistent with the surrounding land uses.

The Project would result in the future development of 20 single-family homes. This future use is similar to the residential land uses surrounding the site. As discussed in Question 3(a) the proposed site is consistent with the General Plan land use designation, and the RAQS and SIP. The thresholds set for these plans were identified to reduce unhealthy concentrations of harmful pollutants.

The Project is not anticipated to result in a significant amount of TAC emissions during construction activities that could impact nearby sensitive receptors. Additionally, the future operations of the Project would not generally be associated with TACs and is consistent with the General Plan land use designation and the surrounding land uses. Thus, the Project would not expose sensitive receptors to substantial pollutant concentrations.

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

3(e) The GPU EIR concluded this impact to be less than significant. The Project could produce objectionable odors during construction from paving, painting, and heavy equipment operation; however, these substances, if present at all, would be minimal and temporary. Furthermore, the Project would be subject to SDAPCD Rule 51, Nuisance Rule, which prohibits emissions of any material that causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of any person. The Project would result in the future development of single-family homes which are not generally associated with the generation of objectionable odors. Thus, the Project would not create objectionable odors affecting a substantial number of people during construction activities or operations.

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

Conclusion

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

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

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

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

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

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

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

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

Discussion

A Biological Resources Letter Report was prepared for the Project by LSA dated April 7th, 2020.

4(a) The GPU EIR concluded this impact to be significant and unavoidable. Biological resources on the Project site were evaluated in a Biological Resources Letter Report prepared by LSA, dated April 7, 2020. The site contains non-native grassland, non-native riparian, disturbed, and developed habitat. Sensitive wildlife and plant species were not identified onsite. As a result of this project, impacts will occur to 17.14 acres of non-native grassland, 0.38 acres of disturbed habitat, and 0.33 acres of developed habitat. The site is located within the MSCP but is not designated as a Pre-approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA).

As considered by the GPU EIR, Project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 8.57 acres of non-native grassland habitat within a BRCA in the MSCP, dedication of an open space easement and limited building zone easement, breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and August 31, and pre-construction bat surveys to avoid impacts to foliage-roosting bats. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

As previously discussed, the GPU EIR determined impacts to special status species as significant and unavoidable. The Project impacts were also determined to be potentially significant. However, the proposed Project would incorporate the GPU EIR mitigation measures Bio-1.6 and Bio-1.7 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

4(b) The GPU EIR concluded this impacts to be significant and unavoidable. Based on the Biological Resources report prepared for the Project, three ephemeral drainage features that are potentially under the County RPO and CDFW jurisdiction are located within the Project site. The following sensitive habitats were identified on the site: non-native grassland and non-native riparian. As detailed in response a) above, direct and indirect

impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act would be mitigated to reduce impacts to a less than significant level.

As considered by the GPU EIR, Project impacts to sensitive habitats will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 8.57 acres of non-native grassland habitat within a BRCA in the MSCP, dedication of an open space easement and limited building zone easement, breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and August 31, and pre-construction bat surveys to avoid impacts to foliage-roosting bats. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

As previously discussed, the GPU EIR determined impacts to riparian habitat and other sensitive natural communities as significant and unavoidable. The Project impacts were also determined to be potentially significant. However, the proposed Project would incorporate the GPU EIR mitigation measures Bio-1.6 and Bio-1.7 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(c) The GPU EIR concluded this impact to be less than significant with mitigation. Based on the Biological Resources report prepared for the Project, three ephemeral drainage features that are potentially under the County RPO and CDFW jurisdiction are located within the Project site. No impacts would occur to these features with the incorporation of Project conditions of approval for the dedication of a biological open space easement on site. Therefore, the Project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means.

As previously discussed, the GPU EIR determined impacts to federally protected wetlands as less than significant with mitigation. The Project determined impacts to federally protected wetlands to be less than significant with the incorporation of Project conditions for the dedication of an on-site biological open space easement consistent with GPU EIR mitigation measure Bio-2.3. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(d) The GPU EIR concluded this impact to be significant and unavoidable. Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, and the Biological Resources Report prepared for the Project, the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity.

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

4(e) The GPU EIR concluded this impact to be less than significant. The Project is consistent with the County’s Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance (BMO), and Resource Protection Ordinance (RPO) as demonstrated in the MSCP Conformance Findings dated May 21, 2020. Additionally, the Project will not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Pan, other approved local, regional or state habitat conservation plan, or any other local policies or ordinances that protect biological resources. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Bio 1.6, Bio 1.7, and Bio-2.3) would be applied to the Project.

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

- | | | | |
|--------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Directly or indirectly destroy a unique paleontological resource or site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

The following technical studies were prepared for the Project:

1. A Cultural Resources Survey and Testing Report prepared by LSA dated April 21st, 2020
2. A Historical Resources Report for the Summit Estates Project prepared by Brian F. Smith and Associates, Inc. dated June 11th, 2020.

- 5(a) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County approved historian, Brian F. Smith (June 11, 2020), it has been determined that one historic site (P-37-038444) is present onsite. Site P-37-038444 was tested and determined not significant. As such, mitigation for P-37-038444 is not required.

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

- 5(b) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County approved archaeologist, Natalie Brodie (April 21, 2020), it has been determined that one archaeological site (CA-SDI-22651) is present onsite. CA-SDI-22651 was tested and determined not significant. As such, mitigation for CA-SDI-22651 is not required. Banning Taylor was a part of the crew engaged to provide Native American consultation for the survey and testing program.

Outreach with Native American Tribes (Barona, Campo, Jamul, Kwaaymii, Manzanita, Pala, Pechanga, Rincon, San Luis Rey, Santa Ysabel, Soboba, Sycuan, and Viejas) whose ancestral lands may be impacted by the project was conducted on September 4, 2019. Pala declined consultations as the Project is outside their traditional use area. The only other tribe that responded was Rincon. County staff has consulted with Rincon throughout the processing of the project. Rincon agreed with the requirement for archaeological monitoring including a Luiseno Native American monitor and consultation was concluded on September 25, 2019.

The potential exists for subsurface deposits because of limited visibility and the sensitivity of the area. As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: grading monitoring under the supervision of a County-approved archaeologist and a Luiseno Native American monitor and conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-2.5. The project will be conditioned with archaeological monitoring (Cul-2.5) that includes the following requirements:

- 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, 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.

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

- 5(c) The GPU EIR concluded this impact to be less than significant. The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

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

- 5(d) The GPU EIR concluded this impact to be less than significant with mitigation. A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is not located on geological formations (Cretaceous plutonic) that have the potential to contain unique paleontological resources. As such no mitigation including paleontological monitoring is required.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: conformance with the County's Paleontological Resource Guidelines and the Grading Ordinance if resources are encountered. The GPU EIR identified these mitigation measures as Cul-3.1 and Cul-3.2.

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

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

Conclusion

With regards to the issue area of cultural/paleontological resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Cul-2.5, Cul-3.1 and Cul-3.2), would be applied to the Project.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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6. 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"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

Energy use was not specifically analyzed within the GPU EIR as a separate issue area under CEQA. At the time, Energy Use was contained within Appendix F of the CEQA Guidelines and since then has been moved to the issue areas within Appendix G of the CEQA Guidelines. However, the issue of energy use in general was discussed within the GPU and the GPU EIR. For example, within the Conservation and Open Space Element of the GPU, Goal COS-15 promotes sustainable architecture and building techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment. Policies, COS-15.1, COS-15.2, and COS-15.3 would support this goal by encouraging design and construction of new buildings and upgrades of existing buildings to maximize energy efficiency and reduce GHG. Goal COS-17 promotes sustainable solid waste management. Policies COS-17.1 and COS-17.5 would support this goal by reducing GHG emissions through waste reduction techniques and methane recapture. The analysis below specifically analyzes the energy use of the Project.

- 6(a) The Project would increase the demand for electricity and natural gas at the Project site, and gasoline consumption in the Project area during construction and operation relative to existing conditions. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usages (Public Resources Code Section 21100, subdivision [b][3]). Neither the law nor the State CEQA Guidelines establish criteria that define wasteful, inefficient, or unnecessary use. Compliance with the California Code of Regulations 2019 Title 24 Part 6 Building Code and 2019 Energy Efficiency Standards would result in highly energy-efficient buildings. However, compliance with building codes does not adequately address all potential energy impacts during construction and operation. It can be expected that energy consumption, outside of the building code

regulations, would occur through the transport of construction materials to and from the site during the construction phase and the use of personal vehicles by residents.

Grading and Construction

During the grading and construction phases of the Project, the primary energy source utilized would be petroleum from construction equipment and vehicle trips. To a lesser extent, electricity would also be consumed for the temporary electric power for as-necessary lighting and electronic equipment. Activities including electricity would be temporary and negligible; therefore, electricity use during grading and construction would not result in wasteful, inefficient, or unnecessary consumption of energy. Any natural gas that may be consumed as a result of the Project construction would be temporary and negligible and would not have an adverse effect; therefore, natural gas used during grading and construction would also not result in wasteful, inefficient, or unnecessary consumption of energy.

The energy needs for the Project construction would be temporary and is not anticipated to require additional capacity or increase peak or base period demands for electricity or other forms of energy. Construction equipment use and associated energy consumptions would be typical of that associated with the construction of residential projects of this size in a semi-rural setting. Additionally, The Project is consistent with the General Plan and Zoning Ordinance. Thus, the Project's energy consumption during the grading and construction phase would not be considered wasteful, inefficient, or unnecessary.

Operational

Operation of the Project would be typical of residential land uses requiring natural gas for space and water heating, and landscape maintenance activities. The Project would meet the California Code of Regulations Title 24 Standards and Energy Efficiency Standards for energy efficiency that are in effect at the time of construction. The Project would also comply with the County's Landscape Ordinance and the water use application using prescriptive compliance option to reduce overall water use onsite.

Over the lifetime of the proposed Project, fuel efficiency of vehicles is expected to increase as older vehicles are replaced with newer, more efficient models. As such, the amount of petroleum consumed as a result of vehicle trips to and from the Project site during operation would decrease over time. State and Federal regulations regarding standards for vehicles (e.g. Advanced Clean Cars Program, CAFÉ Standards) are designed to reduce wasteful, unnecessary, and inefficient use of fuel. The coupling of various State policies and regulations such as the Zero-Emission Vehicles Mandate and Senate Bill 350 would result in the deployment of electric vehicles which would be powered by an increasingly renewable electrical grid.

As previously discussed, the GPU EIR did not analyze Energy as a separate issue area under CEQA. Energy was analyzed under the GPU and GPU EIR and has been incorporated within General Plan Elements. The Project would not conflict with policies within the GPU related to energy use, nor would it result in the wasteful, inefficient, or unnecessary consumption of energy resources, as specified within Appendix G of the CEQA Guidelines.

- 6(b) Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and reliance on fossil fuels. The proposed Project includes the following energy conservation measures:

- Compliance with County's Water Conservation in Landscaping Ordinance, demonstrating a 40% reduction in outdoor use which would reduce energy required for water conveyance;
- Install low flow indoor water fixtures in all residential units, reducing water consumption in associated energy required for water conveyance.
- Work with the regional or local water agency to determine if incentives/rebates are available for the purchase and installation of rain barrels.
- Install at least one qualified energy efficient appliance in all residential units.
- Install tankless gas or electric water heaters in all residential units.

In addition, the Project would be consistent with energy reduction policies of the County General Plan including policies COS-14.1 and COS-14.3. Additionally, the Project would be consistent with sustainable development and energy reduction policies such as policy COS-15.4, through compliance with the most recent Title 24 standards Energy Efficiency Standards at the time of Project construction. Therefore, the proposed Project would implement energy reduction design features and comply with the most recent energy building standards consistent with applicable plans and policies. Therefore, the proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

As previously discussed, the GPU EIR did not analyze Energy as a separate issue area under CEQA. Energy was analyzed under the GPU and GPU EIR and has been incorporated within General Plan Elements. The Project would not conflict with policies within the GPU related to energy use or conflict with or obstruct a state or local plan for renewable energy or energy efficiency as specified within Appendix G of the CEQA Guidelines.

Conclusion

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

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

7. Geology and Soils – Would the Project:

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) rupture of a known earthquake fault, (ii) strong seismic ground shaking or seismic-related ground failure, (iii) liquefaction, and/or (iv) landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 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?

Discussion

A Preliminary Geotechnical Investigation has been prepared for the Project dated January 11th, 2019 by Geocon Incorporated.

7(a)(i) The GPU EIR concluded this impact to be less than significant. The Project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazard Zones in California, or located on any known active, potentially active, or inactive fault traces. The nearest active fault to the Project site is the Elsinore Fault, located approximately 17 miles to the west of the site.

7(a)(ii) The GPU EIR concluded this impact to be less than significant. To ensure the structural integrity of all buildings and structures, the Project must conform to the Seismic Requirements as outlined within the California Building Code. In addition, a geotechnical report with proposed foundation recommendation would be required to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Building Code would ensure that the Project would not result in a significant impact.

7(a)(iii) The GPU EIR concluded this impact to be less than significant. The Project site is not within a "Potential Liquefaction Area" as identified by the County Guidelines for Determining Significance for Geologic Hazards. This indicates that liquefaction potential at the site is low. Additionally, the site is not underlain by poor artificial fill nor is it located within a floodplain. Therefore, impacts from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction, would be less than significant. To ensure no impacts would occur, a geotechnical report would be required prior to ground disturbance activities as a standard condition of approval. The GPU EIR identified the standard condition of a geotechnical report within section 2.6.3.1, Federal, State and Local Regulations and Existing Regulatory Processes, Liquefaction.

Conditions of Approval

The following list includes the Project conditions of approval:

Geotechnical Report

- A California Certified Engineering Geologist shall complete a final soils report specific to the preliminary design of the proposed development and submit the final soils report

to PDS. The findings shall be reviewed and approved by the Director of the County Department of Planning and Development Services or designee.

- 7(a)(iv) The GPU EIR concluded this impact to be less than significant. The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards and is considered to be Generally Susceptible. A Preliminary Geotechnical Investigation for the Project indicated no evidence of landsliding was present on the Project site and risks associated with ground movement hazards are low.

As previously discussed, the GPU EIR determined less than significant impacts from exposure to seismic-related hazards and soil stability. The proposed Project would have a less than significant impact with the incorporation of Project conditions for a geological soils report, as a standard condition of approval. The GPU EIR identified the standard condition of a geotechnical report within section 2.6.3.1, Federal, State and Local Regulations and Existing Regulatory Processes, Liquefaction. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 7(b) The GPU EIR concluded this impact to be less than significant. The soils on-site have been identified as alfisols and entisols that have a soil erodibility rating of severe. However, the Project will not result in substantial soil erosion or the loss of topsoil because the Project would be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the Project will not result in any unprotected erodible soils, will not significantly alter existing drainage patterns, and will not develop steep slopes. Additionally, the Project would be required to implement Best Management Practices (BMPs) per the Priority Development Project Storm Water Quality Management Plan to prevent fugitive sediment.

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

- 7(c) The GPU EIR concluded this impact to be less than significant. As indicated in response (a)(iv), the site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. The Investigation for the Project indicated no evidence of landsliding was present on the Project site and risks associated with ground movement hazards are low. In order to assure that any proposed buildings are adequately supported, a Soils Engineering Report is required as part of the grading and building permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant.

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

- 7(d) The GPU EIR determined impacts from expansive soils to be less than significant. According to the geotechnical investigation prepared for the Project, the Project site is underlain by expansive soils. As a standard project condition, the project would be required to submit a Soils Engineering Report by a California Certified Engineering Geologist prior to grading. The soils report is required to include a surficial stability analysis with design recommendations. All geotechnical recommendations provided in the soils report would be followed during grading and construction of the project.

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

- 7(e) The GPU EIR concluded this impact to be less than significant. The Project would rely on conventional leach lines or supplemental treatment systems which would require approval by the County Department of Environmental Health (DEH) prior to issuance of building permits for residential structures. As such, the Project would not place septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting the tanks or system.

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

Conclusion

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

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

8. Greenhouse Gas Emissions – Would the Project:

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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

8(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would subdivide a 22.3-acre lot into 20 single-family residential lots. The project is consistent with the General Plan, including Table LU-2, Density Formula for Slope-Dependent Lands as evaluated in the GPU EIR. Because the project has a Land Use Designation of Semi-Rural (SR-1) and contains slopes of varying steepness, density was calculated via the summation of the following: 1 dwelling unit per gross acre with less than a 25% maximum slope; 1 dwelling unit per 2 gross acres between a 25% and 50% maximum slope; and 1 dwelling unit per 4 gross acres above a 50% maximum slope. Maximum allowable density for the Project site pursuant to Table LU-2 is 20 dwelling units, and the project proposes 20 single-family residential lots. Therefore, the Project is consistent with the density allocated by the General Plan and as evaluated in the GPU EIR.

The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion. However, the project falls below the screening criteria that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions (i.e., the project would result in less than 50 single-family residential units).

The California Air Pollution Control Officers Association (CAPCOA) prepared a white paper which recommends a 900 metric tons (MT) of carbon dioxide equivalent (CO₂e) per year screening level to determine the size of projects that would be likely to have a less than considerable contribution to the cumulative impact of climate change. Screening thresholds are recommended based on various land use densities and project types.

A quantitative threshold was developed to ensure capture of 90 percent or more of likely future discretionary developments. The objective was to set the emissions threshold low enough to capture a substantial fraction of future residential development while setting the emission threshold high enough to exclude small development projects that would contribute a relatively small fraction of cumulative statewide GHG emissions. A unit threshold was developed which would capture approximately 90 percent of residential units. GHG emissions associated with 50 single-family residential units were estimated and found to be 900MT CO₂e, establishing the basis for demonstrating that cumulative reductions are being achieved across the state for residential development.

Projects that meet or fall below this screening threshold are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis. The 50-unit standard for single-family residential land use would apply to the proposed project.

The Project proposed the development of 20 single-family residential lots and would therefore fall below screening criteria. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO₂e per year, and therefore would be a less-than cumulatively considerable impact. This assumes that the project does not involve unusually extensive construction and does not involve operational characteristics that would generate unusually high GHG emissions.

The proposed Project has incorporated the following design features to reduce the impacts associated to GHG and will be conditioned to meet the standards in effect at the time of construction:

Project Design Features:

- Coordination with the regional or local water agency to determine if incentives/rebates are available for the purchase and installation of rain barrels.
- Increased new tree plantings throughout the neighborhood by planting two trees per dwelling unit
- Installation of low flow indoor water fixtures in all residential units
- Compliance with County's Water Conservation in Landscaping Ordinance and demonstrate a 40% reduction in outdoor use.

Project design features are consistent with County General Plan mitigation measures CC-1.1, CC-1.5, CC-1.10 and CC-1.11, which encourage incentives for energy efficient development, coordination with the San Diego County Water Authority and other water agencies, and implementation of the Ordinance Relating to Water Conservation for Landscaping.

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

- 8(b) The GPU EIR concluded this impact to be less than significant. As described above, the Project would not result in a cumulatively considerable contribution to global climate change. As such, the Project would be consistent with County goals and policies included in the County General Plan that address greenhouse gas reductions. Therefore, the Project would be consistent with emissions reduction targets of Assembly Bill 32 and the Global Warming Solutions Act.

The Project would be required to comply with the Building Energy Efficiency Standards for low-rise residential buildings as outlined by the California Energy Commission. These requirements outline standards for energy efficiency related to lighting, water heating, HVAC, and photovoltaic systems. The Project would be consistent with General Plan policy COS-15.1 which requires that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency and reduce emissions of GHGs and toxic air contaminants. Further discussion regarding energy efficiency is discussed above in section 3. Air Quality and 6. Energy Use.

The proposed Project has been designed as a conservation subdivision and would preserve approximately 4.3 acres on-site within a designated open space easement while consolidating development in the least environmentally-sensitive portions of the site to avoid impacts to environmental resources, consistent with County General Plan Policy

LU-5.2 for the incorporation of sustainable planning and design and Policy LU-5.3 for the preservation of existing open space and rural areas under the Rural and Semi-Rural Land Use Designations which provide carbon sequestration benefits for the region.

Additionally, the Project would install frontage improvements along Summit Drive consistent with County General Plan Policy LU-5.5 to ensure that development projects do not impede bicycle and pedestrian access for alternatives to motorized travel.

Thus, the Project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

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

Conclusion

With regards to the issue area of Global Climate Change, the following findings can be made:

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
9. Hazards and Hazardous Materials – Would the Project:			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 9(a) The GPU EIR concluded this impact to be less than significant. The Project would not create a significant hazard to the public or environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

The Project would require the demolition of a single-family residence and associated residential accessory structures, which were built prior to Theban on the use of lead-based paint and asbestos-containing materials in construction. Prior to the demolition of these buildings, surveys would be required to determine the location, presence, and quantity of hazardous building materials. The Project would be required to comply with Project conditions and applicable regulations to ensure that impacts related to the disposal of hazardous materials from the removal of structures is less than significant.

Conditions of Approval

The following includes the Project conditions of approval:

Structure and Debris Removal

- Structures and debris identified on the approved plan set for the Project as requiring remodeling or demolition would be remodeled or demolished

Lead Survey

- A facility survey would be performed to determine the presence or absence of lead based paint (LBP) and lead containing materials (LCM) in the structures identified for demolition on the approved plan set for the Project. All LBP and LCM would be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).

Asbestos Survey

- A facility survey would be performed to determine the presence or absence of Asbestos Containing Materials (ACM) in the structures identified for demolition on the approved plan set for the Project by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code and who has passed an EPA-approved Building Inspector Course.

As previously discussed, the GPU EIR determined impacts from transport, use and disposal of hazardous materials and accidental release of hazardous materials to be less than significant. The proposed Project would have a less-than-significant impact with standard project conditions for structure and debris removal, and lead and asbestos surveys. The project conditions are consistent with General Plan Policy S-11.4 as analyzed in the GPU EIR. Thus, for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(b) The GPU EIR concluded this impact to be less than significant. The Project is not within one-quarter mile of an existing or proposed school. As previously discussed, the GPU EIR determined impacts from hazards to schools to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the

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

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

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

- 9(d) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Additionally, the Project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

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

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

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

The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

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

- 9(f)(iii) OIL SPILL CONTINGENCY ELEMENT:
The Project is not located along the coastal zone.

- 9(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN:

The Project would not alter major water or energy supply infrastructure which could interfere with the plan.

- 9f)(v) **DAM EVACUATION PLAN:** The Project is not located within a dam inundation zone. Additionally, the development would not constitute a “Unique Institution” such as a hospital, school, or retirement home pursuant to the Office of Emergency Services included within the County Guidelines for Determining Significance, Emergency Response Plans. Therefore, the proposed Project would not impair implementation of or physically interfere with an adopted dam evacuation plan.

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

- 9(g) The GPU EIR concluded this impact as significant and unavoidable. The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the Major Grading 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.

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

- 9(h) The GPU EIR concluded this impact as less than significant. 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. Therefore, the project will not substantially increase exposure to vectors, including mosquitoes, rats or flies.

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

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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10. Hydrology and Water Quality – Would the Project:

- | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Violate any waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- h) Provide substantial additional sources of polluted runoff?
- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?
- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?
- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?
- m) Inundation by seiche, tsunami, or mudflow?

Discussion

The following Technical Studies were prepared for the Project related to hydrology and water quality:

1. A Preliminary Drainage Study for Summit Estates TM prepared by Latitude 33 Planning & Engineering dated June 1, 2020.
2. A Priority Development Project Stormwater Quality Management Plan (PDP SWQMP) prepared by Latitude 33 Planning & Engineering dated June 1, 2020.

10(a) The GPU EIR concluded this impact to be significant and unavoidable. Development projects have the potential to generate pollutants during both the construction and operational phases. For the Project to avoid potential violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, storm water management plans are prepared for both phases of the development Project.

During the construction phase, the Project would prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would implement the following typical erosion control BMPs: hydraulic stabilization and hydroseeding on disturbed slopes; County Standard lot perimeter protection detail and County Standard desilting basin for erosion control on disturbed flat areas; energy dissipater outlet protection for water velocity control; silt fencing, fiber rolls, gravel and sand bags, storm drain inlet protection and engineered desilting basin for sediment control; stabilized construction entrance, street sweeping and vacuuming for offsite tracking of sediment; and measures to control materials management and waste management.

The SWPPP would be prepared in accordance with Order No. 2009-009-DWQ, National Pollutant Discharge Elimination System (NPDES) Order CAS000002 Construction General Permit (CGP) adopted by the State Water Resources Control Board (SWRCB) on September 2, 2009. During the post-construction phase, as outlined in the PDP SWQMP, the Project would implement site design, source control and structural BMPs to

prevent potential pollutants from entering storm water runoff. The PDP 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 would not create cumulatively considerable water quality impacts and addresses human health and water quality concerns. Therefore, the Project would not contribute to a cumulatively considerable impact to water quality from waste discharges.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, the proposed Project would have a less-than-significant impact to water quality standards through ordinance compliance as detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(b) The GPU EIR concluded this impact to be significant and unavoidable. A portion of the Project lies in the Del Dios (905.21) and a portion lies in the Las Lomas Muertas (905.32) hydrologic subareas, both within the San Dieguito hydrologic unit. According to the Clean Water Act section 303(d) list, a portion of this watershed is impaired. Constituents of concern in the Lake Hodges and the San Dieguito watersheds include benthic community effects, color, manganese, mercury, nitrogen, phosphorus, total dissolved solids, and turbidity. The Project could contribute to release of these pollutants; however the project would comply with the WPO and implement site design measures, source control BMPs, and structural BMPs to prevent a significant increase of pollutants to receiving waters.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, the Project would have a less-than-significant impact to water quality standards with the implementation of project conditions listed in 10(a). The conditions are consistent with the GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(c) The GPU EIR concluded this impact to be significant and unavoidable. As stated in responses 10(a) and 10(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements and groundwater supplies and recharge. However, the proposed Project would have a less-than significant impact to water quality standards and requirements and groundwater supplies and recharge with the implementation of project conditions listed in 10(a). The conditions are consistent with the GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project is within the service area of the City of Escondido that obtains water from surface reservoirs and other imported sources. The Project will not use groundwater for its potable water supply

and adequate groundwater resources exist to support the use of an existing well for common-area irrigation. In addition, the Project does not involve operations that would interfere substantially with groundwater recharge.

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

- 10(e) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not result in substantial erosion or siltation on or off-site because storm water quality management plans are prepared for both the construction and post-construction phases of the development Project. During the construction phase, the Project would prepare and implement a SWPPP. The SWPPP would implement the following typical erosion control BMPs: hydraulic stabilization hydroseeding on disturbed slopes; County Standard lot perimeter protection detail and County Standard desilting basin for erosion control on disturbed flat areas; energy dissipater outlet protection for water velocity control; silt fencing, fiber rolls, gravel and sand bags, storm drain inlet protection and engineered desilting basin for sediment control; stabilized construction entrance, street sweeping and vacuuming for offsite tracking of sediment; and measures to control materials management and waste management.

Existing site runoff to the east of the site discharges to natural drainage channels. To the west of the site, runoff discharges onto Summit Drive and into two CMPA culverts under Summit Drive. The on-site improvements include the construction of biofiltration basins that will mitigate the increase in peak flow, and collect sediment from the site prior to discharge off-site. Existing drainage patterns onsite are maintained to the maximum extent feasible. Energy dissipators will be constructed at concentrated discharge points, to avoid substantial erosion or siltation on or off-site.

The SWPPP would be prepared in accordance with Order No. 2009-009-DWQ, NPDES Order CAS000002 CGP adopted by the SWRCB on September 2, 2009. During the post-construction phase, as outlined in the Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) dated June 1, 2020, the Project would implement site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

The SWPPP and SWQMP specify and describe the implementation process of all BMPs that would address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream receiving waters. The Department of Public Works would ensure that these Plans are implemented as proposed.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to erosion or siltation. However, the proposed Project would have a less-than-significant impact to erosion or siltation with the implementation of Project conditions, consistent with GPU mitigation measures (Hyd-1.2 through Hyd-1.5). Therefore, the Project would be

consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Preliminary Drainage Study prepared by Latitude 33 Planning & Engineering dated June 1, 2020 determined that the proposed Project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site.

In the pre-development conditions of the Project site, existing runoff to the east of the site discharges to natural drainage channels. To the west of the site, existing runoff discharges onto Summit Drive and into two CMPA culverts under Summit Drive.

In the post-development conditions of the Project site, the proposed improvements will modify the existing drainage basins but will utilize the same discharge points. Biofiltration basins will be constructed to capture runoff from the site prior to discharge. The provided storage volume in the biofiltration basins far exceeds the volume needed to account for the increase in peak flow, meaning the post-development peak flow will be less than the existing peak flow. As a result, the Summit Estates development will not increase peak flow to any of the discharge points, and will therefore not alter existing downstream drainage conditions. Existing drainage patterns onsite are maintained to the maximum extent feasible, and the rate or amount of surface runoff will not be substantially increased in a manner which would result in flooding on- or off-site.

As previously discussed, the GPU EIR determined impacts to flooding as less than significant with mitigation. The proposed Project would have a less-than-significant impact with regards to flooding with design features and improvements consistent with GPU mitigation measures (Hyd-1.2 through Hyd-1.5). Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(g) The GPU EIR concluded this impact to be less than significant with mitigation. Pursuant to the Preliminary Drainage Study prepared for the proposed Project by Latitude 33 Planning & Engineering dated June 1, 2020, and as described above in 10(e) and 10(f), the Proposed project would maintain the existing pre-development on-site drainage pattern. Post development drainage would be at or below pre-development rates of discharge.

The Project would replace the two existing CMPA pipes under Summit Drive. The proposed drainage system is adequately sized for the Project. The mitigated peak flow from the Project will be less than the existing peak flow. Therefore, the Project would not contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

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

- 10(h) The GPU EIR concluded this impact to be significant and unavoidable. The Project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs as indicated in response 10(a) would be employed such that potential pollutants would be reduced to the maximum extent practicable.

As previously discussed, the GPU EIR determine impacts to water quality standards and requirements as significant and unavoidable. However, the proposed Project would have a less-than-significant impact to water quality standards with the implementation of project conditions listed in 10(a). The conditions are consistent with the GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(i) The GPU EIR concluded this impact to be less than significant with mitigation. No FEMA or County-mapped floodplains were identified on the project site or off-site improvement locations. Therefore, the Project would not place housing within a County or federal floodplain or flood way.

As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area as less than significant with mitigation. The proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(j) The GPU EIR concluded this impact to be less than significant with mitigation. No FEMA or County-mapped floodplains were identified on the project site or off-site improvement locations. Therefore, the Project would not place housing within a County or federal floodplain or flood way.

As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area as less than significant with mitigation. The proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(k) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not propose development within any identified special flood hazard area. As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area and emergency response and evacuation plans as less than significant with mitigation. The proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(l) The GPU EIR concluded this impact to be less than significant with mitigation. The County Office of Emergency Services maintains Dam Evacuation Plans for each dam operational area. These plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions, and event responses. If a "unique institution" is proposed, such as a hospital, school, or retirement home, within dam inundation area, an amendment to the Dam Evacuation Plan would be required. The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County.

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

10(m)(i) The GPU EIR concluded this impact to be less than significant with mitigation.

SEICHE: The Project site is not located along the shoreline of a lake or reservoir.

10(m)(ii) TSUNAMI: The Project site is not located in a tsunami hazard zone.

10(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 7(a)(iv).

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

Conclusion

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

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

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

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

Discussion

11(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not proposed the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. The Project is a residential subdivision proposing the development of 20 single-family residential lots, consistent with the development density per the County of San Diego General Plan.

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

11(b) The GPU EIR concluded this impact to be less than significant. The Project would subdivide a 22.3-acre property into 20 single-family residential lots, which is consistent with the development density established by the General Plan and the certified GPU EIR. The discretionary actions for the Project include a tentative map, a rezone and agricultural preserve disestablishment, and an administrative permit for lot area averaging.

The Project site is zone Limited Agriculture (A70) and has a General Plan land use designation of SR-1. As stated in response 11(a), the Project would be consistent with the General Plan allowed density and has been anticipated in the GPU EIR.

The proposed Project requires a Rezone to remove the Special Area "A" Designator for Agricultural Preserves as well as an Agricultural Preserve Disestablishment. An Agricultural Resources Review Memo was prepared for the Project date November 13th, 2019 by County Staff Agricultural Specialist indicating that no significant agricultural resources are available on the Project site.

Additionally, the Project requires an administrative permit for lot area averaging to allow for lot sizes smaller than the 1-acre minimum lot size prescribed by Zoning for the site. Lot area averaging as a design feature of the Project aims to strike a balance between the preservation of sensitive environmental resources on-site and achieving maximum residential density as prescribed by the General Plan. In this respect, the project has been designed as a conservation subdivision using the following criteria:

- The development footprint shall be located in the areas of the land being subdivided so as to minimize impacts to environmental resources.
- Development shall be consolidated to the maximum extent permitted by County regulations and the applicable Community Plans.
- The development footprint shall be located and designed to maximize defensibility from wildland fires and to accommodate all necessary fuel modification on site.
- Notwithstanding the requirements of the Slope Encroachment Regulations contained within Section 86.604(e) of the Resource Protection Ordinance, effective October 10, 1991, exceptions to the maximum permitted encroachment into steep slopes shall be allowed in order to avoid impacts to environmental resources that cannot be avoided by other means. The exceptions shall be limited to the minimum necessary to achieve the goals of the conservation subdivision program.
- Roads shall be designed the minimize impacts to environmental resources. Such design standards may include siting roads to reduce impacts from grading,

consolidating development to reduce length of roads and associated grading, using alternative permeable paving materials and methods, reduce paved road widths, and smaller curve radii, consistent with applicant public safety considerations.

- Areas avoided from development shall be protected with open space or conservation easements consistent with the following design standards: 1) The largest blocks of unfragmented and interconnected open space shall be conserved; 2) Surface open space area to perimeter ratios shall be maximized by avoiding the creation of slivers or fingers of open space that extend in and around development; 3) Open space shall be located in areas with the maximum amount of connectivity with off-site open space; 4) Multiple habitat types, varying topography, agriculture, etc. shall be conserved to the maximum extent practicable; 5) Unique and/or sensitive resources shall be protected in the core of open space areas to the maximum extent practicable or suitable buffers shall be provided to protect these resources; and 6) Resources shall be avoided and placed in open space pursuant to the percentage indicated in Table 81.401.1. The avoided lands shall be protected with an easement dedicated to the County of San Diego or a conservancy approved by the Director. Land used for mitigation for project impacts may be used to satisfy the requirements of Table 81.401.1. The required open space shall be maintained as open space for as long as the lots created through this provision of the Ordinance remain, except in circumstances where a need to vacate is required for public health, safety or welfare.

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

Conclusion

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

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

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

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

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

12(a) The GPU EIR determined that impacts to mineral resources would be significant and unavoidable. The California Surface Mining and Reclamation Act (SMARA) required classification of land into Mineral Resource Zones (MRZs). The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). However, the project site is surrounded by densely developed land uses including residential, commercial and industrial which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the Project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the Project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

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

12(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project is not located in an area that has MRZ-2 designated lands, nor is it located within 1,300 feet of such lands. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project. The Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

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

Discussion

A Noise Report prepared by Ldn Consulting, Inc. and dated June 12th, 2020 was prepared for the Project.

12(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is surrounded by parcels zoned Limited Agricultural (A70). Noise measures would ensure that the Project would not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: The Project consists of a single 22-acre parcel to be subdivided into 20 single-family residential lots. The project is subject to the County Noise Element exterior noise threshold of 60 dBA CNEL for proposed exterior sensitive outdoor areas. The Noise Report prepared by Ldn Consulting, Inc. and dated June 12th, 2020, demonstrated that the Project site will not be exposed to future traffic noise exceeding the 60 dBA CNEL sound level requirements pursuant to the County Noise Element. Based on the on-site noise measurement and traffic noise level calculation using the Federal Highway Administration guidelines, the Project would not expose any existing, foreseeable future or planned noise sensitive land uses to noise levels that exceed the County’s noise standards. Traffic would not result in a substantial contribution to the existing noise levels along these nearby roadways pursuant to the County Noise Guidelines. The Project will result in an increase of 240 average daily trips of project traffic contributions onto nearby roadways, which would result in less than significant off-site direct and cumulative impacts. The project will not result in an increase of 3 dBA CNEL on any roadways. Therefore, the Project is in conformance with the County Noise Element.

Noise Ordinance – Section 36-404:

Non-transportation noise generated by the Project is not expected to exceed the standards of the Noise Ordinance at or beyond the Project's property line. The Project is for the subdivision of a single 22-acre legal lot into 20 single-family residential lots. The Project will not include any noise sources that exceed the requirements outlined within the Noise Ordinance Section 36.404. Therefore, pursuant to review by County staff, it is not anticipated that the Project would exceed the most restrictive 45 dBA nighttime one-hour average sound level limit.

Noise Ordinance – Section 36-408 and-409:

Temporary construction noise was assessed and would be subject to the County 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically those which contain an existing residence. The Project will not involve mass grading of the site. Grading will occur on a lot-by-lot basis and is expected to take approximately one to four weeks to complete. Construction activities would occur on a lot-by-lot basis as each residence is developed. Therefore, the Project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation and it is not anticipated that the Project will operate construction equipment in excess of an average sound level of 75 dBA between the hours of 7 AM and 7 PM. Impulsive construction activities along with drilling and blasting are not proposed. Incorporation of construction equipment measures would help reduce the overall construction equipment noise as temporary construction operations are not anticipated to exceed county noise standards.

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

- 12(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project proposes residential uses which are sensitive to low ambient vibration. However, the residences would be setback more than 600 feet from any transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 600 feet ensures that the operations would not be impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995).

Additionally, 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 and impact vibration sensitive uses in the surrounding area.

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

- 12(c) As indicated in the response listed under Section 12(a), the Project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase

in noise levels that exceed the allowable limits of any applicable noise standards. Also, the Project is not expected to expose existing or planned noise sensitive areas to direct and cumulative noise impacts over existing ambient noise levels. The Project traffic contributions on nearby roadways were determined to result in less than significant off-site direct and cumulative impacts as the project will not result in an increase of 3 dBA CNEL on any roadways.

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

- 12(d) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the Project vicinity. Temporary construction noise was assessed and would be subject to the County 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically an existing residence. The Project will not involve mass grading of the site. Grading will occur on a lot-by-lot basis and is expected to take approximately one to four weeks to complete. Impulsive construction activities along with drilling and blasting are not proposed. Incorporation of construction equipment measures would help reduce the overall construction equipment noise as temporary construction operations are not anticipated to exceed county noise standards.

As previously discussed, the GPU EIR determined impacts from temporary increase in ambient noise levels to be less than significant with mitigation. However, the proposed Project would have a less than significant impact. However, the proposed Project would have a less than significant impact with specific Project conditions (listed in response 13(a)). Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 12(e) The GPU EIR concluded this impact to be less than significant with mitigation. The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport. The nearest airport is the Ramona Airport, which is approximately 7.5 miles away from the project site. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 12(f) The GPU EIR concluded this impact to be less than significant with mitigation. The project is not located within a one-mile vicinity of a private airstrip. The nearest airport is the Ramona Airport, which is approximately 7.5 miles away from the project site. Therefore, the proposed Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant by adhering to the project conditions of approval, which are consistent with the GPU EIR.

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

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

Discussion

14(a) The GPU EIR concluded this impact to be less than significant. The Project site is designated in the General Plan as Semi-Rural (SR-1). The Project is consistent with the density allowable under the general plan, and thus would not induce substantial unplanned population growth in the area as development of the site was accounted for within the GPU. In addition, the Project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in the area.

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

14(b) The GPU EIR concluded this impact to be less than significant. The Project would not displace significant numbers of existing housing. One single-family residence would be demolished as part of the Project. The project would develop 20 single-family residential lots. As such, replacement housing would not be required elsewhere.

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

14(c) The GPU EIR concluded this impact to be less than significant. The Project would not displace a substantial number of people, as only 1 single-family residence will be demolished. The addition of 20 dwelling units will yield a net gain of available housing. As such, replacement housing would not be required elsewhere.

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

Conclusion

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

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

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

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

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

15(a) The GPU EIR concluded this impact to be less than significant with mitigation for the exception of school services, which remained significant and unavoidable. Based on the service availability forms received for the Project, the proposed Project would not result in the need for significantly altered services or facilities. Water service would be provided by the City of Escondido. Minor pipeline extensions would be required to serve the Project site for water services. Sanitation would be provided by individual OWTS on each lot.

Fire and emergency protection would be provided by the Escondido Fire Department. The nearest fire station is Escondido Fire Department’s Fire Station #4, located at 3301 Bear Valley Parkway in the incorporated City of Escondido. This station is approximately 1.9 miles from the Project site and has sufficient capacity to serve the Project.

Pursuant to the Project availability forms, students living within this community would attend schools of the Escondido Union School District and the Escondido Union High School District. The elementary school serving this site would be LR Green Elementary. The Middle School would be Bear Valley Middle School. High school students would

attend San Pasqual High School. All applicable school fees to the Escondido Union and Escondido Union High School Districts would be required to be paid prior to the issuance of a building permit for each individual residence.

Based on the Project’s service availability forms, and the discussion above, the Project would not result in the need for significantly altered services or facilities. As previously discussed, the GPU EIR determined impact to fire protection services, police protection services and other public services as significant with mitigation while school services remained significant and unavoidable. However, as the Project would have a less-than-significant impact for the reasons stated above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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16. Recreation – Would the Project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

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

16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project could increase the use of existing parks and other recreational facilities; however, the Project would be required to comply with the County’s Park Land Dedication Ordinance (PLDO). The PLDO is the mechanism that enables the funding or dedication of local parkland in the County. The Project is a major grading plan for future residential development. To avoid any physical deterioration of local recreation facilities, the Project will be required to pay park fees prior to building permit issuance.

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

16(b) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the Project would have a less than significant impact from the construction or expansion of recreational facilities.

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

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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17. Transportation and Traffic – Would the Project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

e) Result in inadequate emergency access?

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

Discussion

A Transportation Review was prepared for the Project by Linscott, Law, and Greenspan, Engineers dated May 24th, 2019.

17(a) The GPU EIR concluded this impact to be significant and unavoidable. The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards, Mobility Element, and the Transportation Impact Fee Program.

The Project would not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the Project trips do not exceed any of the County’s Guidelines for Determining Significance for direct impacts related to Traffic and Transportation. As identified in the County’s Guidelines for Determining Significance for Traffic and Transportation, the Project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. These trips will be distributed on Mobility Element roadways in the County, however all analyzed road segments and intersections are expected to operate at an acceptable level of service (LOS B) for future conditions through the year 2035.

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

Level of Service Ranges

Level of Service	Roadway Segments – Average Daily Traffic (ADT) Volume ¹	Signalized Intersections – Delay (Seconds/Vehicle) ²	Unsignalized Intersections – Delay (Seconds/Vehicle) ²
A	Less Than 1,900	Less Than or Equal to 10.0	Less Than or Equal to
B	1,901 to 4,100	10.1 to 20.0	10.1 to 15.0
C	4,101 to 7,100	20.1 to 35.0	15.1 to 25.0
D	7,101 to 10,900	35.1 to 55.0	25.1 to 35.0
E	10,901 to 16,200	55.1 to 80.0	35.1 to 50.0
F	Greater Than 16,200	Greater than 80.0	Greater than 50.0

¹ The volume ranges are based on the County of San Diego Circulation Element of a Light Collector, the average divided in Appendix A.
² Highway Capacity Manual (HCM).

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

- 17(b) The GPU EIR concluded this impact to be significant and unavoidable. The designated congestion management agency for the County is the San Diego Association of governments (SANDAG). In October 2009, the San Diego region elected to be exempt from the State CMP and, since this decision, SANDAG has been abiding by 23 CFR 450.320 to ensure the region’s continued compliance with the federal congestion management process.

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. The County of San Diego has not adopted a threshold for VMT and is not expected to until July 2020, when the provisions of the section apply statewide. As the VMT threshold does not yet apply, no impact would occur.

The project would not conflict with an applicable congestion management program and would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is not located within an Airport Influence Area, Airport Safety Zone, Airport Land Use Compatibility Plan Area, Avigation Easement, or Overflight Area. Therefore, the Project would have a less than significant impact to air traffic patterns. The Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(d) The GPU EIR concluded this impact to be significant and unavoidable. The proposed Project would not substantially alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road. The Project will provide adequate sight distance from the proposed private access road, either within the existing right-of-way or by providing a clear space easement from the adjacent property.

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

- 17(e) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the San Diego County Consolidated Fire Code. In addition, consistent with GPU EIR mitigation measure Tra-4.2, the Project would implement the Building and Fire codes to ensure emergency vehicle accessibility.

As previously discussed, the GPU EIR determined impacts on emergency access as less than significant with mitigation. As the Project would have a less-than-significant impact with the implementation of project conditions of approval for adherence to the building and fire codes, consistent with GPU EIR Mitigation Measure Tra-4.2. The Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the Project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

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

Conclusion

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

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

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to comply with the County Public Road Standards, Guidelines for Determining Significance, County TIF Ordinance, coordinate with other jurisdictions to identify appropriate mitigation and implement the Building and Fire Codes to ensure adequate services are in place.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
18. Utilities and Service Systems – Would the Project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

18(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board’s (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS “to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained.” The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. The Project would require DEH approval of the OSWS lay-out for the Project pursuant to DEH, Land and Water Quality Division’s, “On-site Wastewater Systems: Permitting Process and Design Criteria” prior to obtaining a building permit for residential development. Therefore, the Project would be consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

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

- 18(b) The GPU EIR concluded this impact to be less than significant with mitigation. The GPU EIR concluded this impact to be less than significant with mitigation. The Project would rely on an on-site wastewater treatment system would require DEH approval of the OSWS lay-out for the Project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria" prior to obtaining a building permit for residential development.

Additionally, Project requires water service from the City of Escondido. Service Availability Letter from the City of Escondido has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the Project would have sufficient water supplies available, and would not require substantial pipeline extensions to serve the Project. Thus, these extensions would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

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

- 18(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Project involves new storm water drainage facilities, however, these extensions would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

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

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

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

- 18(e) The GPU EIR concluded this impact to be less than significant with mitigation. The GPU EIR concluded this impact to be less than significant with mitigation. The Project would rely on on-site wastewater systems (septic systems); therefore, the Project would not interfere with any wastewater treatment provider's service capacity.

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

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

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

Conclusion

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

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

19. 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 in the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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d) Expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?

Discussion

Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials. The guidelines for determining significance stated: the proposed General Plan Update would have a significant impact if it would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. In 2019, the issue of Wildfire was separated into its own section within Appendix G of the CEQA Guidelines to incorporate the four issue questions above. The GPU EIR did address these issues within the analysis; however they were not called out as separate issue areas. Within the GPU EIR, the issue of Wildland Fires was determined to be significant and unavoidable.

A Fire Protection Plan was prepared for the Project by FIREWISE 2000, Inc. dated April 23rd, 2020.

19(a) The GPU EIR concluded this impact to be significant and unavoidable. The site is located within a high fire hazard severity zone (FHSZ). The Project site is within the authority of the Escondido Fire Department, which is contracted with the Rincon Del Diablo Fire Protection District and is located approximately 1.9 miles from the nearest fire station. The nearest fire station to the Project site is Escondido Fire Department Fire Station #4 located at 3300 S. Bear Valley Parkway. Based on the service availability forms received for the Project, the expected emergency travel time to the proposed Project would be 4 minutes. This would meet the response time required for the Project by the County of San Diego General Plan Safety Element of 5 minutes.

A Fire Protection Plan (FPP) was prepared for the Project by FIREWISE 2000, Inc. dated July 10th, 2019. The FPP considered the property location, topography, geology, combustible vegetation (fuel types), climatic conditions and fire history as part of the assessment. It considers water supply, access, structure ignitability and fire resistive building materials, fire protection systems and equipment, impacts to existing emergency services, defensible space and vegetation management. Additionally, the FPP analyzed existing fire protection measures within the vicinity of the Project site and discussed measures to be undertaken by the proposed Project for the purpose of fire protection.

Roadways within the development will also be constructed to County standards and will include hammerheads or turn-arounds at the end of each street to facilitate fire apparatus turn movement. A single street access will be constructed off Summit Drive, southeast of the intersection of Mary Lane. The Project’s street frontage along Summit Drive will be constructed to County of San Diego DPW standards.

Fire protection requirements as required by the FPP and the Escondido Fire Department would be required to be maintained by the Project applicant until the formation of the Summit Estates Homeowners Association (HOA) to serve the residential lots is established, at which time responsibility would transferred to the HOA. This includes in part: fuel modification zones for buildings, structures, and access roads. Additionally, as required by the FPP, at least 50 feet of clearance would be kept free of all flammable vegetation as an interim fuel modification zone during construction of all structures.

As previously stated, Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials and was determined to be significant and unavoidable. However, the proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 19(b) The GPU EIR concluded this impact to be significant and unavoidable. The GPU EIR concluded this impact to be significant and unavoidable. The Project is within a high fire severity zone and within the Urban-Wildlife Interface Zone. The Project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. Implementation of these fire safety standards would occur during the building permit process and is consistent with GPU mitigation measures Haz-4.2 and Haz-4.3. In addition, the Project is consistent with the Zoning Ordinance and the density established under the County of San Diego General Plan. Therefore, for the reasons stated above, the Project would not be expected to experience exacerbated wildfire risks due to slope, prevailing winds or other factors.

As previously stated, Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials and was determined to be significant and unavoidable. However, the proposed Project would have a less-than-significant impact with the implementation of GPU EIR mitigation measures Haz-4.2 and Haz-4.3 for the implementation of brush management and compliance with the building and fire codes. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 19(c) The GPU EIR concluded this impact to be significant and unavoidable. The Project would require the installation and maintenance of new private roads to serve the residential lots. All infrastructure associated with the Project has been incorporated within this analysis. Therefore, no additional temporary or ongoing impacts to the environment related to associated infrastructure would occur that have not been analyzed in other sections of this environmental document.

As previously discussed, the GPU EIR determined impacts from Wildfire to be significant and unavoidable. However, the Project would have a less-than-significant impact for the reasons detailed above.

- 19(d) The GPU EIR concluded this impact to be significant and unavoidable. As previously stated in 19(b), the Project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards and is considered to be Generally Susceptible. A Preliminary Geotechnical Investigation for the Project indicated no evidence of landsliding was present on the Project site and risks associated with ground movement hazards are low. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved prior to the issuance of a final grading permit. Therefore, for the reasons stated above, the project site would not expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.

The GPU EIR concluded significant and unavoidable impacts associated with Wildfire under Section 2.7, Hazards and Hazardous Materials. However, the proposed Project

would have a less-than-significant impact with for the reasons detailed above. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Haz-4.2 and Haz-4.3) would be applied to the Project. These mitigation measures, as detailed above, require the Project applicant to implement brush management and comply with the building and fire codes.

Appendices

Appendix A – References

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

Appendix A

The following is the list of Project specific technical studies used to support the Project's environmental analysis. All technical studies are available on the website here https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects.html#par_title or hard copies are available at the County of San Diego Zoning Counter, 5510 Overland Avenue, Suite 110, San Diego, 92123:

Bacon, David C.; Firewise 2000, Inc., (April 23, 2020), Fire Protection Plan

Brian F. Smith and Associates, Inc., (June 11, 2020), Historical Resources Report for the Summit Estates Project

Brodie, Natalie; LSA, (April 21, 2020), Cultural Resources Survey and Testing Report

Cannon, Garry W.; Geocon Incorporated, (January 11, 2019), Preliminary Geotechnical Investigation

Louden, Jeremy; Ldn Consulting, Inc., (June 15, 2020), Air Quality Assessment

Louden, Jeremy; Ldn Consulting, Inc. (June 12, 2020), Noise Assessment

Morales, Jaime and Quon, Ingri; LSA, (April 7, 2020), Summit Estates Project: Biological Resources Letter Report

Musial, Walter B.; LLG, Engineers, (May 24, 2019), Summit Estates – Summit Drive Transportation Review

Posillico, Giovanni; Latitude 33 Planning and Engineering, (June 2020), Preliminary Drainage Study for Summit Estates TM

Posillico, Giovanni; Latitude 33 Planning and Engineering, (June 1, 2020), Stormwater Quality Management Plan for Priority Development Projects

References

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

http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf

Appendix B

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

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

1 - 159 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Summit Estates Subdivision; PDS2019-TM-5635; PDS2019-AD-19-016; PDS2020-AP-20-001; PDS2020-REZ-20-002; PDS2019-ER-19-08-004

Project Location: 2510 Summit Drive; North County Metropolitan

Project Applicant: Oscar Uranga, 19782 MacArthur Blvd., Suite 300, Irvine, CA 92612 (949-933-4103)

Project Description: The project is a request for a Tentative Map consisting of the subdivision of an approximately 22.3-acre parcel into 20 single-family residential lots. The project also includes an Administrative Permit to allow for lots smaller than the minimum lot size (lot area averaging), and an Agricultural Preserve Disestablishment Permit and a Rezone to remove the 'A' Special Area Designator from the Zoning for the site. Access to the site will be provided by a single private road entrance connecting to Summit Drive. The Project would be served by onsite wastewater treatment systems for each lot and imported water from the City of Escondido. Proposed earthwork quantities for the project consist of 61,980 cubic yards of excavation, 66,870 cubic yards of fill and 4,890 cubic yards of import. No export is being proposed by the project.

The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural Residential (SR-1). Zoning for the project site is Limited Agricultural (A70). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

Agency Approving Project: County of San Diego

County Contact Person: Hunter McDonald Telephone Number: (858) 495-5330

Date Form Completed: June 25, 2020

This is to advise that the County of San Diego Board of Supervisors has approved the above described project on _____ and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section:
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning**
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures were were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Section 15183 consists of projects which are consistent with development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. These projects shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (858) 495-5330

Name (Print): Hunter McDonald Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

**MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For Summit Estates
PDS2019-TM-5635
APN(s) 237-090-05-00**

May 26, 2020

I. Introduction

The proposed project is to construct a 20-unit single-family residential development on a 22.2-acre parcel. The project site is located southeast of the intersection of Summit Drive and Palma Vista Court, near the City of Escondido in an unincorporated section of San Diego County. The project is also located within the County’s Multiple Species Conservation Program (MSCP) within designated unincorporated land in the Metro-Lakeside-Jamul segment. The site does not qualify as Biological Resource Core Area (BRCA) and is not located in proximity to any Pre-Approved Mitigation Areas.

Biological resources on the site were evaluated in a Biological Resources Letter Report (LSA Associates, Inc; April 7, 2020). The site contains 20.76 acres of non-native grassland, 0.65 acres of non-native riparian, 0.46 acres of disturbed habitat, and 0.34 acres of developed habitat. No sensitive wildlife or plant species were identified on the site. The project will impact 17.14 acres of non-native grassland, 0.38 acres of disturbed habitat, and 0.33 acres of developed habitat.

Impacts to biological resources will require mitigation. Mitigation measures will include offsite purchase of 8.57 acres of non-native grassland (Tier III) habitat within a BRCA in the MSCP and the dedication of an open space easement over the RPO wetlands and buffers. Breeding season avoidance will also be implemented to ensure project consistency with the Migratory Bird Treaty Act (MBTA).

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Non-native Grassland	III	20.76	17.14	0.5:1	8.57
Non-native Riparian	I	0.65	--	1:1	--
Disturbed Habitat	IV	0.46	0.38	--	--
Developed Habitat	--	0.34	0.33	--	--
Total:	--	22.20	17.85	--	8.57

The findings contained within this document are based on County records and the Biological Resources Letter Report, prepared by LSA Associates, dated April 7, 2020. The information contained within these Findings is correct to the best of staff’s knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

i. The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

The project site is not within a Pre-Approved Mitigation Area (PAMA). Therefore, it does not meet this requirement.

ii. The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

No sensitive plant or animal species were observed on the project site. The site is surrounded by development and is not adjacent to preserved habitat that is within a Pre-Approved Mitigation Area (PAMA). Therefore, it does not meet this requirement.

iii. The land is part of a regional linkage/corridor. A regional linkage/corridor is either:

- a. Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or

- b. Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

The project site has not been identified as a regional linkage/corridor nor is it an area considered regionally important for wildlife dispersal. The project site is surrounded by residential development. Therefore, it does not meet this requirement.

- iv. The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.**

The project site is shown as having very high and agriculture habitat value on the Habitat Evaluation Map. However, the habitat onsite is isolated and surrounded by development. Therefore, it does not meet this requirement.

- v. The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.**

The project site is not within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat. The project site is surrounded by residential development. Therefore, it does not meet this requirement.

- vi. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**
- a. Gabbroic rock;**
 - b. Metavolcanic rock;**
 - c. Clay;**
 - d. Coastal sandstone**

Available data indicates that the project site contains Fallbrook sandy loam, Cienega coarse sandy loam, Las Posas stony fine sandy loam, Fallbrook sandy loam, and steep gullied land. These soils are not known to contain a high number of sensitive species and the land is not contiguous to surrounding undisturbed habitat. Therefore, it does not meet this requirement.

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

The project will mitigate for impacts through an offsite mitigation bank located within a BRCA in the MSCP.

The open space proposed on-site for this project is solely for purposes of avoiding a sensitive resource. This open space is not considered a Biological Resource Core Area and therefore, is not considered part of the regional MSCP preserve system. The requirements relating to the "Preserve" outlined in the County's Subarea Plan, the Implementation Agreement and the Final MSCP Plan will not apply to this open space.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

The project would not impact Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List), or within a Biological Resource Core Area. Therefore, the project design criteria does not apply.

B. Preserve Design Criteria (Attachment G)

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

The project is not located within a Pre-Approved Mitigation Area (PAMA) or areas designated as Preserve land. Therefore, the Preserve Design Criteria from Attachment G does not apply.

C. Design Criteria for Linkages and Corridors (Attachment H)

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

The project site is not located within a regional linkage or corridor. Therefore, the Design Criteria for Linkages and Corridors from Attachment H does not apply.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.

The project site contains three ephemeral drainage features potentially subject to regulation by the CDFW and County RPO. No impacts are proposed to occur to these ephemeral features. Also, these features and buffers will be placed within an open space easement. Therefore, the project will not conflict with the no-net-loss-of-wetlands standards.

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

The site does not support any unique habitats or habitat features. The loss of 17.14 acres of non-native grassland will be mitigated by the preservation of 5.87 acres of non-native grassland (Tier III) habitat within a BRCA in the MSCP. The project will also dedicate an open space easement over RPO buffers and the three ephemeral drainage features. These measures will contribute towards maximizing diversity by preserving habitat in areas known to have unique habitats and habitat features.

3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.

The project site does not include extensive patches of Coastal sage scrub. Habitats ranked as having very high biological values will be mitigated through the offsite purchase of habitat and the dedication of an open space easement onsite. Offsite mitigation purchase and the dedication of an open space easement will contribute towards maximizing diversity by preserving habitat in areas known to have unique habitats and habitat features.

4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.

The onsite preservation is not being used toward the required mitigation, but as an avoidance measure to prevent impacts to the RPO wetlands and buffers. Due to the existing development surrounding the project site, it is not possible or desirable to create a significant block of habitat through onsite preservation. Impacts to onsite habitat will be mitigated through offsite purchase. Offsite mitigation will contribute

toward creating large blocks of high-quality habitats where edge effects are minimal and the land is protected in perpetuity.

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

The project site was determined to not be appropriate for onsite preservation due to the existing development surrounding the site. The onsite preservation is for the avoidance of the RPO wetlands and buffers. Mitigation for impacts to non-native grassland will include offsite preservation within a BRCA in the MSCP.

6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.

No threatened, endangered, narrow endemic species were detected on the project site. Developing the site will not eliminate highly sensitive habitat or impact key populations of covered species.

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

The site is not located adjacent to any known golden eagle nest sites or within known eagle foraging habitat. No wide-ranging species are expected to occur onsite due to adjacent development and surrounding land uses. Offsite purchase and preservation of high-quality habitat to mitigate for impacts to non-native grassland will occur within a BRCA in the MSCP. This will contribute to the development of large interconnecting blocks of habitat that support wide ranging species.

8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.

No critical or narrow endemic species were detected on the site. Most sensitive species have a low potential to be present due to the existence of surrounding development.

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

The project site is not within an area of regional significance with regard to conservation of sensitive species and habitats. The site is not part of or adjacent to large interconnecting blocks of habitat, lands identified as PAMA or Preserve, or other sensitive resources. The surrounding development does not aid in

conservation or wildlife dispersal. Therefore, developing the site will not hinder possible preserve systems.

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

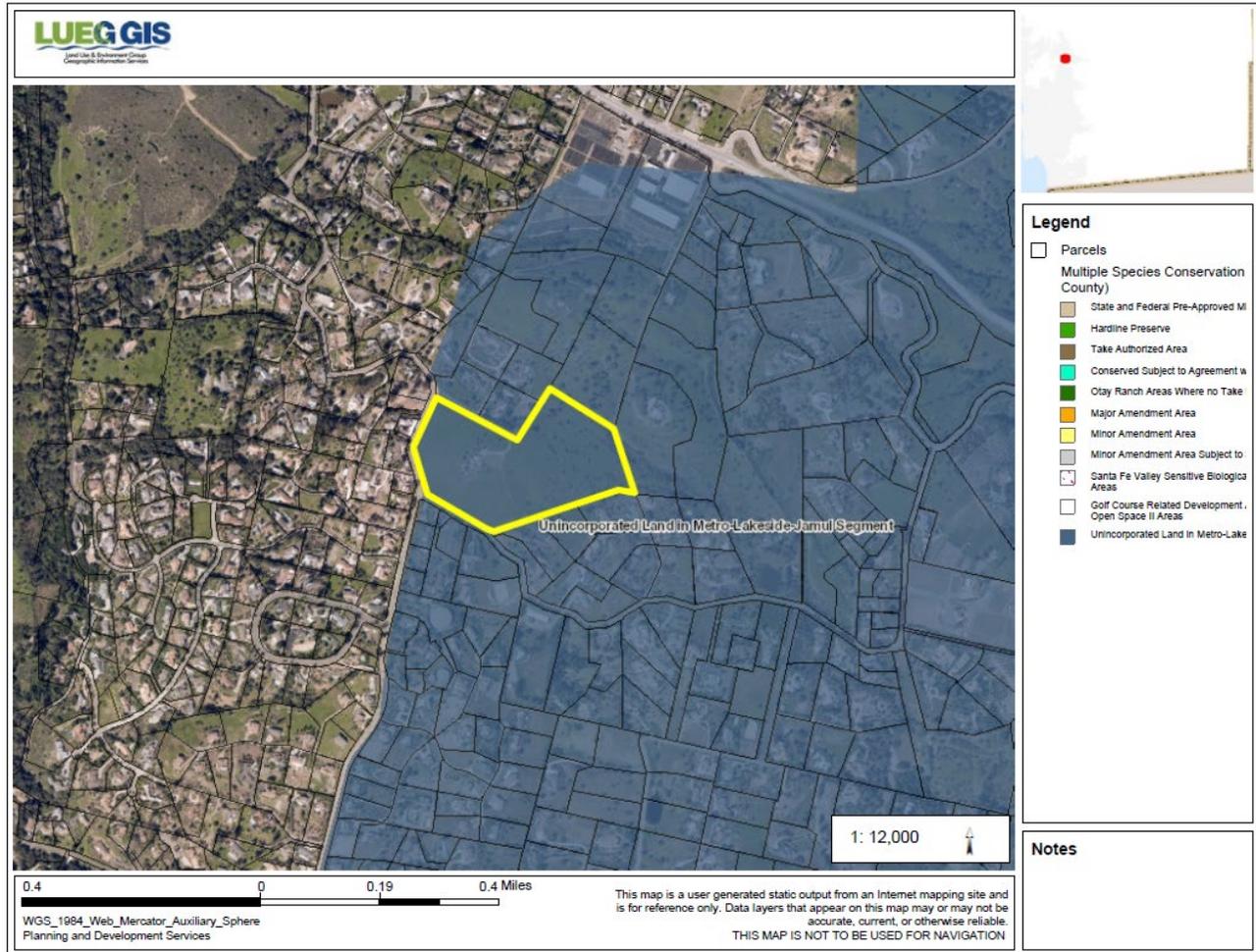
The proposed onsite preservation will be used as an avoidance measure to prevent impacts to RPO wetland and buffers. Therefore, since the onsite preservation will not be counted towards the required mitigation, provisions to reduce edge effects are not necessary.

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

The project site does not qualify as a Biological Resources Core Area. No threatened, endangered, or narrow endemic species were detected on the project site. Due to the surrounding development, the project site is suitable for development with the incorporation of mitigation measures. Mitigation measures will include the offsite preservation of non-native grassland (Tier III) habitat within a BRCA in the MSCP and the dedication of an open space easement to prevent disturbance to RPO wetlands and buffers. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined by the BMO.

Kendalyn White, Planning & Development Services
May 26, 2020

MSCP Designation



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

**FOR PURPOSES OF CONSIDERATION OF
SUMMIT ESTATES TENTATIVE MAP: PDS2019-TM-5635; PDS2019-AD-19-016;
PDS2020-AP-20-001; and PDS2020-REZ-20-002**

June 25, 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:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated May 26, 2020.

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The project will obtain its potable water supply from the Rincon del Diablo Municipal Water District that obtains water from surface reservoirs or other imported sources. The project will not use groundwater for its potable water supply and adequate groundwater resources exist to support the use of an existing well for common-area irrigation. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.

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

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

Discussion:

Wetland and Wetland Buffers:

The site contains three ephemeral drainage features that are potentially under County RPO and CDFW jurisdiction, which if disturbed would result in a significant impact. The entire area of these drainage features will be placed in an open space easement prior to issuance of improvement or grading plans or prior to recordation of the Final Map, whichever comes first. There will be no net loss of wetlands and therefore no significant impact will occur. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife

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

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego approved archaeologist and it has been determined there is one (or more) archaeological/historical site(s) present. Testing and other investigation determined the archaeological/historical site does not meet the definition of significant site and does not need to be preserved under the Resource Protection Ordinance. Therefore, the project complies with the RPO.

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

YES

NO

NOT APPLICABLE

Discussion:

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

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

YES

NO

NOT APPLICABLE

Discussion:

Staff has evaluated the plans and Noise Report prepared by Ldn Consulting, Inc. dated June 6, 2020 for TM-5635, also known as the Summit Estates Subdivision. Documentation is considered acceptable and staff has final noise recommendations. The project consists of approximately 22 acres to be subdivided into 20 single-family lots. The project is subject to the County Noise Element exterior noise threshold of 60 dBA CNEL for proposed exterior sensitive outdoor areas. The project site is adjacent to Summit Drive and thus, is impacted by this roadway. Based on the Noise Report, the proposed subdivision would not be exposed to future traffic noise exceeding the 60 dBA CNEL sound level requirements pursuant to the County Noise Element; the cumulative buildout noise levels are approximately 59.8. Additionally, exposure to 60 dBA CNEL at habitable structures would typically require an interior noise study to ensure interior Noise Element requirement of 45 dBA is met. This interior noise study requirement is not applicable to this project and no noise mitigation is required for Noise Element conformance. Project traffic contributions on nearby roadways were determined to result in less than significant off-site direct and cumulative impacts. Traffic would not result in a substantial contribution to the existing noise levels along these nearby roadways pursuant to the County Noise Guidelines.

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. Grading will occur on a lot-by-lot basis and may take approximately 1 to 4 weeks to complete. Construction activities would spread out and move along the site. Based on the Noise Report, construction activities would comply with the County Noise Ordinance, Section 36.404. Impulsive construction activities along with drilling and blasting are not proposed. Incorporation of construction equipment measures would help reduce the overall construction equipment noise as temporary construction operations are not anticipated to exceed county noise standards. Incorporation of noise measures would ensure the project is in conformance with the County Noise Element and is in compliance with the County Noise Ordinance.

Attachment H – Public Documentation

From: [Dan Silver](#)
To: [McDonald, Hunter](#)
Cc: [Kazmer, Gregory](#); [Neufeld, Darin](#)
Subject: Summit Estates
Date: Thursday, October 8, 2020 12:46:01 PM

Dear Mr McDonald:

Please find late comments.

Endangered Habitats League (EHL) has reviewed the project from the standpoint of biology and MSCP and has not comments in that regard. While consistent with the General Plan, it nevertheless is very land-consumptive, and will produce high end estate housing that is not needed and that will not address deficiencies in low and moderate income housing.

Outside city limits, Summit Estates is a high VMT project, yet would do *no* mitigation for the GHG's produced by these automotive trips. EHL disagrees with the 50-unit threshold for a significant impact. Under this threshold, the great majority of projects will never mitigate their impacts, undeniably producing major cumulative impacts. We also could not find any mention of VMT mitigation through the SB 743 LOS-VMT process. Effective mitigation for VMTs should be performed or an in-lieu fee imposed.

Thank you for considering these comments.

Sincerely,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
<https://ehleague.org>

COMMENTS ON PROPOSED SUMMIT ESTATES DEVELOPMENT

MAURO PIERUCCI

27 July 2020

I do not oppose the Summit Estate development, but I do have a few questions and comments regarding the ingress and related problems. My comments are:

1. The location of the proposed entrance is too close to two other driveways that have access to four homes on the same side of the street. One driveway is within 50 ft and the second is within 100-150 ft.
2. The proposed location is at a point on Summit drive also too close to a 45 degree turn and this would make entrance and exits to the area unsafe
3. I have communicated with the Escondido fire department regarding having only one ingress to the area and I was told that since the area is in a high severity fire zone, they would prefer a second entrance
4. The summit drive road is a road that experiences cars traveling at very high speed. As a matter of record, last year there was deadly accident on the road, and it was due to high speed. I sent a copy of that article to you on Jan. 17th
5. Summit drive from San Pasqual Valley road is used as a short cut to San Pasqual HS and in the morning and in the afternoon traffic at the intersection of summit drive and Mary lane is very heavy and cars coming from San Pasqual valley road along Summit Drive move at very high speeds at the intersection with Mary lane.
6. The most logical location of the ingress to the area would be at the intersection of Mary lane and summit drive with proper stop signs. Based upon all the previous five comments, I do not understand why this location is not being considered the best ingress to the area.

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
 (760) 749-1051 | Fax: (760) 749-8901 | rincon-nsn.gov



July 27, 2020

Sent via email: hunter.mcdonald@sdcounty.ca.gov

County of San Diego
 Hunter McDonald
 Planning & Development Services
 5510 Overland Avenue, Suite 310
 San Diego, CA 92123

Re: Summit Estates Tentative Map: PDS2019-TM-5635; PDS2019-AD-19-016; PDS2020-AP-20-001; PDS2020-REX-20-002

Dear Mr. McDonald,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Band”), a federally recognized Indian Tribe and sovereign government. The Band received the Notice of Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act.

The Band has reviewed the provided documents and has the following comments:

Regarding Cultural Resources Findings

A pedestrian survey conducted on March 25, 2019 identified one new cultural resources, Site P-37-038393 (CA-SDI-22651), which consists of a single milling slick on a bedrock outcrop. LSA, the company that conducted the survey, recommended determination to classify the find as not significant and not a historical resource under the California Environmental Quality Act. (CEQA). Furthermore, a total of 22 previously recorded prehistoric cultural resources are located within a one-mile radius of the project area, therefore increasing the likelihood for inadvertent discoveries. Rincon has agreed with the proposed mitigation measures but is not in agreement with the determination that this resource is not significant, as AB52 consultation did not occur. Tribal Cultural Resources are not exclusively archaeological resources, but could also be classified as significant, if such site or feature is significant within the traditional beliefs and history of the affiliated Tribe. Such information can only be accumulated through official AB52 consultation. The Band understands that the County of San Diego has solicit tribal input on the project. However, this project has been determined to be exempt per Section 15183, which could have caused less tribal input compared to formal AB52 consultation. While the Band understands that milling features are common findings, due to increased development intact milling features have become more rare. The Band requests that the proposed mitigation measures will be extended to incorporate an excavation and

treatment plan with the consulting Band, as the Rincon Band wishes that if avoidance is not feasible, the cultural resource should be relocated.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635 or via electronic mail at cmadrigal@rincon-nsn.gov. We look forward to working together to protect and preserve our cultural assets.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cheryl Madrigal".

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1051 | Fax: (760) 749-8901 | rincon-nsn.gov



August 17, 2020

Sent via email: hunter.mcdonald@sdcounty.ca.gov

County of San Diego
Hunter McDonald
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Re: Summit Estates Tentative Map: PDS2019-TM-5635; PDS2019-AD-19-016; PDS2020-AP-001; PDS202-REX-20-002

Dear Mr. McDonald,

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for providing the Rincon Band with the proposed Conditions of Approval for the above referenced project. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

We have reviewed the provided documents and we are in agreement with the conditions which include archaeological and Luiseño tribal monitoring, a Cultural Resources Treatment Agreement and Preservation Plan, a monitoring report, and protocols for discovery of cultural material and human remains.

We have no further comments regarding this project at this time. We ask that if the project plans for this project changes, to please notify the Rincon Band. In addition, we request a copy of the final monitoring report, when available. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cheryl Madrigal".

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager



San Diego County Archaeological Society, Inc.

Environmental Review Committee

26 June 2020

To: Mr. Hunter McDonald
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Notice of Intent to Adopt Findings Pursuant to CEQA Section 15183
Summit Estates Tentative Map
PDS2019-TM-5635, PDS-2019-AD-19-016, PDS2020-AP-20-001,
PDS2020-REZ-20-002

Dear Mr. McDonald:

I have reviewed the subject project's environmental documents available on the PDS website, on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the available documents, including the LSA archaeological report and Brian F. Smith & Associates historical structure report, we concur with the impact analysis and the proposed archaeological mitigation measures. We also agree that demolition of the residence on the property will not constitute a significant impact under CEQA. However, we note that neither of the reports appears to have included inspection the 1928-29 aerial photos of the property. They should be checked prior to the archaeological monitoring program.

Thank you for the opportunity to participate in the public review process for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Royle, Jr.", is written over the typed name.

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: LSA
Brian F. Smith & Associates
SDCAS President
File

Attachment I – Service Availability Forms



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

Please type or use pen

2510 Summit, LLC care of Oscar Uranga 9499334103
 Owner's Name Phone

19782 MacArthur Blvd, Suite 300
 Owner's Mailing Address Street

Irvine, Ca 92646
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

F

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 _____ to _____ zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension...Case No. _____
 Expired Map... Case No. _____
 Other _____

B. Residential Total number of dwelling units 23
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage 23.6 Total lots 23 Smallest proposed lot .8AC

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

Thomas Guide. Page _____ Grid _____
 2510 Summit Drive
 Project address Street
 Metro North
 Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: 7/1/19
 Address: 19782 MacArthur Blvd, suite 300 Irvine CA 92646 Phone: 949 933 4103
 (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: Escondido Fire Department

Indicate the location and distance of the primary fire station that will serve the proposed project:
Sta 4, 3501 Bear Valley Dr, 1.7 miles 4mins

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 4 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: 4
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

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

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

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

Authorized Signature: [Signature] Print Name and Title: Lavona Karetke Fire Prevention Specialist II Date: 8/2/19
 Phone: 760-838-5415

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



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

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

2510 Summit LLC Owner's Name	858-735-6096 Phone	ORG _____	Sc
100 Border Ave #102-B Owner's Mailing Address	Street	ACCT _____	
Del Mar City	CA 92014 State Zip	ACT _____	
		TASK _____	
		DATE _____	
		ELEMENTARY _____	
		HIGH SCHOOL _____	
		UNIFIED _____	

DISTRICT CASHIER'S USE ONLY

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

- A. **LEGISLATIVE ACT**
- Rezones changing Use Regulations or Development Regulations
 - General Plan Amendment
 - Specific Plan
 - Specific Plan Amendment
- B. **DEVELOPMENT PROJECT**
- Rezones changing Special Area or Neighborhood Regulations
 - Major Subdivision (TM)
 - Minor Subdivision (TPM)
 - Boundary Adjustment
 - Major Use Permit (MUP), purpose: _____
 - Time Extension...Case No. _____
 - Expired Map...Case No. _____
 - Other _____
- C. Residential Total number of dwelling units 23
- Commercial Gross floor area _____
 - Industrial Gross floor area _____
 - Other Gross floor area _____
- D. Total Project acreage 22.89 Total number lots 23

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

237-090-05-00	

Thomas Guide Page 1130 Grid E6
 2510 Summit Drive
 Project address _____ Street _____
 Escondido _____ 92025
 Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: [Signature] Date: 7/2/2019
 Address: 100 Border Ave #102-B, Del Mar, CA 92014 Phone: 858-735-6096

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

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

ESCONDIDO UNION SCHOOL DISTRICT
 2310 ALDERGROVE AVENUE
 District Name: ESCONDIDO, CA 92029

if not in a unified district, which elementary or high school district must also fill out a form?
Escondido Union High School

Indicate the location and distance of proposed schools of attendance.

Elementary: LR Green miles: 2.6
 Junior/Middle: Bear Valley miles: 2.6
 High school: _____ miles: _____

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

Cindy Kroon Cindy Kroon
 Authorized Signature Print Name 7/2/2019
 Facilities Analyst 7604322195
 Print Title Phone

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





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

Please type or use pen

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

2510 Summit LLC	858-735-6096	ORG _____	Sc
Owner's Name	Phone	ACCT _____	
100 Border Ave #102-B		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Del Mar	CA 92014	DATE _____	
City	State Zip	ELEMENTARY _____	
		HIGH SCHOOL _____	
		UNIFIED _____	

DISTRICT CASHIER'S USE ONLY

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

A. LEGISLATIVE ACT

Rezones changing Use Regulations or Development Regulations
 General Plan Amendment
 Specific Plan
 Specific Plan Amendment

B. DEVELOPMENT PROJECT

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

C. Residential Total number of dwelling units 23
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

D. Total Project acreage 22.89 Total number lots 23

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

237-090-05-00	

Thomas Guide Page 1130 Grid E6
 2510 Summit Drive
 Project address _____ Street _____
 Escondido _____ 92025
 Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: [Signature] Date: 7/2/2019
 Address: 100 Border Ave #102-B, Del Mar, CA 92014 Phone: 858-735-6096
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

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

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

District Name: _____

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____
 High school: San Pasqual High School miles: _____

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

Authorized Signature: [Signature] Print Name: Amanda Phillips
 Assistant Superintendent, Business Services 760-291-3210
 Print Title Phone

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



Escondido Union High School District

District Service Center

302 North Midway Drive • Escondido, CA 92027-2708
Telephone (760) 291-3200 • FAX (760) 480-3163
Anne L. Staffieri, Ed.D., Superintendent

BOARD OF EDUCATION

Bill Durney
Christi Knight
Jon Petersen
Tina Pope
Dane White

July 3, 2019

Mr. Keegan McNamara
McNamara Ventures
100 W. Border Avenue
Suite #102-B
Del Mar, CA 92014

RE: 2510 Summit Drive, Escondido, CA 92025, Parcel Number: 237-090-05-00

Dear Mr. McNamara,

This letter will serve as the project service availability letter for the City of Escondido. Escondido Union High School District continues to experience enrollment growth from new developments such as yours. This growth has created an increased demand for new school facilities within the District.

The District is committed to providing educational services to students generated by the above-described development. However, without the mitigation of student housing needs, the District is unable to comply with the Quality of Life Standards approved within the City of Escondido General Plan and is unable to provide school facilities for the students generated by new development. Mitigation of the impact of new development on school facilities is possible through the payment of school fees prior to the issuance of building permits. These fees, which are set by State law, do not fully mitigate the impact of new residential development on the District.

The area of the proposed project is within the 2018-2019 attendance boundaries of San Pasqual High School, 3300 Bear Valley Parkway, Escondido, (760) 291-6000, serving grades 9-12. There is no guarantee, however, that the boundaries will not be adjusted to meet school housing needs in future school years.

If we can provide any additional information, please contact me at (760) 291-3210.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Phillips".

Amanda Phillips
Assistant Superintendent
Business Services



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

Please type or use pen

2510 Summit, LLC care of OSCAR URBANA
 Owner's Name Phone

19782 MacArthur Blvd Suite 300
 Owner's Mailing Address Street

Irvine CA 92646
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

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 _____ to _____ zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other _____

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

237-090-0500	

B. Residential Total number of dwelling units 23
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage 23 Total number of lots 23

D. Is the project proposing the use of groundwater? Yes No - one well
 Is the project proposing the use of reclaimed water? Yes No

Thomas Guide Page _____ Grid _____
 2510 Summit Drive
 Project address Street
 North County Metro 92025
 Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: 3/24/19
 Address: 19782 MacArthur Blvd Suite 300 Irvine Phone: 949 933-4102

(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: City of Escondido Service area A-3

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 2. (Number of sheets)
 Project will not be served for the following reason(s): _____

C. District conditions are attached. Number of sheets attached: 2
 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? See attached.

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

Authorized Signature: _____ Print Name Stephanie Roman Phillips
 Print Title Associate Engineer Phone (760) 650-5687 Date 04.04.19

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



April 4, 2019

2510 Summit, LLC
ATTN: Oscar Uranga
19782 MacArthur Boulevard, Suite 300
Irvine, CA 92646

**Subject: Water Service Availability for San Diego County – 2510 Summit Drive
(APN 237-090-0500)**

Dear Sir or Madam:

The City of Escondido received the attached Water Availability Form for APN 237-090-05. The project is located within the County of San Diego near the intersection of Summit Drive and Mary Lane and consists of a proposal to construct a residential major subdivision with 23 total lots. The site falls within the City of Escondido's water service area and is eligible for water service. The following conditions of approval must be satisfied prior to obtaining water service from the City of Escondido.

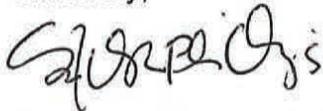
1. An existing City of Escondido water easement currently runs through the northern portion of the property. The existing water easement shall not be disturbed temporarily, or permanently, during the construction of the proposed project.
2. The City of Escondido is currently in the design phase for the A3 Reservoir Elimination Project. As a part of this project, a proposed pressure reducing station has been identified to be placed near the intersection of Summit Drive and Mary Lane along the westerly boundary of APN 237-090-0500. The City of Escondido will need a permanent easement and potentially a temporary construction easement from APN 237-090-0500 for the future construction of the pressure reducing station. Upon final easement negotiations, the above mentioned water easement referenced in Section 1 can then be quit-claimed.
3. A minimum 8-inch water main shall be required to provide adequate water service and/or fire protection for the proposed development. Construction of the water main shall be in accordance with the Standards and Specifications of the City of Escondido. Please submit to the City of Escondido water line plans for the following:

April 4, 2019
Water Service Availability 2510 Summit Drive
Page 2

- a) A looped potable water system shall be constructed to the satisfaction of the Utilities Engineer. Plans for the proposed water main shall be submitted to the City of Escondido for review and approval.
 - b) All improvements to the existing public potable water system shall be designed and constructed per the City of Escondido Design Standards and Standard Drawings.
 - c) Minimum 1" water meters and backflow prevention devices shall be required to each lot.
 - d) If the Fire Department requires fire hydrants, the fire hydrants shall be installed at a location approved by the Fire Marshal.
4. A Public Utility Easement shall be granted to the City of Escondido for any proposed public waterlines on private property. The easement shall include all fire hydrants, water meters and other appurtenances. The minimum easement width shall be 20 feet, or the full width of the private easement road, whichever is greater.

If you have any additional questions, please feel free to contact me at (760) 839-6290 x 7035.

Sincerely,



Stephanie Roman, P.E.
Associate Engineer

Attachment J – 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) PDS2018-MPA-18-023 TM5635

Assessor's Parcel Number(s) 237-090-05

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.

2510 Summit, LLC 40% - owned by Jared Coates

MREV Summit, LLC 30% - owned by Keegan McNamara

Unison Communities, LLC 30% - owned by Oscar Uranga

The above LLCs own the property as Tenants in Common

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

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

OSCAR URANGA
Print Name

7/9/19
Date

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 07-19-19
TM5635

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