



The County of San Diego

Planning Commission Hearing Report

Date:	November 13, 2020	Case/File No.:	Alpine 21 Tentative Map; PDS2005-3100-5431
Place:	No In-Person Attendance Allowed – Teleconference Only - County Operations Center 5520 Overland Avenue San Diego, CA 92123	Project:	Single-Family Residential Development; Tentative Map
Time:	9:00 a.m.	Location:	Country Meadows Road east of Victoria Circle, Alpine
Agenda Item:	#5	General Plan:	Semi-Rural (SR-1)
Appeal Status:	Appealable to Board of Supervisors	Zoning:	Limited Agricultural (A70)
Applicant/Owner:	Alpine 21 LLC	Community:	Alpine Community Plan Area
Environmental:	15183 Exemption	APN:	403-160-15-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to approve, approve with modifications, or deny the proposed Alpine 21 Project (Project). The discretionary action required for the Project includes a Tentative Map.

The Project is a 20-lot single-family residential development in the Alpine Community Plan area, located north of Interstate 8 (I-8), generally between West Victoria Drive and East Victoria Drive. The 80.75-acre vacant property is zoned Limited Agricultural (A70) and is surrounded by single-family residential uses with multi-family residential, a mobile home park, and commercial uses to the south across I-8. The Project is consistent with the development density established by the General Plan Land Use Designation, Semi-Rural (SR-1).

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

B. RECOMMENDATIONS

Planning & Development Services (PDS) recommends that the Planning Commission take the following actions:

- a. Adopt the Environmental Findings included in Attachment A, which includes a finding that the Project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.
- b. Adopt the Resolution of Approval for Tentative Map PDS2005-3100-5431, including 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 B).

C. PROJECT BACKGROUND

The Project, submitted to the County on May 10, 2005, is a Tentative Map consisting of 20 single-family residential lots. The original project (known as “Victoria Estates”) proposed 37 single-family residential lots. A Scoping Letter from staff, dated July 25, 2005, identified issues with Victoria Estates and requested revised plans and technical studies be submitted by November 22, 2005. The applicant made partial resubmittals on March 10, 2008 and October 26, 2009. The subsequent review letter, dated November 24, 2009, identified outstanding project issues and previously requested technical studies that were not provided. The applicant did not submit the required documents by January 8, 2010, as requested.

In accordance with Board Policy I-137 Processing Inactive Projects, an Inactive Warning Letter was sent to the applicant on June 21, 2010, giving a 60-day notice that the Project would be placed in idle status as a result of inadequate progress. No action was taken by the applicant; therefore, the Project was placed into idle status on August 25, 2010.

The current applicant purchased the property in 2016. The Tentative Map was revised and the Project was submitted on March 27, 2017 to resume processing.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located at the eastern terminus of Country Meadows Road, east of Victoria Circle on the north side of I-8 in the Alpine Community Plan Area. Single-family residential development surrounds the Project to the north, east, and west, with multi-family residential development, a mobile home park, and commercial uses to the south, across Interstate 8 as described in Table D-1. The site is comprised of a single legal lot, 80.75 acres in size, which is currently vacant.

The General Plan Regional Category for the site is Semi-Rural, which will not be changed with the proposed development. Please refer to Attachment C – 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	Homeward Way, Coyote Road, Rushings Trace	Single-Family Residential
East	Semi-Rural Residential (SR-1 and SR-2)	A70	Private Roads off East Victoria Dr.	Single-Family Residential and vacant lands
South	Semi-Rural Residential (SR-1)	RM/RV/C34	Interstate 8	Multi-Family Residential, Mobile Home Park, and Commercial
West	Semi-Rural Residential (SR-1)	A70	Victoria Circle	Single-Family Residential

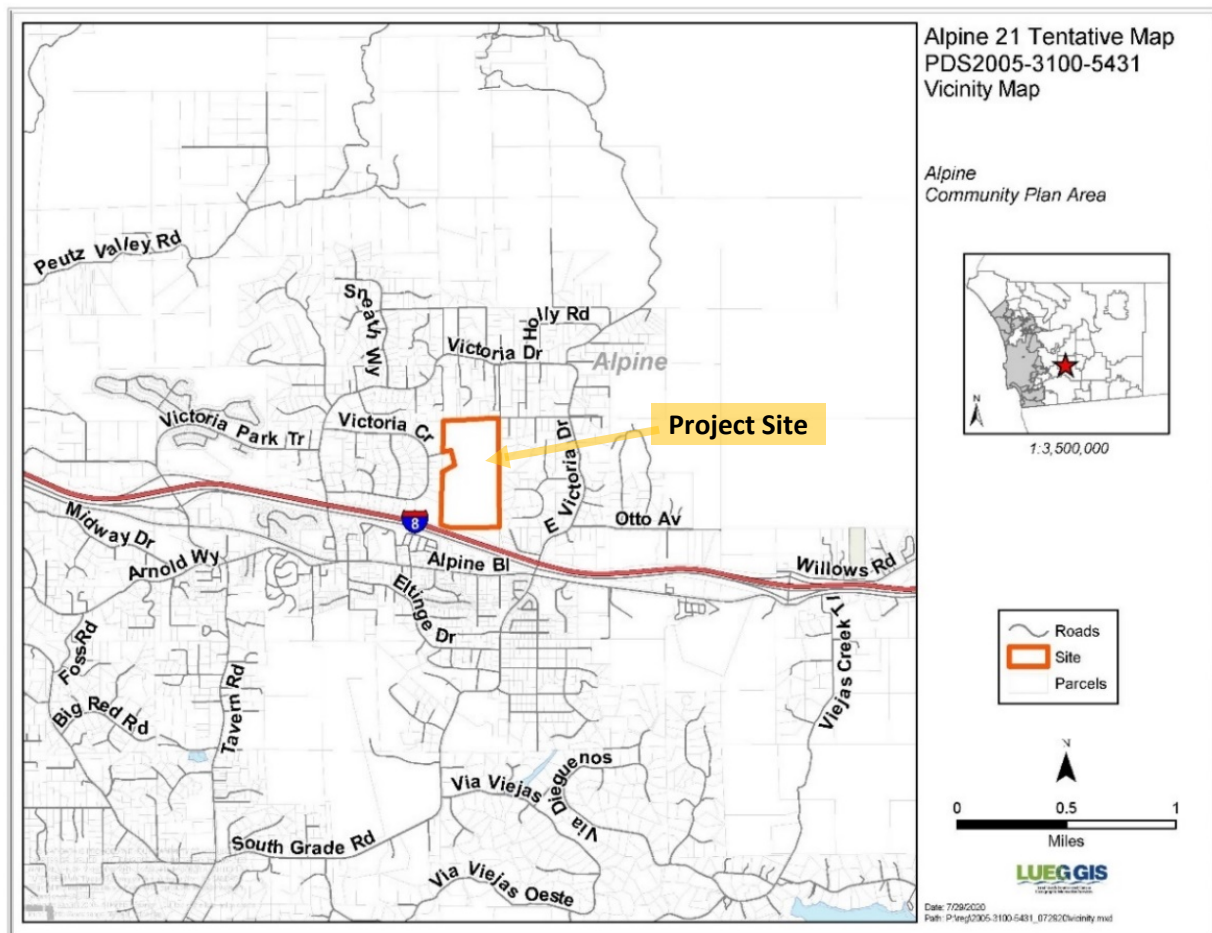


Figure 1: Vicinity Map

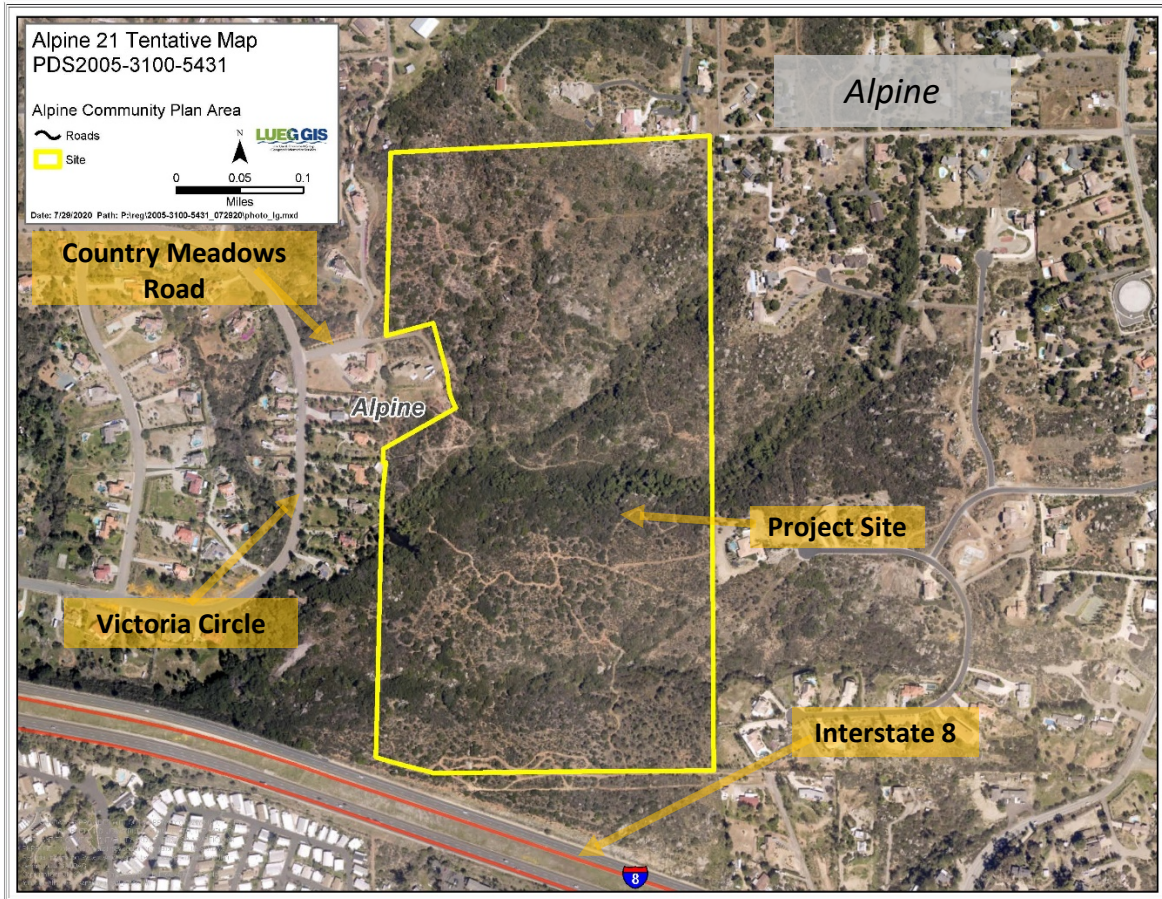


Figure 2: Aerial of Existing Site

E. DEVELOPMENT PROPOSAL

Project Description

The applicant requests a Tentative Map (TM) to create 20 single-family residential lots. The 80.75-acre project site is vacant and is located north of Interstate 8 (I-8) at the eastern terminus of Country Meadows Road, east of Victoria Circle in the Alpine Community Plan area (Figures 1 through 3). The lots, ranging in size from 1.1 acres to 7.7 acres, will be developed in two phases. Access to all parcels will be provided by private driveways and internal private roads connecting to the proposed extension of Country Meadows Drive.

The Project also proposes stormwater retention basins; individual septic systems for each lot; biological and steep slope open space easements; and a wildlife/stream crossing under Chelsea Leigh Way. Water service will be provided by the Padre Dam Municipal Water District, extending from Victoria Heights Place at the southeastern portion of the property (Lot 17) northwest and north to Christina Country Court within a proposed 30-foot-wide easement. Earthwork will consist of 50,018 cubic yards of cut and 57,795 cubic yards of fill, necessitating approximately 7,777 cubic yards of import. Project design components are discussed below. The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural Residential (SR-1). Zoning for the site is Limited Agricultural (A70). The Project is consistent with the density and lot size requirements of the General Plan and Zoning Ordinance.

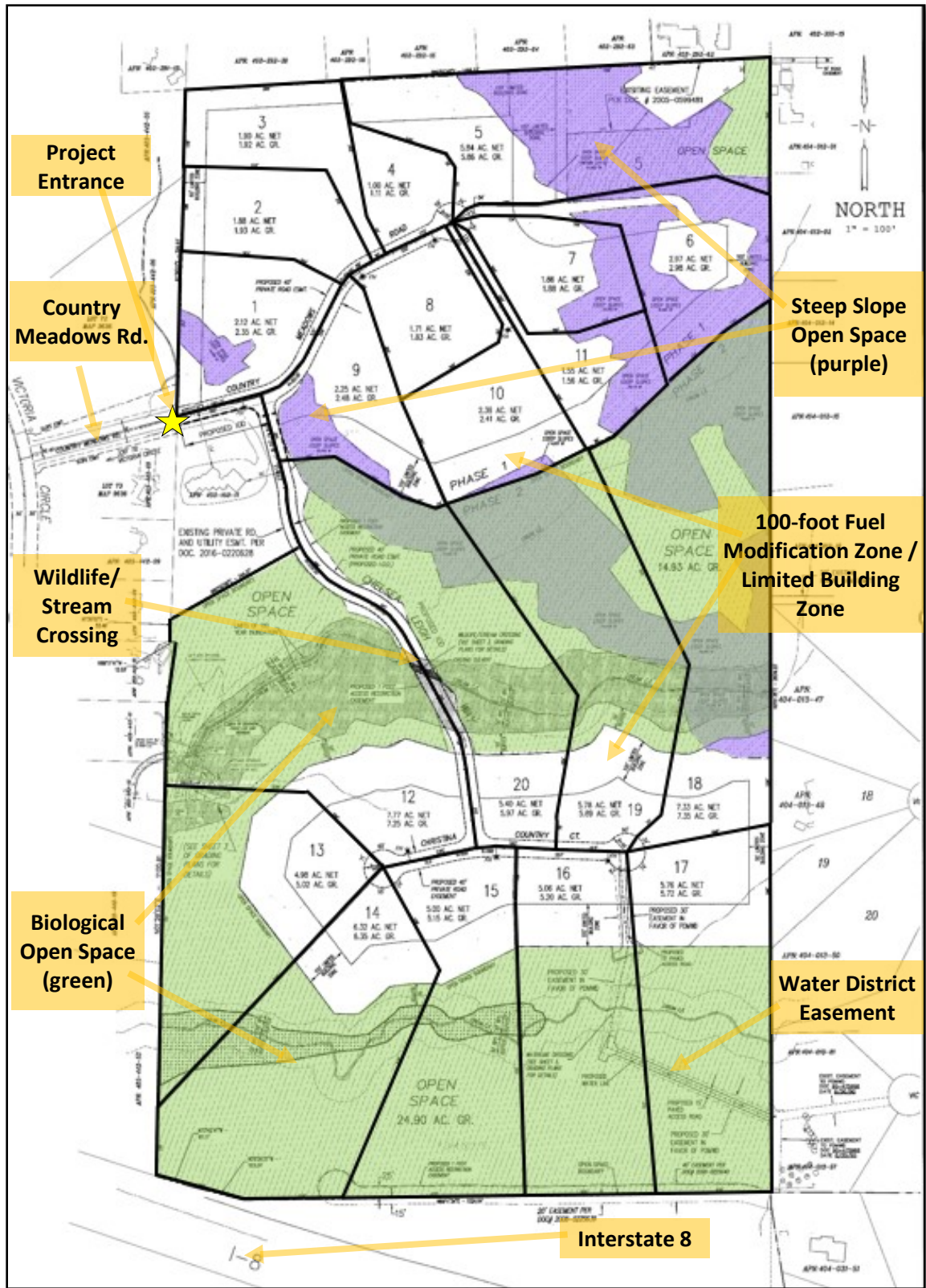


Figure 3: Tentative Map

Access

Access to the development will be provided by a single private road, Country Meadows Road connecting to Victoria Circle at the western portion of the site (Figure 3). Country Meadows Road will be widened from Victoria Circle to the project entrance. An internal network of three 40-foot-wide private roads will provide access to all 20 lots. Access to parcels in Phase 1 (Lots 1-11) in the northern portion of the site will be provided by private driveways connecting to the proposed extension of Country Meadows Drive. Access to parcels in Phase 2 (Lots 12-20) will be provided by private driveways connecting to Christina Country Court, through Chelsea Leigh Way, off Country Meadows Road. The design of the internal roads and driveways have been reviewed and accepted by the Alpine Fire Department. A secondary access road is not required for this Project since the design of the private roads meet the dead-end road length standards of the County Consolidated Fire Code (see the Fire Safety analysis, Section E.2 - Project Analysis, for additional discussion).

Future residents will use Country Meadows Road as the initial route from the Project site. Residents may then turn onto Victoria Circle and travel in a southwest direction to Victoria Meadows Drive to West Victoria Drive to Victoria Park Terrace which leads to Tavern Road and access to I-8 (Figure 4, in blue). Residents may also travel on West Victoria Drive to the south side of I-8 to access Alpine Boulevard (Figure 4, in yellow). Residents may also travel in a northerly direction on West Victoria Drive to North Victoria Drive, then southward on East Victoria Drive which accesses Alpine Boulevard on the south side of I-8 (Figure 4, in pink). Alpine Boulevard provides access to I-8 from Willows Road to the east and Tavern Road to the west.

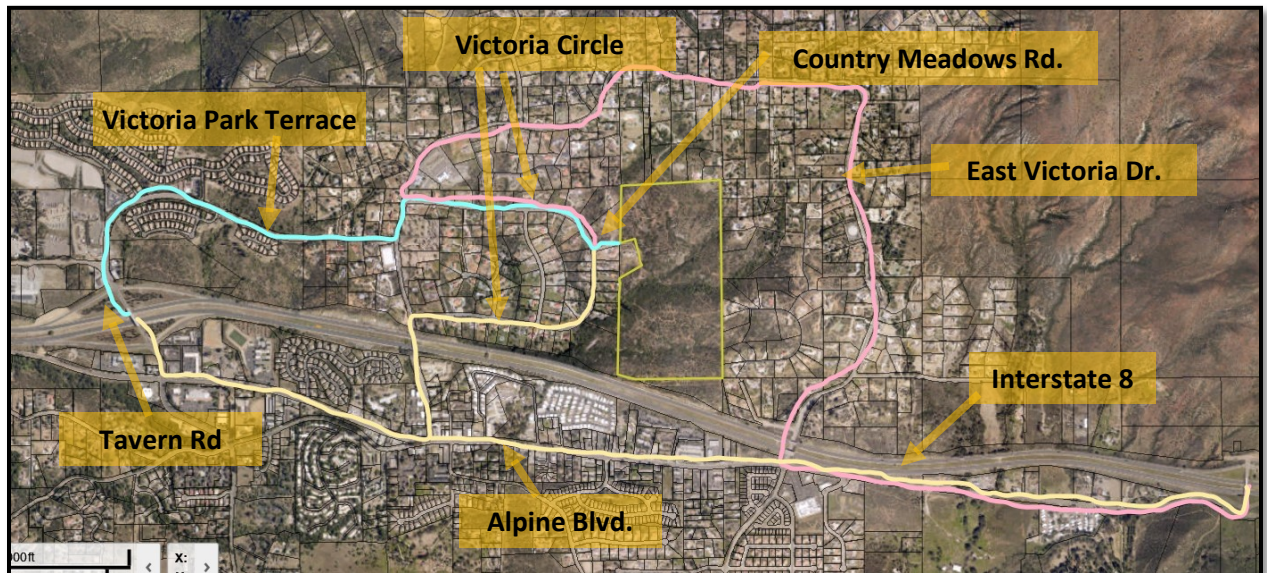


Figure 4: Access Routes

Municipal Services

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

Project Facility Availability Forms have been provided for all services and are included in Attachment F, Service Availability Forms. The Project will be served by the following districts:

- Sewer: Not applicable; Project site is outside the boundaries of a sanitation district (septic systems are proposed)
- Water: Padre Dam Municipal Water District
- Fire: Alpine Fire Protection District
- School: Alpine Union School District and Grossmont Union High School District

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 Alpine Community 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 Project consistent with the vision, goals, and policies of the General Plan?
- b. Does the Project comply with the policies set forth under the Alpine Community Plan?
- c. Is the 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

Consistency with Applicable County Plans and Ordinances

The Project is consistent with the Use Regulations, Land Use Designation and General Plan Table LU-2, *Density Formula for Slope-Dependent Lands*. The zoning designation for the site is A70 which allows for single-family residential development. In addition, 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, the maximum allowable density was calculated using General Plan Table LU-2, which determined: one dwelling unit per gross acre with less than a 25% maximum slope; one dwelling unit per 2 gross acres between a 25% and 50% maximum slope; and one dwelling unit per 4 gross acres above 50% maximum slope. According to Table LU-2, maximum allowable density for the site, based on the steepness of the on-site slopes, is 63 dwelling units. The Project proposes 20 single-family residential lots, which is below the density allocated by the General Plan and as evaluated in the General Plan Update Environmental Impact Report (EIR). Achieving the full General Plan density for the Project is infeasible due to the characteristics of the project site, including the presence of sensitive biological resources, steep slopes, and jurisdictional waters, as well as underlying granitic bedrock which affects septic layouts.

Traffic

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 11, 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." Instead, the Project was analyzed for transportation impacts using the Level of Service (LOS) metric in the CEQA document, as appropriate.

A Focused Traffic Impact Study using the LOS metric was prepared for the Project. Based on review of the Traffic Impact Study, and because the Project proposes 20 single-family lots totaling approximately 252 average daily trips, it was determined that the Project will not result in any significant direct impacts on nearby intersections or road segments. The General Plan Update EIR assumed a maximum build-out of residential density on the subject site, which would be 63 dwelling units; the current proposal includes 20 single-family residential lots. Traffic for the Project will be consistent with what was assumed in the General Plan Update EIR.

Water and Sewer Service

Water service will be provided by the Padre Dam Municipal Water District. A water line extension is required from the end of Victoria Heights Place (at the southeastern project boundary) through Lots 16 and 17, and along the eastern side of Lot 16 to the cul-de-sac of Christina Country Court. A 30-foot-wide easement will be granted to the water district, with portions of the easement paved to 15-foot wide to allow access for water district maintenance. The proposed underground water line and water district easement will pass through the open space easement on Lots 16 and 17. The waterline will be installed under the existing drainage at a minimum of four feet below the existing grade. The Project is required to obtain all necessary permits from the appropriate state and federal agencies prior to any waterline construction in the vicinity of the drainage. The Project site is located outside of a sanitation district boundary. On-site septic systems will be provided for each lot.

Fire Safety

The Project site is located within the jurisdiction of the Alpine Fire Protection District and is approximately 1.8 miles away from the nearest fire station, Alpine Fire Station #17. Based on the service availability form completed by the Alpine Fire Protection District, the expected emergency vehicle travel time will be 3.5 minutes to the Project, which meets the response time requirement of five minutes established by the Safety Element of the County General Plan.

The Project site is located within a very high fire severity zone and the urban-wildlife interface zone. Fire Hazard Severity Zone(s) (FHZ) are mapped geographical areas of significant fire hazards. The various FHZs (Very High, High, Moderate) identify the fire hazard (not risk) of an area based on the physical conditions that create a likelihood that an area will burn over a 30 to 50-year period, without considering modifications such as fuel reduction efforts, which are temporary and cannot be expected to persist over time. According to the General Plan Safety Element, the wildland/urban interface refers to areas where structures and other human developments transition to undeveloped wildland. Properties within the very high FHZ and urban/wildland interface are required to implement County Fire and Building Code requirements for construction in wildland/urban interface areas, which

include fuel modification areas around structures, restrictions on locations of structures on lots, ignition-resistant construction, and residential fire sprinklers.

A Fire Protection Plan (FPP) was prepared for the Project dated November 2019. The FPP identified wildland fire risks for the Project, particularly from the drainages and steep slopes primarily on the eastern side of the project site, as they align with the direction of typical Santa Ana winds. Additionally, the site contains vegetative fuels which have reached more than 10 feet in height, as well as trees and riparian growth along the drainages on the site. However, it was determined these wildland fire risks would be mitigated to a level of less than significant with the incorporation of project design features including 50-foot and 100-foot fuel modification zones (see Figure 3), adequate roads for emergency vehicle access (in terms of dimension, slope, paving materials, etc.), installation of fire sprinkler systems and ignition-resistant construction standards for future dwelling units, installation of fire hydrants, and available and sufficient water supply to the Project.

The future property owners will be required to maintain fuel modification zones by regularly thinning the native vegetation and removing all dead and dying vegetation to the satisfaction of the Alpine Fire Department. A minimum 100-foot defensible space is required unless the adjacent property line is closer than 100 feet, in which case defensible space will be required to be maintained to the property line. The Project proposes 100-foot fuel modification zones extending outward from the building pads on lots 5, 6, 9, 10, 11, and lots 12 through 20, and 50-foot fuel modification zones on lots 1 through 3.

The existing and proposed roadways serving the project site will conform to the requirements of the Consolidated Fire Code and Alpine Fire Protection District Ordinances. Country Meadows Drive is a 56-foot-wide easement and will be widened to a paved width of 36 feet. The proposed 40-foot wide private road easements will be improved to a paved width of 32 feet where 24 feet is required for residential developments. This will allow parking on one side of the road with the opposite side designated as a Fire Lane, with painted red curb and signage. All private driveways will be constructed with an approved all-weather paved surface and will have a minimum paved width of 16 feet. Driveways on lots 2, 3, 5, 6, 7, and 10 exceed a length of 150 feet from street and shall provide an approved Fire Department turn-around on each lot. Additionally, lots 1, 3, 5, and 6 will require the installation of concrete driveways per Fire Code requirements, as the slope of the driveways exceed 15 percent.

As discussed in Section E - Access, there are several routes for future residents to use to travel from the Project site to Interstate 8 in the event of an evacuation (Figure 4). In addition, the FPP identifies an evacuation center, local shelters, and fire safe zones within the Alpine area which would be available during an emergency.

The Project will comply with all applicable regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code, Consolidated Fire Code, and Alpine Fire Protection District requirements, as specified in the Project conditions (Attachment B).

Biological Resources

The Project site is currently vacant and contains natural vegetation with rocky slopes in the northern portion of the property. There is a main, central drainage, and a smaller, southern drainage, both of which flow from the eastern property boundary to the western property boundary. In between the

main and southern drainages is a ridgeline with scattered boulder outcrops. Biological resources on the site, including vegetation, drainages, and wildlife were evaluated in a Biological Resources Letter Report dated May 15, 2020.

The site is located within the County's Multiple Species Conservation Program (MSCP) but is not designated as a Pre-approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA). The MSCP Plan provides a regional overview of areas with high species diversity and unique biological resources. The plan identifies 16 biological resource core areas and associated linkages which represent the major linkages that are crucial for survival of the species that utilize them. The closest linkage to the Project is approximately 3-miles to the west. Although the project site is not considered a wildlife corridor, the ridges and drainages on the property are expected to be used by wildlife for cover, food, and water. There are three east-west drainages on-site that have been avoided through project design, except for a road crossing. The road crossing will be a natural-bottomed culvert that is intended to encourage continued wildlife usage rather than block it. While some larger mammals may navigate through the many residential developments between Viejas Mountain and the subject property, there is no main corridor or linkage between the two areas.

The central drainage contains federal jurisdictional wetlands, California Department of Fish & Wildlife (CDFW) and Resource Protection Ordinance (RPO) wetlands. The southern drainage contains waters of the U.S. and waters of the state. The northern drainage did not contain wetland species. An RPO wetland buffer distance of 50-feet is proposed for these two RPO wetlands. The permanent and temporary impacts to jurisdictional wetlands, waters of the state, and waters of the U.S. will be mitigated at minimum of a 1:1 ratio by removing an existing earthen dam and recontouring the area to its pre-berm, natural flows.

The site contains granitic southern mixed chaparral, southern coast live oak riparian forest, coast live oak woodland, open water, and disturbed habitats. As a result of the Project, permanent impacts will occur to 38.4 acres of granitic southern mixed chaparral, 0.3 acres of southern coast live oak riparian forest, 0.3 acres of coast live oak woodland, and 0.22 acres of developed habitat. In addition, 150 square feet of permanent impacts will occur to waters of the U.S./waters of the state and 1,800 square feet of temporary impacts would occur to federal jurisdictional wetlands and waters of the state.

Project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: offsite purchase of 19.2 acres of Tier III habitat and 0.3 acres of Tier I habitat within a BRCA in the MSCP, the dedication of an open space easement over the identified on-site RPO wetlands and buffers, creation and restoration of 0.6 acres of southern coast live oak riparian forest habitat, the removal of an earthen dam to restore natural flow, and implementation of breeding season avoidance to prevent brushing, clearing, and/or grading between January 15th and August 31st.

Staff received three comment letters related to the on-site biological resources (Attachment E) including the wildlife observed on the project site, wildlife movement, adequacy of mitigation, and lighting. The comments were reviewed by PDS staff and the project biologist. With the proposed mitigation measures and the project conditions (Attachment B), it was determined that the biological impacts have been adequately addressed.

The sensitive biological resources will be avoided to the maximum extent feasible through site design features consistent with the County Zoning Ordinance and Subdivision Ordinance. The Project consolidates the development footprint in the least environmentally sensitive areas of the site and will preserve 23.4 acres of natural habitat within biological open space easements dedicated to the County. An additional 16.4 acres of the site will be preserved within steep slope open space easements. There is some overlap of steep slope and biological open space easements (Figure 3). In total, approximately 29.8 acres (37 percent of the project site) will be preserved in open space.

3. General Plan Consistency

The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural Residential (SR-1). The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
LU-1.9 Achievement of Planned Densities. Recognizing that the 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.	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 based on the slope categories is 63 dwelling units and the Project proposes 20 single-family residential lots. The characteristics of the property, including the presence of sensitive biological resources, steep slopes, and jurisdictional waters, as well as underlying granitic bedrock which affects septic layouts, render the full density infeasible. Therefore, the Project is consistent with the density allocated by the General Plan.
LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	Sensitive biological resources 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.
LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g. forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.	By dedicating biological and steep slope open space easements, the Project will consolidate its development footprint, minimize impacts to the environment and preserve on-site natural features from future development.
LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	In addition to the proposed open space easements, Fuel Modification Zones (FMZs) will be maintained by the property owners to meet the requirements of the Alpine Fire Protection District. A minimum 100-foot defensible space is required unless the

<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 defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.</p>	<p>adjacent property line is closer than 100 feet, in which case defensible space will be required to be maintained to the property line. The Project proposes 100-foot FMZs extending outward from the building pads on lots 5, 6, 9, 10, 11, and lots 12-20, and 50-foot FMZs on lots 1-3. Additionally, lots 1, 3, 5, and 6 will require the installation of concrete driveways per Fire Code requirements, as the slope of the driveways exceed 15 percent.</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. Surrounding lots range in size from 1.1 to 8.56 acres in size. The Project proposes lot sizes ranging from 1.1 to 7.7 acres in size, which is consistent with surrounding development.</p>
<p>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.</p>	<p>The Project recognizes the presence of steep slopes, natural drainages, and sensitive biological resources on-site and will avoid impacts through the required dedication of biological and steep slope easements.</p>
<p>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.</p> <p>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.</p> <p>M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.</p>	<p>No individual driveways will have direct access to a Mobility Element Road. The Project will include one entrance, an extension of Country Meadows Road, connecting to Victoria Circle at the western portion of the site.</p> <p>The Project will include three internal private roads, terminating in cul-de-sacs, and has been designed to the satisfaction of the Alpine Fire Protection District.</p> <p>The proposed private roads within the project site are designed to be compatible with the existing terrain to the extent feasible, and a stream/wildlife crossing is proposed under Chelsea Leigh Way. The site is not identified as a regional wildlife corridor or as associated linkage in the Multiple Species Conservation Program (MSCP).</p>
<p>Mobility Element Network – Alpine Community Planning Area.</p>	<p>The Mobility Element for the Alpine Community identifies the “New Road 23” segment across the subject property connecting Victoria Circle</p>

<p><u>New Road 23. Segment: Victoria Circle to East Victoria Drive</u></p>	<p>to East Victoria Drive via Victoria Heights Place. This connection is not required by the Alpine Fire Protection District. Further, construction of a road connecting to Victoria Heights Place, east of the project site would create additional impacts to existing biological resources, including an existing drainage which is identified as a jurisdictional water of the state.</p>
<p>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.</p> <p>COS-14.3 Sustainable Development. Require design of residential subdivisions through “green” and sustainable land development practices to conserve energy, water, open space, and natural resources.</p>	<p>The Project consolidates the development footprint in the least environmentally sensitive areas of the site and will preserve 23.4 acres of natural habitat within biological open space easements dedicated to the County. An additional 16.4 acres of the site will be preserved within steep slope open space easements. In total, 39.83 acres (49.3 percent of the project site) will be preserved in open space.</p>
<p>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.</p>	<p>The Project includes 50-foot and 100-foot fuel modification zones extending out from the building pads on lots 1–3, 5, 6, 9, 10, 11, and lots 12-20, in which flammable vegetation or other combustible growth will be cleared. This maximizes defensibility of the Project and surrounding neighborhood as required by the Fire Protection Plan.</p>
<p>S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.</p>	<p>A Fire Availability Form was signed by the Alpine Fire Protection District and is on file with PDS (Attachment F).</p>
<p>S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p>	<p>A Fire Protection Plan has been prepared for the Project and has been reviewed and accepted by the Alpine Fire District with conditions. All future structures will be constructed to meet the applicable ignition resistance construction codes and required fuel modification zones will be maintained.</p>
<p>S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.</p>	<p>All future structures will be constructed to meet the ignition resistance construction codes in effect at the time of building permit issuance. There are no existing structures on the property, no retrofitting will be required.</p>

4. Alpine Community Plan Consistency

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

Table F-2: Alpine Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<p>2. Maintain the existing rural character of Alpine in future developments by avoiding monotonous tract developments and encouraging innovation in design.</p>	<p>The 80.75-acre site is in an area with available basic services including water, fire and schools. The Project will develop 20 single-family residential lots, consistent with maximum density allowed by the General Plan. The design of the subdivision differs from track developments as the lots follow the topography of the site rather than a uniform lot pattern. The proposed lots in the northern portion of the property (Phase 1) vary from 1.1 to 5.86 acres and are situated to avoid steep slopes and some rock outcrops. The lots in the southern portion of the property (Phase 2) vary from 4.98 to 7.7 acres and are designed to preserve the existing drainages on the site. Building pads are proposed closer to the proposed roads to preserve sensitive resources within open space easements.</p>
<p>3. New Planned Residential Developments (PRD), subdivisions, and Tentative Maps should reflect innovative aspects of site designs including:</p> <ul style="list-style-type: none"> a. Roads that reflect rural character following topography and minimizing grading b. Residential design that varies within individual developments. c. Lot patterns and dedicated open space areas that reflect sensitivity to environmental resources. d. Designs and site landscaping that integrates the man-made environment with natural setting and topography. 	<p>The proposed private roads within the project site are designed to be compatible with the existing terrain to the extent feasible and a stream/wildlife crossing is proposed under Chelsea Leigh Way.</p> <p>The Project consolidates the development footprint in the least environmentally sensitive areas of the site and building pads on individual lots have been designed to minimize grading to the extent feasible. A total of 23.4 acres of natural habitat will be preserved within biological open space easements dedicated to the County. An additional 16.4 acres of the site will be preserved within steep slope open space easements. There is some overlap of steep slope and biological open space easements, therefore, approximately 29.8 acres (37 percent of the project site) will be preserved in open space.</p> <p>The Project landscaping will integrate the with the existing natural setting since the Project has been conditioned to require the use of native or naturalizing plant materials wherever appropriate.</p>

Community Plan Policy	Explanation of Project Conformance
<p>4. Site designs should:</p> <p>a. Be in harmony with existing topography.</p> <p>b. Grading shall not unduly disrupt the natural terrain, or cause problems associated with runoff, drainage, erosion, or siltation. Landscape disturbed by grading shall be revegetated.</p> <p>c. Have grading plans that maximize retention of sensitive native vegetation, existing tree stands, and rock outcroppings, and natural topography.</p>	<p>The Project consolidates the development footprint in the least environmentally sensitive areas of the site and building pads on individual lots have been designed to minimize grading to the extent feasible. The proposed private roads within the project site are designed to be compatible with the existing terrain to the extent feasible.</p> <p>All graded slopes will be revegetated with native or naturalizing plant materials, wherever appropriate. Existing rock outcroppings are identified in the northern portion of the site. Some rock will be removed during grading of the proposed pads in Phase 1, but rock outcroppings within the open space areas will be retained.</p>
<p>5. Clustering and Lot Area Averaging shall be limited outside the Village boundary as specified in the Alpine Plan text's Land Use Element, Policies and Recommendations, Section 5(a)3.</p>	<p>Clustering and Lot Area Averaging was not utilized for this Project. The proposed lots range in size from 1.1 to 7.7 gross acres, which exceeds the 1-acre minimum lot size for the zone.</p>
<p>6. Require retention of mature trees in all public and private development projects, wherever possible.</p>	<p>Existing mature trees are located on the site within the existing drainages. A small area (0.3 acres) of Coast Live Oak Woodland will be impacted by the construction of Chelsea Leigh Way. However, approximately 6.8 acres of Coast Live Oak Woodland and Southern Coast Live Oak Riparian Forest will be preserved within biological open space easements. Additional trees will be planted along the internal private roads.</p>
<p>7. Require commercial, industrial, civic, and high-density multi-family residential (7.3 du/ac or greater) projects or zoned property to comply with the Alpine Design Review Guidelines and to be compatible with surrounding development.</p>	<p>The Project is a single-family residential subdivision; therefore, this policy is not applicable.</p>
<p>8. Encourage road improvements appropriate to a rural community, that maintain existing road edge patterns and accommodate street landscaping as articulated in the Mobility Element.</p>	<p>The private roads within the Project will be designed to County standards with a graded width of 40 feet and a paved width of 36 feet with an asphalt curb. Landscaping, including street trees, will be installed outside the private road easements.</p>

Community Plan Policy	Explanation of Project Conformance
9. Riparian vegetation shall be maintained or enhanced in and along the existing floodways and creeks, wherever possible.	Approximately 6.3 acres of riparian vegetation within the on-site drainages will be preserved in open space easements. The Project proposes to impact approximately 0.3 acres of riparian vegetation, which will be mitigated as specified in the project conditions.
10. Projects that propose to grade along the existing floodplain fringes shall landscape the creek embankments with natural vegetation and enhance the natural edge of the creek.	No grading is proposed along the onsite drainages except for the removal of an on-site earthen dam and recontouring the area to its pre-berm, natural flows. This area will be revegetated with appropriate native plants.
12. Streets, walkways, buildings, retaining walls, and other improvements shall blend in with the natural landforms. No curbs, gutters, or sidewalks shall be used outside of the Village. Grading shall be minimized.	The private roads within the Project will be designed to County standards with a graded width of 40 feet and 36 feet of paving with an asphalt curb. No sidewalks are proposed. Landscaping, including street trees, will be installed outside of the private road easements. All graded slopes will be revegetated with native or naturalizing plant materials, wherever appropriate.
Alpine Community Plan - Appendix: Alpine Resource Conservation Area (RCA)	The Project site is not within an Alpine Resource Conservation Area

5. Zoning Ordinance Consistency

The Project site is zoned Limited Agricultural (A70). The proposed lots conform to the minimum required lot size. Future single-family units will conform to the building type, setback, and height requirements.

Table F-3: Zoning Ordinance Development Regulations

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

6. Subdivision Ordinance Consistency

The Project has been reviewed for compliance with the Subdivision Ordinance. It is consistent with the requirements for major subdivisions in terms of design including minimum lot size, minimum frontage on a dedicated road, and minimum lot depth (Section 81.401), dedication and access

(Section 81.402), and improvements (Sections 81.403 and 81.404). The Project includes requirements and conditions of approval necessary to ensure the Project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

7. California Environmental Quality Act (CEQA) Compliance

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

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

8. Applicable County Regulations

Table F-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	There will be 0.04 acres of combined temporary and permanent impacts to the jurisdictional wetlands and waters (of which, approximately 0.3-acres are classified as CDFW and RPO wetlands) resulting from the construction of Chelsea Leigh Way and the installation of a water line. With implementation of mitigation measures there will be no net loss of wetlands, therefore no significant impact will occur. According to Section 86.604 of the Resource Protection Ordinance, crossings of wetlands for roads, driveways or trails/pathways is permitted. The entire area, including the steep slope areas, will be placed in an open space easement prior to issuing improvement or grading plans or prior to recordation of the Final Map, whichever comes first. The Project will not impact any floodplains/floodways or sensitive habitat lands. Therefore, it was determined that the Project complies with the RPO.
b. County Consolidated Fire Code	The Project was reviewed and approved by the Alpine Fire Protection District and the County Fire Authority. A Fire Protection Plan was prepared and accepted by the Alpine Fire Protection District.
c. Noise Ordinance	A Noise Study was prepared 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.
d. Light Pollution Code	The Project does not propose outdoor lighting at this time. However, all future lighting will be required to 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 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 Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (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 May 2020, the Project is found to be in conformance with the MSCP and the Biological Mitigation Ordinance.

G. COMMUNITY PLANNING GROUP

On October 22, 2020, the Alpine Community Planning Group voted to recommend approval of the Project as proposed by a vote of 8-0-7-0-0 (8 ayes, 0 noes, 7 absent, 0 abstain, 0 vacant). The group previously recommended approval of the Project on June 23, 2005, by a unanimous vote, with a condition that the County require the applicant to make one parkway 4 feet wide to function as a pathway. This condition was applicable to the previous project design is not included in the current project (Attachment E).

H. PUBLIC INPUT

Surrounding property owners were notified about the Project upon application submittal in May 2005, and during the CEQA 15183 public disclosure period from June 11, 2020 through July 13, 2020. Five comment letters were received during public disclosure: one from California Department of Fish & Wildlife providing comments and recommendations on the Project's significant or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources, two from neighbors raising concerns regarding biology, one from a neighbor raising a concern regarding noise, and one from a neighbor with general questions regarding the Project. Staff reviewed the comments and determined that project conditions and applicable mitigation measures are appropriate to reduce project specific impacts adequately, and no changes were made to the CEQA 15183 document as a result. (Attachment E).

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Environmental Findings
Attachment B – Tentative Map Resolution PDS2005-3100-5431
Attachment C – Planning Documentation
Attachment D – Environmental Documentation
Attachment E – Public Documentation
Attachment F – Service Availability Forms
Attachment G – Ownership Disclosure

Attachment A – Environmental Findings

ALPINE 21 TENTATIVE MAP

PDS2005-3100-5431; PDS2005-3910-05-14-020

ENVIRONMENTAL FINDINGS

November 13, 2020

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1) In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review as explained in the 15183 Statement of Reasons dated June 11, 2020, because the project is consistent with the General Plan Update (GPU) for which an environmental impact report (EIR) dated August 2011 on file with Planning & Development Services (PDS) as Environmental Review Number 02-ZA-001 was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project, as explained in the 15183 Statement of Reasons dated June 11, 2020.
- 2) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, section 86.601 et seq.).
- 3) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
- 4) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines Section 15091(d).
- 5) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated May 19, 2020 on file with Planning & Development Services as Environmental Review Number PDS2005-3910-05-14-020.

**Attachment B – Resolution
Approving PDS2005-3100-5431 (TM)**

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2005-3100-5431)

WHEREAS, Tentative Map No. PDS2005-3100-5431 proposing the division of property located at eastern terminus of Country Meadows Road, east of Victoria Circle and generally described as:

Parcel A of Certificate of Compliance recorded October 10, 2013 as C-10-0003 BA (C), in the County of San Diego, State of California, Recorded on April 15, 2010, in the office of the San Diego County Recorder as Document No. 2010-0187062 of Official Records.

Excepting therefrom Lot 20 of County of San Diego Tract No. 4448, in the County of San Diego, State of California, according to Map thereof No. 12731, filed on October 29, 1990 in the Office of the San Diego County Recorder

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on March 27, 2017; and

WHEREAS, on November 13, 2020, the Planning Commission 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 Planning Commission 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](#).

PRELIMINARY GRADING PLAN: The approval of this Tentative Map also includes the approval of the Preliminary Grading and Improvement Plan dated February 6, 2020 consisting of one sheet pursuant to [Section 81.305 of the County Subdivision Ordinance](#). In accordance with [Section 87.207 of the County Grading Ordinance](#), Environmental

Mitigation Measures or other conditions of approval required and identified on this plan shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any substantial deviation from the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be submitted for approval pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

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 sole exceptions to the aforementioned are:

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 21: Said condition pertains to construction of public sewer system. The project proposes a private subsurface sewage disposal system. The project proposes a public sewer system.
- (4) Standard Condition 27: Said condition states that the Final Map may not be filed as units or groups of units. The Final Map for this Tentative Map is proposed to be filed in two units.

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

30. GEN#1–COST RECOVERY

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.

31. 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.

32. 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 Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: Air Quality (Fugitive Dust, Construction Exhaust Emissions); Biological Resources (Resource Avoidance, Off-Site Mitigation, Revegetation); Cultural Resources (Archaeological Monitoring); Fire (Fire Requirements); Geologic Hazards (Stabilization Measures, Geologic Hazards), Noise (Blasting Noise Plan, Temporary Construction Noise, Temporary Rock Crushing and Drilling, Vibration Impacts). **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 map(s) for phase 1 and phase 2 and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

33. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

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

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials

to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.

- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: plans shall be compliant with Appendix D (Defensible Space and Vegetation Management) of the most current version of the projects' Fire Protection Plan and all applicable requirements within Section 4907 (Defensible Space) of the 2020 Consolidated Fire Code, including Home Ignition Zones. Show locations and provide dimensions of all fuel management zones.
- i. Planting and irrigation associated with each lot, and private roadways shall demonstrate compliance with Section 4.5, 4.8, and 5.4 of the most current version of the Fire Protection Plan. The location of tree wells shall be compliant with the Roadside Defensible Space and Tree Well Fuel Modification Mitigation requirements of the Fire Protection Plan.
- j. The project shall be required to submit additional sheets within the Landscape Documentation Package, to demonstrate compliance with Section's 86.703 (b) (1), 86.706, and 86.709 (b) (10) of the Water Conservation in Landscaping Ordinance (10675) and Section's 1.D.2 and Section 5 (Tree Planting Guidelines) of the Water Efficient Landscape Design Manual.

- k. If the project will be constructed in phases, show the phasing lines and indicate how Certificate of Completions will be submitted for all common area landscapes, individual homeowners lots, and slopes in order to satisfy occupancy requirements or prior to final grading release.
- l. Provide a note on the plans that indicates who is responsible for planting and maintaining all landscaped areas shown on these plans, including fuel management zones, common area landscapes, storm water basins, tree wells, and how developer installed slopes will be turned over to individual homeowners when lots are sold.
- m. Irrigation plans shall demonstrate how developer/homebuilder installed irrigation for slopes and residential trees will be converted over to the individual lot owner. This includes the use of weather based irrigation controllers.
- n. Plans shall demonstrate that the planting of all slopes over 3' in vertical height, all tree wells, leach fields, disturbed areas associated with water line construction, the access road for Padre Dam Municipal Water District, and the disturbed areas associated with the wildlife crossing culvert will not contain any invasive (as identified within the Water Efficient Landscape Design Manual and the California Invasive Plant Council's website) or fire prone species (as identified within the County's 'Fire Defensible Space and You' brochure and the most current version of the projects' Fire Protection Plan).
- o. The on-center spacing of trees on all slopes shall be compliant with the Fire Protection Plans' *Distance Between Tree Canopy Chart*.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to the approval of the map(s) for phase 1 and phase 2 and prior to the approval of any plan and issuance of any permit, the Landscape Plans shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

34. 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 met the ignition resistant building requirements, the limited building zones and fuel modification zones, and the private road maintenance as required in the **November 2019 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 Alpine Fire Protection District. **TIMING:** Prior to recordation of the final map, the applicant shall obtain a letter from the Alpine 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.

35. DEH#1–ONSITE WASTEWATER TREATMENT SYSTEM REVIEW

INTENT: To ensure that each proposed Onsite Wastewater Treatment System (OWTS) complies with the current Local Agency Management Program (LAMP) and meets all applicable setbacks as shown on the Tentative Map and Preliminary Grading Plan. **DESCRIPTION OF REQUIREMENT:** The Department of Environmental Health (DEH) shall review the Final Map to ensure the lot design, location, lot numbers, grading, and other features are consistent as shown on the approved Tentative Map and Preliminary Grading Plan. **DOCUMENTATION:** The applicant shall provide PDS a letter from DEH stating that the Maps/Plans have been reviewed for these 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 proposed onsite wastewater treatment system designs reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

36. DEH#2–ONSITE WASTEWATER TREATMENT SYSTEM-SUPPLEMENTAL TREATMENT SYSTEMS

INTENT: In order to ensure that all proposed Supplemental Treatment Systems (STS's) comply with the current Local Agency Management Program, the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

- a. Each dwelling constructed within this subdivision shall be connected to a Supplemental Treatment System (STS) if a conventional onsite wastewater treatment system cannot be designed to meet the requirements set forth in the Local Agency Management Program. All such STS's must utilize a treatment unit/method that is approved for use (NSF Standard 40) in the County of San Diego.
- b. All home owners will be required to obtain an Annual Operating Permit from the Department of Environmental Health for any Supplemental Treatment System prior to final approval of the Supplemental Treatment Permit. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.
- c. All home owners will be required to obtain and maintain an Annual Service Contract, from a qualified service provider, for their Supplemental Treatment System(s). This contract must include biannual inspections and reporting of all inspection results to DEH by the homeowner or their qualified service provider.

DOCUMENTATION: The property owner shall submit plans for review and approval to DEH for each proposed Supplemental Treatment System. The property owner shall obtain and maintain an Annual Operating Permit for each Supplemental Treatment

System. The property owner or their qualified service provider shall provide DEH with a copy of the Annual Service Contract. **TIMING:** Plans for each Supplemental Treatment System shall be approved prior to issuance of a Supplemental Treatment Permit, to install the system. The Annual Operating Permit shall be obtained prior to final approval of the Supplemental Treatment Permit and shall be renewed each year thereafter. The Annual Service Contract shall be provided to DEH prior to final approval of the Supplemental Treatment Permit and each year thereafter. **MONITORING:** DEH shall review the documents provided for the satisfaction of this condition.

37. PLN#1–RPO STEEP SLOPE EASEMENT [PDS, FEE X 2]

INTENT: In order to protect steep slope lands as defined in the [Resource Protection Ordinance \(RPO\)](#) Section 86.602.(p) a Steep Slope Open Space Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a RPO Steep Slope Open Space Easement as shown on the approved Tentative Map. This easement is for the protection of steep slope lands 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. The sole exceptions to this prohibition are:

- a. Clearing of vegetation to protect existing or proposed structures that are in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or written orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
- b. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of PDS.
- c. Construction, use, and maintenance of septic systems on Lots 6, 7, 9, and 11, in the locations shown on the Preliminary Grading Plan.
- d. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of DEH in a location and manner approved in writing by the Director of PDS.
- e. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- f. Construction, use, and maintenance of a private road or driveway, as shown on the approved Preliminary Grading Plan.
- g. Uses, activities, and placement of structures expressly permitted by the Director of PDS, whose permission may be given only after following the procedures and complying with all requirements applicable to an

Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.

DOCUMENTATION: The applicant shall show the easement on the Final map(s) with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the approval of the map(s) for the following lots: 1, 5, 6, 7, 9, 10, 11, 18, 19, & 20, and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation on the map, the [PDS, LDR] shall route the Final Map to [PDS, PCC] for approval prior to map recordation OR for recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for preapproval. The [PDS, PCC] 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, PCC] for satisfaction of the condition - OR - if recorded on the map, the [PDS LDR] shall satisfy the condition after map recordation.

38. 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, 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:

1. 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.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
3. 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 review. **TIMING:** Prior to the approval of the Final 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.

39. 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:

1. Decking, fences, and similar facilities.
2. 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 review. **TIMING:** Prior to the approval of the Final 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.

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

INTENT: In order to mitigate for the impacts to coast live oak woodland habitat, 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 0.3 acres of Tier I habitat, located at the Crestridge

Mitigation Bank or other County approved mitigation bank within a BRCA in the MSCP as indicated below.

- a. **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:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. 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.
 3. 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.
 4. 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.
- b. **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 South San Diego County as indicated below:
 1. 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.
 2. 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 and the California Department of Fish and Wildlife (CDFW). 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.
 3. 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.
 4. 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.
 5. 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 Final 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.

41. **BIO#4-OFFSITE MITIGATION [PDS, FEE X2]**

INTENT: In order to mitigate for the impacts to granitic southern mixed chaparral, 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 19.2 acres of Tier III habitat, located at the Crestridge Mitigation Bank or other County approved mitigation bank within a BRCA in the MSCP as indicated below.

- a. **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:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. 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.
 3. 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.

4. 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.
- b. **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 South San Diego County as indicated below:
1. 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.
 2. 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 and the California Department of Fish and Wildlife (CDFW). 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.
 3. 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.
 4. 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.
 5. 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 Final 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.

42. BIO#5–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 PDS2005-3100-5431. 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
Pets must be kept on leach when near easements
Reference: PDS2005-3100-5431

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 Final 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.

43. BIO#6–REVEGETATION PLAN

INTENT: In order to mitigate for the impacts to southern coast live oak riparian forest and jurisdictional wetlands and water, which are sensitive biological resources pursuant to the Resource Protection Ordinance (RPO), revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan, shall be prepared, which mitigates impacts to 0.3 acres of southern coast live oak riparian forest and 0.04 acres of jurisdictional wetlands and waters. The revegetation shall occur onsite along the western edge of the property. The revegetation plan shall conform to the final version of the Conceptual Hydromodification, Restoration, Creation, and Monitoring Plan dated February 26, 2020 and the most current version of the [County of San Diego Report Format and Content Requirements for Revegetation Plans](#). The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of five years and have an 80 percent success criterion.

- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director of PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant shall prepare the Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits.

TIMING: Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved.

MONITORING: The [PDS, LA] shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition BIO#7 shall be made to enter into a Secured Agreement for the implementation of the Plan.

44. **BIO#7–SECURED AGREEMENT**

INTENT: In order to assure project completion and success of the Revegetation Plan in condition BIO#6, a surety shall be provided and an agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation

provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.

DOCUMENTATION: The applicant shall execute a Secured Agreement provided with the Revegetation Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS, LA] for final review and approval. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, and after the approval of the Revegetation Plan, the agreement shall be executed and the securities provided for the revegetation plan implementation. **MONITORING:** The [PDS, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Revegetation Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.

45. BIO#8–WETLAND PERMITS: [PDS, FEE X2]

INTENT: In order to comply with the State and Federal Regulations for jurisdictional wetlands and waters, the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

- a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
- b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PPD] for compliance. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the permits shall be obtained. **MONITORING:** The [PDS, PPD] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.

46. 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 Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- a. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

APPROVAL OF MAP: The following specific conditions shall be complied with before a Final Map is approved by the Board of Supervisors 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):

ALL UNITS: Conditions that apply to all Units (Units 1 and 2) are listed after the conditions for the individual units.

UNIT 1: PRIOR TO APPROVAL OF FINAL MAP

The Final Map for this Tentative Map is to be filed in units. In addition, conditions that apply to all units (Units 1 and 2) are listed in a separate section at the end, following the conditions for Unit 2.

47. ROADS#1–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), the private road easements listed below shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for the on- and offsite private easement road, **Country Meadows Road**, from existing public Country Meadows Road easterly to Chelsea Leigh Way, to a minimum graded width of thirty-six feet (36') and to a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dikes at a minimum of sixteen feet (16') from the centerline. The improvement and design standards of Section 3.1(B) of the San Diego County Standards for Private Roads for seven hundred fifty (750) or less trips per day shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services (PDS) and the Alpine Fire Protection District.

NOTE: *If this road segment is previously constructed by Unit #2, this condition will be deemed satisfied.*

- b. Improve or agree to improve and provide security for the onsite private easement road, **Country Meadows Road**, from Chelsea Leigh Way easterly to the terminus at Lot 6, to a minimum graded width of thirty-six feet (36') and to a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dikes at a minimum of sixteen feet (16') from the centerline. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750) trips per day shall apply to the road geometrics, to the satisfaction of the Director of PDS and the Alpine Fire Protection District.
- c. **Country Meadows Road** shall terminate with a cul-de-sac 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.

- d. 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.
- e. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed, as deemed necessary by the County Engineer per CALTRANS standards to the satisfaction of the Director of PDS.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), and San Diego County Standards for Private Roads, 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:

- f. Process and obtain approval of Improvement Plans to construct ***Country Meadows Road***.
- g. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#).
- h. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDCI].
- i. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for Unit 1 the required improvement plans, agreements, and securities shall be approved.

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

48. **ROADS#2—ONSITE IRREVOCABLE OFFER OF DEDICATION**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted by separate document prior to map recordation. **DESCRIPTION OF**

REQUIREMENT: Grant an IOD for real property for public highway as indicated below:

- a. With the Final Map for **Unit 1**, grant an IOD for the onsite right-of-way for **Country Meadows Road**, from existing public Country Meadows Road easterly to Chelsea Leigh Way, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the project frontage, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty-foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: *If this IOD has previously been granted by Unit #2, this condition will be deemed satisfied.*

- b. With Final Map for **Unit 1**, grant an IOD for the onsite right-of-way for **Chelsea Leigh Way**, from Country Meadows Road to the southerly boundary of Lot 9, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the project frontage, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty-foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: *If this IOD has previously been granted by Unit #2, this condition will be deemed satisfied.*

- c. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.402, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS and Director of DPW. Subordination of utility easements will be required.

DOCUMENTATION: The applicant shall prepare a separate document for the IOD as indicated above and submit to the *[DGS, RP]* for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map for Unit 1, the IOD shall be granted. **MONITORING:** The *[DGS, RP]* shall prepare, approve the easement documents for recordation, and forward the recorded copies to *[PDS, LDR]* for review and approval. The *[PDS, LDR]* shall review the onsite granting for compliance with this condition.

49. **ROADS#3—OFFSITE IRREVOCABLE OFFER OF DEDICATION**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall

be granted by separate document prior to Final Map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. With Final Map for **Unit 1**, cause to be granted an IOD for the offsite right-of-way for **County Meadows Road**; from existing public Country Meadows Road easterly to Chelsea Leigh Way, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the south side, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: *If this IOD has previously been granted by Unit #2, this condition will be deemed satisfied.*

- b. With Final Map for **Unit 1**, cause to be granted an IOD for the offsite right-of-way for **Chelsea Leigh Way**; from Country Meadows Road to the southerly boundary of Lot 9, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty foot (20') along the west side, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: *If this IOD has previously been granted by Unit #2, this condition will be deemed satisfied.*

- c. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.402, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS and Director of DPW. Subordination of utility easements will be required.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements and plats for the IOD as indicated above by separate documents and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map for Unit 1, the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.

50. ROADS#4-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 forty-foot (40') wide private road easement, **Country Meadows Lane** from the project boundary easterly to the terminus at Lot 6.
- b. The Final Map shall show a minimum forty-four foot (44') radius cul-de-sac located at the terminus of **Country Meadows Lane** to the satisfaction of the Alpine Fire Protection District and the Director of PDS.

DOCUMENTATION: The applicant shall show the easements on the Final Map.

TIMING: Prior to approval of the Final Map for Unit 1, 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.

51. ROADS#5-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 **Country Meadows Road** from Victoria Circle to the terminus at Lot 6, 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 private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the recordation of the Final Map for Unit 1 the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

52. ROADS#6—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. Lot 9: Show one foot access restriction easement along the parcel fronting the private road easement, ***Chelsea Leigh Way***.

DOCUMENTATION: The applicant shall show the easements on the Final Map
TIMING: Prior to recordation of the Final Map for Units 1, the easements shall be depicted on the Final Map. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that one foot access restriction easements are indicated pursuant to this condition.

UNIT 2: PRIOR TO APPROVAL OF FINAL MAP

The Final Map for this Tentative Map is to be filed in units. In addition, conditions that apply to all units (Units 1 and 2) are listed in a separate section at the end, following the conditions for Unit 2.

53. ROADS#7—PRIVATE ROAD IMPROVEMENTS

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

- a. Improve or agree to improve and provide security for the on- and offsite private easement road, ***Country Meadows Road***, from existing public Country Meadows Road easterly to Chelsea Leigh Way, to a minimum graded width of thirty-six feet (36') and a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dikes at a minimum of sixteen feet (16') from the centerline. The improvement and design standards of Section 3.1(B) of the San Diego County Standards for Private Roads for seven hundred fifty (750) or less trips per day shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services (PDS) and the Alpine Fire Protection District.

NOTE: *If this road segment is previously constructed by Unit #1, this condition will be deemed satisfied.*

- b. Improve or agree to improve and provide security for the on- and offsite private easement road, ***Chelsea Leigh Way***, from Country Meadows Road to Christina Country Court, to a minimum graded width of thirty-six feet (36') and a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dikes at a minimum of sixteen feet (16') from centerline. The improvement and design standards of Section 3.1(B) of the San Diego County Standards for Private Roads for seven hundred fifty (750) average trips per day or less shall apply to the

road geometrics, to the satisfaction of the Director of PDS and the Alpine Fire Protection District.

- c. Improve or agree to improve and provide security for the onsite private easement road ***Christina Country Court***, from Lots 13 & 14 easterly to Lots 17 & 18, to a minimum graded width of thirty-six feet (36') and a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dikes at a minimum of sixteen feet (16') from centerline. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750') trips shall apply. To the satisfaction of the Director of PDS and the Alpine Fire Protection District.
- d. ***Christina Country Court*** shall terminate with cul-de-sacs at Lots 13 & 14 and Lots 17 & 18 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 Alpine Fire Protection District.
- e. 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.
- f. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed, as deemed necessary by the County Engineer per CALTRANS standards to the satisfaction of the Director of PDS.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), and San Diego County Standards for Private Roads, 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:

- g. Process and obtain approval of Improvement Plans to construct ***Country Meadows Road, Chelsea Leigh Way, and Christina Country Court***.
- i. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#).

- j. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- k. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for Unit 2 the required improvement plans, agreements, and securities shall be approved.

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

54. **ROADS#8—ONSITE IRREVOCABLE OFFER OF DEDICATION**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted by separate document prior to map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. With the Final Map for **Unit 2**, grant an IOD for the onsite right-of-way for **Country Meadows Road**, from existing public Country Meadows Road easterly to Chelsea Leigh Way, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the project frontage, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty-foot (20') limit to the satisfaction of Director of PDS and Director of DPW.
***NOTE:** If this IOD has previously been granted by Unit #1, this condition will be deemed satisfied.*
- b. With Final Map for **Unit 2**, grant an IOD for the onsite right-of-way for **Chelsea Leigh Way**, from Country Meadows Road to the southeasterly boundary of APN 403-160-11, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the project frontage, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty-foot (20') limit to the satisfaction of Director of PDS and Director of DPW.
- c. With Final Map for **Unit 2**, grant an IOD for the onsite right-of-way for **Chelsea Leigh Way**, from the southeasterly boundary of APN 403-160-11 to Christina Country Court, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for

Private Roads to a full width of forty-foot (40'), together with the right to construct and maintain slopes and drainage improvements as required beyond the forty-foot (40') limit to the satisfaction of Director of PDS and Director of DPW.

- d. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.402, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS and Director of DPW. Subordination of utility easements will be required.

DOCUMENTATION: The applicant shall prepare a separate document for the IOD as indicated above and submit to the *[DGS, RP]* for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map for Unit 2, the IOD shall be granted. **MONITORING:** The *[DGS, RP]* shall prepare, approve the easement documents for recordation, and forward the recorded copies to *[PDS, LDR]* for review and approval. The *[PDS, LDR]* shall review the onsite granting for compliance with this condition.

55. **ROADS#9—OFFSITE IRREVOCABLE OFFER OF DEDICATION**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted by separate document prior to Final Map recordation. **DESCRIPTION**

OF REQUIREMENT: Grant an IOD for real property for public highway as indicated below:

- a. With Final Map for **Unit 2**, cause to be granted an IOD for the offsite right-of-way for **County Meadows Road**; from existing public Country Meadows Road easterly to Chelsea Leigh Way, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the south side, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: *If this IOD has previously been granted by Unit #1, this condition will be deemed satisfied.*

- b. With Final Map for **Unit 2**, cause to be granted an IOD for the offsite right-of-way for **Chelsea Leigh Way**; from Country Meadows Road to the southeasterly boundary of APN 403-160-11, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty foot (20') along the

west side, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

- c. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.402, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS and Director of DPW. Subordination of utility easements will be required.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements and plats for the IOD as indicated above by separate documents and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map for Unit 2, the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.

56. ROADS#10–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 forty-foot (40') wide private road easement, **Country Meadows Lane** from existing public Country Meadows Lane easterly to Chelsea Leigh Way.
***NOTE:** If this road easement is previously granted by Unit #1, this condition will be deemed satisfied.*
- b. The Final Map shall show a minimum forty-foot (40') wide private road easement, **Chelsea Leigh Way** from Country Meadows Road to Christina Country Court.
- c. The Final Map shall show a minimum forty-foot (40') wide private road easement, **Christina Country Court** from Lots 13 & 14 easterly to Lots 17 & 18.
- d. The Final Map shall show minimum forty-four foot (44') radius cul-de-sacs located at the terminus of **Christina Country Court** at Lots 13 & 14 and at Lots 17 & 18 to the satisfaction of the Alpine Fire Protection District and the Director of PDS.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map for Unit 2, 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.

57. **ROADS#11–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 **Country Meadows Road, Chelsea Leigh Way, and Christina Country Court**, 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 private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the recordation of the Final Map for Unit 2 the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

58. **ROADS#12–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:**

- b. Lots 12 and 20: Show one foot access restriction easement along the parcels fronting the private road easement, **Chelsea Leigh Way**.
- c. Lots 14,15,16 and 17: Show one foot access restriction easement along the parcels fronting the private road easement at the southerly boundary of the project site.

DOCUMENTATION: The applicant shall show the easements on the Final Map **TIMING:** Prior to recordation of the Final Map for Unit 2, the easements shall be depicted on the Final Map. **MONITORING:** The [PDS, LDR] shall review the Final

Map to ensure that one foot access restriction easements are indicated pursuant to this condition.

59. DRNG#1—LINES OF INUNDATION

INTENT: In order to comply with [Grading Ordinance No. 10179, Section 87.803 \(38\)](#) and prevent future development in flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject to Inundation By The 100-Year Flood" on the Final Map. Each parcel shall have a flood free building site to the satisfaction of the Director of PDS. If any of the parcels are found to be devoid of a buildable, flood free site for a residence, the subdivider shall take appropriate action so that each parcel does have a buildable flood free site. This pertains to watersheds having area of one hundred (100) or more acres. **DOCUMENTATION:** The applicant shall indicate the lines of inundation on the non-title sheet of the Final Map as indicated above. **TIMING:** Prior to the approval of the Final Map for Unit 2, the inundation lines shall be indicated and labeled on the map. **MONITORING:** The [PDS, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

60. DRNG#2—REMOVAL OF DAM

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

- a. A California licensed civil engineer shall inspect and evaluate the existing historical earthen dam and provide a certified signed statement of determination as to whether the dam meets the threshold criteria of the California Division of Safety of Dams (DSOD).
- b. If the dam is determined to meet the threshold criteria and is determined to be of jurisdictional size, the removal of the dam will require review and approval from DSOD.
- c. Improve or agree to improve and provide security for the removal of the dam. The removal of the dam shall be in accordance with the approved Revegetation Plan. To the satisfaction of the Director of PDS.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and

Parkland Dedication Ordinance and [County Flood Damage Protection Ordinance No. 10091 \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#). **DOCUMENTATION:** The applicant shall complete the following:

- d. Provide a certified signed statement of determination as to the jurisdictional status of the dam, as described above.
- e. Process and obtain approval of Improvement Plans to remove the dam. The plans shall be in accordance with the approved Revegetation Plan. If the dam is determined to be of jurisdictional size, approval of the plans from DSOD will also be required. Third party review may be required.
- f. Provide Secured Agreements in accordance with [Subdivision Ordinance Sec. 81.404 \(a\)\(2\)](#).
- g. Pay all applicable inspection fees with [DPW, PDCI].
- h. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for Unit 2 the plans, agreements, and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map for Unit 2 pursuant to [Subdivision Ordinance Sec. 81.403](#). The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map. **MONITORING:** The [PDS, LDR], [DPR, TC] shall verify the certification and review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

PRIOR TO APPROVAL OF ALL MAPS FOR ALL UNITS/PHASES

The following conditions apply to all units (Units 1 and 2) or they apply to multiple units and should be checked at each Final Map stage.

61. ROADS#13–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, **Country Meadows Road**, shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for offsite **Country Meadows Road**, to a graded width of fifty-six feet (56') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline, from Victoria Circle easterly to the project boundary. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. Where conforming to vertical and horizontal design criteria of current County Public Road Standards, the existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of thirty-six feet (36'). All distressed sections shall be repaired. The improvement and design standards of Table 7 of the [San Diego County Public Road Standards](#) for a Residential Road shall apply. All of the above shall be to the satisfaction of the Director of Public Work/PDS.
- b. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

DOCUMENTATION: The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve **Country Meadows Road**.
- d. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#)
- e. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDC].
- f. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

62. **ROADS#14–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 approval of the Final Map for any Unit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

63. **ROADS#15–SIGHT DISTANCE**

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____feet of unobstructed intersectional sight distance in both directions from the proposed project access, **Country Meadows Road**, along **Victoria Circle** 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 that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the recordation of the Final Map for any Unit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

64. ROADS#16–TRAFFIC CONTROL PLAN

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

65. ROADS#17–HAUL ROUTE PLAN

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

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

roads will be allowed, and sweeping to be performed at the end of each week or more depending on the frequency of hauling.

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

66. **ROADS#18-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:

1. PRIOR TO GRADING:
A Debris Management Plan (DMP) is required prior to approval of the grading plan and issuance of the grading permit.
2. DURING GRADING PROJECT:
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.

3. 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

67. 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. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.

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

68. 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 for all phases, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

Draft Grading Plan Notes:

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

69. BIO#9–RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds, which are 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:** No grading, grubbing, or clearing of vegetation shall occur during the general avian breeding season (February 15 to August 31). All grading permits, improvement plans, and the final map shall state the same. If grubbing or clearing must occur during the general avian breeding season within 300 feet of general

nesting bird habitat, a pre-construction survey shall be conducted by a qualified biologist no more than three days prior to commencement of the activities to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, with results submitted to the County and Wildlife Agencies for review, clearing, grubbing, and grading shall be allowed to proceed. Furthermore, if construction activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting will be conducted, with results submitted to the County and Wildlife Agencies for review. If active nests or nesting birds are observed within the area, the biologist shall submit the nesting bird survey results and proposed buffers to the County and Wildlife Agencies for review and will be required to receive written approval from the County regarding proposed buffers, prior to work proceeding. The biologist shall then flag buffers around the active nests and construction activities shall avoid active nest buffers until nesting behavior has ceased, nests have failed, or young have fledged, with results submitted to the County and Wildlife Agencies. **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.

70. BIO#10-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to raptors, which are 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:** During construction, no activity shall occur within 500-feet of active raptor nests. All grading permits, improvement plans and the Final Map will include such statement. If grubbing, clearing or grading is proposed during the raptor breeding season (January 15 to September 15), a pre-grading nesting raptor survey will be conducted within three days prior to clearing to determine if raptors occur within 500-feet of the areas proposed to be directly impacted by grading, grubbing, or clearing, or indirectly impacted by noise. If there are no raptors nesting within 500-feet (includes nest building or other breeding/nesting behavior), development will be allowed to proceed upon approval of the Director of PDS with concurrence from USFWS and CDFW. However, if raptors are observed nesting or displaying breeding/nesting behavior within the area, construction will be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after all birds have fledged (preferred option); or (2) if not feasible, a reduced buffer plan should be submitted by the Project Proponent to the County which should

include a minimum buffer of 300ft, a biological monitor to be present during construction with the ability to halt construction if needed, and possibly, the construction temporary noise barrier or berm at the edge of the development footprint to reduce noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ), to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. Alternatively, if approved by the Director of PDS with concurrence from USFWS and CDFW, the duration of construction equipment operation could be controlled to keep noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ) in lieu of or in concert with a wall or other sound attenuation barrier. **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, PDCI] 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.

Archaeological Monitoring

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

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

72. 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 **November 2019 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.

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

73. NOISE#1. BLASTING NOISE PLAN [PDS, PPD] [DPW, PDCI] [PDS, FEE X1]

INTENT: In order to comply with County Code Noise Ordinance for temporary blasting related operations, a Blasting Plan and Exhibit identifying all areas where blasting will occur shall be prepared and implemented.

DESCRIPTION OF REQUIREMENT: Submit to and receive approval from the Director of PDS, a Blasting Plan consistent with Noise and an Exhibit showing all location of where blasting activities would occur. The plan shall demonstrate measures to achieve Noise Ordinance Compliance and include the following parameters (but not limited to the recommendations in this said plan):

- a. All blasting shall be performed by a blast contractor and blasting Personnel licensed to operate in the County.
- b. Each blast shall be monitored and recorded with an air blast overpressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast.
- c. A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan.
- d. Blasting shall not exceed 0.1 in/sec PPV at the nearest occupied residence in accordance with County of San Diego Noise Guidelines Section 4.3.
- e. An Exhibit showing all locations of the blasting activities.
- g. If clearing, grubbing, and grading activities occur during the nesting/breeding season and sensitive species are present within the 60

dBA contour, further noise analysis, monitoring, and or mitigation shall be required.

DOCUMENTATION: The applicant shall prepare the Blasting Plan and provide an Exhibit showing all location of the blasting and submit to the [PDS, ZONING] and pay all applicable review fees. **TIMING:** Prior to approval of the grading plan and/or improvement plans and issuance of any Grading or Construction Permits, the Blasting Plan and Exhibit shall be provided and approved. **MONITORING:** The [PDS, PPD] shall review the Blasting Plan and Exhibit for compliance with the content guidelines, County Noise Ordinance, and this condition.

74. NOISE#2–NOISE MONITORING REPORT [PDS, FEE]

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM-5431; Alpine 21, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction. **DESCRIPTION OF REQUIREMENT:** The applicant, shall prepare a noise monitoring report, which summarizes the noise levels generated by the project construction. If the project noise levels are were not in compliance, the report shall detail all actions taken to minimize the noise impacts and the alternative noise mitigation methods used. **DOCUMENTATION:** The applicant shall submit the noise monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Prior to grading approval, the final report shall be provided and approved. **MONITORING:** The [PDS, PCC] shall review the monitoring report for compliance with this condition, and notify the [DPW, PDC] when it is completed.

75. AQ#1 – CONSTRUCTION EXHAUST EMISSIONS

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

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

DOCUMENTATION: The applicant or designee shall comply with the Air Quality and Greenhouse Gas requirements of this condition. The applicant shall show

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

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

76. AQ#2 – FUGITIVE DUST

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

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

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

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

77. NOISE#3. TEMPORARY ROCK CRUSHING AND DRILLING: [PDS, PPD] [DPW, PDCI] [PDS, FEE X1]. **INTENT:** In order to comply with the County of San Diego Noise Ordinance 36.409 and 36.410, the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **DESCRIPTION OF REQUIREMENT:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback. This mitigation is designed and placed to reduce rock crushing and drilling operations that potentially would affect the

adjacent residential uses. The temporary rock crushing and drilling shall comply with the following requirements:

- a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 225 feet from the nearest property line where an occupied structure is located.
 1. In the event that the rock crushing or drillings are staged within 225 feet from any occupied noise sensitive land use, a County approved Acoustician, shall prepare an acoustical analysis and submit to PDS for review and approval. The analysis must demonstrate that the noise levels from the rock crushing or drilling conforms to the noise levels as indicated by the County's Noise Ordinance, Section 36.409 & 410. The acoustical study shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property line. If applicable, the analysis shall also identify mitigation measures shown to effectively reduce the noise levels to conformance, pursuant County's Noise Ordinance, Section 36.408, 409, 410.
 2. If clearing, grubbing, and grading activities occur during the nesting/breeding season and sensitive species within the 60 dBA contour are present, further noise analysis, monitoring, and or mitigation shall be required.
- b. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.
- c. If new information is provided to certify that the equipment being used is different then what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the *[PDS, PPD]*. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. maybe approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above.

DOCUMENTATION: The applicant shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed **TIMING:** The following actions shall occur throughout the duration of the rock crushing and drilling activities. **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, PPD] if the applicant fails to comply with this condition.

- 78. NOISE#4. VIBRATION IMPACTS:** *[PDS, PPD] [DPW, PDCI] [PDS, FEE X1].*
INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and vibratory requirements within the County Noise Guidelines, the following noise attenuation measures shall be implemented to reduce the temporary construction operations. **DESCRIPTION OF REQUIREMENT:** Prior to and during all phases of construction activities, the project applicant shall:

- a. Not allow heavy equipment to be operated within 225 feet of any inhabited residence.
- b. Rock blasting shall not be performed within 225 feet of a residential structure.
- c. Prior to beginning construction of any project component that involve the usage of heavy construction equipment within 225 feet of an existing or future occupied residence, the applicant, or its designee, shall require preparation of a vibration monitoring plan for submittal to the County for review. The vibration monitoring plan shall require data be sent to the County Noise Specialist or designee on a weekly basis or more frequently as determined by the Specialist. The vibration monitoring plan shall include: the vibration level measurements taken during the previous work period, location of the vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures.
- d. The applicant shall submit a vibration analysis the proposed blasting and material handling associated with the project. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process performed by the County Sheriff's Department.
- e. If new information is provided to certify that the assessment being used is different than what was proposed in the noise report, then a new noise analysis maybe reviewed to the satisfaction of the *[PDS, PPD]*. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and County noise standards. Any proposed alternative methods, or the reduction or elimination of any noise measure would be determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant shall comply with the temporary vibration measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The *[DPW, PDCI]* shall

make sure that the grading contractor complies with the vibration control measures of this condition. The [DPW, PDC] shall contact the [PDS, PPD] if the applicant fails to comply with this condition

79. NOISE#5-TEMPORARY NOISE IMPACTS [PDS, FEE X1]

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM-5431; Alpine 21, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction. **DESCRIPTION OF REQUIREMENT:** The mitigation is designed and placed to reduce construction noise that potentially will affect the adjacent residential use located adjacent to the project site.

- a. Daily noise monitoring shall occur to verify that the noise from the site complies with this condition.
- b. Mitigation measures must be incorporated and maintained for the duration of the construction activities that will create noise greater than 75 dB at the property line indicated above. Mitigation measures may include, but not limited to:
 - i. Temporary construction noise barriers. The barrier may be of plywood barriers with a minimum surface density of 3.5 pounds per square foot.
 - ii. Reoperation of construction means-and-methods.
 - iii. Selected isolation of noise generating equipment.
- c. A monthly monitoring report shall be prepared by a County approved Acoustician, which summarizes the noise levels generated by the project construction. If the project noise levels are not in compliance, all construction activities shall cease or be reduced until the further mitigation is approved by the [PDS, PCC].

DOCUMENTATION: The applicant shall maintain the sound attenuation mitigation as indicated above until all grading activities have been completed. The applicant shall submit the monthly monitoring reports to the [PDS, PCC] for review and approval. The applicant is responsible for implementing any further mitigation to remain in compliance with this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [PDS, PCC] shall review the monthly monitoring reports for compliance with this condition. If an alternative methods, or reduced equipment proposal is provided, [PDS, PCC] shall review the new mitigation for compliance with this condition. The [DPW, PDC] shall ensure that the noise mitigation barriers remain in place as indicated on this plan.

80. NOISE#8 TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

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

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

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

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

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

improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

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

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

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay 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 Kumeyaay 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).*

82. NOISE#9–NOISE MONITORING REPORT [PDS, FEE]

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM-5431; Alpine 21, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction. **DESCRIPTION OF REQUIREMENT:** A County approved Acoustician, shall prepare a final noise monitoring report, which summarizes the noise levels generated by the project construction. If the project noise levels are were not in compliance, the report shall detail all actions taken to minimize the noise impacts and the alternative noise mitigation methods used. **DOCUMENTATION:** The applicant shall submit the final noise monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Prior to rough grading approval and issuance of any building permit the final report shall be provided and approved. **MONITORING:** The [PDS, PCC] shall review the final monitoring report for compliance with this condition, and notify the [DPW, PDCI] when it is completed.

83. 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).

84. BIO#11–OPEN SPACE SIGNAGE [PDS, FEE]

INTENT: In order to protect the onsite open space for PDS2005-3100-5431, signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent 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 PDS2005-3100-5431.

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent 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
Pets must be kept on leach when near easements
Reference: PDS2005-3100-5431

DOCUMENTATION: The applicant shall install 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 signage shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

85. BIO#12–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 southern coast live oak riparian forest, granitic southern mixed chaparral, coast live oak woodland, open water, and U.S waters of the state and wetlands/waters of the state, 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:

1. 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. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
3. 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.

86. GEO#1–STABILIZATION MEASURES

INTENT: In order to ensure stabilization of cut slopes. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform mapping of all cut slopes during grading. If adverse geologic conditions (e.g., highly fractured and jointed rock, clay-lined fractures, seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented during grading. Specific stabilization measures shall include, but not be limited to, removal of loose boulders or displaced rocks, stability fill, buttresses, rock-bolting, and/or catchment netting. **DOCUMENTATION:** A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

87. GEO#2–GEOLOGIC HAZARDS

INTENT: In order to avoid rockfall hazards that threaten the proposed building site, the boulders located in a hazardous position shall be removed. **DESCRIPTION OF REQUIREMENT:** All boulders located within the proposed development footprint shall be removed during grading. Boulders affecting the locations identified in Rockfall Hazards map (November 12, 2019) as *High Potential for Rockfall Requires Mitigation* and *Low to Moderate Potential for Rockfall* shall either be removed, broken in place, or mitigated with catchments. **DOCUMENTATION:** Evidence to the satisfaction of the County Department of Planning & Development Services shall be provided by a California Registered Professional Engineer or Certified Engineering Geologist, which demonstrates that hazardous boulders have been removed, broken in place, or mitigated with catchments, as required rock fall hazards. In addition, a written professional opinion from a California Certified Engineering Geologist shall be provided that indicates that the potential risk for rock fall hazards to impact the proposed development has been mitigated to a less than significant level. The written opinion shall also indicate that, with mitigation measures incorporated, the proposed development shall be safe for human occupancy. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the rock fall hazard certification report for compliance with this condition.

88. 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).

89. NOISE#6—NOISE REQUIREMENT [PDS, FEE X1]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the [County Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. On the building plans, please specify the proposed HVAC units as “Mitsubishi Electric Model MXZ-3C24NAHZ2 units with sound level of 58 dBA at 10 feet or equivalent model”.

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

90. GHG#1—SITE DESIGN

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

- a. Installation of low flow indoor water fixtures in all residential units.
- b. At least 40 trees (two per dwelling unit) shall be planted throughout the site.
- c. Coordination with the regional or local water agency to determine if incentives/rebates are available for the purchase and installation of rain barrels.
- d. Compliance with CALGreen Standards and compliance with AB 341 to achieve 75% waste diversion, and construction and demolition waste diversion requirements of 90 percent of inert and 70 percent of all other materials.

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

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

91. NOISE#7–NOISE CONTROL DESIGN MEASURES [PDS FEE X1]

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

- a. On the building plans, please specify the proposed HVAC units as “Mitsubishi Electric Model MXZ-3C24NAHZ2 units with sound level of 58 dBA at 10 feet or equivalent model”.

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

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

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the SR-1 Land Use Designation of the Alpine Plan because it proposes a residential use type at a density of 0.25 dwelling units per gross acre 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 residential use type with a minimum net lot size of 1.00 acre in the A70 (Limited Agriculture) Use Regulation;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Alpine Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the site is large enough to accommodate the proposed development, and is located near existing infrastructure and existing single-family residential development;
5. The site is physically suitable for the proposed density of development because imported water supply will be provided by the Padre Dam Municipal Water District

and the disposal of wastewater will be provided by individual private subsurface sewer systems on each lot;

6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon CEQA Section 15183 Statement of Reasons dated June 11, 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. The discharge of sewage waste from the subdivision into the individual private subsurface sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission..

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

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

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

Section 21081(b) further states:

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

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

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

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

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

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

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

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

40, 41, 43, 46, 73, 74, 77, 79, 82, 87; Grading and Improvement Plan Notes: 69-81

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.
 - ☐ Certification by the Department of Environmental Health with respect to sewage disposal shall be shown on the Final Map.
- ☐ The Zoning regulations require that each parcel shall contain a minimum net area of 1 acre and the Semi-Rural 1 Designation of the Alpine Plan and each parcel shall contain a minimum gross area of 1 acre. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.
- ☐ The Director of Public Works will assign a road survey number to the off-site public roads being created. If the off-site road is not shown on the Final Map, the developer shall file with the County Recorder a Record of Survey after approval of the Director of Public Works showing the centerline Monumentation set with ties to adjacent property.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) 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 exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or

shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. Linea Del Cielo (ME Route # SC 1524/S-8) is shown as a 2.2F Light Collector Road on the Mobility Element of the County General Plan. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

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

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

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

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

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

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

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 was found to be “Exempt” from the California Environmental Quality Act (CEQA), therefore no fee is required.

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

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

NOTICE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

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 days after adoption of this Resolution, these findings and conditions may be appealed in accordance with [Section 81.310 of the Subdivision Ordinance](#) and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this Resolution 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. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 13th day of November 2020, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

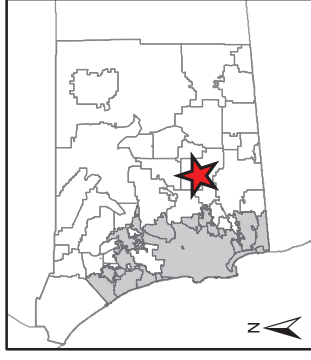
cc: Alpine 21, LLC, 5295 Beachcomber Court, San Diego, CA 92130
Darcy Jones, 535 North Highway 101, Ste. A, Solana Beach, CA 92075

email cc:
Ed Sinsay, Planning & Development Services, Land Development
Greg Kazmer, Planning Manager, Planning & Development Services
Alpine Community Planning Group

Attachment C – Planning Documentation

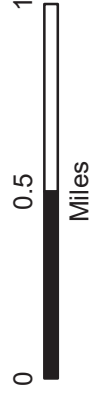
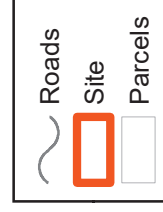
Alpine 21 Tentative Map PDS2005-3100-5431 Vicinity Map

Alpine
Community Plan Area

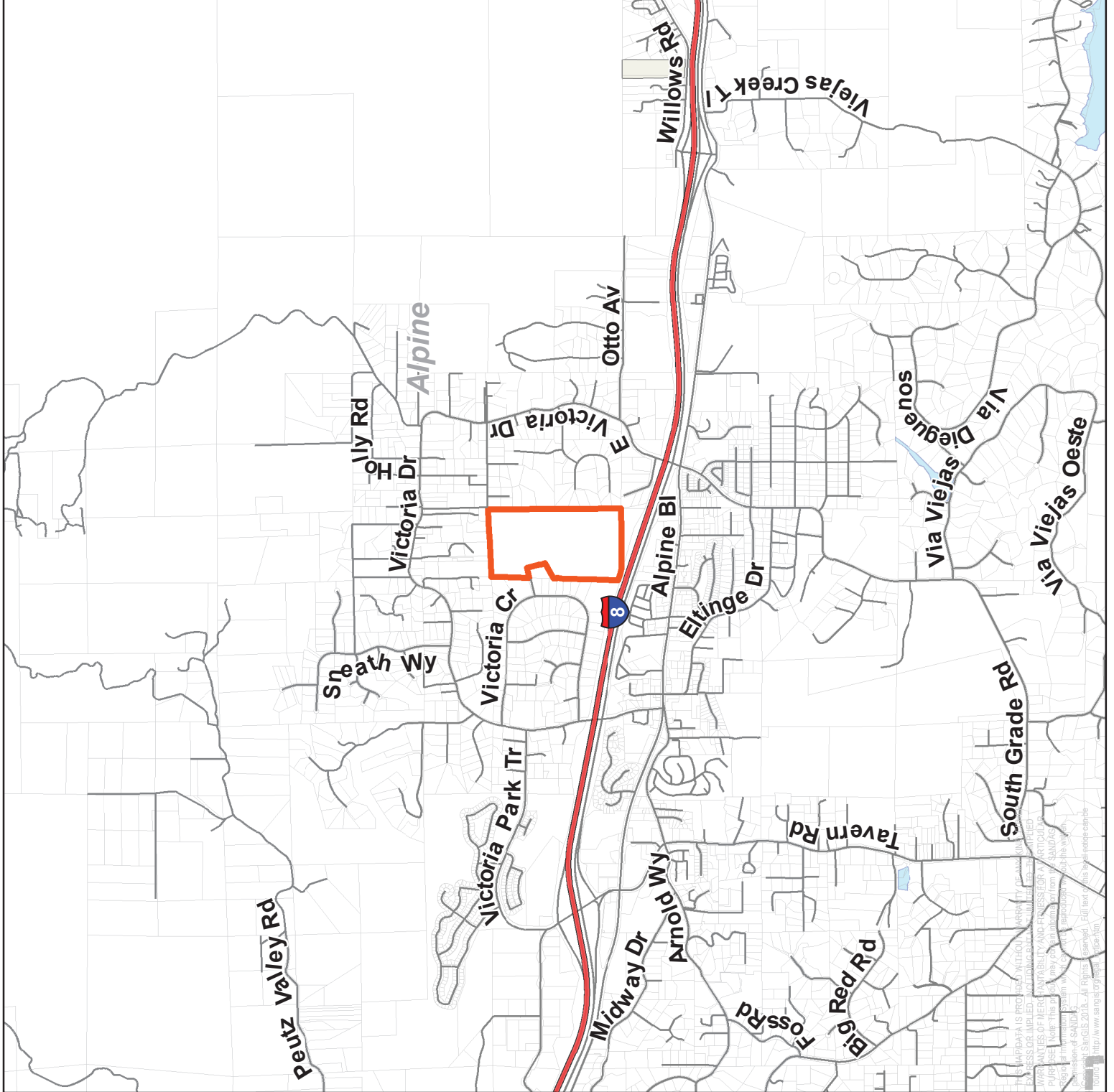


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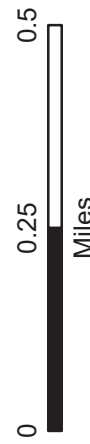
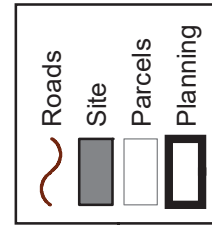


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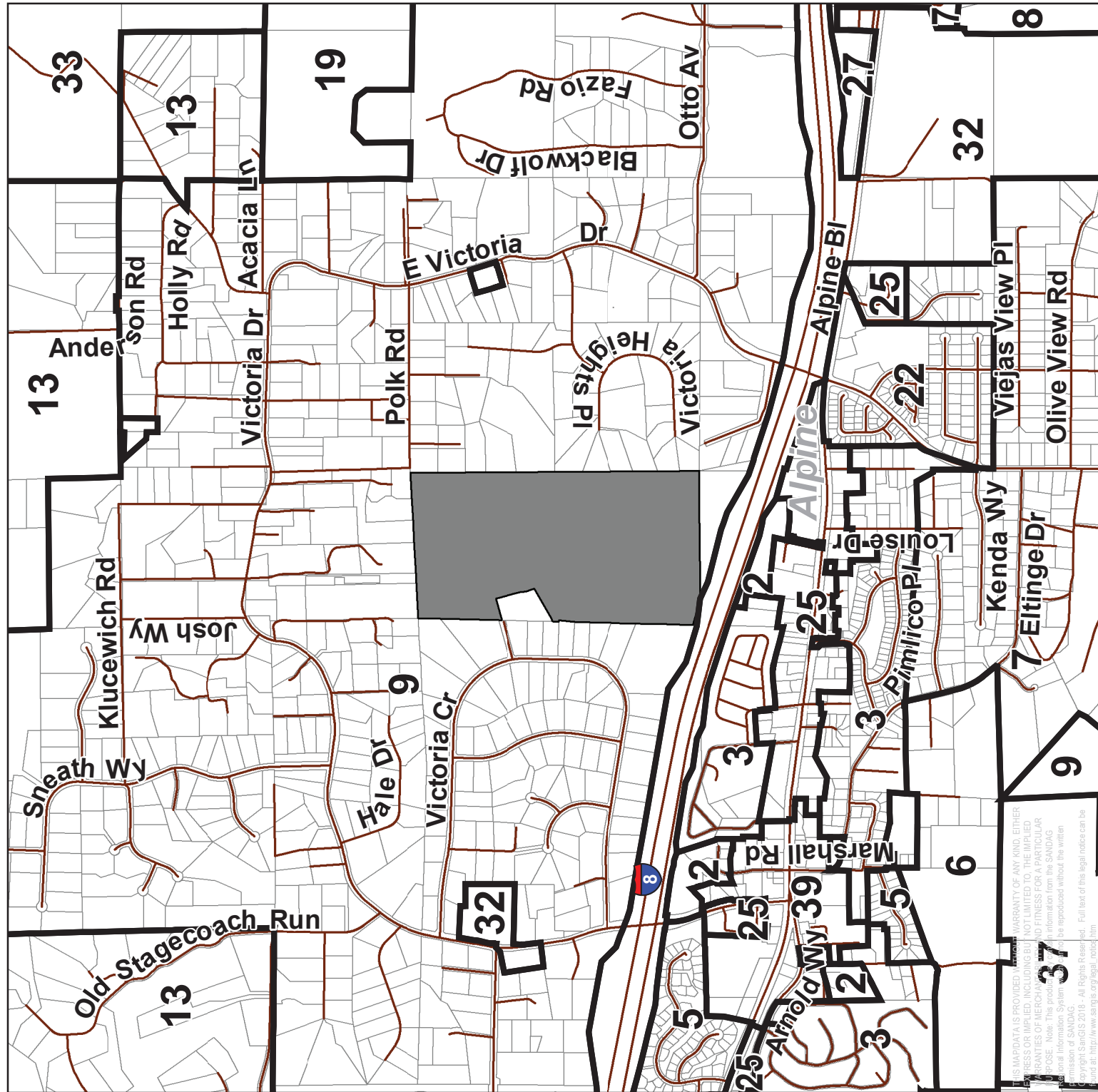


*Alpine
Community Plan Area*

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (7) Village Residential (VR-2.9)
- (9) Semi-Rural Residential (SR-1)
- (13) Semi-Rural Residential (SR-4)
- (19) Rural Lands (RL-40)
- (22) Specific Plan Area
- (25) General Commercial
- (27) Rural Commercial
- (32) Public/Semi-Public Facilities



Date: 7/29/2020
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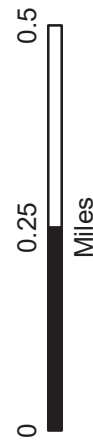
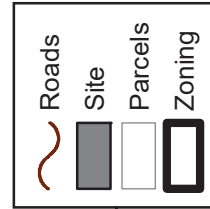


Alpine 21 Tentative Map PDS2005-3100-5431 Zoning

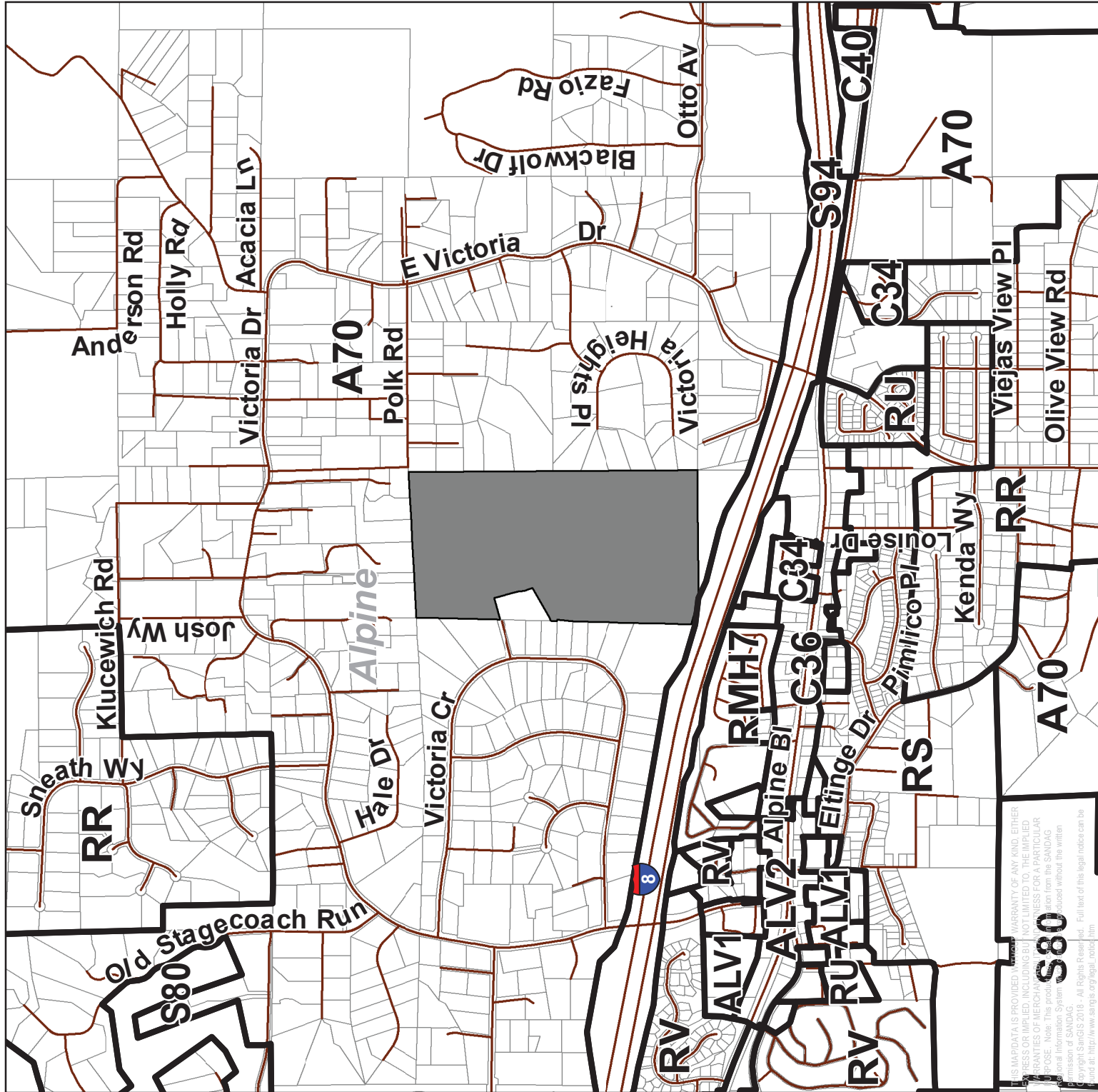
Alpine Community Plan Area

- A70 - Limited Agricultural
- ALCD - Alpine Village Civic District
- ALV1 - Alpine Village Edge District
- ALV2 - Alpine Village Core District
- C31 - Residential-Office Professional
- C34 - General Commercial/Residential
- C36 - General Commercial
- C40 - Rural Commercial
- RC - Residential/Commercial
- RM - Multi Family Residential
- RMH - Mobilehome Residential

5 - 89



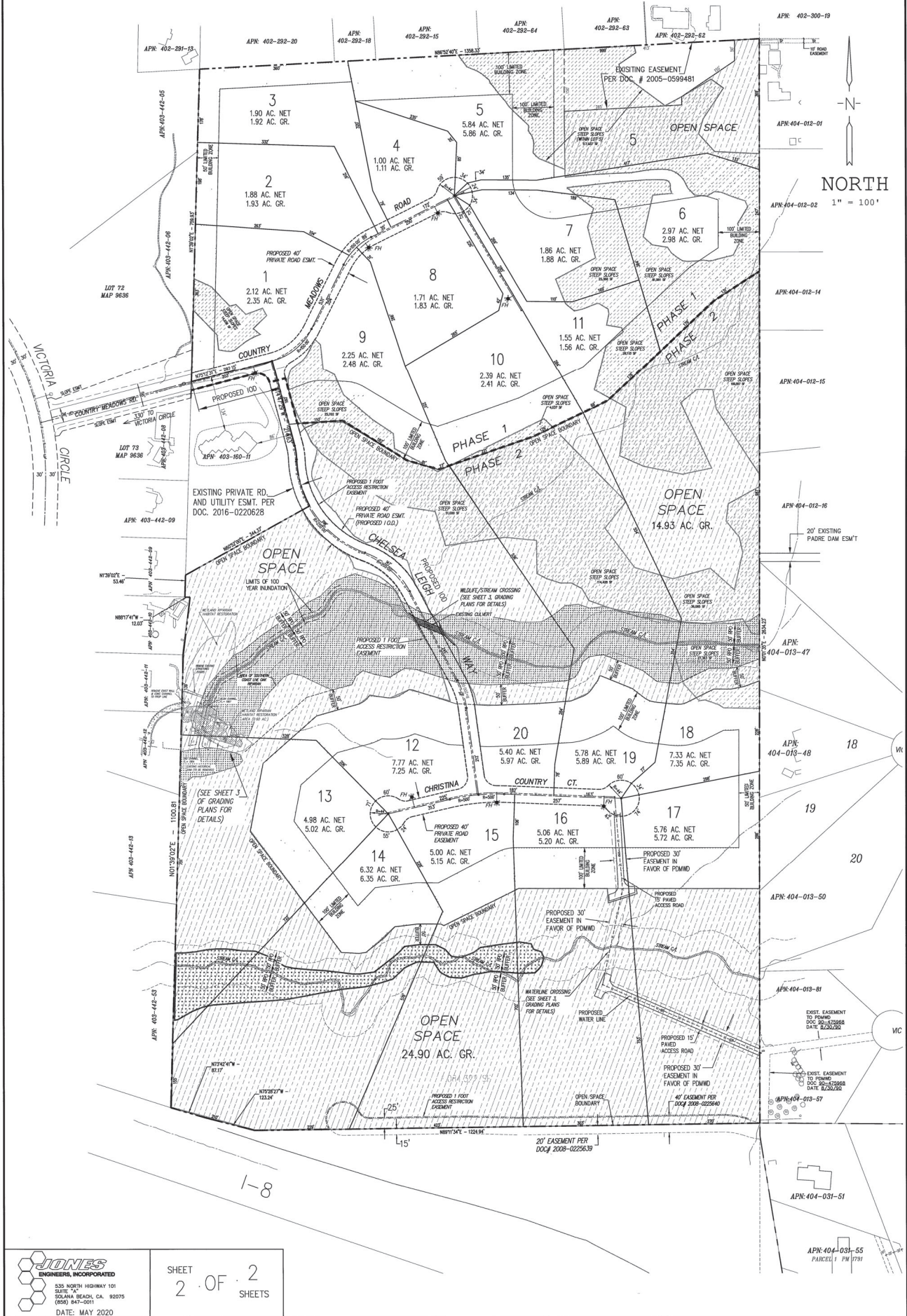
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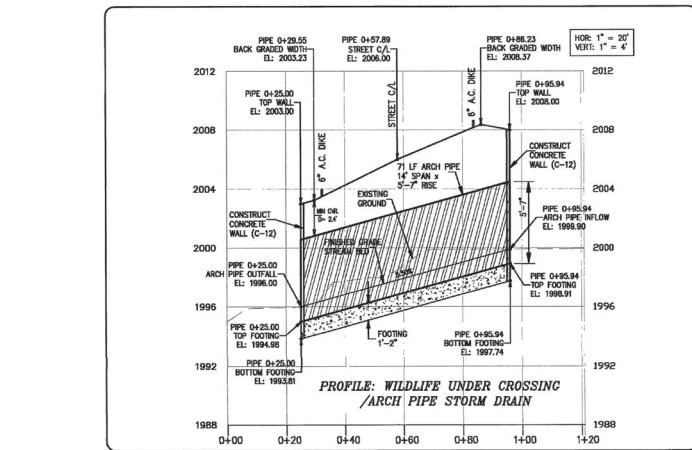
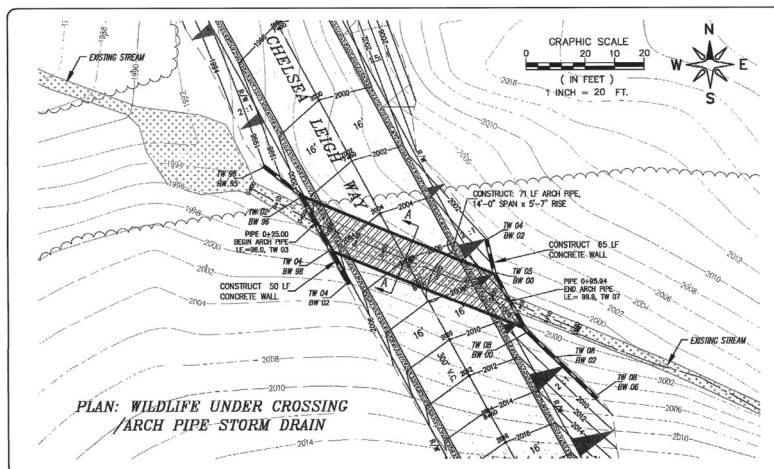
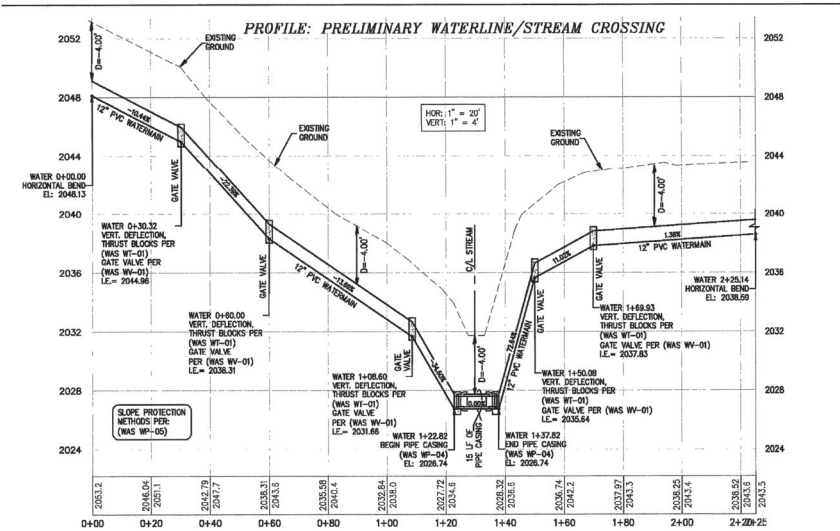
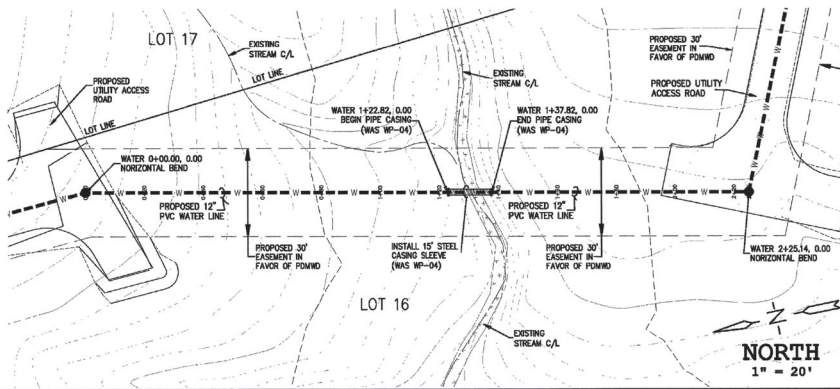
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REPLACEMENT TENTATIVE MAP

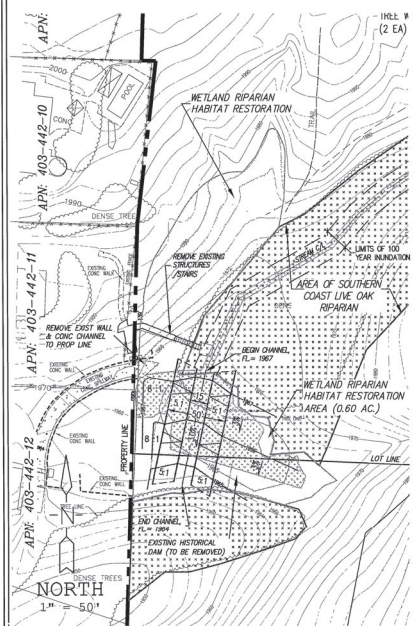
COUNTY OF SAN DIEGO TRACT NO. 5431



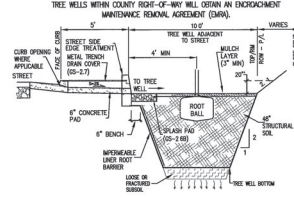
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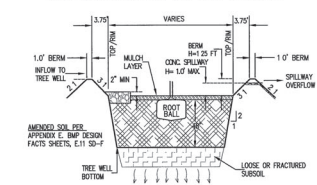
ALPINE-21
PROPOSED WETLAND
MITIGATION/RESTORATION AREA
COUNTY OF SAN DIEGO TRACT NO. 5431



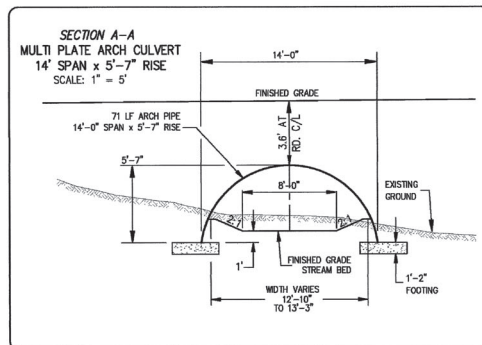
TYPICAL CONJUNCTIVE USE TREE WELL- ALONG STREET



TYPICAL CONJUNCTIVE USE TREE WELL- RESIDENTIAL



ALPINE-21
PRELIMINARY WILDLIFE UNDER CROSSING
/ARCH PIPE STORM DRAIN PLAN & PROFILE



ALPINE-21 CONSTRUCTION BMP'S



LEGEND - CONSTRUCTION

ITEM:	SYMBOL:	STD. DWG.
HYDROSEED/ROUNDED FIBER MATRIX SS-3, 7 (SLOPE STABILIZATION)		SS-3&7
NATIVE MULCH/STRAW APPLICATION SS-5 & 9 (PAD STABILIZATION)		SS-5&8
SILT FENCING SC-1		SC-1
GRAVEL BAG BERM SC-6 & 8		SC-6&8
STORM DRAIN INLET PROTECTION SC-10		SC-10
RIP RAP SS-10 (R.S.D. D40)		SS-10

LEGEND - CONSTRUCTION

ITEM:	SYMBOL:	STD. DWG.
STABILIZED CONSTRUCTION ENTRANCE TC-1		TC-1
LOT PERIMETER PROTECTION		SC-2
STABILIZED CONSTRUCTION ROADWAY TC-1		TC-1
MATERIAL DELIVERY & STORAGE		WM-1
STOCKPILE MANAGEMENT		WM-3
SPILL PREVENTION CONTROL		WM-4
SOLID WASTE MANAGEMENT		WM-5
SANITARY WASTE MANAGEMENT		WM-9

Attachment D – 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 11th, ~~2019~~2020
REVISED September 1, 2020

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

Project Name: Alpine 21 Tentative Map
Project Record Numbers: PDS2005-3100-5431
Environmental Log Number: PDS2005-3910-0514020
Habitat Loss Number: PDSXXXX-HLP-XXX

APN(s): 403-160-15-00

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:
Heather Steven
Heather.steven@sdcounty.ca.gov
(858) 495-5802

Project Location: The proposed project (Project) is located within the unincorporated community of Alpine in eastern San Diego County. The 80.7-acre site is located off Country Meadows Road in Alpine. The site is located within the Alpine Community Plan area. Semi-rural family residential development within the unincorporated County abuts the Project site to the north, east, and west, and Interstate 8 abuts the property to the south.

Project Applicant Name and Address:
Darcy Jones
535 North Highway 101, Ste. A
Solana Beach, CA 92075

15183 Statement of Reasons

General Plan

Community Plan: Alpine
 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 Acre
 Special Area Regulation: N/A

Description of Project:Project Site Description:

The Alpine 21 project (Project) proposed the subdivision of a single 80.7-acre parcel into 20 single-family lots within the Alpine Community Plan area. The Project site is currently vacant and is surrounded primarily by single-family residential subdivisions to the north, east, and west. The Project site is directly adjacent to Interstate 8, which bounds the site to the south. The site and surrounding land are moderately sloped with an average slope over the majority of the property between 15% and 25%. Access to each parcel would be provided by private driveways connecting to proposed private roads connecting to Victoria Circle, a public road, via Country Meadows Drive, a private road. Proposed earthwork quantities for the Project consist of 50,018 cubic yards of cut and 57,795 cubic yards of fill with approximately 7,777 cubic yards of import and no export required.

The General Plan Regional Category for the Project site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-1), which allows 1 unit per acre. The Project proposes 20 total lots, the smallest of which exceeds the 1-acre minimum. The Zoning Use Regulation for the site is Limited Agricultural (A70) with no Special Area Designators.

Discretionary Actions:

The discretionary permit required for the Project is a Tentative Map. The Tentative Map would subdivide the lot into 20 single-family residential lots. The Project is consistent with the residential density allowed under the County General Plan.

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 Alpine 21 Tentative Map 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.sdcountry.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 subdivide an 80.7-acre property into 20 lots, which is consistent with the SR-1 development density established by the General Plan and the certified GPU EIR.
2. **There are no Project specific effects which are peculiar to the Project or its site, and which the GPU EIR Failed to analyze as significant effects.**

15183 Statement of Reasons

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

In addition, as explained further in the 15183 Checklist below, all Project impacts were adequately analyzed by the GPU EIR. The Project could result in potentially significant impacts to 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 and would represent a small part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the Project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

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

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

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

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



Signature

6/11/2020 9/1/2020

Date

Heather Steven

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 2683 Country Meadows Road, within the Alpine Community Planning Area in the unincorporated County of San Diego. The Viejas Mountain RCA is located approximately 1 mile to the east of the Project Site and has been identified within the Alpine Community Plan as a significant aesthetic landmark and a visual resource pursuant to the County of San Diego Guidelines for Determining Significance. While views of the Project site may be afforded from Viejas Mountain, Project consistency with existing surrounding development will not detract from any views associated with RCAs. The Project is surrounded to the west, north, and east by residential land uses that are similar in size, scale, and density to the proposed Project.

Trail systems exist nearby, connecting to the trails ascending Viejas Mountain to the east, however topographically accessible views to the project would be minimal and sporadic to recreationalists on these trails. The Project site is located approximately 0.3 miles from the Anderson Road Trail, which affords minimal views of the Project site due to intervening land uses. Additionally, as mentioned above, the Project would be consistent with the surrounding residential land uses and would not detract from views from nearby trails or trail systems.

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 is not within the vicinity of a designated State 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. The Project site is bounded to the south by Interstate 8 (I-8) which is a designated scenic roadway that spans from the El Cajon city limits to the Imperial County Line. Due to intervening topography, direct views of the Project site from I-8 would be minimal. While occasional peek views to the Project site are available from I-8, views would be further minimized by concentrating development toward the northern portion of the Project site. Additionally, the site is surrounded to the west, north, and east by residential land uses which are similar in size, scale, and density. Therefore, the Project would not detract from or substantially damage scenic resources associated with a State or County scenic highway.

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 the Alpine community, located on Country Meadows Road, between Victoria Drive and E. Victoria Drive. The existing visual character and quality of the Project surrounding are characterized by semi-rural residential

development on large lots to the west, north, and east, and higher-density residential to the south, 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 Alpine Community Plan, and location of the site within a semi-rural residential area. Additionally, the location, size, and scale of the proposed use would be compatible with adjacent uses. The proposed development is similar to surrounding single-family residential use types nearby to the west, north, and east.

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

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

Conclusion

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

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

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

Discussion

- 2(a) The GPU EIR concluded this impact to be significant and unavoidable. The Project site does not contain candidate soils which have been mapped by the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. Soils on site are cienega rocky coarse sandy loam, 9% to 30% slopes, eroded (CmE₂) and cienega Fallbrook rocky sandy loam, 30% to 65% slopes, eroded (CmG₂). The Project site does not contain lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or local importance as mapped by the FMMP. There are no existing infrastructure connections to the site and the site does not contain an existing well. Due to the lack of available resources on the site, no agricultural resources would be converted to a non-agricultural use.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources to be significant and unavoidable. However, the proposed Project would have less than significant direct and indirect impacts. 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, a limited agricultural zone. The A70 zone also allows for single-family residential use types. As mentioned above in response 2(a), the site lacks agricultural

resources on site, thus the Project would not conflict with existing zoning for an agricultural use.

The Project site's land is not under a Williamson Act Contract, nor is surrounded by any such land. The closest preserve or Williamson Act Contract is approximately 2.3 miles southeast of the Project site, Therefore the Project would not conflict with a Williamson Act Contract.

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

- 2(c) The GPU EIR concluded this impact to be significant and unavoidable. The project site including any offsite improvements 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 1.0 mile to the east of the Project site. Thus, due to distance and intervening land uses, 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 within any forest lands. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 2(e) The GPU EIR concluded this impact to be significant and unavoidable. No agricultural operations are currently taking place on the Project site, nor does the site or surrounding area within one-quarter mile contain any active agricultural operations or lands designated as Prime Farmland, Unique Farmland, or Farmland of State or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The surrounding area contains Prime candidate soils as identified by the FMMP approximately 0.1 miles to the west, however, these lands are currently developed and have been categorized by the FMMP as Urban Built-up.

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

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.
- 5.

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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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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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)?

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d) Expose sensitive receptors to substantial pollutant concentrations?

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e) Create objectionable odors affecting a substantial number of people?

☐☐☐**Discussion**

- 3(a) The GPU EIR concluded this impact to be less than significant. An Air Quality Study was prepared by OB-1 Air Analysis in May 2020 (included in Appendix A). The General Plan designates the Project site as Semi-Rural (SR-1) Residential. The Project, which is to construct private roads, pads, and related infrastructure for 20 single-family residential lots on approximately 81 acres, 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 be completed in two phases with each phase to be completed within 4 to 5 months. Phase 1 would construct 11 single family residential lots and phase 2 would construct the remaining nine single family residential lots. Additional construction details are provided in the Air Quality Study 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 SLTs as indicated in Table 1 of the Air Quality Study 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 Study. 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 Study (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 (O_3). San Diego County is also presently in non-attainment for concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) and Particulate Matter less than or equal to 2.5 microns ($PM_{2.5}$) under the CAAQS. O_3 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 PM_{10} 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 PM_{10} , $PM_{2.5}$, 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 PM_{10} , $PM_{2.5}$, 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 PM_{10} . As shown in the Air Quality Analysis, the Project's estimated emissions of criteria pollutants, specifically PM_{10} , 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 PM_{10} 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 closest sensitive receptor to the Project site is the existing residential unit located approximately 200 feet from pad numbers 1 and 9 in Phase 1 and Pad number 18 in Phase 2.. 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 is located just north of Interstate 8 which has the potential to expose the new sensitive receptors to pollutants from vehicle exhaust emissions. 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 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.

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?

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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?

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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?

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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife

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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?

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Discussion

A Biological Resources Letter Report was prepared for the Project dated May 15th, 2020 by Cummings Environmental Inc.

- 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 Cummings Environmental Inc, dated May 15, 2020. The site contains granitic southern mixed chaparral, southern coast live oak riparian forest, coast live oak woodland, open water, and disturbed habitats. As a result of the Project, permanent impacts would occur to 38.4 acres of granitic southern mixed chaparral, 0.3 acres of southern coast live oak riparian forest, 0.3 acres of coast live oak woodland, and 0.22 acres of developed habitat. In addition, 150 square feet of permanent impacts would occur to waters of the U.S./waters of the state and 1,800 square feet of temporary impacts would occur to federal jurisdictional wetlands and waters of the state. Additionally, the following sensitive wildlife species were identified on site: Orange-throated Whiptail (*Aspidoscelis hyperythra*), Coastal Western Whiptail (*Aspidoscelis tigris stejnegeri*), San Diego Horned Lizard (*Phrynosoma blainvillii*), Cooper's Hawk (*Accipiter cooperi*), Rufous-crowned Sparrow (*Aimophila ruficeps* ssp. *Canescens*), and the Western Bluebird (*Sialia Mexicana*). Sensitive plant species identified onsite are Engelmann Oak (*Quercus engelmannii*), San Diego Sagewort (*Artemisia palmeri*), Chaparral Rein-Orchid (*Piperia cooperi*), Palmer's Grappling Hook (*Harpagonella palmeri*), and Fish's Milkwort (*Polygala cornuta* var. *fishiae*). The site is located within the County's Multiple Species Conservation Program (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: offsite purchase of 19.2 acres of Tier III habitat and 0.3 acres of Tier I habitat within a BRCA in the MSCP, the dedication of an open space easement over the identified on-site RPO wetlands and buffers, creation and restoration of 0.6 acres of southern coast live oak riparian forest habitat, the removal of an earthen dam to restore natural flow, and implementation of breeding season avoidance to prevent brushing, clearing, and/or grading between January 15th and August 31st. 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. However, the Project determined impacts to be less than significant with the incorporation of mitigation consistent with GPU EIR mitigation measures Bio 1.6 and Bio 1.7. 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, the Project site contains wetlands and jurisdictional waters. The following sensitive habitats were identified on the site: granitic southern mixed chaparral, southern coast live oak riparian forest, coast live oak woodland, and open water. As detailed in response 4(a) above, direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act would require mitigation to reduce impacts to a less than significant level.

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: offsite purchase of 19.2 acres of Tier III habitat and 0.3 acres of Tier I habitat within a BRCA in the MSCP, dedication of an open space easement over the RPO wetlands and buffers, creation and restoration of 0.6 acres of southern coast live oak riparian forest habitat, removal of an earthen dam to restore natural flow, and implementation of breeding season avoidance to prevent brushing, clearing, and/or grading between January 15th and August 31st. 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. However, the proposed Project's impacts would be less than significant with the implementation of mitigation consistent with GPU EIR mitigation measures Bio 1.6 and 1.7. 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, the Project site contains federally protected wetlands defined by Section 404 of the Clean Water Act that include southern coast live oak riparian forest habitat. Permanent impacts from Project implementation would occur to 150-square feet of waters of the U.S./waters of the state and temporary impacts would occur to 1,800-square feet of jurisdictions wetlands/waters of the state. Impacts to federally protected wetlands will be mitigated at a minimum of a 1:1 ratio by removing an existing earthen dam and recontouring the area to its pre-berm, natural flows.

As previously discussed, the GPU EIR determined impacts to federally protected wetlands as less than significant with mitigation. However, the proposed Project determined impacts would be less than significant with implementation of Project conditions consistent with GPU EIR mitigation measures Bio 1.6 and Bio 2.2. 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 by County staff and the Biological Resources Report prepared for the Project, the site is not part of a regional linkage/corridor as identified on County of San Diego MSCP maps, nor is it in an area considered regionally important for wildlife dispersal. Wildlife has the ability to move through the drainages onsite where there is water and canopy cover. However, the site would not substantially assist in local wildlife movement as it lacks connectivity offsite due to the site being surrounded by development.

As previously discussed, the GPU EIR determined impacts to wildlife movement corridors as significant and unavoidable. However, the Project impacts were determined to be less than significant 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 19, 2020. The Project will not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, or any other local policies or ordinances that protect biological resources.

As previously discussed, the GPU EIR determined impacts on local policies and ordinances as well as habitat conservation plans and natural community conservation plans as less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

5. Cultural Resources – Would the Project:

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

Discussion

- 5(a) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County approved archaeologist Mary Robbins-Wade, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Cultural Resources Survey Report – Negative Findings, Alpine 21 Project, Alpine, San Diego County, California, PDS2005-3100-5431", prepared by Mary Robbins-Wade and Nicole Falvey, dated June 2019.

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

- 5(b) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County approved archaeologist Mary Robbins-Wade, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Cultural Resources Survey Report – Negative Findings, Alpine 21 Project, Alpine, San Diego County, California, PDS2005-3100-5431", prepared by Mary Robbins-Wade and Nicole Falvey, dated June 2019.

In addition, the Native American Heritage Commission (NAHC) was contacted for a listing of Native American Tribes whose ancestral lands may be impacted by the project. The NAHC response was received on April 18, 2016, indicating no sacred sites, on record with the commission, were present on the project property. Frank Tesam of the Viejas Band provided Kumeyaay Native American monitoring during the survey.

Although no resources were identified during site surveys, the potential exists for subsurface deposits because of dense vegetative cover on portions of the property which limited ground visibility. As such, an Archaeological Monitoring Program will be made a condition of approval.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: grading monitoring under the supervision of a County-approved archaeologist and a Native American 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 Kumeyaay Native American monitor to explain the monitoring requirements.

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

As previously discussed, the GPU EIR determined impacts on paleontological resources as less than significant with mitigation. The proposed Project determined impacts to paleontological resources 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.

- 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.

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

Conclusion

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) 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?

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

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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 at the Project site 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 would result in highly energy-efficient buildings. However, compliance with building codes does not adequately address all potential energy impacts during construction and operation. The Project includes the subdivision of an 80.7-acre parcel into 20 residential lots with associated site improvements. 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, the use of personal vehicles by residents, and the operation of delivery vehicles to service the future residential units.

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.

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 heating and landscape maintenance activities. The Project will utilize electric or alternatively fueled water heating. The Project would meet the California Code of Regulations Title 24 Standards for energy efficiency that are in effect at the time of construction. Additionally, the Project would provide numerous sustainability features that would reduce transportation and building energy consumption and increase the efficient use of water.

The Project would generate approximately 252 average daily trips (ADT), as described in the Focused Traffic Impact Study, dated August 28, 2017, was prepared by LOS Engineering, Inc. Therefore, the Project would not be expected to result in wasteful, inefficient, or unnecessary petroleum usage throughout Project operations.

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 vehicles 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 vehicle which would be powered by an increasingly renewable electrical grid. These actions would reduce energy use compared to other similar Projects consistent with the General Plan.

The Project would use electricity for lighting and appliances associated with future single-family residential uses on-site. The Project would be required to meet Title 24 of the California Building Code, which establishes energy efficiency standards for buildings to reduce energy demand and consumption. The Project is consistent with the General Plan and would not be expected to result in wasteful, inefficient, or unnecessary electric energy usage throughout Project operations.

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 with 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.

~~The County's Climate Action Plan is a long term plan that identifies strategies and measures to meet the County's targets to reduce GHG emissions by 2020 and 2030, consistent with the State's legislative GHG reduction targets, and demonstrates progress towards the State's 2050 GHG reduction goal (County of San Diego, 2017). Implementation of the CAP requires that new development Projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help streamline this review and determine consistency of proposed Projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). The Project would implement all applicable measures identified in the Checklist and would therefore be consistent with the County's Climate Action Plan. In addition, the Project would be consistent with energy reduction policies of the County General Plan including policy COS 14.1. Additionally, the Project would be consistent with sustainable development and several energy reduction policies of the County General Plan including such as policyies COS-14.1, COS-14.3, and COS-15.4, COS 16.3. Additionally, the Project would be consistent with sustainable development and energy reduction policies such as Policies COS 14.3 and COS-15.4, through compliance with the most recent Title 24 standards and 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The following technical reports have been prepared for the proposed Project related to geology and soils:

1. A Report of Limited Geotechnical Investigation dated August 19th, 2016, prepared by C.W. La Monte Company, Inc.

2. A Landslide/Rockfall Hazards assessment dated November 12th, 2019, prepared by C.W. La Monte Company, Inc.

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 Hazards Zones in California, or located on any known active, potentially active, or inactive fault traces. The Elsinore Fault Zone is the nearest known active fault and is located approximately 18 miles northeast of the Project 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 soils compaction report with proposed foundation recommendation would be required to be approved before the issuance of a building permit for site improvements and future residences and residential uses associated with the proposed Project. 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 in the County Guidelines for Determining Significance for Geologic Hazards. A Limited Geotechnical Investigation for the Project prepared by C.W. La Monte Company, Inc. dated August 19th, 2016 indicated that the materials in the area of the site to be developed have a low potential for liquefaction to occur due to soil density, grain size distribution, and groundwater conditions. Therefore, there would be no potentially significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction.

7(a)(iv) The GPU EIR concluded this impact to be less than significant. The Project site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Additionally, the Limited Geotechnical Investigation prepared for the Project found that no known deep or suspected ancient landslides are located on the site.

The Project site is moderately sloped, with elevations on site ranging from 2,325 feet aMSL in the northeast corner of the Project site to 1948 feet aMSL at the west central edge of the site. Pursuant to the Landslides/ Rockfall Hazards assessment prepared for the Project by C.W. La Monte, Inc, dated November 12th, 2019 the Project site contains a number of major surface rock outcrop areas that have a potential for rockfall occurrence during the lifetime of the proposed Project improvements.

The project includes conditions of approval that have been utilized in similar projects in order to avoid the potential of rockfall hazards. A geotechnical consultant in the field shall perform mapping of all cut slopes during grading and prepare a certified report on all required stabilization measures implemented during grading. The findings shall be reviewed and approved by the Director of the County Department of Planning and Development Services or designee.

In addition, all boulders located within the proposed development footprint shall be removed during grading. Boulders affecting the locations identified in the Rockfall Hazards Map dated November 12, 2019 as High Potential for Rockfall and requires standard

measures to ensure safety. The boulders shall either be removed, broken in place, or accounted for with catchments. A written opinion from California Certified Engineering Geologist shall be provided that indicates that the proposed development shall be safe for human occupancy.

As previously discussed, the GPU EIR determined less than significant impacts from exposure to seismic-related hazards and soil stability. As the proposed Project would have a less-than-significant impact, 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 entisols that have a soil erodibility rating of severe. According to the Limited Geotechnical Investigation prepared for the Project August 19th, 2016 by C.W. La Monte Company, Inc, the Project site is underlain by competent decomposed granitic bedrock with associated surficial slope wash. However, the Project will not result in substantial soil erosion or the loss of topsoil because the Project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance, which will ensure that the Project would not result in any unprotected erodible soils, will not significantly alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.

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

- 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, however the Investigation found that no known deep or suspected ancient landslides are located on the site. The proposed Project involves earthwork including the cut of 50,018 cubic yards, 57,795 cubic yards of fill, and import of 7,777 cubic yards of fill that would result in the creation of areas of cut and areas underlain by fill. In order to assure that any future buildings or on-site infrastructure are adequately supported, a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant.

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

- 7(d) The GPU EIR determined impacts from expansive soils to be less than significant. According to the Geotechnical Investigation has been prepared for the Project August 19th, 2016 by C.W. La Monte Company, Inc, the soils underlying the site are considered to possess a low to very low expansive potential. As a standard project condition, the project would be required to submit a soils report by a California Certified

Engineering Geologist prior to grading. The soils report is required to include a surficial stability analysis with design recommendations. All geotechnical recommendations provided in the soils report would be followed during grading and construction of the project.

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:

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

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

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~~Background on CAP and Litigation~~

~~The County of San Diego adopted a Climate Action Plan on February 14, 2018 which outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reductions targets. Implementation of the CAP requires, among other things, that new development Projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP.~~

Discussion

Analysis

8(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would subdivide the 80.7-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 less than 25 percent on a majority of the site, density was calculated via the summation of the following: 1 dwelling unit per gross acre with less than a 25% maximum slope (48.72 ac.); 1 dwelling unit per 2 gross acres between a 25% and 50% maximum slope (26.71 ac); 1 dwelling unit per 4 gross acres (5.32 ac). Maximum allowable density for the project site pursuant to Table LU-2 is 63 dwelling units, and the Project proposes 20 single-family lots. Therefore, the Project is consistent with the density allocated by the General Plan and as evaluated in the GPU EIR.

The Project would generate greenhouse gas (GHG) emissions through construction activities, vehicle trips, and on-site operational activities. However, the Project's GHG impact can be found to be less than significant because it 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 units), and because the Project incorporates design features to further reduce GHG emissions. ~~is consistent with the County of San Diego's Climate Action Plan (CAP), thus would result in a less than cumulatively considerable impact related to GHG emissions.~~

The County of San Diego adopted a CAP on February 14, 2018 which outlines actions that the County will undertake to meet its GHG emissions reductions targets. Implementation of the CAP requires that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. The County adopted a CAP to establish a streamlined review process for proposed development projects to determine consistency with the County General Plan and its growth projections. To determine consistency with the CAP and General Plan, the project was evaluated using the CAP Consistency Review Checklist (Checklist). Thus, if the project is consistent with the Checklist then it is consistent with the County's General Plan and CAP. ~~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 projects of up to 50 single-family residential units were estimated and found to be 900MT CO₂e. The applicability of use of the CAPCOA threshold is determined on a project-specific basis. Pursuant to CEQA Guidelines Section 15064(b)(2), when using a threshold of significance, the lead agency should briefly explain how compliance with the threshold means that the project's impacts are less than significant.

Here, compliance with the 50-unit standard for single-family residential land use demonstrates that the Project is a small development project that will contribute only a small fraction of cumulative statewide GHG emissions. Because the Project is less than half (20 units) of the threshold limit of 50 units, the Project can be seen to have a less than significant contribution to GHG emissions.

Specifically, the CAPCOA screening threshold is appropriate for the proposed project due to the following: the Project proposes the development of 20 single-family residential lots and would therefore fall far below screening criteria. For projects of this size (50 units or less), 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. There is no evidence that this Project would generate unusually high GHG emissions that would result in significant impacts notwithstanding compliance with the threshold.

Additionally, 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 by submitting a landscape documentation package which is required to demonstrate a 40 percent reduction in outdoor water use.
- Compliance with CALGreen Standards and compliance with AB 341 to achieve 75% waste diversion, and construction and demolition waste diversion requirements of 90 percent of inert and 70 percent of all other materials.

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.

~~The Checklist contains two steps: (1) Land Use Consistency; and (2) CAP Measures Consistency. The primary purpose of the Project is to prepare the existing sites for the future, privately initiated, single family homes. All future single family homes developed~~

on the site would be required to comply with applicable measures outlined in the Checklist. The applicable measures for which each future single family home will be required to incorporate into project designs include:

- ~~Water Heating Systems: Although the specific development details are unknown, each single family home will install solar thermal, tankless electric, storage electric, electric heat pumps, or tankless gas water heaters.~~
- ~~Water Efficient Appliances and Plumbing Fixtures: Each single family home will install water efficient kitchen faucets with a maximum flow rate of 1.5 gallons per minute at 60 psi. Temporary increases in kitchen faucets would not exceed 2.2 gallons per minute at 60 psi. In addition, each single family home will install at least one qualified ENERGY STAR dishwasher or clothes washer per residential unit.~~
- ~~Rain Barrel Installation: Each single family home will install one rain barrel per every 500 square feet of available roof space unless State, regional, or local incentives/rebates are not available; or if funding for programs/rebates have been exhausted.~~
- ~~Reduce Outdoor Water Use: Each single family home will comply with the County's Water Conservation in Landscaping Ordinance by submitting a landscape documentation package which is required to demonstrate a 40 percent reduction in outdoor water use.~~
- ~~Tree Planting: At least two trees per residential unit will be planted to act as tree wells to mitigate stormwater impacts.~~

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, as a small project that incorporates Project Design Features to further reduce GHG emissions, the Project would not result in a cumulatively considerable contribution to global climate change and therefore would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. 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.

Thus, the Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions. is consistent with the General Plan land use designation Semi-Rural (SR-1) Residential which allows for residential densities of up to one dwelling unit per four gross acres dependent on property slopes. The Project is be consistent with the land use assumptions and Project growth assumed in the General Plan.

As described above in discussion item 8(a), the Project would not result in a cumulatively considerable contribution to global climate change as it is consistent with the County's General Plan and CAP, which were developed to support the goals and requirements of State legislation and recommendations to reduce emissions of GHGs. Thus, the Project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG 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?

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

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

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

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Discussion

- 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 the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials.

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

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

- 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) for airports. Additionally, the site is not located within an FAA Notification Zone or Airport Influence Area. Also, the Project does not propose construction of any structure equal to or greater than 15- feet in height, constituting a safety hazard to airport and/ or operations from an airport or heliport. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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.

- 9(g) The GPU EIR concluded this impact as significant and unavoidable. A Fire Service Availability Letter dated May 6th, 2020 and conditions dated May 6th, 2020 have been received from the Alpine Fire Protection District (AFPD). The conditions from the AFPD include minimum road dimensions, surface requirements, minimum turning radius, dead end road lengths, no parking signage, roadway design features, roadway maintenance agreement, minimum water supply for fire hydrants, fire sprinklers, fuel modification zones, and the preparation of a fire protection plan, all subject to review and approval by the AFPD. The Fire Service Availability Letter indicated the site location is approximately 1.8

miles from AFPD Station #17. The expected emergency travel time to the Project site is approximately 3.5 minutes.

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 Tentative Map, grading, 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 AFPD conditions, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

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

- 9(h) The GPU EIR concluded this impact as less than significant. The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. There are none of these uses on adjacent properties. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

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

Conclusion

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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 have been prepared for the Project:

- (1) A CEQA Hydrology Study prepared by Jones Engineering, Inc. dated February 2020.
- (2) A Priority Development Project Stormwater Quality Management Plan (PDP SWQMP) prepared by Jones Engineering, Inc. dated February 28th, 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 SWQMP, the Project would implement site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

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. The GPU EIR concluded this impact to be significant and unavoidable. The Project lies in the Alpine (907.33) hydrologic subarea, within the San Diego hydrologic unit. According to the Clean Water Act section 303(d) list, a portion of this watershed is impaired. Constituents of concern in the San Diego River (Lower) and El Capitan Lake watersheds include fecal coliform, low dissolved oxygen, phosphorus, manganese, pH and total dissolved solids. 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 treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, Project would have a less-than-significant impact 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 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements and groundwater supplies and recharge. However, the proposed Project would have a less-than significant impact 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 Padre Dam Municipal Water District that obtains water from surface reservoirs and other imported sources. The Project would not use any groundwater and 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 management plans are prepared for both the construction and post-construction phases of the development Project. During the construction phase, the Project would prepare and implement a SWPPP. The SWPPP would implement the following typical erosion control BMPs: hydraulic stabilization hydroseeding on disturbed slopes; County Standard lot perimeter protection detail and County Standard desilting basin for erosion control on

disturbed flat areas; energy dissipater outlet protection for water velocity control; silt fencing, fiber rolls, gravel and sand bags, storm drain inlet protection and engineered desilting basin for sediment control; stabilized construction entrance, street sweeping and vacuuming for offsite tracking of sediment; and measures to control materials management and waste management.

Existing site runoff is directed southwesterly and ultimately discharges into a natural drainage channel from an existing curb inlet on Victoria Circle. To avoid concentrated discharge impacts, including substantial erosion or siltation on or off-site, on-site improvement would include the following: installation of culvert crossings where drainage courses cross under proposed private roads and driveways, tree wells, spillways, brow ditches, and storm pipes, which would discharge into natural drainage courses.

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 February 28th, 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 mitigation (Hyd-1.2 through Hyd-1.5). Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(f) The GPU EIR concluded this impact to be less than significant with mitigation. The CEQA Hydrology Study prepared for the proposed Project by Jones Engineering, Inc. dated February 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.

Pre-development conditions of the Project site include drainage of stormwater runoff from the site in south-westerly direction. A historical impoundment exists near the western boundary of the Project site with an associated ponding area and spillway that runs southwesterly and ultimately discharges back into the natural drainage channel downstream of the impoundment.

Post-development conditions of the project site would include the excavation of a wetland bottom channel through the existing ponding area and impoundment along the western boundary of the Project site. The wetland bottom channel would bypass the spillway and eliminate the potential for drainage diversion through the spillway. Drainage would be restored to its natural, historic channel course and would be at or below pre-development rates of discharge.

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 CEQA Hydrology Study prepared for the proposed Project by Jones Engineering, Inc. dated February 2020, and as described above in 9(e) and 9 (f), the Proposed project would alter the existing pre-development on-site drainage pattern. Post development drainage would be restored to its natural, historic channel course and would be at or below pre-development rates of discharge

Runoff would be directed off-site through an existing street gutter from the intersection of County Meadows Road southerly along the east side of Victoria Circle for a distance of 880 feet where it would discharge into an existing curb inlet which drains directly into the natural drainage channel downstream of the project site. 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 9(a) would be employed such that potential pollutants would be reduced to the maximum extent practicable.

As previously discussed, the GPU EIR determine impacts to water quality standards and requirements as significant and unavoidable. However, the proposed Project would have a less-than-significant impact to water quality standards with the implementation of 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. As indicated in 10(i), no FEMA or County-mapped floodplains were identified on the project site or off-site improvement locations. Therefore, the Project structures would not impede or redirect flood flows.

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

- 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
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 propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. Expanded infrastructure would be limited to on-site extensions of roads and utilities to connect to existing infrastructure connections located within Country Meadows Road. The Project is residential development consistent with the allowed density under 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 is subject to the General Plan Semi-Rural Regional Category and contains lands within the Semi-Rural 1 (SR-1) Land Use Designation. The Project is also subject to the policies of the Alpine Community Plan. The plan has goals of preserving and seeking to enhance the rural character of Alpine by maintaining land uses consistent with regional land categories. The Project consistent with the policies of the Alpine Community Plan. Additionally, the

property is zone Limited Agricultural (A70) which allows for limited agricultural use types as well as residential land use types pursuant to the Zoning Ordinance; therefore, the proposed Project would not cause a significant environmental impact due to conflict with any adopted land use plan, policy or regulation.

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?

☐
☐
☐

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?

☐
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☐

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 semi-rural residential land uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the Project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, 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 or 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.

13. Noise – Would the Project:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐
☐
☐

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐
☐
☐

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐
☐
☐

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

☐
☐
☐

Significant
Project
Impact

Impact not
identified by GPU
EIR

Substantial
New
Information

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

☐☐☐

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

☐☐☐

Discussion

An Acoustical Site Assessment was prepared for the Project by Investigative Science and Engineering, Inc. dated December 6, 2019.

- 13(a) The GPU EIR concluded this impact to be less than significant with mitigation. The area surrounding the Project site consists of residences, vacant lots, and open space. The Project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on a review of the County's noise contour maps, the Project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A).

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 site, as well as surrounding parcels to the north, east, and west are zoned Limited Agriculture (A70), which is subject to the noise level limits of 50 dBA daytime and 45 dBA nighttime. The surrounding parcels to the south are zoned Multi-Family Residential (RM) and Transportation & Utility Corridor (S94), which are also subject to the noise level limit of 50 dBA daytime and 45 dBA nighttime. The primary noise source from the Project is from the Heating Ventilating and Air Conditioning (HVAC) units. The project proposes 20 ground-based HVAC unit adjacent to each residential structure. The Acoustical Site Assessment prepared for the Project modeled 20 Mitsubishi Electric Model MXZ-3C24NAHZ2 units, which produce a sound level of 58 dBA at 10 feet. Based on those specifications, the noise levels would be reduced to 40 dBA at the nearest property line. Therefore, the Project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-410: The Project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Grading and construction activities have the potential to exceed an average sound level of 75dB at property lines, however, project conditions would include noise monitoring to occur prior to grading and construction to reduce impacts to a less than significant level. Grading and construction activities on site include usage of equipment such as excavators, backhoes, loader, trucks, and compactors. Based on the Acoustical Site Assessment, usage of grading equipment would result in 77.4 dBA at 50 feet. As a result, areas where 75 dBA Leq-8h contour encroaches on adjacent residential parcels would be in excess of County Noise Ordinance Section 36.409

standards. The Project would be designed and conditioned for on-site acoustical monitoring of grading and construction activities, and remedial engineering practices would be implemented on a case-by-case basis as individual lot development occurs to reduce noise levels into compliance with the noise standards. Blasting operations would comply with the County's Consolidated Fire Code. In addition, in order to ensure that the blasting activities comply with the Noise Ordinance, the project would be conditioned for a blasting plan to be submitted to the County and approved by a County noise specialist prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits.

As previously discussed, the GPU EIR determined impacts from excessive noise levels to be less than significant with mitigation. However, the proposed Project would have a less than significant impact with the incorporation of project conditions consistent with GPU EIR mitigation measure Noi-4.2. 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.

- 13(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 more than 600 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 600 feet ensures that the operations do not have any chance of being impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995).

Blasting operations would comply with the County's Consolidated Fire Code. In addition, in order to ensure that the blasting activities comply with the Noise Ordinance, the project would be conditioned for a blasting plan to be submitted to the County and approved by a County noise specialist prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits.

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 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.

- 13(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. Additionally, the Project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. The Project complies with the County's Noise Elements with adherence to Project conditions of approval. Based on the Acoustical Site Assessment, on-site noise sensitive land uses would not be exposed to noise levels that exceed 60 dBA. The highest exterior noise level to the site is 59.7 dBA CNEL, therefore, the exterior and interior noise level to the site is expected to comply with the Noise Elements. Furthermore, based on the Traffic Impact Study prepared for the proposed Project by LOS Engineering, Inc. dated August 28th, 2017, the Project will generate 252 average daily trips (ADT). These trips would be distributed on the mobility element roadways in the County that were analyzed by the TIF program, some of which currently operate or are projected to operate at inadequate levels of service. However, the

increase in ADT by the Project would not result in exposing the on- or off-site, existing, and foreseeable future noise sensitive land uses to noise levels that exceed the noise standards.

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 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.

- 13(d) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the Project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Additionally, the Project would not operate construction equipment in excess of 75 dB for more than 8 hours during a 24-hour period.

As previously discussed, the GPU EIR determined impacts from temporary increase in ambient noise levels to be less than significant with mitigation. However, the proposed Project would have a less than significant impact 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.

- 13(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 approximately 11 miles away from the Project site. Therefore, the Project would not expose people residing or working in the project area to excessive airport-related noise levels and would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 13(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 approximately 11 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
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 site is currently vacant. As such, the Project would not displace substantial numbers of existing housing and 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 site is currently vacant. As such, the Project would not displace substantial numbers of people and 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 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?

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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 Padre Dam Municipal Water District. Sanitation would be provided by OWTS for each individual lot. Minor pipeline extensions would be required to serve the Project site for water services.

Fire and emergency protection would be provided by the Alpine Fire Protection District (AFPD). The nearest fire station is AFPD's Fire Station #17, located approximately 1.8 miles from the Project site, which has sufficient capacity to serve the Project.

Pursuant to the Project availability forms, students living within this community would attend schools within the Grossmont Union High School District and Alpine Union School District. Elementary students would attend Boulder Oaks Elementary School, middle school students would attend Joan MacQueen Middle School, and high school students would attend Granite Hills High School.

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

Discussion

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

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 construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

As previously discussed, the GPU EIR determined impacts related to construction of new recreational facilities to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be

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

Conclusion

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

otherwise decrease the performance or safety of such facilities?

Discussion

A Traffic Impact Study was prepared for the Project by LOS Engineering, Inc. dated August 28th, 2017.

- 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 methods of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards, Mobility Element, and the Transportation Impact Fee Program.

As discussed in the Traffic Impact Study prepared for the Project, new Project trips would be distributed onto mobility element roadways in the County, some of which are currently projected to operate at inadequate levels of service (LOS). The Project would result in an additional 252 average daily trips to roadways in the Project area.

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

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

According to the Traffic Impact Study, all study elements were calculated to operate a LOS C or better, with the exception of the road segment of Tavern Road between Victoria Park Terrace and Alpine Boulevard, which would continue to operate at LOS E. Therefore, the Project would not result in any significant direct impacts. However, the project would contribute trips to County mobility element roadways which are currently projected to operate at inadequate levels of service. Therefore, the project would contribute a significant cumulative impact requiring mitigation.

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These project trips could potentially contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based.

Project Mitigation

The Project would incorporate GPU EIR mitigation measures Tra-1.7 and Tra-2.1 which include implementation of the County TIF Ordinance and coordination efforts with other jurisdictions to reduce impacts to the effectiveness for the performance of the circulation system to a less than significant level.

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 incorporation of GPU EIR mitigation measures Tra-1.7, and Tra-2.1 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

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 for the reasons detailed above and is consistent with GPU EIR Mitigation Measure Tra-4.2, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 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 (Tra-1.7, Tra-2.1 and Tra-4.2) would be applied to the Project.

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

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

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b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 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 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(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 Padre Dam Municipal Water District. Service Availability Letter from the Padre Dam Municipal Water District 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 (tree wells, spillways, brow ditches, and storm pipes). 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 Padre Dam Municipal 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 Project would rely on an on-site wastewater system (septic system); 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.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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"/>
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"/>
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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

- 19(a) The GPU EIR concluded this impact to be significant and unavoidable. The site is located in a very high fire hazard severity zone (FHSZ). The Project site is within the Alpine Fire Protection District and is located approximately 1.8 miles from the nearest fire station, AFD Station #17 and has an estimated response time of 4 minutes pursuant to the Fire Protection Plan prepared for the Project. Future residents will use Country Meadows Road as the primary initial evacuation route from the Project Site.

A Fire Protection Plan (FPP) for the Project was prepared by J. Charles Weber dated November 2019. The FPP considered the property location, topography, geology, combustible vegetation (fuel types), climatic conditions and fire history as part of the assessment. 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.

Fire hydrants are distributed at Code and Ordinance required and Alpine Fire Marshal approved intervals throughout the established sub-division to the west of the Project Site, with the nearest hydrant to the Project site located at the intersection of Country Meadows Road and Victoria Circle. Additionally, all new and future buildings would be required to have automatic fire sprinkler systems compliant with NFPA Pamphlet 13-D for residential fire sprinklers in one and two family dwellings installed as required by the most current edition of the Alpine FPD ordinances and San Diego County Consolidated Fire Code.

Fuel Modification Zones would be maintained by the property owner to meet the requirements of the Alpine Fire Protection District. A minimum 100-foot defensible space is required unless the adjacent property line is closer than 100-feet, in which case defensible space would be required to be maintained to the property line. Parcels 5, 6, 7, and 11 would be required to have a full 100 feet of defensible space due to slope and terrain. Additionally, parcels 1,3, 5, and 6 of the proposed tentative map would require the installation of concrete driveways, as the percent of the driveway exceeds 15 percent.

During the construction phase, at least 50 feet of clearance free of all flammable vegetation would be provided around all structures as an interim fuel modification zone.

All individual landscaping plans would be required to comply with the FPP prepared for the Project. Additionally, trees and plants will be planted in accordance with the County of San Diego Approved Plants for Defensible Space in Fire Prone Areas List as shown in Appendix A of the FPP or as approved by the Alpine Fire Protection District.

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 Project is within a very high fire hazard 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 the 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 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(c) The GPU EIR concluded this impact to be significant and unavoidable. The Project would require the installation and maintenance of new private roads. 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. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 19(d) The GPU EIR concluded this impact to be significant and unavoidable. 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 not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. 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, requires the Project applicant to implement brush management and comply with the building and fire codes.

15183 Exemption Checklist

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:

Cummings, Gretchen; Cummings Environmental, Inc., (May 15, 2020), Full Biological Resources Report Over Alpine 21

Falvey, Nicole and Robbins-Wade, Mary; Helix Environmental Planning, Inc., (June 2019), Cultural Resources Survey Report – Negative Findings, Alpine 21 Project

La Monte, Clifford W.; C.W La Monte Company Inc., (November 12, 2019), Landslide Rockfall Hazards

La Monte, Clifford W. and Redolfi, Jerry; C.W. La Monte Company Inc., (August 19, 2016), Report of Limited Geotechnical Investigation

Long, Ryan; Jones Engineers Inc., (February 2020), CEQA Hydrology Study Alpine 21

Long, Ryan, PE; Jones Engineers, Inc., (February 28, 2020), Stormwater Quality Management Plan (SWQMP) For Priority Development Projects (PDPs)

~~O'Bannon, Joe; OB-1 Air Analyses, (March 3, 2020) Climate Action Plan Checklist~~

O'Bannon, Joe; OB-1 Air Analyses, (Revised June 3, 2020) Limited Air Quality Study & Climate Action Plan Checklist

Rasas, Justin; LOS Engineering, Inc., (August 28, 2017), Draft Focused Traffic Impact Study

Taveres, Rick; Investigative Science and Engineering, Inc., (January 30, 2019), Acoustical Site Assessment, Victoria Estates Subdivision (TM 5431)

Weber, J. Charles; Fire and Life Safety Consultant, (November 2019), TM5431 Alpine 21 Tentative Map Fire Protection Plan

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](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

5 - 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: Alpine 21 Tentative Map; PDS2005-3100-5431 (TM); PDS2005-3910-05-14-020 (ER)

Project Location: 2683 Country Meadows Road, in the Alpine Community Planning area, within unincorporated San Diego County (APN: 403-160-15-00).

Project Applicant: Alpine 21 LLC; 5295 Beachcomber Court, San Diego, CA 92130

Project Description: A proposed the subdivision of an 80.7-acre parcel into 20 single-family residential lots ranging from 1.1 to 7.7 acres in size within the Alpine Community Plan area. The Project site is currently vacant and is surrounded primarily by single-family residential subdivisions to the north, east, and west. The Project site is directly adjacent to Interstate 8, which bounds the site to the south. The site and surrounding land are moderately sloped with an average slope over most of the property between 15% and 25%. Access to each parcel would be provided by private driveways connecting to proposed private roads connecting to Victoria Circle, a public road, via Country Meadows Drive, a private road. Proposed earthwork quantities for the Project consist of 50,018 cubic yards of cut and 57,795 cubic yards of fill with approximately 7,777 cubic yards of import and no export required.

The General Plan Regional Category for the Project site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-1), which allows 1 unit per acre. The Project proposes 20 total lots, the smallest of which exceeds the 1-acre minimum. The Zoning Use Regulation for the site is Limited Agricultural (A70) with no Special Area Designators.

Agency Approving Project: County of San Diego

County Contact Person: Heather Steven Telephone Number: (858) 495-5802

Date Form Completed: September 4, 2020

This is to advise that the County of San Diego Planning Commission has approved the above described project on November 13, 2020 and found the project to be exempt from the CEQA under the following criteria:

1. 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.
2. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.

Statement of reasons why project is exempt: The Alpine 21 Tentative Map (PDS2005-3100-5431) is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated the impacts of the proposed project and identified applicable mitigation measures necessary to reduce project specific impacts pursuant to CEQA Guidelines Section 15183.

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) 495-5802

Name: Heather Steven 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 Alpine 21
PDS2005-3100-5431
APN(s) 403-160-15-00

May 19, 2020

I. Introduction

The project proposes to subdivide the 80.7-acre parcel into twenty single-family residential lots and open space. The project site is located north of Interstate 8, in between East and West Victoria Drives in the Alpine Community Planning Group, within unincorporated 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. Access to the northern section of the site will be via on-site extension of Country Meadows Road to a cul-de-sac. Access to the southern section of the site will be via an internal private road, Chelsea Leigh Way, off of Country Meadows Road. The parcel is surrounded by residential lots to the west, north, and east and Interstate 8 to the south. The site does not qualify as Biological Resource Core Area (BRCA) and is not located in proximity to any Pre-Approved Mitigation Areas or undeveloped land.

Biological resources on the site were evaluated in a Biological Resources Letter Report (Cummings Environmental Inc, May 2020). The site contains 72.0 acres of granitic southern mixed chaparral, 0.8 acres of coast live oak woodland, 6.6 acres of southern coast live oak riparian forest, 0.2 acres of open water, and 1.1 acres of developed habitat. Sensitive wildlife species identified on site are Orange-throated Whiptail (*Aspidoscelis hyperythra*), Coastal Western Whiptail (*Aspidoscelis tigris stejnegeri*), San Diego Horned Lizard (*Phrynosoma blainvillii*), Cooper's Hawk (*Accipiter cooperi*), Rufous-crowned Sparrow (*Aimophila ruficeps ssp. Canescens*), and the Western Bluebird (*Sialia Mexicana*). Sensitive plant species identified onsite are Engelmann Oak (*Quercus engelmannii*), San Diego Sagewort (*Artemisia palmeri*), Chaparral Rein-Orchid (*Piperia cooperi*), Palmer's Grappling Hook (*Harpagonella palmeri*), and Fish's Milkwort (*Polygala cornuta var. fishiae*). The project will impact 38.40 acres of granitic southern mixed chaparral, 0.3 acres of cost live oak woodland, 0.3 acres of southern coast live oak riparian forest, and 0.22 acres of developed habitat. In addition, 150 square feet of permanent impacts to waters of the U.S./waters of the state, and 1,800 square feet temporary impacts to federal jurisdictional wetlands and waters of the state will occur.

Impacts to biological resources will require mitigation. Mitigation measures will include offsite purchase of 19.2 acres of Tier III habitat and 0.3 acres of Tier I habitat within a BRCA in the MSCP, the dedication of an open space easement over the RPO wetlands and buffers, creation and restoration of 0.6 acres of southern cost live oak riparian forest habitat, and the removal of an earthen dam to restore natural flow. 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
Granitic Southern Mixed Chaparral	III	72.0	38.4	0.5:1	19.2
Coast Live Oak Woodland	I	0.8	0.3	1:1	0.3
Southern Coast Live Oak Riparian Forest	I	6.6	0.3	2:1	0.6
Open Water	--	0.2	0.0	--	--
Urban/Developed	IV	1.1	0.22	--	--
Total:	--	80.7	39.22	--	20.02

The findings contained within this document are based on County records and the Biological Resources Letter Report prepared by Cummings Environmental Inc, dated February 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.**

While the site contains habitat and drainages suitable for wildlife, there is no offsite connectivity for wildlife. 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. The project site is surrounded by residential development to the west, north, and east and Interstate 8 to the south. 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 to have low habitat value, with a small section of high 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 to the west, north, and east and interstate 8 to the south. 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 Cienega rocky coarse sandy loam and Cienega-Fallbrook rocky sandy loam. 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.

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 permanent and temporary impacts to wetlands will be mitigated at a minimum of a 1:1 ratio by removing an existing earthen dam and recontouring the area to its pre-berm, natural flows. Therefore, the project will not conflict with the no-net-loss of wetlands standard.

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 0.3 acres of coast live oak woodland and 38.4 acres of southern mixed chaparral will be mitigated by the preservation of Tier I and Tier III habitat within a BRCA in the MSCP. The impacts to 0.3 acres of southern coast live oak riparian forest will be mitigated by the creation/restoration of 0.6 acres of southern coast live oak riparian forest and the removal of an existing dam to restore natural flows. 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 high/very high biological values will be mitigated through creation and restoration components and the removal of an earthen dam to restore natural flows.

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, a creation/restoration component, and removal of an earthen dam to restore natural flows. 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 lack of adjacent open space and the existing development surrounding the site. The onsite preservation is for the avoidance of the RPO wetlands and buffers. Mitigation for impacts to biological resources will include offsite preservation, a creation and restoration component, and the removal of an earthen dam to restore natural flows.

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.

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 coast live oak woodland and granitic southern mixed chaparral will occur in an approved mitigation bank or BRCA. 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.

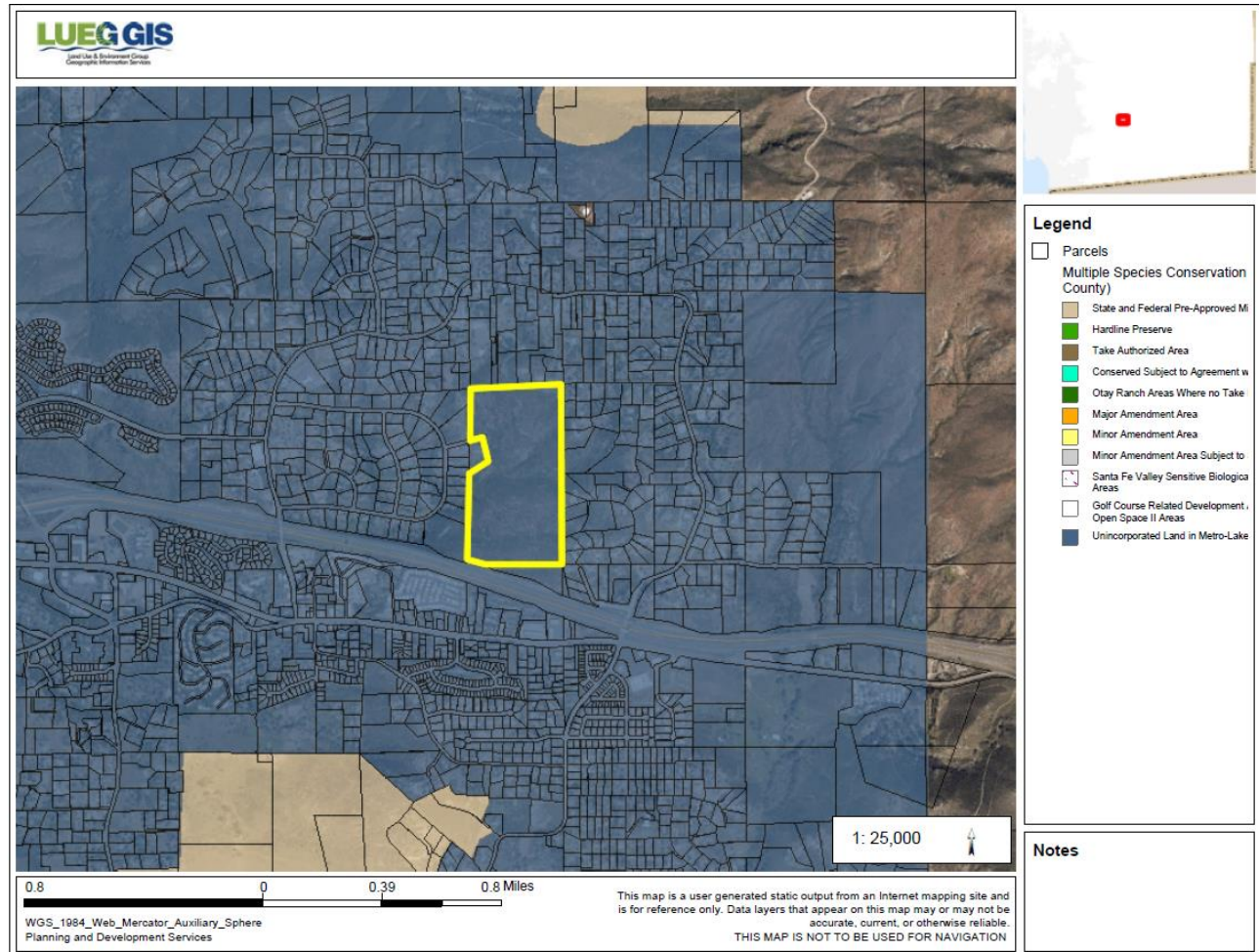
- 11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.**

The project site does not qualify as a BRCA. 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 Tier I and Tier III habitats within a BRCA in the MSCP, restoration and creation of 0.6 acres of southern coast live oak riparian forest, and the removal of an earthen dam to restore natural flows. 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 19, 2020

MSCP Designation



REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF Alpine 21 Tentative Map, PDS2005-3100-5431

June 11th, 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 19, 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 is exempt from the requirements of the San Diego County Groundwater Ordinance Section 67.720. The project will not have a significant adverse impact on groundwater quantity because the total project demand will be less than 20,000 gallons per day and the project complies with the San Diego County Groundwater Ordinance.

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

[PROJECT NUMBERS]

- 2 -

[DATE]

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 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"/>

Discussion:

Wetland and Wetland Buffers:

The site contains jurisdictional wetlands, waters of the state, and waters of the U.S., which if disturbed would result in a significant impact. There will be 0.04-acre of combined temporary and permanent impacts to these jurisdictional wetlands and waters resulting from the construction of Chelsea Leigh Way and the installation of a water line. With implementation of mitigation measures there will be no net loss of wetlands and therefore no significant impact will occur. Per Section 86.604 of the Resource Protection Ordinance, crossings of wetlands for roads, driveways or trails/pathways is permitted. The entire area 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. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

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.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

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

Staff have completed the review of the plot plan and noise report prepared by the Investigative Science and Engineering, Inc. and dated December 6, 2020. The report was found to be adequate and no further revisions are required. The project consists of a 20 lots subdivision on an approximately 80 acres lot. The project is subject to the Noise Ordinance and Noise Elements, which prohibit noise impacts to and from this project to exceed the noise standards. The project as well as surrounding parcels to the north, east, and west are zoned Limited Agriculture (A70), which is subject to the noise level limits of 50 dBA daytime and 45 dBA nighttime. The surrounding parcels to the south are zoned Multi-Family Residential (RM) and Transportation & Utility Corridor (S94), which is also subject to the noise level limit of 50 dBA daytime and 45 dBA nighttime.

The primary noise source from the project is from the Heating Ventilating and Air Conditioning (HVAC) units. The project proposes 20 ground-based HVAC unit adjacent to each residential structure. The noise report modeled 20 Mitsubishi Electric Model MXZ-3C24NAHZ2 units, which produces a sound level of 58 dBA at 10 feet. The model incorporated existing topography and appropriate proposed structural features and demonstrated the project complies with the Noise Ordinance, Section 36.404 at the nearest property line. The sound level would result in 40 dBA at the nearest property, therefore, complies with the noise standards.

The project complies with the County's Noise Elements without mitigation. Based on the noise report, the on-site noise sensitive land uses would not be exposed to noise levels that exceeds 60 dBA. The highest exterior noise levels to the site is 59.7 dBA CNEL, therefore, the exterior and interior noise levels to the site is expected to comply with the Noise elements without mitigation. Furthermore, based on the project's traffic study, the project will generate 240 average daily trips; these trips will be distributed on the mobility element roadways in the County that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. The increase in ADT by this project would not result in exposing the on- or off-site, existing, and foreseeable future noise sensitive land uses to noise levels that exceed the noise standards.

Lastly, the project is also subject to the County Noise Ordinance which regulates temporary project related noise sources. Temporary construction noise is a 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically any existing residences. The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). The construction activities include equipment such as excavator, backhoe, loader, trucks, and compactor. Based on the report, the grading equipment would result in 77.4 dBA at 50 feet. As a result, some area where 75 dBA Leq-8h contour encroaches on adjacent residential parcels would be in excess of County Noise Ordinance Section 36.409 standards. The project would be designed and will be incorporated as a noise condition, so that onsite acoustical monitoring of construction activities occur, and remedial engineering practices be implemented on a case-by-case basis. Such measures could

include, but not be limited to, temporary construction noise barriers (for example plywood barriers with a minimum surface density of 3.5 pounds per square foot), reoperation of construction means-and-methods, and selected isolation of noise generating equipment. In addition, construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM. No blasting or rock crushing is anticipated during the grading operations.

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

Attachment E – Public Documentation



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

PLANNING GROUP ACTION ON PROJECT (Case Number) TM 5431

The Alpine Group at their meeting on June 23, 2005
evaluated the following issues and provided comments as applicable:

A. Results of your Group's evaluation of the project including the following:

- ☐ The completeness and accuracy of the Project Description
- ☐ Issues of concern in the project vicinity
- ☐ Consistency with the community character
- ☐ Potential inconsistencies with your Community Plan
- ☐ Specific concerns regarding project design, planning or environmental issues (e.g., traffic, biology, archaeology, noise)

B. The Alpine Planning Group ☒ did OR ☐ did not make a formal recommendation, approval or denial on the project at this time. (Please consider the direction provided by the Project's DPLU Project Manager.)

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

MOTION: ☒ Approve with/without Conditions ☐ Deny ☐ Continue

Unanimous Consent

VOTE: _____ Yes _____ No _____ Abstain

BY: John Goddard Position Private Actions Subcommittee Chairperson Date 7/5/05

Conditions/Recommendation

The Alpine Planning Group approve TM 5431 and request that the County require the Applicant to make one parkway 4 feet wide to function as a pathway.



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Rd
San Diego, CA 92107
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



July 13, 2020

Heather Steven
County of San Diego
5510 Overland Avenue, Suite 110,
San Diego, CA 92123
Heather.Steven@sdcounty.ca.gov

Alpine 21 Tentative Map (PROJECT)
NOTICE OF INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Dear Ms. Steven:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent (NOI) to Adopt Findings pursuant to Section 15183 of the California Environmental Quality Act (CEQA) from The County of San Diego (COUNTY) for the Project pursuant the CEQA and CEQA Guidelines.¹ CDFW previously submitted joint comments with the United States Fish and Wildlife Service (USFWS) in response to the originally circulated DEIR for the November 2008, draft of the County's General Plan (GP) Update and Implementation Plan (IP) and the Notice of Preparation (NOP) for the related Draft Environmental Impact Report (DEIR) for the proposed GP (SCH# 2002111067), dated April 28, 2008 and a second dated December 16, 2002, which the Project findings discussed herein rely on.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

CDFW also administers the Natural Community Conservation Planning (NCCP) program, a California regional habitat conservation planning program. The County participates in the NCCP program by implementing its approved County Multiple Species Conservation Program (MSCP).

PROJECT DESCRIPTION SUMMARY

Proponent: Mr. William Goodman and Mr. Dennis Carson of Alpine 21, LLC

Objective: The proposed Alpine 21 subdivision consists of Assessor's Parcel Number 403-160-15 in Alpine within the County of San Diego. The Project entails subdivision of the approximately 80.7-acre site into twenty single-family residential lots and open space. The Project site is within the

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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County's MSCP Metro Lakeside Jamul Section but is outside of the Biological Resources Core Area (BRCA) and the Pre-Approved Mitigation Area (PAMA).

Location: The Alpine 21 Project is located north of Interstate 8, in between East and West Victoria Drives in the Alpine community in unincorporated San Diego County (see Figures 1 and 2 of the Biological Resources Report). This Project falls under the purview of the Alpine Community Planning Group. The development plans for the property include a subdivision that would create twenty single-family residential lots on-site and widen and improve Country Meadows Road both on-site and off-site. Eleven of the lots (Lots 1 through 11) are proposed to be built in Phase I in the northern section of the site, and the remaining nine lots (Lots 12 through 20) are proposed to be built in Phase II in the southern portion of the property. Access to Lots 1 through 11 will be via the on-site extension of Country Meadows Road to a cul-de-sac. Access to Lots 12 through 20 will be via an internal private road, Chelsea Leigh Way, off Country Meadows Road. The location of the new development will be adjacent to existing residential development on the north, east and west sides.

Biological Setting: The property is currently occupied by five habitat types: southern mixed chaparral, coast live oak woodland, southern coast live oak riparian forest, open water, and urban/developed land. As proposed, the Project will permanently impact 0.22 acre of urban/developed land, 0.3 acre of coast live oak woodland, 0.3 acre of southern coast live oak riparian forest, and 38.4 acres of southern mixed chaparral. In addition, 150-square feet of permanent impacts to waters of the U.S. and waters of the state, and 1,800-square feet of temporary impacts to federal jurisdictional wetlands and waters of the state are proposed.

The Project proposes that the permanent loss of 0.3 acre of coast live oak woodland will be mitigated at 1:1 ratio by acquiring 0.3 acre of Tier I habitat off-site at Crestridge Conservation Bank or another suitable mitigation site within the MSCP. The permanent loss of 0.3 acre of southern coast live oak riparian forest will be mitigated for at a ratio of 2:1 by creating/restoring 0.6 acre of southern coast live oak riparian forest habitat on site. The 38.4 acres of southern mixed chaparral impacts will be also mitigated at Crestridge Conservation Bank or another suitable off-site parcel within the MSCP (Tier III habitat at a 0.5:1 ratio). The permanent and temporary impacts to jurisdictional wetlands, waters of the state, and waters of the U.S. will be mitigated at minimum of a 1:1 ratio by removing an existing earthen dam and recontouring the area to its pre-berm, natural flows.

Timeframe: The timeframe for the project was not provided.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends in Attachment A, CDFW concludes that it is appropriate for the Project to use the 15183 Exemption with consistency with a previous DEIR for the County's General Plan Update.

I. Project Description and Related Impact Shortcoming

Impact Mapping

Section #: Full Biological Resources Report Over Alpine 21, APN 403-160-15 County of San Diego, California [PDS2005-3100-5431] Figure 3, Page #42

COMMENT #: 1

Issue: The Biological Resources Report in Figure 3 includes engineered plans with a biological overlay and does not include symbology for all aspects of the map, nor does it include the dominant habitat on the project site, chaparral. This makes it difficult to identify the proposed maximum limits of disturbance, permanent and temporary impacts, on-site and off-site improvements, staging, etc.

Specific impact: The limits of disturbance were not clearly depicted on the maps provided in the Biological Resources Report, and it is unclear if all the Project features were accounted for in the impact analysis and mitigation (i.e., staging and fuel modification).

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- Why impact would occur:** Without clear impact mapping, some aspects of the Project may not be clearly disclosed; without this data, CDFW cannot ascertain as to whether mitigation measures adequately reduce impacts of the Project on biological resources to less than significant.

Evidence impact would be significant: The Report Format and Content Requirements for Biological Resources, on page 32, states,

The Biological Resource Map must be completed using a base map that includes...[t]he proposed maximum limits of disturbance for the project (on and off site); including grading, fire fuel modification and vegetation management requirements, septic systems, wells, construction staging areas, road improvements, drainage improvements, etc.

On page 36 of the requirements, it states,

If the scale and the quantity of information on the map render the map illegible or overly complex, the map scale should be reduced or the information should be divided between the base map and an "overlay" map.

The County of San Diego Guidelines For Determining Significant Biological Resources, in section 4.5 letter E, states that impacts to Biological Resources would be significant if,

The project does not conform to the goals and requirements as outlined in any applicable Habitat Conservation Plan (HCP), Habitat Management Plan (HMP), Special Area Management Plan (SAMP), Watershed Plan, or similar regional planning effort.

Recommendation Regarding Project Description and Related Impact Shortcoming

Since conformance with County Report Format and Content Requirements for Biological Resources is required to implement the County's MSCP via CEQA, non-compliance with these requirements should be considered significant.

Figure 3 is quite complex and would be better shown as a base map, with subsequent overlays, which would allow for a full legend that describes all Project features listed on the map:

Recommendation #1:

Please include a project impact map overlay that clearly delineates the limits of grading (including both temporary and permanent impacts), construction staging, and any other project impact features, including any off-site impacts, as well as biological resources in order to identify and avoid additional impacts to MSCP covered species that were not analyzed in the document.

Easements: Reduction of Limited Building Zone

COMMENT #: 2

Section # Figure 3, Page #42

Issue: The Project identifies a Limited Building Easement adjacent to the Open Space Easements, but along the northwestern boundary of the development it is reduced to 50 ft. The document does not provide a reason for the reduction.

Specific impact: The County of San Diego Report Format and Content Requirements for Biological Resources on page 87 states:

Limited Building Zone Easement: This easement is required adjacent to any on- or off-site biological open space or conservation easement. The easement prohibits the building of structures that would require vegetation clearing within the protected open space for fuel management purposes. The Limited Building Zone would extend at least 100 feet from the open space boundary.

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Why impact would occur: Without a Limited Building Zone of 100 ft, fire clearing could potentially happen within Biological Open Space on or adjacent to the Project, which could indirectly affect covered species.

Evidence impact would be significant: County of San Diego Guidelines for Determining Significant Biological Resources, in section 4.5 letter E, states that impacts to Biological Resources would be significant if,

The project does not conform to the goals and requirements as outlined in any applicable Habitat Conservation Plan (HCP), Habitat Management Plan (HMP), Special Area Management Plan (SAMP), Watershed Plan, or similar regional planning effort.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Project Description and Related Impact Shortcoming)

Mitigation Measure #1:

Since conformance with County Report Format and Content Requirements for Biological Resources is required to implement the County's MSCP via CEQA, non-compliance with these requirements should be considered significant. Please identify a full 100 ft Limited Building Zone adjacent to all interfaces between the development area and the Biological Open Space:

To reduce impacts to less than significant: A 100 ft Limited Building Zone will be identified adjacent to all interfaces between the Project area and the Biological Open Space in order to avoid and minimize impacts to MSCP covered species.

II. Environmental Setting and Related Impact Shortcoming

The project would have a substantial adverse effect, either directly or through habitat modifications, on a candidate, sensitive, or special status species listed in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

COMMENT #3:

**Section # Full Biological Resources Report Over Alpine 21, APN 403-160-15
 County of San Diego, 3.1.I, Page # 19**

Issue: The Biological Resources Report states,

Six sensitive wildlife species were noted during the field surveys. These six species were the Orange-throated Whiptail, Coastal Western Whiptail, San Diego Horned Lizard, Cooper's Hawk, Rufous-crowned Sparrow, and the Western Bluebird. While the project will introduce more humans and domestic pets to the area, the property is surrounded on three sides by suburban development and by Interstate 8 on the fourth side. Domestic predators, such as dogs, were already noted on-site during the surveys. It is anticipated that the addition of twenty residences will increase the number of domestic pets, but the backyards will all be fenced limiting the intrusion into the adjacent Open Space areas.

Domestic pets are not the only indirect impact from the Project. CDFW is also concerned that other indirect impacts, such as impact from exotic species on sensitive species.

Specific impact: Indirect impacts to sensitive wildlife species are not thoroughly analyzed. For example, the Biological Resources Report does not discuss impacts from exotic species (i.e., Argentine ants) on San Diego horned lizard (*Phrynosoma blainvillii*; also known as Blainville's horned lizard; present on site), nor does it propose avoidance and minimization measures to reduce impacts.

Why impact would occur: Habitat destruction from human development and agriculture, and the spread of nonnative Argentine ants which displace the native food source, has threatened and eliminated Blainville's horned lizard from many areas (Jennings 1987). Indirect impacts from the Project, including the introduction of Argentine ants could negatively affect Blainville's horned lizard.

Evidence impact would be significant: Table 3-5 of the MSCP states for Blainville's horned lizard,

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Area-specific management directives must include specific measures to maintain native ant species, discourage the Argentine ant, and protect against detrimental edge effects to this species.

Also, County of San Diego Guidelines for Determining Significant Biological Resources states,

The project would cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive species over the long term.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Environmental Setting and Related Impact Shortcoming)

The following issues should be addressed in determining the significance of indirect impacts: increasing human access; increasing predation or competition from domestic animals, pests or exotic species; altering natural drainage; and increasing noise and/or nighttime lighting to a level above ambient that has been shown to adversely affect sensitive species. Not addressing these issues could lead to significant impacts to covered species.

Mitigation Measure #2:

To reduce impacts to less than significant: Prior to offloading nursery products from delivery truck and prior to installation of common landscape improvements, container plants shall be inspected by the project biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases will be rejected. Watering restrictions shall be implemented through the Homeowners Association in the Limited Building Zone.

Mitigation Measure #3:

To reduce impacts to less than significant: Signage along the Biological Open Space will include language to keep pets on leash, and signage that restricts pedestrian access should be located along any areas used for compensatory mitigation, to prevent entry into the area.

III. Mitigation Measure or Alternative and Related Impact Shortcoming

COMMENT #3:

Raptor Breeding Season dates and Avoidance and Minimization Measure

Section: Full Biological Resources Report Over Alpine 21, APN 403-160-15 County of San Diego, California, 7.4 Page 34

Issue: The Biological Resources Report noted Cooper's hawks (*Accipiter cooperii*) flying over the site in Table 2, Wildlife Species Observed on the Alpine 21 Property, TM 5431 County of San Diego, California. It states, "[i]ndividuals were seen as overflights in the northern portion of the property during the 5/16/16 and 3/17/16 surveys." There is potential for Cooper's hawks to nest on site, especially since oak riparian habitat is present, and proposed to be impacted by the Project. For Cooper's hawks, "in California, 75 of 77 nests (97%) [occur] in oaks," therefore there is potential for breeding Cooper's Hawks or other raptors to use the site for breeding due to the presence of suitable habitat (<https://birdsoftheworld.org/bow/species/coohaw/cur/breeding>). Mitigation measure 3 for Raptor Avoidance has a very limited breeding season, which does not encompass the full breeding season for Cooper Hawks or other raptors:

During construction, no activity shall occur within 500-feet of active raptor nests. All grading permits, improvement plans and the final map will include such statement. If grubbing, clearing or grading is proposed during the raptor breeding season (January 15 to July 15), a pre-grading nesting raptor survey will be conducted within three days prior to clearing to determine if raptors occur within 500-feet of the areas proposed to be directly impacted by grading, grubbing, or clearing, or indirectly impacted by noise. If there are no raptors nesting within 500-feet (includes nest building or other breeding/nesting behavior), development will be allowed to proceed upon approval of the Director of PDS with concurrence from USFWS and CDFW. However, if raptors are observed nesting or displaying breeding/nesting behavior within the area, construction will be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after all birds have fledged; or (2) a temporary noise barrier or berm is constructed at the edge of the development footprint to reduce noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ), to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. Alternatively, if approved by the Director of PDS with concurrence from USFWS

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and CDFW, the duration of construction equipment operation could be controlled to keep noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ) in lieu of or in concert with a wall or other sound attenuation barrier

Specific impact: It is unclear from the Biological Resources Report where these dates for the raptor breeding season were sourced or referenced. Egg laying for Cooper's hawks ranges from the end of January through mid-June, so hatching and fledging shift accordingly (Ehrlich 1988, Unitt 2003); therefore, raptors could be present in the Project area from August to mid-September. If preconstruction surveys are not done, and raptors are present they could be affected by both direct and indirect impacts from construction.

Why impact would occur: According the species account for Cooper's hawks, young Cooper's hawks molt and are still in the process of getting their primary feathers through September 15 (<https://birdsoftheworld.org/bow/species/coohaw/cur/breeding>). Any work that is done while raptors could potentially be present near a nest (i.e. until fledging), should at the very least warrant a preconstruction survey, a suitable buffer, and appropriate avoid measures.

Additionally, the avoidance measure as proposed does not provide for a biological monitor if raptors are present, nor that construction will be halted until fledging.

Evidence impact would be significant: Impacts to nesting Cooper's hawks would be significant without appropriate avoidance and minimization and could possibly lead to violation of Fish and Game Code section 3503. Table 3-5 of the MSCP states,

In the design of future projects within the Metro-Lakeside-Jamul segment, preserve areas shall conserve patches of oak woodland and oak riparian forest of adequate size for nesting and foraging habitat. Area-specific management directives must include 300-foot impact avoidance areas around active nests and minimization of disturbance in oak woodlands and oak riparian forests.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Given the references above, CDFW concludes that a minimum buffer of 300 ft should be maintained for nesting Cooper's Hawks. Please provide a rationale and reference for the unusually truncated Cooper's hawk nesting season. If raptors are present, and the Project proposes to continue with a reduced buffer with noise attenuation, CDFW requests to review a buffer reduction plan. We also recommend that a biological monitor be present who has the ability to stop construction if the birds appear to be agitated by construction-related activities.

Mitigation Measure #4:

To reduce impacts to less than significant:

*During construction, no activity shall occur within 500-feet of active raptor nests. All grading permits, improvement plans and the final map will include such statement. If grubbing, clearing or grading is proposed during the raptor breeding season (January 15 to **September 15**), a pre-grading nesting raptor survey will be conducted within three days prior to clearing to determine if raptors occur within 500-feet of the areas proposed to be directly impacted by grading, grubbing, or clearing, or indirectly impacted by noise. If there are no raptors nesting within 500-feet includes nest building or other breeding/nesting behavior), development will be allowed to proceed upon approval of the Director of Planning and Development Service (PDS). However, if raptors are observed nesting or displaying breeding/nesting behavior within the area, construction will be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after all birds have fledged (**Preferred option**) or (2) if not feasible, a reduced buffer plan should be submitted by the Project Proponent to the County which should include a minimum buffer of 300ft, a biological monitor to be present during construction with the ability to halt construction if needed, and possibly, the construction temporary noise barrier or berm at the edge of the development footprint to reduce noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ), to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. Alternatively, if approved by the Director of PDS with concurrence from USFWS and CDFW, the duration of construction equipment operation could be controlled to keep noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ) in lieu of or in concert with a wall or other sound attenuation barrier.*

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**IV. Additional Recommendations:
 Recommendation #2:**

CDFW requests to review the Habitat, Mitigation, and Monitoring Plan that will accompany off-site mitigation should Crestridge Mitigation Bank not be used.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link:
http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link:
http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the **NOTICE OF INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** to assist the County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Elyse Levy, Senior Environmental Scientist at Elyse.Levy@wildlife.ca.gov.

Sincerely,



David A. Mayer
 Environmental Program Manager
 South Coast Region

Attachments:

Attachment A: Recommendations and Mitigation Measures

cc: Office of Planning and Research, State Clearinghouse, Sacramento

REFERENCES

1. Department of Planning and Land Use Department of Public Works, 2010. 4th Rev., County of San Diego Report Format and Content Requirements Biological Resources, pages 87

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2. Department of Planning and Land Use Department of Public Works, 2010. 4th Rev. County of San Diego Guidelines for Determining Significance, pages 18-19
3. Jennings, M.R. 1987. Impact of the curio trade for San Diego Horned Lizards (*Phrynosoma coronatum blainvillii*) in the Los Angeles Basin, California: 1885- 1930. J. Herpetol. 21(4):356-358
4. Final Multiple Species Habitat Conservation Program MSCP Plan, 1998. Table 3-5, page 3-67, 3-73
5. The Cornell Lab of Ornithology, Birds of the World, Robert N. Rosenfield, Kristin K. Madden, John Bielefeldt, and Odette E. Curtis V: 1.0 — Published March 4, 2020 Text last updated August 19, 2019 Available from:
<https://birdsoftheworld.org/bow/species/coohaw/cur/breeding>
6. Ehrlich, P.D. Dobkin, and D. Wheye. 1988. The Birder's handbook, Simon & Schuster, Inc.
7. P. Unitt 2003 San Diego County Bird Atlas project. Unpublished data
8. Fish & Game Code §3503

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Attachment A: Recommendations and Mitigation Measures

Recommendation #1	Please include a project impact map overlay that clearly delineates the limits of grading (including both temporary and permanent impacts), construction staging, and any other project impact features, including any off-site impacts, as well as biological resources in order to identify and avoid additional impacts to MSCP covered species that were not analyzed in the document.
Recommendation #2	CDFW requests to review the Habitat, Mitigation, and Monitoring Plan that will accompany off-site mitigation should Crestridge Mitigation Bank not be used.
Mitigation Measure #1:	A 100 ft Limited Building Zone will be identified adjacent to all interfaces between the Project area and the Biological Open Space in order to avoid and minimize impacts to MSCP covered species.
Mitigation Measure #2:	Prior to offloading nursery products from delivery truck and prior to installation of common landscape improvements, container plants shall be inspected by the project biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases will be rejected
Mitigation Measure #3	Signage along the Biological Open Space will include language to keep pets on leash, and signage that restricts pedestrian access should be located along any areas used for compensatory mitigation, to prevent entry into the area.
Mitigation Measure #4:	<i>During construction, no activity shall occur within 500-feet of active raptor nests. All grading permits, improvement plans and the final map will include such statement. If grubbing, clearing or grading is proposed during the raptor breeding season (January 15 to September 15), a pre-grading nesting raptor survey will be conducted within three days prior to clearing to determine if raptors occur within 500-feet of the areas proposed to be directly impacted by grading, grubbing, or clearing, or indirectly impacted by noise. If there are no raptors nesting within 500-feet includes nest building or other breeding/nesting behavior), development will be allowed to proceed upon approval of the Director of PDS. However, if raptors are observed nesting or displaying breeding/nesting</i>

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	<p><i>behavior within the area, construction will be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after all birds have fledged (Preferred option) or (2) if not feasible, a reduced buffer plan should be submitted by the Project Proponent to the County which should include a minimum buffer of 300ft, a biological monitor to be present during construction with the ability to halt construction if needed, and possibly, the construction temporary noise barrier or berm at the edge of the development footprint to reduce noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ), to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. Alternatively, if approved by the Director of PDS with concurrence from USFWS and CDFW, the duration of construction equipment operation could be controlled to keep noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ) in lieu of or in concert with a wall or other sound attenuation barrier.</i></p>
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From: [Dane & Amy](#)
To: [Steven, Heather](#)
Subject: Alpine 21 tentative Map PDS2005-3100-5431,PDS2005-3910-05-14-020
Date: Friday, June 12, 2020 1:07:56 PM

Hello Heather,

I am in receipt of the Public Disclosure Notice regarding the area noted above, in Alpine, which is being considered for development of 20 homes.

When we bought our home in 2003, we were told that nothing would ever be built in the canyon because it belonged to the national parks. You can only imagine my disappointment.

I am concerned with my view. Will care be taken not to destroy the views of the existing homes?

These are my additional questions for now:

1. Do you have a map that shows where exactly on the hills these homes will be built? if not, when will you have the map?
2. Do you have a map that shows where the roads will be?
3. How long will this project take?
4. When will the project start?
5. What is the square footage range of these homes?
6. What is the anticipated price point of these homes?
7. Will care be taken to improve the look of the area, for example sidewalks and proper lighting and landscaping?
8. What are the environmental pros and cons for the residents that currently border this canyon.
9. What about noise and dirt that will impact the current residents?

Please keep us informed.

Thank you for your responses. I am sure I will have more questions as these questions are answered.

Emilia and Dane Bowen
2722 Victoria Circle
Alpine, CA 91901
619-722-6655

John and Sally Butterworth
895 Rushings Trace
Alpine, California 91901
(619) 884-5144
Email: Sally91901@gmail.com

June 24, 2020

Via email: heather.steven@sdcounty.ca.gov and U.S. Mail

County of San Diego
Project Processing Center
Attn: Heather Steven
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Re: Alpine 21 Tentative Map, PDS2005-3100-5431,
PDS 2005-3910-05-14-020
APN 403-160-15-00

Dear Ms. Steven:

We are writing in response to the Public Disclosure Notice regarding the above-referenced parcel and proposed development of that parcel. Our parcel is adjacent to APN 403-160-15-00. We are opposed to development of APN 403-160-15-00 for the following reasons outlined in bold below:

1. The Multiple Species Conservation Program Conformance Statement dated May 19, 2020 with Sensitive wildlife species identified on site are Orange-throated Whiptail (*Aspidoscelis hyperythra*), Coastal Western Whiptail (*Aspidoscelis tigris stejnegeri*), San Diego Horned Lizard (*Phrynosoma blainvillii*), Cooper's Hawk (*Accipiter cooperi*), Rufous-crowned Sparrow (*Aimophila ruficeps ssp. Canescens*), and the Western Bluebird (*Sialia Mexicana*). Sensitive plant species identified onsite are Engelmann Oak (*Quercus engelmannii*), San Diego Sagewort (*Artemisia palmeri*), Chaparral ReinOrchid (*Piperia cooperi*), Palmer's Grappling Hook (*Harpagonella palmeri*), and Fish's Milkwort (*Polygala cornuta var. fishiae*). The developer proposes Impacts to biological resources will require mitigation. Mitigation measures will include offsite purchase of 19.2 acres of Tier III habitat and 0.3 acres of Tier I habitat within a BRCA in the MSCP, the dedication of an open space easement over the RPO wetlands and buffers, creation and restoration of 0.6 acres of southern cost live oak riparian forest habitat, and the removal of an earthen dam to restore natural flow.

This is unacceptable mitigation to the current habit. This report also does not consider the species not identified and represented. Mitigation measures by purchasing off-site land does nothing for the current population that inhabits this parcel. The proposed construction destroys their habitat not only by grading the landscape, changing water ways, destroying native plant species they rely for food

Heather Steven

Re: Alpine 21 Tentative Map, PDS2005-3100-5431,

PDS 2005-3910-05-14-020

APN 403-160-15-00

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but increased noise pollution, light pollution, human interference through pets, fences, non-native plant species, chemicals, pesticides, noise, light, traffic.

2. 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. While the site contains habitat and drainages suitable for wildlife, there is no offsite connectivity for wildlife. 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.

This is not the case, as many animal species use our land and our neighbors land as a linkage/corridor to larger areas of migration to the north of Victoria Road. We regularly have bobcat, coyotes and even a mountain lion that have come through our yard using parcel APN 403-160-15-00 as a habitat. We have witnessed various bird and butterfly species use this area as a habitat. We have witnessed and heard a large frog/toad population that inhabits this parcel. We also have witnessed and heard coyote packs that reside in this parcel and travel through our land and our neighbors land to reach the larger parcels of land to the north.

3. 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. The project site is surrounded by residential development to the west, north, and east and Interstate 8 to the south. Therefore, it does to meet this requirement.

This parcel is within Cleveland National Forest. Large parcels of undeveloped land exist adjacent to Victoria Road and Anderson Truck Trail which is less than one mile and a block away from this parcel and we know that the wildlife that inhabits parcel APN 403-160-15-00 travel across our land and our neighbors land as a linkage/corridor to access larger areas of migration to the north of Victoria Road. We regularly have seen bobcat, coyotes and even a mountain lion that have come through our yard using parcel APN 403-160-15-00 as a habitat. We have witnessed various bird and butterfly species use this area as a habitat. We have witnessed and heard a large frog/toad population that inhabits this parcel as well as coyote packs that live and hunt in this parcel.

Heather Steven

Re: Alpine 21 Tentative Map, PDS2005-3100-5431,
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4. 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 to have low habitat value, with a small section of high habitat value, on the Habitat Evaluation Map. However, the habitat onsite is isolated and surrounded by development. Therefore, it does not meet this requirement.

As indicated previously, many animal species travel through our land and our neighbors land as a linkage/corridor to larger areas of migration to the north of Victoria Road. We regularly have bobcat, coyotes and even a mountain lion that have come through our yard using parcel APN 403-160-15-00 as a habitat. We have witnessed various bird and butterfly species use this area as a habitat. We have witnessed and heard a large frog/toad population that inhabits this parcel. We also have witnessed and heard coyote packs that reside in this parcel and travel through our land and our neighbors land to reach the larger parcels of land to the north.

5. 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 to the west, north, and east and interstate 8 to the south. Therefore, it does not meet this requirement.

This parcel is within Cleveland National Forest. Large parcels of undeveloped land exist off of Victoria Road and Anderson Truck Trail which is less than one mile and a block away from this parcel and we know that the wildlife that inhabits parcel APN 403-160-15-00 migrate through our land and our neighbors land to reach the larger tracts of land to hunt and for natural migration.

6. 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 Cienega rocky coarse sandy loam and Cienega-Fallbrook rocky sandy loam. 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.

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. The developer argues that due to the existing development surrounding the project site, it is not possible or desirable to create a significant block of habitat through

Heather Steven

Re: Alpine 21 Tentative Map, PDS2005-3100-5431,

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onsite preservation. This is not the case, the current landscape and wetlands supports a vast population of wildlife and impact of habitat. Although the parcel is surrounded by highway 8 and other housing developments, there are open spaces and corridors for wildlife to migrant. Parcel APN 403-160-15-00 is an important open space for large animals such as coyote packs, bob cat and mountain lions that would otherwise be pushed out of the area and would have less area to live, hunt and migrate which would impact the current residential areas and create more human interaction. Bird species would lose important nesting and feeding grounds, butterfly species lose important migratory area and feeding area. This small 80 acre parcel creates a home for many birds, insects, small and large mammal species, including bats that we have witnessed in this area, would have nowhere else to live.

Flooding

The project indicates it will not place structures within a 100-year flood hazard area, flash flooding is a real concern in this area and has occurred in the last few years, including in April 2020 when rainfall of 0.2 to 0.5 inch per hour occurred. Although the developer has indicated that the area is not prone to 100 year flooding, it may not have considered increased rainfall, including increased runoff from existing properties that have increased drainage, concrete areas that increase runoff and decreased absorption from open landscape. We have witnessed the heavy rains that flood this area creating a natural ponding and drainage system. This potential flood area is located in a valley that supports natural drainage from the surrounding hillsides. If this area is developed it could lead to flooded homes and landscapes at the proposed development as well as existing residential areas to the west due to increased drainage, exposing the County to lawsuits for damages caused by flooding when the County had notice of the potential danger.

Although the plan purposes 20 homes on the site, grading the existing landscape and building destroys existing habitat and disturbs wildlife. Once humans are introduced to the area they bring their own issues, such as pets, fences, non-native plant species, chemicals, pesticides, noise and light pollution, and traffic. The development does not add to the area or provide any benefit to the existing neighborhood but continues the urban sprawl into the rural area to the County's detriment.

Once the homes are owned by individuals, there is no restriction from subdividing and building additional homes on their lots. There are no restrictions that keep individual owners to fence and remove natural vegetation and plant non-native species. This land is currently a buffer for wildlife from the surrounding residential development to the west, north, and east and Interstate 8 to the south. Further development in this area will impact the wildlife, native vegetation, birds, insects and people that already live in this area. We are opposed to the construction and development of parcel APN 403-160-15-00 for the

Heather Steven

Re: Alpine 21 Tentative Map, PDS2005-3100-5431,
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reasons listed above. We request that the County of San Diego review our arguments outlined above and reconsider allowing this development to go forward. In the alternative, we request that the County hold a public meeting in which all owners of adjacent properties have the opportunity to address this matter.

We look forward to your response.

Sincerely,



John and Sally Butterworth

From: [Martinez, David M.](#)
To: [Steven, Heather](#)
Subject: PDS2005-3100-5431; PDS2005-3910-05-14-020
Date: Sunday, July 05, 2020 11:14:53 AM

Good day Heather. My name is Dave Martinez and I am the owner/ resident of parcel APN 403-442-06 Lot 72 map 9636 which shares a property line with the above proposed project. I have a few questions/ concerns with the project. Specifically the access to the proposed is designated as Country Meadows Drive (a private rd). I would like some information on what the developer is planning to do, to mitigate the added stressors intended for this private road. Are they planning on maintaining future issues? Fixing the deteriorated roadway once construction is complete? Also, there will have to be some grading done that will impact my parcel on the South East corner of my property. I would also like information on what the plan is for that as well as any grading changes along my eastern property line. I am not opposed the project. I would simply like to work with the developer to ensure that I remain whole and impacted as little as possible. I can be reached at this email or by phone at (619)699-9719 and feel free to forward my information to the developer if you feel the need. Thank you for your time.

Michelle A. Keeyes
875 Rushings Trace
Alpine, CA 91901
mkeeyes@yahoo.com

July 12, 2020

Via email: heather.steven@sdcounty.ca.gov

County of San Diego
Project Processing Center
5510 Overland Ave., Suite 110
San Diego, CA 92123

Re: Alpine 21 Tentative Map, PDS2005-3100-5431
PDS 2005-3910-14-020
APN 403-160-15-00

Dear Ms. Steven,

I am writing in response to the Public Notice regarding the above referenced parcel and proposed development of the 80.75 acres located on such parcel and to inform the County that I am opposed to the development of this parcel. Within the proposed 80+ acres of this project sits a relatively undisturbed biologically diverse habitat. While the habitat may appear to be an island surrounded by housing, the project sits directly south of Viejas Mountain and many large mammals, including coyotes, mountain lions, and bobcats are seen to traverse this parcel to and from Viejas Mountain. This parcel provides both a drinking and feeding ground for these larger mammals as well as the local bird, insect and reptile populations. Reducing this habitat as proposed by the Alpine 21 project would have a severe impact on these local populations.

In addition, I disagree with the conclusions set forth in the Full Biological Resources Report Over Alpine 21, APN 403-160-15 County of San Diego, California, prepared by Cummings Environmental, Inc. The report provides an Analysis of Project Effects, starting on page 18 and states that "the proposed project will not result in significant impacts to sensitive species...", however I take issue with the findings noted as follows:

1. 3.1.B. only takes into account the limited time the author spent on the property. As a homeowner whose property borders that of the Alpine 21 project at the northern end, I have personally witnessed both the Cooper's Hawk and the Rufous-crowned Sparrow on site. I have identified a minimum of 3 individual Cooper's Hawk that regularly hunt on this parcel and have witnessed multiple Rufous-crowned Sparrows, not just the one that the author detected. The project would have a huge impact on these species. By grading and building in this area, these species will loose over 80 acres of largely

untouched habitat, severely decreasing their hunting and foraging grounds and putting their populations at risk in this area. Proposing to mitigate this by requiring the developer to purchase lands elsewhere does not solve the problem of the survival of the species in this area.

2. 3.1.C. The author notes at least five sensitive plant species found during their surveys but alleges that all but one will be completely protected in the Open Space designated in the project. The Engelmann Oak is found in several areas that will be impacted by the project including .30-acre of Coast Live Oak Woodland and 0.3 acre of Southern Coast Live Oak Riparian Forest. In contrast to the report I have personally seen the San Diego Sagewort in abundance throughout much of the proposed build sites which is not considered in this report. Why is this plant that is deemed “sensitive” by the County not accounted for? Further, this section reports that the three lizard species that were found, occur in small numbers on-site. This is highly inaccurate. I personally witnesses on a daily basis an abundance of the Coastal Western Whiptail and if I see a multitude of this species on my property, it stands to reason that they also inhabit the adjacent parcel at issue here. This section concludes that the project would not impact the regional long-term survival of these plants and animals but that is a conclusion for which the author provides no actual facts. The removal or reduction of over 80 acres of habitat will most surely have an impact on these species.
3. 3.1.F. The conclusion that this property “does not seem to function as a foraging habitat for raptors” could not be further from the truth. Again, this is speculation by the author and not actual fact and I surmise that the author’s conclusions are due to lack of adequate time spent on the property. Further, the authors observations of the wildlife in this area are more than 4 years old and therefore not accurate as to what is seen to-date in the area. I have regularly witnessed up to 3 Coopers Hawks that reside in the area using the subject property as a foraging habitat and that is just at the northern end of the property where I can regularly observe them.
4. 3.1G. Even with the mitigation efforts proposed by the developer, the noise and nighttime lighting levels will be above “ambient” and will most certainly affect sensitive species. While the project is bordered by Interstate 8, the noise coming from the freeway is ambient. The noise and lighting from the 20 proposed homes will be in the middle of this habitat (not at the extreme southern end as the interstate is) and there is no feasible way to ensure these will remain below the “ambient” level. The noise alone generated by the inhabitants of 20 homes will most definitely affect the wildlife in the area, particularly the skittish large mammals that currently reside on the property, including a pack of coyotes and their pups.
5. 3.1.I. The conclusion is that the sensitive wildlife found in and around the subject parcel will not be adversely affected because the parcel is already surrounded by suburban development and Interstate 8 is flawed. While this parcel is surrounded by suburban development, it is a staggering 80+ acres of open land which currently allows for all

types of wildlife to inhabit the area without interference from the surrounding homes which sit on the perimeter of this parcel. Dropping 20 homes into the middle of this habitat will most surely impact all of the wildlife found in the area with the sensitive species likely suffering the most.

6. 3.1.J. Again, the author has made the assumption that because the sensitive bird species noted during the authors' visits to the property were primarily seen as overflights that these species do not actually inhabit the subject property. This is incorrect information as I have personally witnessed all three of these sensitive bird species in the area on a regular basis and not just as overflights. These sensitive bird species use this property regularly for hunting and foraging.

Section 4.5 entitled "Conclusions" acknowledges that the loss and changes to these habitats, including the permanent loss of 38.4 acres of Southern Mixed Chaparral, 0.3-acre of Southern Coast Live Oak Riparian Forest, 0.3-acre of Coast Live Oak Woodland and several impacts to the waterways located on the property are "potentially significant impacts". The developer has proposed to somehow mitigate this primarily by acquiring 0.3-acre of Tier I habitat and 19.2-acres of Tier III habitat from a land bank, presumably the Crestridge Conservation Bank which is not even located in Alpine, let alone near the property at issue. Further, 19.5 acres does not even come close to making up for the land destroyed with this development and I fail to see how you can "mitigate" the damage this development will cause by purchasing land elsewhere. This doesn't mitigate anything for the wildlife that will be lost, the wildlife that will lose their breeding and nesting grounds, or the sensitive trees and plants that will be destroyed in this area. It also does not mitigate anything for the homeowners that surround this canyon and enjoy its beauty and bio-diverse wildlife on a daily basis.

In light of the above information, I would contend that the County's findings in the report titled: Multiple Species Conservation Program Conformance Statement for Alpine 21 dated May 19, 2020 and the Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist are flawed in that they rely heavily on a report that uses data collected over 4 years ago and the data provided is only a small reflection of the habitat located within parcel APN 403-160-15-00.

This project should not receive an exemption from a full Environmental Impact Report given the sensitive habitats located on the proposed development which includes animals and plant life deemed "sensitive" by the County and the Riparian habitats that will all undoubtedly be affected by this development. A much more comprehensive review should be undertaken to determine the environmental affects this project will have on this 80+ acres. This project will have a detrimental impact to the sensitive species and riparian habitats located on this parcel and are peculiar to the site, thereby necessitating a full environmental study to comply with CEQA.

I acknowledge that persevering the waterways and providing for the open space areas is a good effort in protecting these areas, but is it really enough? The riparian habitats on this

parcel make it unique and much more bio-diverse than you may find just half a mile away on another parcel. This canyon is special because of the beauty and the diversity in both wildlife and plant life that you will find here specifically because of the waterways that run through this canyon. Because of the catastrophic habitat loss that will occur if this project goes forward, I would ask the County to reconsider their plan to adopt the findings pursuant to section 15183 of the California Environmental Quality Act.

In the event that the County does adopt the findings and seeks to allow the developer to move forward with the Alpine 21 project, I would ask the Planning Commission to consider requiring the following changes and additional requirements:

1. The project proposes to create 10 lots at the northern end of the parcel. The majority of the parcels located to the north and east of the proposed project are a minimum of 2 acres with many parcels being much larger which is also in keeping with the expansive area around North and East Victoria Drive which borders this lot. To uphold the aesthetics and value of this neighborhood, I would request that the project be required to have a minimum of 2-acre lots at the north end and that the total number of lots at the north end be reduced. This would also be in keeping with the large lots proposed on the south end of the project which range from 5-7+ acres and would provide for a more cohesive neighborhood. This would also lend itself more to the rural nature of Alpine where you will find an abundance of large lots with room for native trees, plants and animals which is what makes this area so beautiful and desirable. *You will not find another town like Alpine in the County of San Diego and what makes this town special is what the Planning Commission should strive to protect.*

2. In keeping with the above request, I would also request that ADUs not be allowed to be built on the proposed lots. Or in the alternative, that lots that are less than 5 acres be prohibited from building an ADU. ADUs in our County can be up to 1200 square feet which is a decent size 2-3-bedroom house. This will add cars, noise, and light pollution to the area that is not factored into the environmental evaluation that was conducted. Given the sensitive nature of this parcel, the ADUs should not be allowed without further environmental study on their added impact.

3. I would also request that the Commission consider requiring Lot 6 to be removed from the project in its entirety. Lot 6 sits squarely in the middle of "open spaces" that have been preserved on the northeastern end of the project. To put a lot in the middle of these open space areas will create a peninsula around which the animals that remain in the area will now have to navigate rather than having a direct line to the watersheds directly below this area. Further, putting a lot in this area leaves only a minuscule corridor in which the animals can traverse from the northern end of the canyon down to the main waterway. Many animals (include mountain lions, bobcats and coyotes) come down from Viejas Mountain which is located less than a mile to the northeast in order to access the water these watersheds provide and they may be less likely to do so when forced to navigate these chopped up open spaces at the northern end of the canyon.

In summary, allowing the Alpine 21 project to move forward will result in an irreversible and detrimental impact to the wildlife, native vegetation, watersheds and the people that currently live in this area. I am opposed to the proposed development of parcel APN 403-160-15-00 in light of the reasons presented above. I would ask that the County of San Diego reconsider their intent to adopt the findings pursuant to section 15183 of CEQA.

Sincerely,

A handwritten signature in black ink that reads "Michelle A. Keeyes". The script is cursive and fluid, with the first name being the most prominent.

Michelle A. Keeyes

From: [Sharon Wilson](#)
To: [Steven, Heather](#)
Subject: Alpine 21 Tentative Map
Date: Friday, July 17, 2020 4:34:43 PM

Hello,

I know that the public review for this project has ended and I should have responded sooner. However, I would like to bring to your attention a discrepancy in the sound study. The proposed Mitsubishi outdoor units are designed to cool only a maximum of 3 rooms. This would not be appropriate for a new home. Additionally, the units are shown at the front of the house. A builder would not place equipment in this location. I believe that the sound study should accurately represent the equipment that will be used. If this has been skewed to provide a favorable result, what other components of the CEQA have been manipulated?

Thank you,
Sharon Wilson

Sent from my iPhone

Attachment F – Service Availability Forms

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

Please type or use pen

ALPINE 21, LLC	310-415-1651	ORG _____	F
Owner's Name	Phone	ACCT _____	
5295 BEACHCOMBER COURT		ACT _____	
Owner's Mailing Address	Street	TASK _____	
SAN DIEGO	CA 91930	DATE _____	
City	State	Zip	AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____
- B. ☒ Residential Total number of dwelling units 20
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- C. Total Project acreage 81 Total lots 20 Smallest proposed lot 1 AC

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

403-160-15

Thomas Guide. Page 1234 Grid C-5

E'LY TERMINUS OF COUNTRY MEADOWS RD

Project address

Street

ALPINE

91901

Community Planning Area/Subregion

Zip

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

Applicant's Signature: Dany Lue, agent Date: 4-29-20Address: 535 North Hwy 101, Ste. A Solana Beach, Ca 92075 Phone: 858-847-0011

(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: ALPINE FIRE PROTECTION DISTRICT

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

STATION 17 IS LOCATED 1364 TAVERN RD 1.8 MILES SSW OF PROJECT.

- 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 3.5 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
- C. ☒ District conditions are attached. Number of sheets attached: 2
☐ 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. PDS 399F EXPIRES IN ONE YEAR 5-6-2021

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.

Jason M. Brown
Authorized SignatureJASON MCBROWN
Print Name and TitleFM619
445-2635
Phone5-6-2020
DateOn 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



5 - 199 ALPINE FIRE PROTECTION DISTRICT

Date: 5-6-2020

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

Dept: Zoning

RE: APN: 403-160-11 &15
Project: Alpine -21 TM-5431
Street Name: Country Meadows Road & Chelsea Leigh Way
City, State, Zip: Alpine, Ca. 91901

The Fire District has received the Project Facility Availability Letter and determined that the following conditions shall apply:

1. **Road Dimensions:** All on site roadways shall have an unobstructed improved width of not less than 32' feet. Fire apparatus roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Parking will be permissible on one side of the roadway only. Should developer wish to add parking on both sides of roadways total improved surface roadway shall be 40' wide all weather surface.
2. **Surface:** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75, 000 lbs.
3. **Turning Radius:** The turning radius of a fire apparatus access road shall be a minimum of 36', as measured on the inside edge of the improvement width.
4. **Dead End Road Lengths:** Parcels zoned for less than 1 acre shall not exceed 800 feet without mitigation. Due to re-zoning, some subdivisions may exceed the dead end road lengths and the Fire District will take this into consideration.

Any residential driveway that is in excess of 150 feet in length shall be provided with approved provisions for turning around emergency apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than two structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet radius in a residential area.

5. **Markings:** Should developer wish to have parking on one side of the roadway the opposite side of roadway shall have notice of "NO PARKING SIGNS" installed every 30' and maintained as part of the road maintenance agreement.

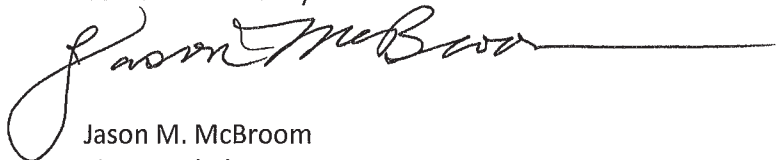
1364 Tavern Road Alpine, Ca. 91901-3831 Business: (619) 445-2635 Fax: (619) 445- 2634

We are a public safety organization of dedicated professionals whose mission it is to:
Save Lives, Protect Property and the Environment, Serve the Community.
www.alpinefire.org

6. **Roadway Design Features:** No speed bumps, speed humps, speed control dips, etc. shall be permitted on fire access roadway.
7. **Road Maintenance Agreement:** A road maintenance agreement shall be in place and recorded at the County of San Diego to provide continued road maintenance in perpetuity.
8. **Water Supply:** All new fire hydrants installed shall be installed as per PMWD installation standards. Fire flow shall be capable to deliver 2500 GPM. All new fire hydrants shall also be installed with an approved break-off check valve spool in areas that vehicular damage may occur. There shall be 7 fire hydrants installed in the proposed development as per option 1 from FPP as submitted.
9. **Fire Protection Systems:** All structures shall be equipped with residential fire sprinklers in accordance with the most recent edition of NFPA 13D.
11. **Vegetation Management:** Fuel modification zones shall be maintained to meet the requirements of the Alpine Fire Protection District. A minimum 100 foot defensible space is required or to property lines, whichever is closer. Brush management along roadways shall be maintained 30' of clearance at all times. NO combustible fuels shall be planted within the right of way along shoulders. All trees shall be limbed up 8' from the ground and maintained at all times. Parcels 5,6,7 and 11 shall have a full 100 of defensible space due to slope and terrain.
12. **Fire Protection Plan:** A full fire protection plan shall be required.
13. **Grade/Driveways:** The following driveways shall be installed with all concrete as the percent of the driveway exceeds 15%: Parcels 1, 3, 5 and 6.

If you should have questions or comments, feel free to contact me.

Yours in Fire Safety



Jason M. McBroom
Fire Marshal

cc: David Sibbett, Deputy Fire Marshal, San Diego County Fire Authority

ALPINE FIRE PROTECTION DISTRICT

1364 Tavern Rd. Alpine, CA. 91901-3831 (619) 445-2635 Fax (619) 445-2634 www.alpinefire.org

RESIDENTIAL & MISCELLANEOUS COST RECOVERY SCHEDULE 2019-2020

Date: 5/6/2020 CPC: PSA TM5481 APN: 403-160-11015 AFD: 2017/013

Owner: ALPINE 21 LLC Contact/ Phone: DARCY JONES

Project Location: COUNTRY MEADOWS.

MISCELLANEOUS		
Carnivals and Fairs - inspection (Non profit organization-No fee)	\$ 72.00	\$
Christmas Tree Lot - inspection	\$ 72.00	\$
Fire Protection Plan (shall be charged hourly) Short or Long Form	\$ 72.00	\$
Pyrotechnical special effects (* billed hourly, 2 hr. minimum) - includes inspection	\$ 144.00	\$
Special Events and Fire Watch (* shall be charged hourly per firefighter) (2 hr. minimum)	\$ 686.00	\$
Tents, canopies, special events and temporary membrane includes inspection	\$ 72.00	\$

Organizations registered with the State of California as exempt with non-profit status are exempt from permit costs, however they shall comply with all District requirements. When a Fire Watch is required, and the District provides such personnel, the District shall be reimbursed the employee's wages and a 25% administrative cost.. All hourly costs shall be a minimum of one hour and there after billed up to the closest quarter hour.

PLAN REVIEW		
Plan review costs include two meetings with proponent. The District shall be reimbursed the employee's wages and a 25% administrative cost for each additional meeting. All hourly costs shall be a minimum of one hour and there after billed up to the closest quarter hour.		
Administrative Letters	\$ 72.00	\$
False Alarms (Charged per hour after 3 false alarms within a 12 month period. Minimum 1 hour)	\$ 343.00	\$
Grading Plan, Residential Solar Installation	\$ 72.00	\$
Mobile Home Park (includes conditions letter & 2 meetings) site inspection, final inspection, map update	\$ 576.00	\$
Plan Revisions (* shall be charged hourly)	\$ 72.00	\$
Residential Care Facilities - includes inspection	\$ 216.00	\$
Service Availability Letter - includes map review and conditions letter	X \$ 144.00	\$ 144-
Subdivision Revisions (* shall be charged hourly)	\$ 72.00	\$
TM - Large Subdivision - includes improvement plan review (up to 8 hrs) (* > 8 hrs = hourly.) site visit, mapping	\$ 576.00	\$
TPM - Small Subdivision - Includes review of improvement plan and site visit, map update	\$ 576.00	\$
Underground Utilities (includes 1 inspection, hydro & flush)	\$ 288.00	\$
Zoning Variance or Plot Plan - Residential	\$ 288.00	\$

PLAN CHECK - RESIDENTIAL		
0 - 1500 sq. ft. - includes emergency response map update, site inspection & final inspection	\$ 288.00	\$
1501 - 3000 sq. ft - includes emergency response map update, site inspection & final inspection	\$ 324.00	\$
3001 - 4500 sq. ft.- includes emergency response map update, site inspection & final inspection	\$ 342.00	\$
4501 sq. ft and up (plus .05 cents per sq. ft in excess of 4500) - map update, site & final inspection	\$ 360.00	\$
Accessory Buildings (Detached Garage, Barn, Storage, etc) - includes site visit	\$ 216.00	\$

FIRE PROTECTION SYSTEMS		
Fire Alarm - includes rough & final inspection	\$ 288.00	\$
Plan re-submittals (*shall be charged hourly)	\$ 72.00	\$
Residential Sprinkler System - includes hydro & final inspection	\$ 216.00	\$
Tenant Improvement Sprinkler Plan review for 25 heads or less - includes inspection	\$ 144.00	\$
Tenant Improvement Sprinkler Plan review for over 25 heads - includes inspection	\$ 216.00	\$

RE-INSPECTION		
The District shall charge re-inspection costs when the project fails an inspection. Re-inspection costs shall apply to Commercial/Industrial/Residential construction, Sprinkler Systems, Fire Alarm Systems, Fire Extinguishing Systems and other mandated inspections. (*shall be charged hourly)	\$ 72.00	\$

ADMINISTRATIVE		
Document reproduction; Fire Reports, Inspection Records, Medical Records, etc (\$20.00 for the first 10 pages, plus \$1.00 per additional page)	\$	\$
Certified document reproduction (\$30.00 for the first 10 pages, plus \$1.00 per additional page.)	\$	\$
Photographs (\$10.00 first photo, and \$1.00 for each additional photo per order)	\$	\$
Returned check fee (Minimum \$25.00 or three times the amount of the check, whichever is greater.)	\$	\$
Administrative late fee, after 3rd billing or 90 days	\$ 25.00	\$
Interest Rate (Accounts ninety (90) days past due shall be assessed at 1.5% monthly, equaling 18% per annum.)	\$	\$

*Hourly cost shall be calculated at current salary/s including all benefit costs and billed per hour with a minimum of one hour and billed there after upward to the closest quarter hour. Apparatus will be billed per hour with a minimum of one hour and billed there after upward to the closest quarter hour per the current California Fire Assistance Agreement. All invoices shall include a 25% administrative charge to cover the cost of, but not limited to: utilities, phone/fax, computers, software, vehicles and District Administration.

TOTAL FEES DUE: \$ 144.00

By: [Signature] Title: Fire Marshal Date: 5-6-2020
 PAYMENT INFO: ☐ Check # ☐ Cash • Date Paid: Received by:



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)

Alpine 21, LLC 310-415-1651
 Owner's Name Phone
 5855 Beachcomber Court
 Owner's Mailing Address Street
 San Diego Ca 92130
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT

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

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

403-160-15

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 20
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- D. ☒ Total Project acreage 81 Total number lots 20

Thomas Guide Page 1234 Grid C-5

E'LY TERMINUS COUNTRY MEADOWS ROAD

Project address Street

ALPINE 92901

Community Planning Area/Subregion Zip

Applicant's Signature: Darryl Lauer, agent Date: 4-29-20Address: 535 N. HIGHWAY 101 SUITE A, SOLANA BEACH CA 92075 Phone: 858-847-0011

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

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: _____

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

Indicate the location and distance of proposed schools of attendance.

Elementary: Boulder Oaks ES miles: 3

Junior/Middle: Joan MacQueen MS miles: 2.5

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.

W. Pickering II

Authorized Signature CBO

Print Name WILLIAM J PICKERING II

619.445.3236

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)

Alpine 21, LLC 310-415-1651
Owner's Name Phone

5855 Beachcomber Court
Owner's Mailing Address Street

San Diego Ca 92130
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

ELEMENTARY _____
HIGH SCHOOL _____
UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT**

- A. **LEGISLATIVE ACT**
- ☐ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment
- 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 20
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- D. ☒ Total Project acreage 81 Total number lots 20

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

403-160-15

Thomas Guide Page 1234 Grid C-5

E'LY TERMINUS COUNTRY MEADOWS ROAD

Project address Street

ALPINE 92901

Community Planning Area/Subregion Zip

Applicant's Signature: Danny Laver, agent

Date: 4-29-20

Address: 535 N. HIGHWAY 101 SUITE A, SOLANA BEACH CA 92075

Phone: 858-847-0011

(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**

GUASD
District Name:

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

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: Granite Hills H.S. miles: _____

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

Rosa Rosselli
Authorized Signature

Rosa Rosselli
Print Name

5/13/2020
Print Title

619 644 8177
Phone

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





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

Please type or use pen

ALPINE 21, LLC 310-415-1651
 Owner's Name Phone
 5295 BEACHCOMBER COURT
 Owner's Mailing Address Street
 SAN DIEGO CA 91930
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

W

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

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

403-160-15

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

- C. ☒ Total Project acreage 81 Total number of lots 20

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1234 Grid C-5
 E'LY TREMINUS OF COUNTRY MEADOWS RD
 Project address Street
 ALPINE 91901
 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: Danny Jones, agent Date: 04/29/2020
 Address: 535 North Hwy 101, Ste. A Solana Beach, Ca 92075 Phone: 858-847-0011

(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: Padre Dam MWD *Letter Expires 5/11/2021* Service area: ESA, Alpine Pacific

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

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

- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

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: Cheryl Brugman Print Name Cheryl Brugman
 Print Title Engineering Technician Phone 619-258-4639 Date _____

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



**WATER AVAILABILITY ATTACHMENT
CONDITIONS OF APPROVAL**PROJECT NAME Alpine 21, LLC FOR 20 Lot Subdivision MAP NUMBER _____

A.P.N.(s) 403-160-15

FACILITIES

Domestic/Irrigation service and fire hydrant requirements may determine if the proposed project will require a water main extension. If a water main extension is necessary, the following will be requirements to proceed with the project. The Developer / Property Owner shall:

- ☒ [X] Prepare plans for a Potable Water system according to Padre Dam's Requirements.
- ☒ [X] Provide the agreement and securities required by the County / City and/or Padre Dam to install the public water system required for the project.
- ☒ [X] Install a Potable Water System per the Padre Dam Rules and Regulations and Standard Specifications.
- ☒ [X] Pay for all installation and capacity fees for each meter connection, each lot, or each building. (As determined by project need prior to District providing service or an unconditional commitment letter)
- ☒ [X] Install private/public potable water, reclaimed water and sewer lines with the required separation as determined by the Health Department and Padre Dam.

Padre Dam does not require that all lots be connected to the public water system. Alternate sources of water are under the jurisdiction of the County of San Diego, or the City of Santee.

EASEMENTS

- ☒ [X] Developer shall dedicate to Padre Dam all necessary easements for that portion of the water system which is to be public.
- ☒ [X] Easements may be required by Padre Dam to allow for future main extensions to serve property beyond the boundaries of the map/project.

FACILITY COMMITMENT

- ☒ [X] Adequate water facility commitment shall be committed prior to final project approval/map recordation and shall be available concurrent with project need. Unconditional Facility Commitment form will be signed upon payment of capacity and meter fees.

SPECIAL CONDITIONS

- ☒ [X] Water Quality maintenance throughout this project will be a consideration that must be part of the water system design for this project. Onsite/offsite water line looping may be required.
- ☒ [X] A water main loop will be required from the existing 12 inch PVC water main at the southeast end of the project to the phase 2 area of the subdivision.
- ☒ [X] The water main loop must be clear of open space with no restrictions.
- ☒ [X] A 15' paved road and 30' easement to Padre Dam MWD will be required for the water main loop.
- ☒ [X] The portion of water main through the wetlands will require a straight alignment (no joints). This portion of pipeline must be encased. The access road does not have to run through the wetlands. The entire pipeline from the eastern property boundary to the proposed cul-de-sac between lots 16 and 17 must be fully restrained or CML & CSP pipe.
- ☒ [X] There is a service limitation for fire hydrant locations at the end of the cul-de-sac on Country Meadows Road at a maximum elevation of 2160'.
- ☒ [X] The water main will be sized to meet the Fire Department's 2500 GPM fire flow requirement.

Approved by: Cheryl Brugman

Date: 5/11/2020

Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services

**APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS**
ZONING DIVISION

 RECEIVE
 SEP 18 2020
Record ID(s) PDS2005 - 3100 - 5431Assessor's Parcel Number(s) 403-160-15-00
 Planning and
 Development Services

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.

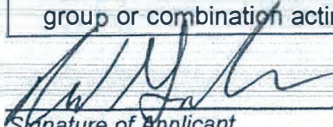
Alpine 21, LLC↳ Brad Goodman, memberJoe Goodman, memberDennis Carson, member

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.

Brad GoodmanJoe GoodmanDennis Carson

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
Brad Goodman

Print Name

OFFICIAL USE ONLY

 5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770
<http://www.sdcountry.ca.gov/pds>