



## County of San Diego

**KATHLEEN A. FLANNERY**  
ACTING DIRECTOR

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

**VINCE NICOLETTI**  
ACTING ASSISTANT DIRECTOR

September 17, 2021

TO: Planning Commission

FROM: Kathleen Flannery, Acting Director  
Planning & Development Services

SUBJECT: Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Revised Tentative Map and Six-Year Time Extension for East Lakeview Tentative Map 5286 (District: 2)

### **REVISED TENTATIVE MAP AND TIME EXTENSION INFORMATIONAL ITEM G-1**

#### **PURPOSE**

The purpose of this informational report is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to approve revised conditions (Revised Tentative Map) and extend the period of time (Time Extension) for the East Lakeview Tentative Map (TM 5286) to allow completion of the Final Map. The applicant is requesting a Revised Tentative Map to construct two additional residential lots for a total of 15 residential lots, which is consistent with the density allowed under the General Plan. The Director's decision will become final and effective unless the Planning Commission takes action to schedule the Revised Tentative Map and Time Extension for the Planning Commission's consideration at a noticed hearing. If the Planning Commission schedules the matter for a public hearing, the Planning Commission will be the decision-making authority for the Revised Tentative Map and Time Extension.

#### **BACKGROUND**

On November 16, 2007, the San Diego County Planning Commission approved a Tentative Map to subdivide 6.24 acres into 13 residential lots for the East Lakeview Project (Project). The Project site is located on East Lakeview Road, northwest of Interstate 8 and west of Adlai Road, in the Lakeside Community Plan Area. The Planning Commission approved TM 5286 for three years, with an expiration date of November 16, 2010.

Senate Bill 1185 automatically extended TM 5286 to November 16, 2011. Assembly Bill 333 automatically extended TM 5286 to November 16, 2013. Assembly Bill 208 automatically extended TM 5286 to November 16, 2015. Assembly Bill 116 automatically extended TM 5286 to November 16, 2017.

The applicant filed a request on September 7, 2017 for a six-year Tentative Map Time Extension and a Revised Tentative Map to allow more time to satisfy conditions of approval and obtain the Final Map for the property. The new expiration date of the Tentative Map would be November 16, 2023. The applicant has been unable to move forward with the Project as several family members involved with the original processing of the Project have passed away. Staff considered these circumstances in their analysis of the Time Extension and supports the request for a six-year extension.

After approval of the Project in 2007, the minimum lot size of the property was changed in 2011 during the General Plan update from 15,000 square feet to 10,000 square feet. As a result, the applicant has revised the Project to include two additional residential lots for a total of 15 residential lots. The new lot designs range in size from approximately 10,000 to 29,000 square feet. The Revised Map would also remove a previously proposed open space easement that has been analyzed through a Biological Resources Memorandum and found to contain non-native grasslands and non-native trees such as palm and eucalyptus trees. As a result, the Project has been conditioned for additional off-site mitigation that is consistent with previous off-site mitigation conditions tied to the original Project. The Project is consistent with the General Plan Designation and density of the site and there have been no changes in circumstances since the original approval of the Project that requires additional California Environmental Quality Act (CEQA) analysis.

The Project is located within the Lakeside Community Plan Area. On July 17, 2019, the Lakeside Community Planning Group (CPG) recommended approval of the Tentative Map Time Extension and Revised Map by a vote of 11-Yes, 0-No, and 5-Vacant/Absent. The Lakeside CPG recommended that a homeowner's association (HOA) be formed for the development and for the maintenance of the biofiltration basin on the project site. The Project is required to comply with a stormwater maintenance agreement and the applicant agreed that an HOA will be formed for the maintenance of the HOA lots within the development. The Lakeside CPG also recommended allowing on-street parking on the private road within the development. The private road can accommodate street parking on the 32-foot-wide portions, however the 24-foot-wide portion near the connection to East Lakeview will not support on-street parking as it would restrict fire access.

The Director reviewed the application for a Time Extension and a Revised Map with consideration to conformance with all federal, State, and County regulations, including the County General Plan, Lakeside Community Plan, Zoning Ordinance, and CEQA. No significant changes were found to density, zoning, or CEQA requirements as the project is consistent with the density of the General Plan and the minimum lot size. The Time Extension and Revised Map would not introduce new impacts or a change in circumstances that would warrant additional CEQA analysis that was not previously



reviewed during the processing of the original Project or tied to conditions of the original Project. The Project has been revised to comply with all updated requirements such as municipal separate storm sewer system (MS4) stormwater regulations. There are no changes to circumstances associated with the Project that would preclude approval of the Time Extension and Revised Map.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the Notice of Preliminary Decision of the Director of Planning & Development Services to approve Revised Map and Tentative Map Time Extension PDS2021-TM-5286RTE dated September 7, 2021 (Attachment B) has been issued and filed with the Planning Commission as an Administrative Item. If the Planning Commission so chooses, it can take action to schedule the Revised Tentative Map and Time Extension for the Planning Commission's consideration at a noticed hearing. If the Planning Commission schedules the matter for a public hearing, the Planning Commission will be the decision-making authority for the Revised Tentative Map and Time Extension.

## ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Revised Map and a Time Extension for Tentative Map 5286

Attachment C – Environmental Documentation

Attachment D – Public Documentation

Attachment E – Ownership Disclosure

**Attachment A – Planning Documentation**

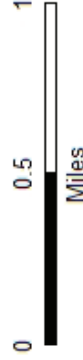
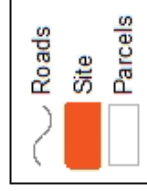
## East Lakeview

### Vicinity Map

PDS2017-TM-5286RTE  
Lakeside Community Plan Area

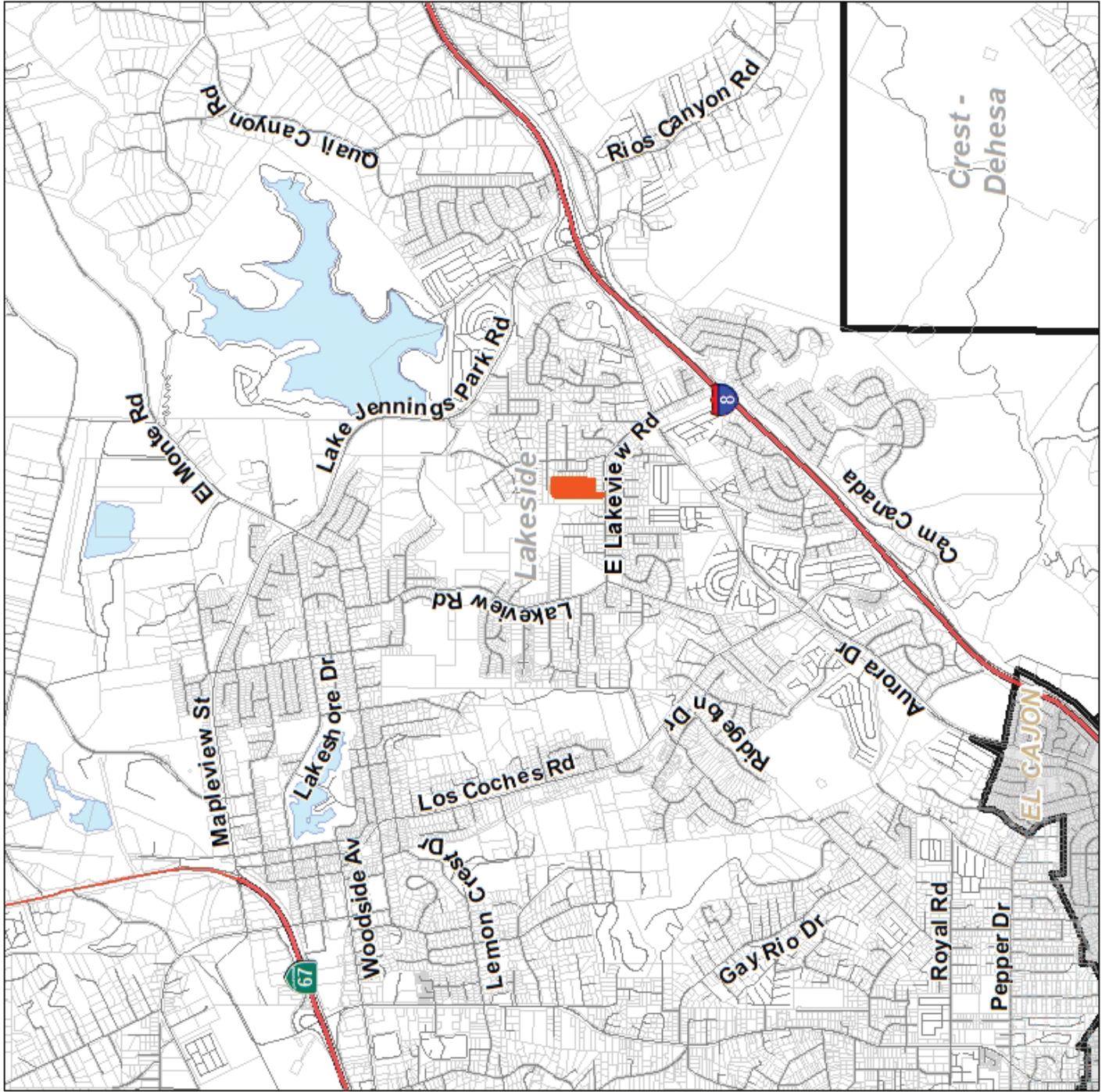


1:3,500,000



**WUEG GIS**  
LAND-USE & PLANNING

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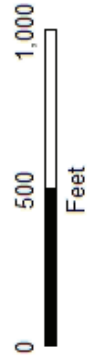
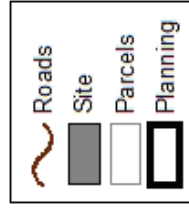


# East Lakeview

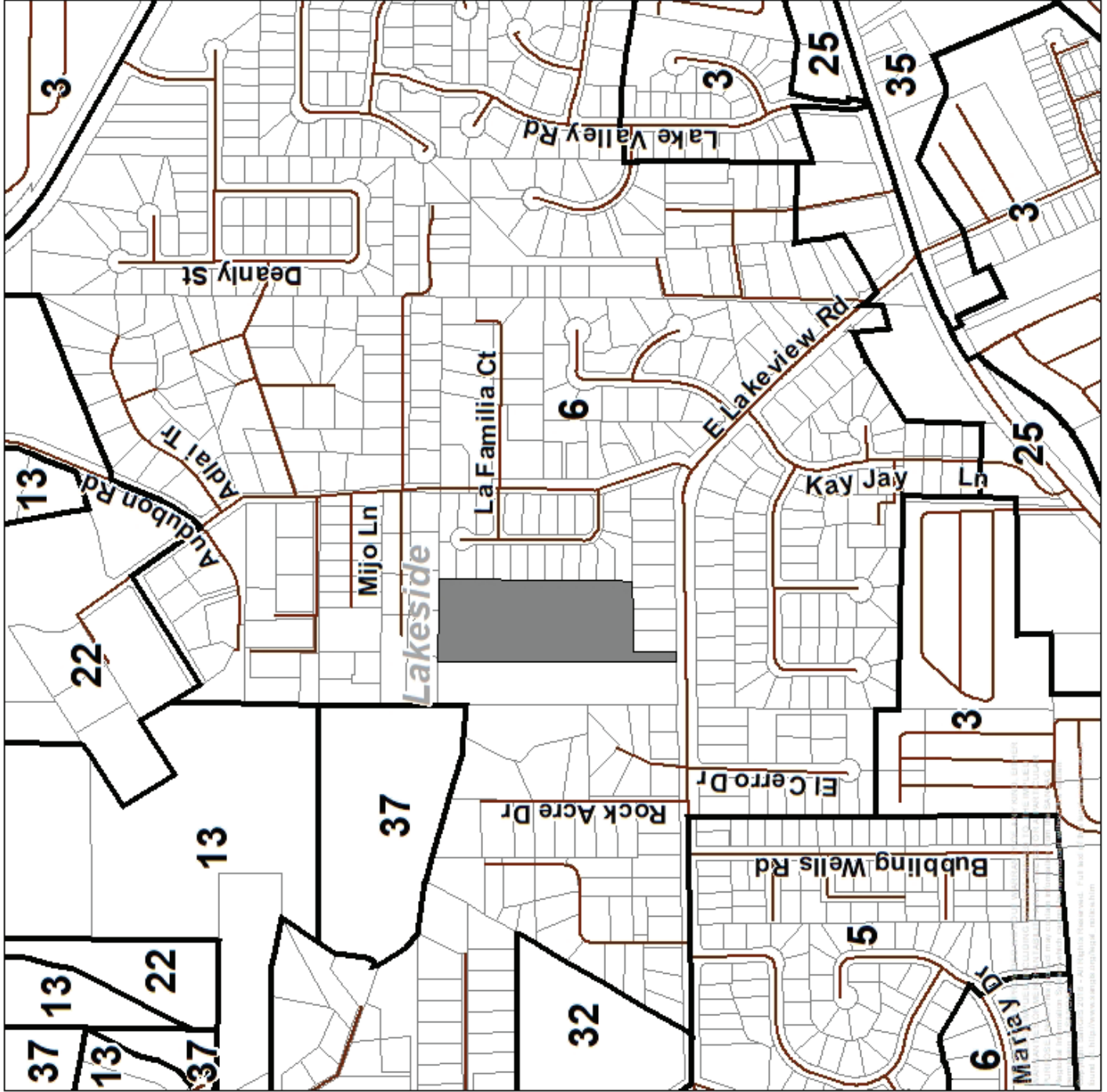
## General Plan

PDS2017-TM-5286RTE  
Lakeside Community Plan Area

- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (13) Semi-Rural Residential (SR-4)
- (22) Specific Plan Area
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (35) Medium Impact Industrial
- (37) Open Space (Conservation)



Date: 6/25/2021  
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## East Lakeview Zoning

PDS2017-TM-5286RTE

Lakeside Community Plan Area

A70 - Limited Agricultural

C34 - General

Commercial/Residential

C36 - General Commercial

C37 - Heavy Commercial

M54 - General Impact Industrial

RMH - Mobilehome Residential

RMH10 - Mobilehome Residential

RMH11 - Mobilehome Residential

RMH6 - Mobilehome Residential

RMH7 - Mobilehome Residential

RR - Rural Residential

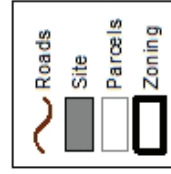
RRO - Recreation Oriented

Residential

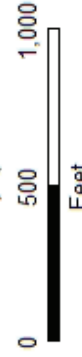
RS - Single Family Residential

RV - Variable Family Residential

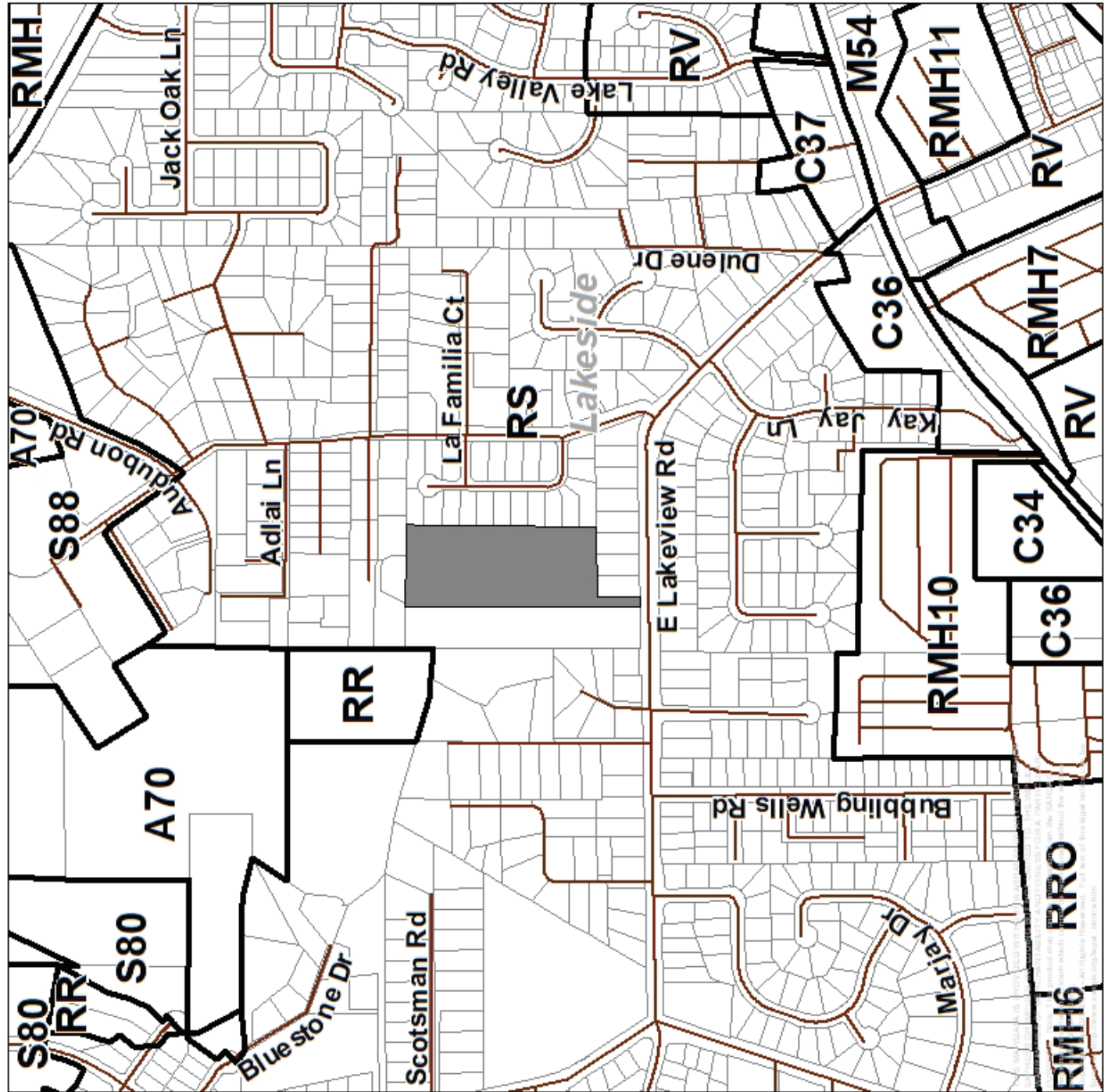
S80 - Open Space



N



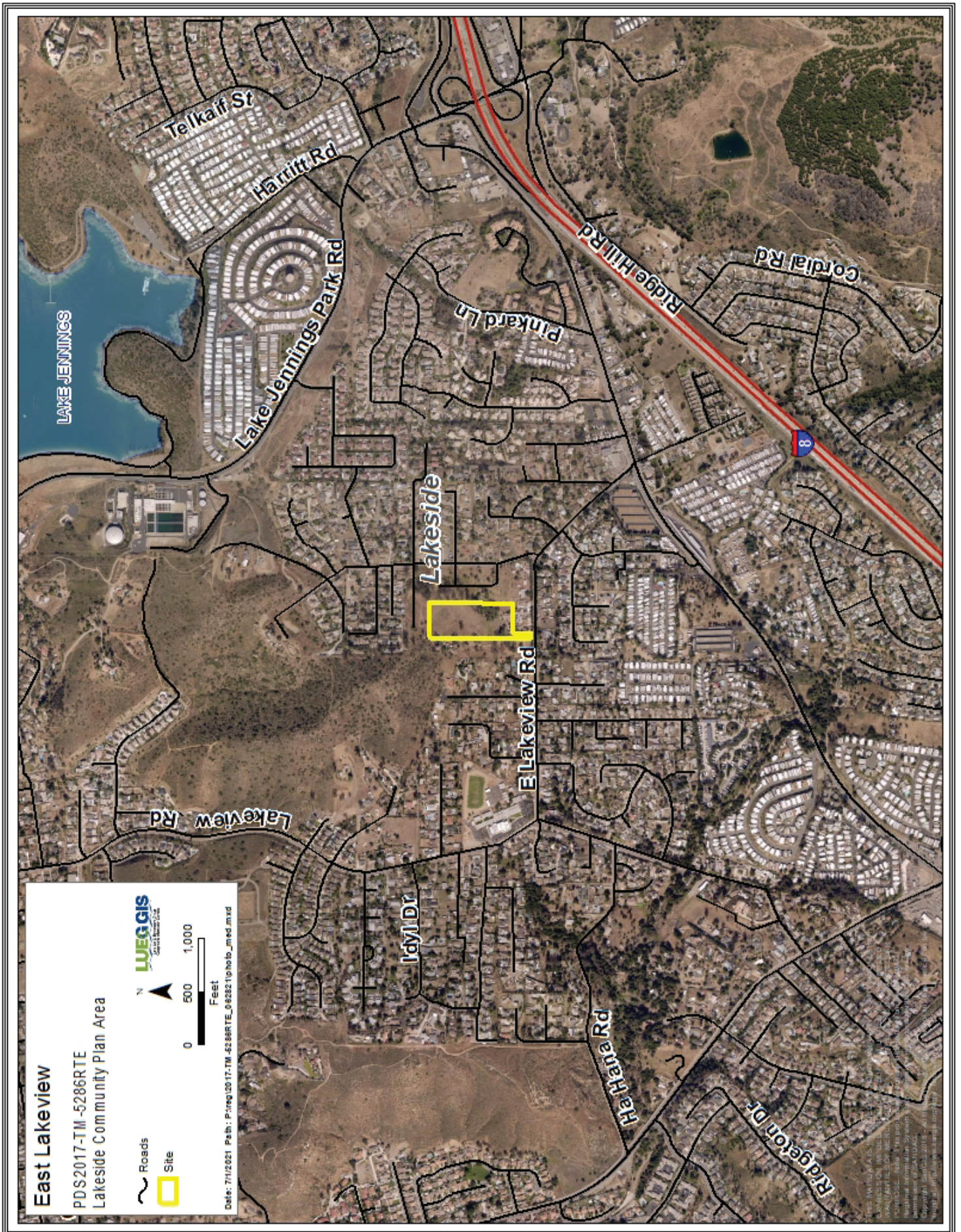
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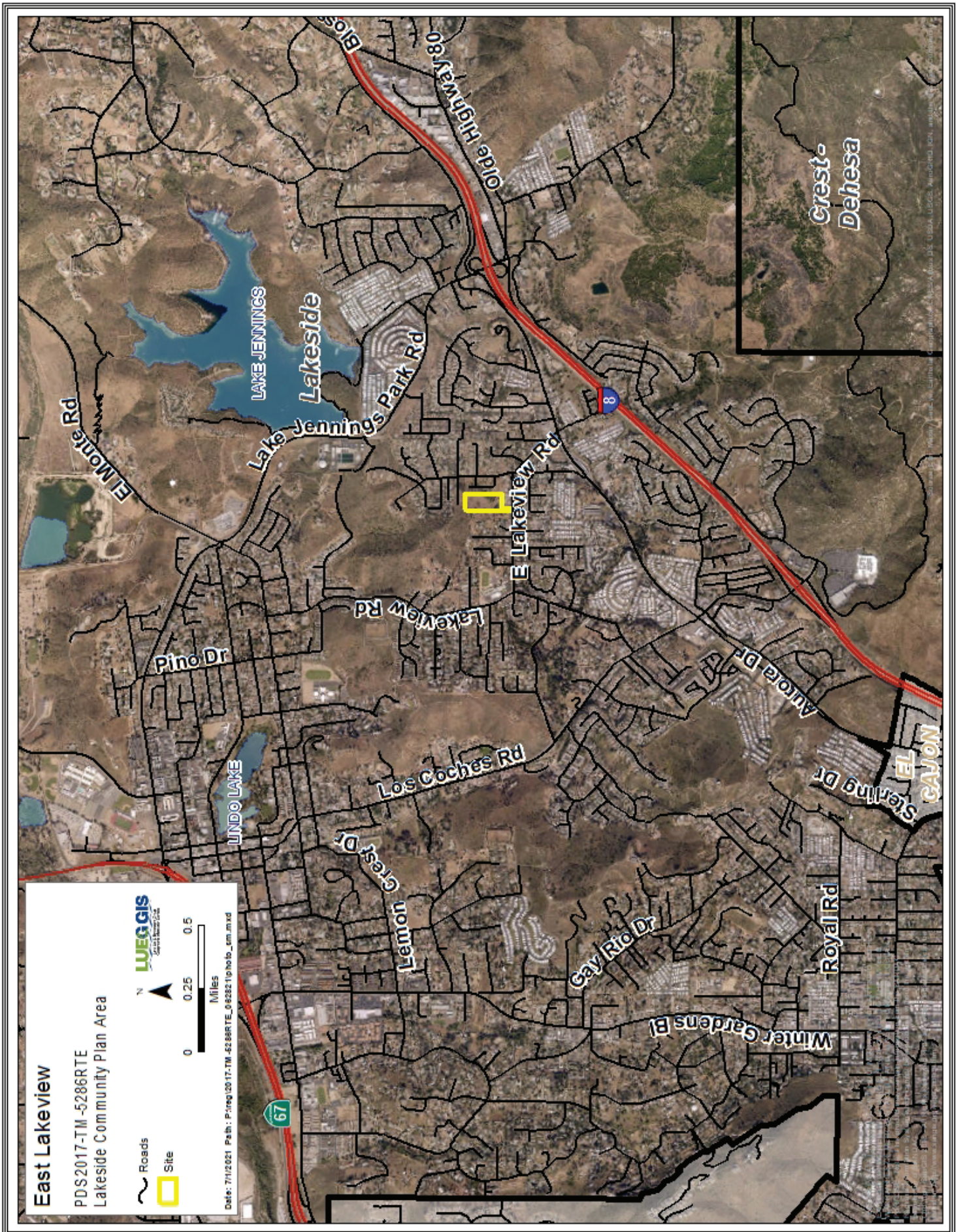














REVISED TENTATIVE MAP 5286

TENTATIVE MAP NOTES:

1. TAX ASSESSOR'S PARCEL NUMBER: 386-306-046
2. TAX RATE AREA: 8046
3. ACREAGE TOTAL GROSS: 4.24 ACRES NET: 4.20 ACRES
4. MINIMUM LOT SIZE: 10,000 SF
5. TOTAL NUMBER OF LOTS: 15 RESIDENTIAL
6. GENERAL PLAN REGIONAL CATEGORY: VILLAGE
7. GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-4.2)
8. COMMUNITY PLAN: LANESBIE
9. ZONING INFORMATION:

USE	REQUIREMENT	IS
ANNUAL RESIDENTIAL	RS	O
LOT SIZE	10,000 SF	10,000 SF
MAXIMUM FLOOR AREA	---	---
FLOOR AREA RATIO	---	---
LOT COVERAGE	---	---
MINIMUM LOT AREA	---	---
MINIMUM LOT WIDTH	---	---
10. SPECIAL AREA REGULATIONS: ---
11. DISTRICTS: SAN BENITO COUNTY SANBENITO DISTRICT  
WATER: HELIX WATER DISTRICT  
SCHOOL: LANESBIE ELEMENTARY SCHOOL, GROSSMONT UNION HIGH SCHOOL DISTRICT
12. PARK LAND DEDICATION STATEMENT: WILL PAY PARK FEE
13. SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THE SUBDIVISION AS REQUIRED BY SECTION 15.001 OF THE SUBDIVISION ORDINANCE.
14. TOPOGRAPHY PROVIDED BY: EARL PENNY, TM 5286 DATED: 12/08/05
15. GRADING: SEE PRELIMINARY GRADING PLAN
16. ASSOCIATED PERMITS: NONE
17. PERCENT OF TOTAL SITE CHANGED: 7%
18. AT THE TIME OF RECORDATION OF THE FINAL MAP, THE NAME OF THE PERSON AUTHORIZING THE MAP AND WHOSE NAME APPEARS ON THE SURVEYORS CERTIFICATE OF THE MAP, SHALL BE THE NAME OF THE OWNER OF THE SUBJECT PROPERTY.
19. CERTIFICATION BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH WITH RESPECT TO SEWAGE DISPOSAL: SHALL BE SHOWN ON THE FINAL MAP.
20. IN THE CASE THAT FUTURE GRADING CHANGES IMPACT THE 100 YEAR FLOOD CHANNEL, THE SUBDIVISION DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AT THE TIME THE DESIGN ON THE ACCOMPANYING PRELIMINARY GRADING PLAN.

**SITE ADDRESS:**  
15116 EAST LAKEVIEW ROAD  
LANESBIE, CA 92046

**LEGAL DESCRIPTION:**

PARCEL 1 OF PM 1405

LOT	SUB (SQ. FT.)
1	10,440
2	10,440
3	10,440
4	10,440
5	10,440
6	10,440
7	10,440
8	10,440
9	10,440
10	10,440
11	10,440
12	10,440
13	10,440
14	10,440
15	10,440
TOTAL	217,710 (6.24 ACRES)

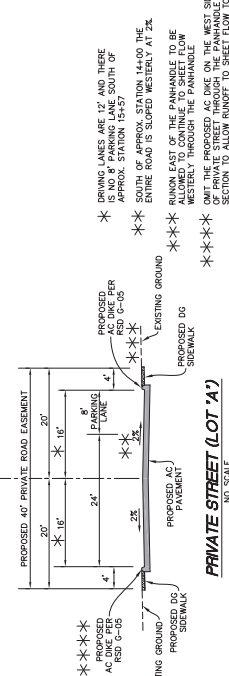
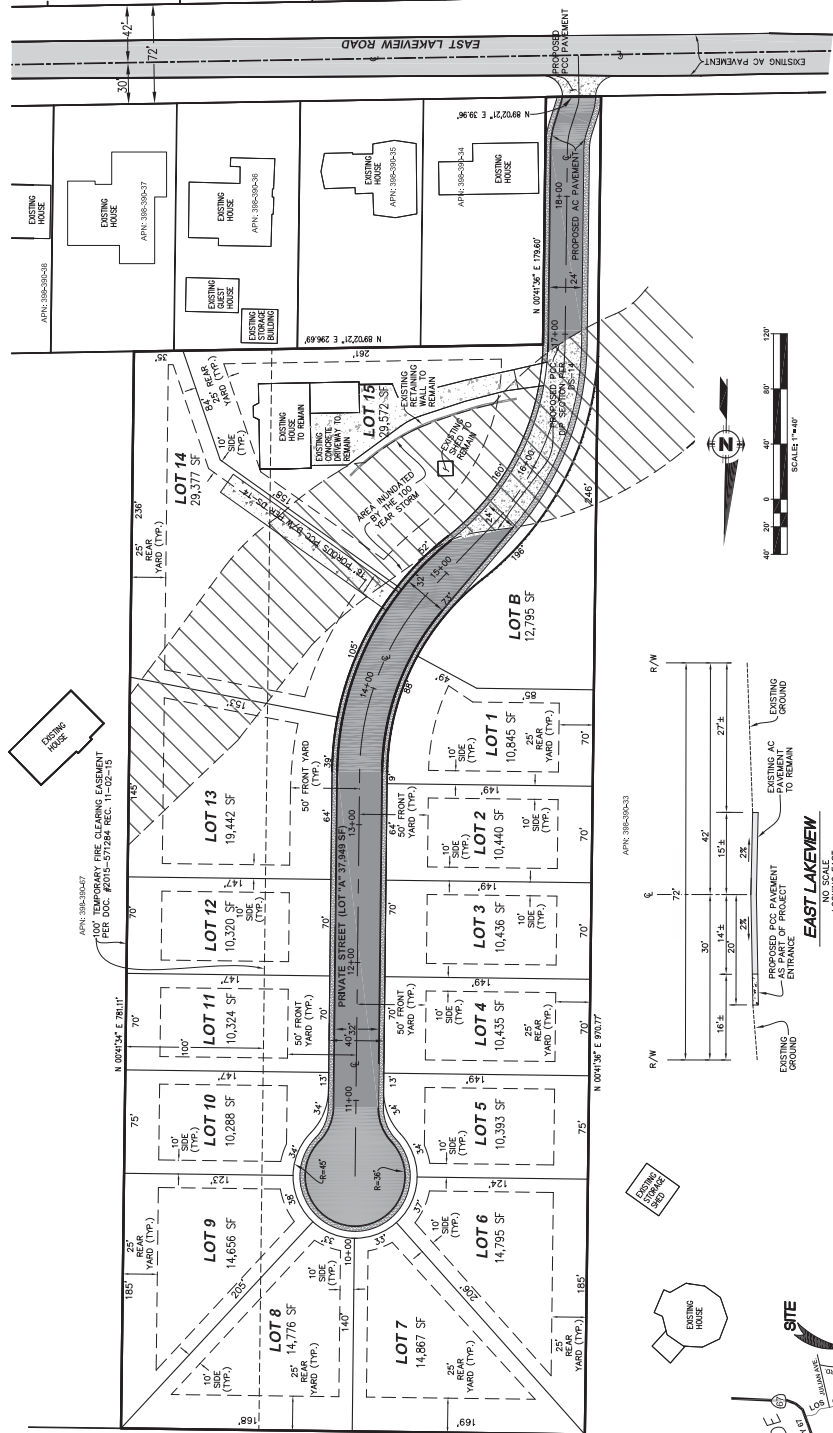
**OWNERS/SUBDIVIDERS:**

*David Wood* 5/19/12  
TIMOTHY KACHIN, TRUSTEE  
TRUDY KACHIN, TRUSTEE  
17071 KACHIN FAMILY TRUST DATED AUGUST 4, 2014  
EL CAJON, CA 92021  
(619) 374-6483



PREPARED BY:

*Lawrence W. Walsh* 5/19/12  
LAWRENCE W. WALSH  
Walsh Engineering & Surveying, Inc.  
15116 EAST LAKEVIEW ROAD  
LANESBIE, CA 92046  
(619) 384-0427 (619) 734-4225 Fax



**LEGEND:**



I:\PROJECTS 3D\16920-EAST LAKEVIEW\PRODUCTION DRAWING

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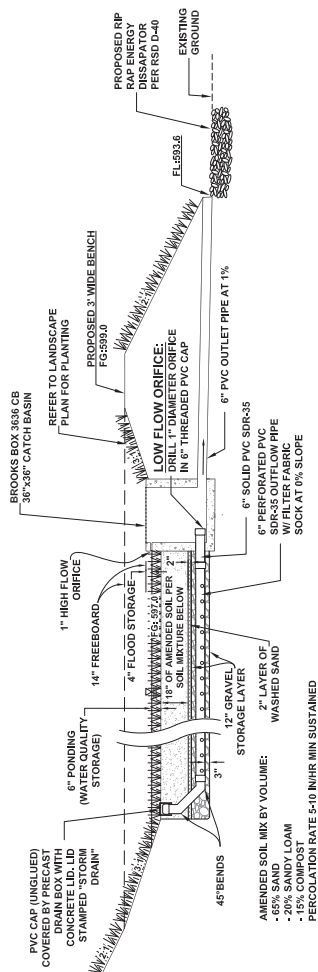
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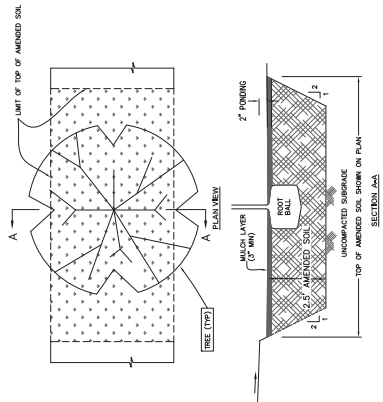
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PRELIMINARY GRADING PLAN

SHEET 2 OF 2



TYPICAL BIOFILTRATION BASIN DETAIL  
SCALE: H. 1" = 1'-0"  
V. 1" = 1'-0"



TREEWELL DETAIL  
NO SCALE

PRELIMINARY GRADING PLAN - EAST LAKEVIEW

PROFESSIONAL ENGINEER  
LAMARQUE W. WALSH  
No. C 46216  
CIVIL  
STATE OF CALIFORNIA

PREPARED BY:  
*Lamarque W. Walsh*  
DATE: 5/19/21  
CHECKED BY:  
DATE:  
WALSH ENGINEERING & SURVEYING, INC.  
107 Alhambra Blvd. El Cerrito, CA 94530  
(925) 884-8747 (925) 750-1232 Fax







**Attachment B – Notice of Preliminary Decision of  
the Director of Planning & Development Services  
and  
Final Notice of Action of the Planning  
Commission Approving a Revised Map and a  
Time Extension for Tentative Map 5286**



## County of San Diego

**KATHLEEN A. FLANNERY**  
ACTING DIRECTOR

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**VINCE NICOLETTI**  
ACTING ASSISTANT DIRECTOR

September 7, 2021

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5286RTE

NOTICE OF PRELIMINARY DECISION OF THE DIRECTOR OF PLANNING &  
DEVELOPMENT SERVICES AND FINAL NOTICE OF ACTION OF THE PLANNING  
COMMISSION APPROVING A REVISED MAP FOR TENTATIVE MAP 5286RTE

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving Revised Map and Time Extension PDS2017-TM-5286RTE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on September 17, 2021. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

I, Kathleen Flannery, Acting Director of PDS, San Diego County, State of California, hereby certify that this is a copy of the official document authorizing an amendment to the referenced Tentative Map.

PLANNING & DEVELOPMENT SERVICES  
KATHLEEN FLANNERY, ACTING DIRECTOR

By:

MARK SLOVICK, DEPUTY DIRECTOR  
PLANNING & DEVELOPMENT SERVICES

September 7, 2021

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2020-TM-5608TE

FINAL NOTICE OF ACTION OF  
THE PLANNING COMMISSION APPROVING  
A REVISED MAP AND TIME EXTENSION FOR TENTATIVE MAP 5286

PLEASE NOTE: THIS LETTER EXTENDS THAT DATE UPON WHICH THE TENTATIVE MAP WILL EXPIRE AND MAKES CERTAIN OTHER CHANGES AS LISTED BELOW. ALL OTHER RESOLUTION LANGUAGE AND CONDITIONS REMAIN AS ORIGINALLY ADOPTED UNLESS OTHERWISE CHANGED AS DETAILED BELOW. [Strikeout indicates deletion, underline indicates addition.]

1. The approval of this Tentative Map expires on ~~November 16, 2017~~ November 16, 2023 at 4:00 p.m.

The conditions as detailed on Tentative Map Resolution dated September 7, 2007 for Tentative Map No. 5286 have been revised in strikethrough-underline formatting. All other findings and information on the original Tentative Map Resolution will be revised or kept the same on the final Tentative Map Time Extension/Revised Map decision documents.

~~Strikethrough~~ indicates deleted, underline indicates added

- B. The "Standard Conditions for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only those exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.
- C. The following 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 issuance of grading or other permits as specified):

## PLANS AND SPECIFICATIONS

(Street Improvements)

1. Standard Conditions 1 through 7, 9, 10b, and ~~12.~~
2. Specific Conditions:
  - a. Prior to approval of the Final Map, improve or agree to improve and provide security for the project driveway apron side of East Lakeview Road along the project frontage in accordance with Public Road Standards for a Residential Collector, to a graded width of thirty feet (30') from centerline and to an

- 3 -

~~improved width of twenty feet (20') from centerline with asphalt concrete pavement over approved base with Portland cement concrete (PCC), curb, gutter, and six inch high (6") PCC curb returns with a minimum fifteen foot (15') radius. There shall be a minimum clearance of four feet (4') between the face of PCC curb and the existing power pole to remain in place, and decomposed granite walkway with face of curb at twenty feet (20') from centerline and taper transitions to match existing pavement (both westerly and easterly) per County Public Road Standards. All of the above shall be to the satisfaction of the Department of Public Works/Planning and Development Services.~~

- b. Prior to approval of the Final Map, improve or agree to improve and provide security for the proposed private cul-de-sac road, Private Street (Lot "A"), from East Lakeview Road, thence northerly, to a minimum graded width of forty-feet (40') with twenty-four feet (24') transitioning to thirty-two feet (32') of asphalt concrete (AC) pavement over approved base, with AC dikes and class 2 base sidewalks (4' wide) on both sides with AC dikes at twelve feet (12') transitioning to sixteen feet (16') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750) trips shall apply. The additional eight foot (8') is for one side on-street parking. All portions of the road less than thirty-two feet (32') wide shall either be posted with "NO PARKING" signs or improved with red-painted curbs marked "No Parking Fire Lane". All of the forgoing shall be to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works Planning and Development Services.
- c. The proposed private road, Private Street (Lot "A"), shall terminate with a cul-de-sac graded to a radius of forty-five feet (45') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike and class 2 base sidewalk (4' wide) with face of dike at thirty-six feet (36') from the radius point. The above shall be done to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works Planning and Development Services. NOTE: These improvements are shown on the preliminary grading plan.
- 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. The above shall be done to the satisfaction of the Director of Public Works Planning and Development Services.
- e. ~~Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the road is within, abuts, or provides access to:~~

(Drainage and Flood Control)

3.     Standard Conditions 13 through 18.

3.4.    Specific Conditions:

- a.     The private storm drain system shall be privately maintained by a private maintenance mechanism such as a homeowner's association or other private entity acceptable to the satisfaction of the Director of Public Works/Planning and Development Services.
- b.     Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, line of the natural channels crossing all lots with drainage watersheds in excess of twenty-five (25) acres shall be clearly delineated on the non-title information sheet of the Final Map and labeled "Subject to Inundation By The 100-Year Flood." Each lot shall have a flood free building site, to the satisfaction of the Director of PDS. If any of the lots are found to be devoid of a buildable, flood free site for a residence, the subdivider shall take appropriate action so that each lot does have a buildable flood free site. This pertains to watersheds having area of one hundred (100) or more acres.
- c.     Provide on-site ~~and any necessary off-site~~ drainage easements to the satisfaction of the Director of Public Works.
- d.     ~~Construct an off-site storm drain facility from the project to a location in the vicinity of Bubbling Wells Road to the satisfaction of the Director of Public Works.~~

(Grading Plans)

4.5.    Standard Conditions 19(a-~~d~~e).

5.6.    Specific Conditions:

- a.     Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 10410-9424 ~~and Ordinance No. 9426~~) 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 additional and updated information onsite concerning stormwater runoff. The

property owner and permittee shall comply with the requirements of the stormwater regulations referenced above. This requirement shall be to the satisfaction of the Director of Public Works/Planning and Development Services.

- b. The Stormwater Quality Management Plan (SWQMP) shall be prepared to utilize the County ~~new Major Priority Development Project~~ SWQMP format. ~~Since the SWMP is a living document, the initial submission, provided during project initiations, need not include BMPs engineered in accordance to the drainage report nor a comprehensive maintenance plan. An addendum will be provided as part of the Grading Permit application. The new format is on the Website in PDF or MSWord at: [http://www.sdcounty.ca.gov/dpw/watersheds/pubs/susmp-appendix\\_c.pdf](http://www.sdcounty.ca.gov/dpw/watersheds/pubs/susmp-appendix_c.pdf).~~
- c. The project includes Category 2 post-construction BMPs. For Category 2 BMPs, the applicant will be required to process a Stormwater Facilities Maintenance Agreement (SWMA) ~~establish a maintenance agreement/mechanism (to include easements)~~ to assure maintenance of these Category 2 Structural BMPs and to provide security to back up maintenance pursuant to the County Maintenance Plan Guidelines of ~~San Diego Standard Urban Stormwater Management Plan~~ to the satisfaction of the Director of Public Works and/or Planning and Development Services (PDS). The SWMA shall be signed and notarized by the applicant and recorded by the County.
- d. 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 ~~All of the work described above pertaining to erosion control measures, irrigation system, slope protection, drainage systems, desilting basins, energy dissipaters, and silt control measures. An agreement and shall be secured by an Instrument of Credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the PDS in accordance with the [County of San Diego Grading Ordinance Section 87.304](#)~~ County Department of Public Works. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County ~~Department of Public Works~~ 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 Department of Public Works and/or PDS by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. ~~If said deposit collected for grading is less than \$5,000.00, the developer will supplement the deposit to equal \$5,000.00. The developer shall submit a letter to PDS the County Department of Public Works authorizing the use of this deposit for emergency measures.~~
- e. Prior to the recordation of the Final Map, have a Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan and submit it for approval, to the satisfaction of the Director of Public Works/PDS.



- f. In the event export or import is necessary for the project grading, a Haul Route Plan (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.
- (1) The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance, sweeping as necessary, and the repair of any damage caused as a result of project's construction activities, to the on-site and offsite roads that serve the property either during construction or subsequent operations.
  - (2) The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the roads that serve the project during the construction phase on the route identified; and (3) all the roads as identified on the haul route plan shall be returned to the pre-construction condition or better.
  - (3) Prior to import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more regularly depending on the frequency of hauling.
  - (4) The applicant shall also execute a secured agreement for any potential damages caused by project related heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the Director of DPW/PDS.
- g. In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed 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. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. The project is required to divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5,000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

- (1) Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:
- The type of project.
  - The total cubic yardage for the project.
  - The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
  - The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
  - The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
  - The name of the facility (or facilities) which debris will be exported to.
- (2) During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and 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. Daily logs shall include:
- Identify the project location.
  - Log the date that material was transported off site.
  - Log the type of graded or cleared material.
  - Estimated material weight, tonnage, or cubic yards.
  - Name of entity transporting the material.
  - Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
  - Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled within 90 days of the receipts.
  - Daily logs shall include separate entries for each occurrence of materials reused on site.
  - Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.
- (3) Exemption:
- 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

- (4) The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations, a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email [CDRecycling@sdcountry.ca.gov](mailto:CDRecycling@sdcountry.ca.gov). Templates for all forms required are available at: [https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD\\_Grading.html](https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html). Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official for review and approval.

h. Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

- Project name.
- List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- Provide copies of receipts for export facilities, haulers, or materials reused on site.
- Signed self-certification letter (see template).

i. Prior to the approval of any plans, issuance of any permit, and approval of any final map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "DPW Recycling Notes" have been placed on the grading, and or improvement plans:

a. "DURING CONSTRUCTION: 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 or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. Daily Logs shall be prepared and kept on-site for inspection and include the following:

- 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

- 9 -

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

The following actions and logs shall occur throughout the duration of the earth disturbing activities. The [DPW, PDCI] shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition."

- b. "ROUGH GRADING: (Prior to rough grading approval and prior to issuance of any building permit). In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed 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. At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. The DMR final report (see template) shall be prepared and submitted for review and approval by the [DPW, CO] and shall include:

- A. Project name.
- B. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- C. Provide copies of receipts for export facilities, haulers, or materials reused on site.
- D. Signed self-certification letter (see template).

The final report shall be prepared and submitted at Rough Grade inspection.  
**MONITORING:** The [DPW, PDCI] shall ensure that the grading contractor has prepared and submitted the final report to [DPW, CO]. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

## DEVELOPMENT IMPACT FEES

### ~~6-7.~~ Specific Conditions:

- a. Deposit with the [DPW, PDC] sufficient funds to cover the cost of inspection of the private road improvements.

## SANITATION

### ~~7-8.~~ Standard Condition 21.

- a. Use of the well on lot ~~43~~15 shall be restricted to irrigation purposes because the project will be served by the Helix Water District.

## FIRE PROTECTION AND WATER SUPPLY

### ~~8-9.~~ Standard Condition 23.2.

### ~~9-10.~~ Specific Conditions:

- a. ~~Four~~ A minimum of three fire hydrants together with the required fire flow of ~~2000~~2500 gallons per minute at 20 psi residual shall be installed in accordance with the Helix Water District, Lakeside Fire Protection District, and San Diego County Fire District Standards. ~~in the following locations: 1) northeast corner of Lot 1; 2) southeast corner of Lot 16; and, 3) at the start of the knuckle of the cul-de-sac of Lots 6 and 13. On paved roads, a "blue dot" marker shall be installed in the pavement to indicate the location of the hydrants. All final fire hydrant locations shall be determined to the satisfaction of the County Fire District and Lakeside Fire Protection District.~~

## FINAL MAP RECORDATION

(Streets and Dedication)

### ~~10-11.~~ Specific Conditions:

- a. Because private roads are approved as a condition of this subdivision, the following shall apply:
  - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS ~~Public Works~~.
  - (2) The Director of PDS ~~Public Works~~ shall be notified as to the final disposition of title (ownership) to Private Street (Lot "A") private road easement ~~private road [to be named]~~ and place a note on the Final Map as to the final title status of said roads.

- 11 -

- (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide. Note that the 40-foot width shall be an approximate nominal dimension for the road easement from East Lakeview Road to a point approximately 180 feet northerly. The dimension of 39.93 feet shown on the Tentative Map is relatively close to insignificant compared to 40 feet.
- b. With the approval of the Final Map, dedicate/grant/provide any necessary on-site ~~and off-site~~ drainage easements to the satisfaction of the Director of Public Works/PDS.
- c. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities. 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.
- d. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control. To be in compliance with the Public Resources Code, all Subdivision Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.
- e. If conducted prior to January 1, 2000, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.5060)).

If conducted after December 31, 1999, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., Grid bearings and Grid distances). All other distances shown on the map are to be



- 12 -

shown as Ground distances. A combined factor for conversion of Grid-to-Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the Final Map.

- f. Road widths less than thirty-six feet (36') improved widths will require posting and red striping. This information shall be shown on the Final Map as "Non-Title Information." The foregoing is a requirement of the Lakeside Fire Protection District. All of foregoing shall be to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works/PDS.

(Miscellaneous)

~~44.12.~~ Standard Conditions 25, 26, 27, and 28.

~~42.13.~~ Specific Conditions:

- a. No lot shall contain a net area of less than ~~45,000~~ 10,000 square feet. [DPLUPDS-Regulatory Project Planning Division]

~~43.14.~~ Specific Conditions: Biology

- a. ~~Prior to approval of grading permits or improvement plans, and prior to approval of the Final Map, the applicant shall: [DPLU FEE]~~

- (1) ~~Grant to the County of San Diego and the California Department of Fish and Game an open space easement, or grant to the California Department of Fish and Game a conservation easement, as shown on the Open Space Exhibit dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. 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 sole exceptions to this prohibition are:~~

- (a) ~~Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be~~

- 13 -

~~deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts, and any subsequent amendments thereto.~~

~~(b) Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use.~~

~~(c) Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.~~

~~b. Prior to issuance of grading permits or construction permits, or on the Final Map, whichever comes first, the applicant shall: [DPLU FEE]~~

~~(1) Grant to the County of San Diego a Limited Building Zone Easement as shown on the Open Space Exhibit dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. 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 prohibits the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:~~

~~(a) Decking, fences, and similar facilities.~~

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

~~c. Grading and/or improvement plans shall include the requirement that temporary fences shall be placed to protect all open space easements shown on the Tentative Map which preclude grading, or brushing or clearing. The applicant shall submit to the Department of Planning and Land Use a statement from a California Registered Engineer, or licensed surveyor that temporary fences have been placed in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The temporary fence location shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned between the open space easement boundary and any area of proposed disturbance. The temporary fencing shall be removed after the conclusion of such activity. [DPLU FEE]~~

~~d. Grading and/or improvement plans shall include the requirement that permanent fences or walls shall be placed along the open space boundary of Lots 10, 11 and 12 as shown on the Open Space Fencing Plan dated January 25, 2006 on file with~~

- 14 -

~~the Department of Planning and Land Use as Environmental Review Number 02-14-031. The fence or wall shall be a minimum of four feet (4') high and consist of split rail, wire strand, or similar permanent materials. Any change in construction materials and fence or wall design shall be approved by the Department of Planning and Land Use prior to installation. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval. The permanent fence location(s) shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned just outside of the open space easement. The property owner shall submit to the Director, Department of Planning and Land Use a signed, stamped statement from a California Registered Engineer, or licensed surveyor that the permanent fences or walls have been placed to protect the dedicated open space from inadvertent disturbance by grading, brushing or clearing. Photographs and a brief description of design and materials used shall be submitted with the statement from the California Registered Engineer. [DPLU FEE X 2]~~

~~e. Prior to the approval of grading or improvement plans and prior to the approval of the Final Map, the applicant shall: [DPLU FEE]~~

~~(1) — Submit to the Director, Department of Planning and Land Use evidence that permanent signs have been placed to protect all Open Space Easements in accordance with on the Open Space Signage Exhibit dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. Evidence shall include photographs of a sign placed on the project site and a stamped, signed statement from a California Registered Engineer, or licensed surveyor that permanent signs have been placed on the open space easement boundaries in accordance with the requirements of this condition. 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  
Disturbance Beyond this Point is  
Restricted by Easement~~

~~Information:~~

~~Contact County of San Diego, Department of Planning and Land  
Use Ref: 02-14-031"~~

a.f. Prior to approval of grading or improvement plans, and prior to approval of the Final Map, the applicant shall: [DPLU FEE X 2]

(1) Provide for the approval of the Director of Planning and Land Use evidence that ~~3.0~~ 3.1 acres of Tier III or higher Tier habitat credit has been secured in a County approved mitigation bank located within the Multiple Species

- 15 -

Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank:

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

**-OR-**

Provide for the conservation and habitat management of a minimum of ~~3.0~~ 3.1 acres of Tier III or higher Tier habitat located within the MSCP in an area designated as PAMA or meeting the definition of a BRCA. A Habitat Management Plan (HMP) for the Tier III or higher Tier habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the HMP.

- (2) Provide for the approval of the Director of Planning and Land Use evidence that 0.59 acres of Tier II or higher Tier habitat credit has been secured in a County approved mitigation bank located within the Multiple Species Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank: [DPLU FEE X 2]
  - (a) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  - (b) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  - (c) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.

- 16 -

- (d) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

**-OR-**

Provide for the conservation and habitat management of a minimum of 0.59 acres of Tier II or higher Tier habitat located within the MSCP in an area designated as PAMA or meeting the definition of a BRCA. A Habitat Management Plan (HMP) for the Tier III or higher Tier habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the HMP.

- ~~b.g.~~ Cause to be placed on grading and/ or improvement plans and on the Final Map, the following: "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of California gnatcatcher habitat during the breeding season of the California gnatcatcher. This is defined as occurring between March 1 and August 15. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and ~~Game~~ Wildlife, that no California gnatcatchers are present in the vicinity of the brushing, clearing or grading." [DPLU FEE]

- ~~h.~~ Prior to approval of grading or construction permits, and prior to approval of the Final Map, the applicant shall: [DPLU FEE]

- ~~(1) Provide the Director of Planning and Land Use with a copy of 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 or provide evidence satisfactory to the Director of Planning and Land Use that such permit is not required.~~
- ~~(2) Provide the Director of Planning and Land Use with a copy of a Streambed Alteration Agreement issued by the California Department of Fish and Game Wildlife for all project related disturbances of any streambed or provide evidence satisfactory to the Director of Planning and Land Use that such an agreement is not required.~~

## 44.15. Specific Conditions: Department of Public Works

- a. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

## WAIVER AND EXCEPTIONS

These recommendations are pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public Road and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

a. Standard Conditions for Tentative Maps:

- (1) Standards Condition 8: Said condition states that all new and existing utility distribution facilities within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.403(a)(6), of the Subdivision Ordinance. The project will be allowed to leave the existing utility distribution facilities to remain aboveground as approved by the Request for the Modification to San Diego County Standard Conditions for Tentative Subdivision Maps dated February 1, 2021.
- (2) 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.
- ~~(1)~~(3) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- ~~(2)~~(4) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

## SPECIAL INFORMATION:

1. Plans and specifications for the installation of a sewer system serving each lot must be approved by the Lakeside Sanitation District. The developer shall dedicate all necessary easements along with that portion of the sewer system that is to be public sewer.
2. A commitment to serve each parcel must be purchased from the Lakeside Sanitation District. In addition to the capacity commitment fees, the developer shall pay all the appropriate fees at the issuance of the Wastewater Discharge Permit.
3. The developer shall install the sewer system and dedicate the sewer system that is to be public sewer as shown on the approved plans and specifications.
4. The developer may be required to grade an access road to maintain any public sewers constructed within easements and may be required to dedicate additional access easements to maintain the public sewers.

## ORDINANCE COMPLIANCE NOTIFICATIONS

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

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

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

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



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

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

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

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

**NOTICE** - 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 is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

- 20 -

**NOTICE:** Fish and Game Fees have been paid in the amount of \$1,800 for the review of the Negative Declaration, Receipt number 287876 and 287841 dated February 14, 2007 and October 25, 2006.

**NOTICE:** The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, 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 12 DPLU conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [DPLU, 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.

**DEFENSE OF LAWSUITS AND INDEMNITY:** The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense

**NOTICE:** The subject property may contain mature ornamental trees which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, March 1 – August 15, 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 subject property may contain 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. In the event that the project impacts jurisdictional waters, 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: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>  
Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9 DredgeFill@waterboards.ca.gov ;<http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; [AskR5@wildlife.ca.gov](mailto:AskR5@wildlife.ca.gov); <http://www.dfg.ca.gov/>

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

**GRADING ORDINANCE SEC. 87.429. HUMAN REMAINS OR NATIVE AMERICAN ARTIFACTS:** If, in the process of grading operations, human remains or Native American artifacts are encountered, grading operations shall be suspended in that area and the operator shall immediately inform the County Official, and the requirements of Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.99 shall be complied with.

**GRADING ORDINANCE 87.430. PALEONTOLOGICAL RESOURCES:** The County Official may require that a qualified paleontologist be present during all or selected grading operations, to monitor for the presence of paleontological resources. If fossils greater than twelve inches in any dimension are encountered, then all grading operations in the area where they were found shall be suspended immediately and not resumed until authorized by the County Official. The permittee shall immediately notify the County Official of the discovery. The County Official shall investigate and determine the appropriate resource recovery operations, which the permittee shall carry out prior to the County Official's authorization to resume normal grading operations.

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health and Quality (DEHQ)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMDS HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

September 7, 2007

RESOLUTION OF SAN DIEGO COUNTY)  
APPROVING CONDITIONS FOR )  
TENTATIVE MAP NO. 5286RPL<sup>4</sup> )

WHEREAS, Tentative Map No. 5286RPL<sup>4</sup> proposing the division of property located at East Lakeview Road west of Adlai Road and generally described as:

Parcel 1 of Parcel Map No. 14625

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on December 9, 2005; and

WHEREAS, on September 7, 2007, the Planning Commission of the County of San Diego pursuant to Section 81.307 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, 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 (5) Land Use Designation of the Lakeside Community Plan because it proposes a residential use type at a density of 2.9 dwelling units per 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 15,000 square feet in the RS3 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 Lakeside Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;



4. The site is physically suitable for the residential type of development because the site is generally flat and requires minimal grading to provide appropriately sited buildings which do not require any setback variances or impact sensitive resources;
5. The site is physically suitable for the proposed density of development because adequate public facilities are available to serve the proposed subdivision without substantial new investments in public infrastructure;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of a Mitigated Negative Declaration originally dated January 11, 2007 and revised February 9, 2007;
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 Lakeside Sanitation District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. It is hereby found that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration originally dated January 11, 2007, and revised on February 9, 2007, on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031, prior to making a decision on the project; and

TM 5286RPL<sup>4</sup>

- 3 -

September 7, 2007

12. The Mitigated Negative Declaration originally dated January 11, 2007, revised on February 9, 2007 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031, is hereby adopted.
13. The "Multiple Species Conservation Planning Conformance Findings" dated January 26, 2006, on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031, is hereby adopted.
14. It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance; and
15. It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

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

- A. The approval of this Tentative Map expires 36 months from the date of this resolution, unless prior to that date an application for a Time Extension has been filed and is subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance

The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution unless prior to that date an application for a Time Extension has been filed and is subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance.

PLEASE NOTE: Condition compliance, preparation of grading and improvement plans and final mapping may take a year or more to complete. Applicants are advised to begin this process at least one year prior to expiration of this Tentative Map.

PLEASE NOTE: 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.



- B. The "Standard Conditions for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only those exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.
- C. The following 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 issuance of grading or other permits as specified):

#### PLANS AND SPECIFICATIONS

##### (Street Improvements)

- 1. Standard Conditions 1 through 10, and 12.
- 2. Specific Conditions:
  - a. Prior to approval of the Final Map, improve or agree to improve and provide security for the project side of East Lakeview Road along the project frontage in accordance with Public Road Standards for a Residential Collector, to a graded width of thirty feet (30') from centerline and to an improved width of twenty feet (20') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, PCC curb returns, and decomposed granite walkway with face of curb at twenty feet (20') from centerline and taper transitions to match existing pavement (both westerly and easterly) per County Public Road Standards, to the satisfaction of the Department of Public Works.
  - b. Prior to approval of the Final Map, improve or agree to improve and provide security for the proposed private cul-de-sac road, from East Lakeview Road, thence northerly, to a minimum graded width of forty-feet (40') with ~~thirty-six~~two feet (36') (32') of asphalt concrete pavement over approved base, with AC dikes and class 2 base sidewalks (4' wide) on both sides with AC dikes at ~~eighteen~~ sixteen feet (18') (16') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750) trips. The additional ~~six~~ eight foot (6') (8') is for ~~both~~ one side on-street parking. All of the forgoing shall be to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. ~~NOTE: The Lakeside FPD requested this minimum to accommodate street parking.~~

- c. The proposed private road shall terminate with a cul-de-sac graded to a radius of forty-five feet (45') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike and class 2 base sidewalk (4' wide) with face of dike at thirty-six feet (36') from the radius point. The above shall be done to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works.  
NOTE: These improvements are shown on the grading plan.
- 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. The above shall be done to the satisfaction of the Director of Public Works.
- e. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the road is within, abuts, or provides access to.

(Drainage and Flood Control)

3. Specific Conditions:

- a. The private storm drain system shall be privately maintained by a private maintenance mechanism such as a homeowners association or other private entity acceptable to the satisfaction of the Director of Public Works.
- b. The 100-year flood line of the natural channels crossing all lots with drainage watersheds in excess of twenty-five (25) acres shall be clearly delineated on the non-title information sheet of the Final Map.
- c. Provide on-site and any necessary off-site drainage easements to the satisfaction of the Director of Public Works.
- d. Construct an off-site storm drain facility from the project to a location in the vicinity of Bubbling Wells Road to the satisfaction of the Director of Public Works.

(Grading Plans)

- 4. Standard Conditions 19(a-e).
- 5. Specific Conditions:

- a. Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
- b. The Stormwater Management Plan (SWMP) shall be prepared to utilize the County new Major SWMP format. Since the SWMP is a living document, the initial submission, provided during project initiations, need not include BMPs engineered in accordance to the drainage report nor a comprehensive maintenance plan. An addendum will be provided as part of the Grading Permit application. The new format is on the Website in PDF or MSWord at:  
[http://www.sdcounty.ca.gov/dpw/watersheds/pubs/susmp-appendix\\_c.pdf](http://www.sdcounty.ca.gov/dpw/watersheds/pubs/susmp-appendix_c.pdf).
- c. The project includes Category 2 post-construction BMPs. For Category 2 BMPs, the applicant will be required to establish a maintenance agreement/mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County of San Diego Standard Urban Stormwater Management Plan to the satisfaction of the Director of Public Works.
- d. All of the work described above pertaining to erosion control, irrigation system, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works 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 Department of Public Works by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. If said deposit collected for grading is less than \$5,000.00, the developer will supplement the deposit to equal \$5,000.00. The developer shall submit a letter to the



County Department of Public Works authorizing the use of this deposit for emergency measures.

#### DEVELOPMENT IMPACT FEES

6. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private road improvements.

#### SANITATION

7. Standard Condition 21.

- a. Use of the well on lot 13 shall be restricted to irrigation purposes because the project will be served by the Helix Water District.

#### FIRE PROTECTION AND WATER SUPPLY

8. Standard Condition 23.2.

9. Specific Conditions:

- a. Four fire hydrants together with the required fire flow of 2000 gallons per minute at 20 psi residual shall be installed in accordance with the Helix Water District, Lakeside Fire Protection District, and San Diego County Standards, in the following locations: 1) northeast corner of Lot 1; 2) southeast corner of Lot 16; and, 3) at the start of the knuckle of the cul-de-sac of Lots 6 and 13. On paved roads, a "blue dot" marker shall be installed in the pavement to indicate the location of the hydrants.

#### FINAL MAP RECORDATION

(Streets and Dedication)

10. Specific Conditions:

- a. Because private roads are approved as a condition of this subdivision, the following shall apply:
  - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.

- (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to private road [to-be-named], and place a note on the Final Map as to the final title status of said roads.
  - (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide. Note that the 40-foot width shall be a nominal dimension for the road easement from East Lakeview Road to a point approximately 180 feet northerly. The dimension of 39.93 feet shown on the Tentative Map is insignificant compared to 40 feet.
- b. With the approval of the Final Map, dedicate/grant/provide any necessary on-site and off-site drainage easements to the satisfaction of the Director of Public Works.
- c. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- d. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control. To be in compliance with the Public Resources Code, all Subdivision Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.
- e. If conducted prior to January 1, 2000, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.506(j)).



If conducted after December 31, 1999, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as Ground distances. A combined factor for conversion of Grid-to-Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the Final Map.

- f. Road widths less than thirty-six feet (36') improved widths will require posting and red striping. This information shall be shown on the Final Map as "Non-Title Information." The foregoing is a requirement of the Lakeside Fire Protection District. All of foregoing shall be to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works.

(Miscellaneous)

11. Standard Conditions 25, 26, 27, and 28.
12. Specific Conditions:
  - a. No lot shall contain a net area of less than 15,000 square feet. [DPLU - Regulatory Planning Division]
13. Specific Conditions: Biology
  - a. Prior to approval of grading permits or improvement plans, and prior to approval of the Final Map, the applicant shall: [DPLU FEE]
    - (1) Grant to the County of San Diego and the California Department of Fish and Game an open space easement, or grant to the California Department of Fish and Game a conservation easement, as shown on the Open Space Exhibit dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. 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 sole exceptions to this prohibition are:

- (a) Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts, and any subsequent amendments thereto.
  - (b) Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use.
  - (c) Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
- b. Prior to issuance of grading permits or construction permits, or on the Final Map, whichever comes first, the applicant shall: [DPLU FEE]
- (1) Grant to the County of San Diego a Limited Building Zone Easement as shown on the Open Space Exhibit dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. 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 prohibits the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:
    - (a) Decking, fences, and similar facilities.

- (b) Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.
- c. Grading and/or improvement plans shall include the requirement that temporary fences shall be placed to protect all open space easements shown on the Tentative Map which preclude grading, or brushing or clearing. The applicant shall submit to the Department of Planning and Land Use a statement from a California Registered Engineer, or licensed surveyor that temporary fences have been placed in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The temporary fence location shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned between the open space easement boundary and any area of proposed disturbance. The temporary fencing shall be removed after the conclusion of such activity. [DPLU FEE]
- d. Grading and/or improvement plans shall include the requirement that permanent fences or walls shall be placed along the open space boundary of Lots 10, 11 and 12 as shown on the Open Space Fencing Plan dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. The fence or wall shall be a minimum of four feet (4') high and consist of split rail, wire strand, or similar permanent materials. Any change in construction materials and fence or wall design shall be approved by the Department of Planning and Land Use prior to installation. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval. The permanent fence location(s) shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned just outside of the open space easement. The property owner shall submit to the Director, Department of Planning and Land Use a signed, stamped statement from a California Registered Engineer, or licensed surveyor that the permanent fences or walls have been placed to protect the dedicated open space from inadvertent disturbance by grading, brushing or clearing. Photographs and a brief description of design and materials used shall be submitted with the statement from the California Registered Engineer. [DPLU FEE X 2]
- e. Prior to the approval of grading or improvement plans and prior to the approval of the Final Map, the applicant shall: [DPLU FEE]



- (1) Submit to the Director, Department of Planning and Land Use evidence that permanent signs have been placed to protect all Open Space Easements in accordance with on the Open Space Signage Exhibit dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. Evidence shall include photographs of a sign placed on the project site and a stamped, signed statement from a California Registered Engineer, or licensed surveyor that permanent signs have been placed on the open space easement boundaries in accordance with the requirements of this condition. 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  
Disturbance Beyond this Point is Restricted  
by Easement

Information:

Contact County of San Diego, Department of Planning and Land Use  
Ref: 02-14-031"

- f. Prior to approval of grading or improvement plans, and prior to approval of the Final Map, the applicant shall: [DPLU FEE X 2]
  - (1) Provide for the approval of the Director of Planning and Land Use evidence that 3.0 acres of Tier III or higher Tier habitat credit has been secured in a County approved mitigation bank located within the Multiple Species Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank:
    - (a) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
    - (b) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.

- (c) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
- (d) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

**-OR-**

Provide for the conservation and habitat management of a minimum of 3.0 acres of Tier III or higher Tier habitat located within the MSCP in an area designated as PAMA or meeting the definition of a BRCA. A Habitat Management Plan (HMP) for the Tier III or higher Tier habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the HMP.

- (2) Provide for the approval of the Director of Planning and Land Use evidence that 0.59 acres of Tier II or higher Tier habitat credit has been secured in a County approved mitigation bank located within the Multiple Species Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank: [DPLU FEE X 2]
  - (a) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  - (b) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  - (c) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.



- (d) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

-OR-

Provide for the conservation and habitat management of a minimum of 0.59 acres of Tier II or higher Tier habitat located within the MSCP in an area designated as PAMA or meeting the definition of a BRCA. A Habitat Management Plan (HMP) for the Tier III or higher Tier habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the HMP.

- g. Cause to be placed on grading and/ or improvement plans and on the Final Map, the following: "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of California gnatcatcher habitat during the breeding season of the California gnatcatcher. This is defined as occurring between March 1 and August 15. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no California gnatcatchers are present in the vicinity of the brushing, clearing or grading." [DPLU FEE]
- h. Prior to approval of grading or construction permits, and prior to approval of the Final Map, the applicant shall: [DPLU FEE]
  - (1) Provide the Director of Planning and Land Use with a copy of 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 or provide evidence satisfactory to the Director of Planning and Land Use that such permit is not required.
  - (2) Provide the Director of Planning and Land Use with a copy of a Streambed Alteration Agreement issued by the California Department of Fish and Game for all project related disturbances of any streambed or provide evidence satisfactory to the Director of Planning and Land Use that such an agreement is not required.

**14. Specific Conditions: Department of Public Works**

- a. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

**WAIVER AND EXCEPTIONS**

These recommendations are pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public Road and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

**a. Standard Conditions for Tentative Maps:**

- (1) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (2) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

**SPECIAL INFORMATION:**

- 1. Plans and specifications for the installation of a sewer system serving each lot must be approved by the Lakeside Sanitation District. The developer shall dedicate all necessary easements along with that portion of the sewer system that is to be public sewer.
- 2. A commitment to serve each parcel must be purchased from the Lakeside Sanitation District. In addition to the capacity commitment fees, the developer shall pay all the appropriate fees at the issuance of the Wastewater Discharge Permit.
- 3. The developer shall install the sewer system and dedicate the sewer system that is to be public sewer as shown on the approved plans and specifications.
- 4. The developer may be required to grade an access road to maintain any public sewers constructed within easements and may be required to dedicate additional access easements to maintain the public sewers.

TM 5286RPL<sup>4</sup>

- 16 -

September 7, 2007

The following shall be the Mitigation Monitoring or Reporting Program for TM 5286RPL<sup>4</sup>.

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

A. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

6.a.b., 11.a.b.

**NOTICE** - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on September 7, 2007.

**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 is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE



LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

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

**NOTICE:** Fish and Game Fees have been paid in the amount of \$1,800 for the review of the Negative Declaration, Receipt number 287876 and 287841 dated February 14, 2007 and October 25, 2006.

**NOTICE:** The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, 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 12 DPLU conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [DPLU, 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.

**DEFENSE OF LAWSUITS AND INDEMNITY:** The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.



TM 5286RPL<sup>4</sup>

- 18 -

September 7, 2007

ON MOTION of Commissioner Riess, seconded by Commissioner Pallinger, 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 7th day of August 2007, in the Department of Planning and Land Use Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California, by the following vote:

AYES:        7        (Pallinger, Riess, Kreitzer, Woods, Beck, Day, Brooks)

NOES:        0        (None)

ABSENT:     0        (None)

[NOTE:        Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.307 of the Subdivision Ordinance to the appellant body and/or the Board of Supervisors. 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.]

PC07\09-07\TM5286-RES;jcr

**Attachment C – Environmental Documentation**



## County of San Diego

**KATHLEEN A. FLANNERY**  
ACTING DIRECTOR

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

**VINCE NICOLETTI**  
ACTING ASSISTANT DIRECTOR

### **AN ADDENDUM TO THE PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2017-TM-5286RTE**

**September 17, 2021**

**CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Mitigated Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent Mitigated Negative Declaration have occurred.**

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Mitigated Negative Declaration to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: East Lakeview Revised Tentative Map and Time Extension
2. To the Project Number(s) add: PDS2017-TM-5286RTE; PDS2017-ER-02-14-031A
3. To the first paragraph add as indicated: The Addendum for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated September 17, 2021 which includes the following forms attached.
  - A. An Addendum to the previously approved Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated September 17, 2021.
  - B. An Ordinance Compliance Checklist



## County of San Diego

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**VINCE NICOLETTI**  
ACTING ASSISTANT DIRECTOR

**September 17, 2021**

### **Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents**

#### **FOR PURPOSES OF CONSIDERATION OF East Lakeview Revised Tentative Map and Time Extension PDS2017-TM-5286RTE**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

**1. Background on the previously adopted MND:**

A Mitigated Negative Declaration dated August 29, 2007 was adopted for a Tentative Map that was approved by the Planning Commission on November 16, 2007. The project was a subdivision for 6.25 acres into 13 residential lots ranging in size from 15,000 to 42,000 square feet for single family residences. The project site is located on East Lakeview Road in the Lakeside Community Planning Area within unincorporated San Diego County. The site contains an existing single-family residence that would be retained. Access would be provided by a private road connecting to East Lakeview Road. The project would be served by public sewer service from the Lakeside Sanitation District and water service from Helix Water District. Earthwork consisted of 7,000 cubic yards of cut and fill. The original MND included design considerations and conditions for the purchase of 3.00 acres of Tier III or higher habitat to mitigate for impacts to non-native grassland and 0.59 acres of Tier II or higher habitat to mitigate for impacts to coastal sage scrub.

**2. Lead agency name and address:**

County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123



- a. Contact Sean Oberbauer, Project Manager
- b. Phone number: (619) 323-5287
- c. E-mail: sean.oberbauer@sdcounty.ca.gov

3. Project applicant's name and address:

Linda Keach  
16009 Dunbar Place  
El Cajon, CA 92021

4. Summary of the activities authorized by present permit/entitlement application(s):

On November 16, 2007, the Planning Commission approved a Tentative Map for 13 residential lots on 6.25 acres.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

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NO

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If yes, describe **ALL** differences.

The project consists of a Tentative Map Time Extension that would result in a new expiration date of November 16, 2023. The project also consists of a revised map for two additional residential lots for a total of 15 residential lots ranging in size from 10,000 to 29,000 square feet. Earthwork consists of 15,200 cubic yards of balanced cut and fill. The project includes additional purchase of Tier III or high habitat to mitigate for impacts to biological resources. The project entrance road has been revised to range from 24-feet near the access of East Lakeview and 32-feet within the development.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE

☐ Aesthetics

☐ Biological Resources

☐ Greenhouse Gas Emissions

☐ Land Use & Planning

☐ Population & Housing

☐ Transportation/Traffic

☐ Agriculture and Forest Resources

☐ Cultural Resources

☐ Hazards & Haz Materials

☐ Mineral Resources

☐ Public Services

☐ Utilities & Service Systems

☐ Air Quality

☐ Geology & Soils

☐ Hydrology & Water Quality

☐ Noise

☐ Recreation

☐ Mandatory Findings of Significance

**DETERMINATION:**

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted EIR is adequate with the preparation of an Addendum.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

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 Signature

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**Sean Oberbauer**  
 Printed Name

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**September 17, 2021**

Date

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**Project Manager**  
 Title

## INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
  - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

**ENVIRONMENTAL REVIEW UPDATE CHECKLIST**

**I. AESTHETICS** – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

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NO

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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential lots. The project site is accessed by a private road connecting to East Lakeview and the proposed pads are located away from East Lakeview and behind existing houses along the frontage of East Lakeview as well as the recently constructed development east of the project site. The proposed project would not result in any new significant environmental effects to Aesthetics that were not previously analyzed in the adopted MND and during the processing of the original project. The original MND found impacts to Aesthetics to be less than significant. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Aesthetics.

**II. AGRICULTURE AND FORESTRY RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

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NO

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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential lots. The proposed project would not result in any new significant environmental effects to Agriculture and Forestry Resources that were not previously analyzed in the adopted MND and during the processing of the original project. The proposed construction of graded pads and roads will be in the same development footprint that was previously analyzed and grading will not occur in the location of the previously identified open space easement area. The original MND found impacts to Agriculture and Forestry Resources to be less than significant. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Agriculture and Forestry Resources.



**III. AIR QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; 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; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

☐

NO

☒

The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential lots. Surrounding land uses of the project site consist of residential land uses that will not expose residents in the project site to hazardous materials. Earthwork associated with the project is subject to the grading ordinance and requires dust control measures for construction of the project in order to prevent adjacent residences from being exposed to dust as a result of grading. Traffic generated by the project will be minimal and will not result in a concentration of cars that can result in exhaust or contaminants that impacts sensitive receptors beyond screening criteria. The project proposes development that was anticipated by SANDAGE growth projections in the RAQS and SIP. The proposed project would not result in any new significant environmental effects to Air Quality that were not previously analyzed in the adopted MND and during the processing of the original project. The original MND found impacts to Air Quality to be less than significant. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Air Quality.

**IV. BIOLOGICAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

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NO

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The proposed project consists of a Revised Tentative Map and a Time Extension for 15 residential lots on an approximately 6.25-acre property in the Lakeside Community Planning Area. The Revised Tentative Map includes revisions with the removal of a previously proposed biological open space easement and a limited building zone.

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The original project was found to

conform to the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated January 26, 2006. The revisions to the project pertaining to MSCP, the BMO, and Biological Resources consists of the removal of a previously proposed open space easement. An updated biological resources memo dated August 12, 2020 evaluated the previously proposed open space easement for the potential presence of RPO wetlands and the potential habitat within the previously proposed open space easement. The memo concluded that RPO wetlands are not located within the previously proposed open space easement as it contains non-native grasslands as well as eucalyptus and palm trees. As a result, the proposed open space easement has been removed from the project design and no grading or construction is proposed within the previous easement location. The limited building zone surrounding the open space easement has been removed since the open space easement is no longer proposed. The project conditions have been revised to include additional purchasing of 0.1 acres of Tier III or higher habitat located within the MSCP designated as Pre-Approved Mitigation Area and no construction or grading is proposed within the location of the previously identified open space easement. The property located east of the project site has recently been developed into a residential subdivision creating a more urbanized setting within the project vicinity.

Lastly, the original Mitigated Negative Declaration for the project found impacts associated with Biological Resources to be less than significant with mitigation. The proposed project would not result in any new significant environmental effects to Biological Resources that were not previously analyzed in the adopted MND and during the processing of the original project. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Biological Resources.

**V. CULTURAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

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NO

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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential units. The project site was previously surveyed for cultural resources during the original processing of the project and was found to have no cultural resources on the project site. The project is required to comply with the grading ordinance which requires all work to be stopped and for the County of San Diego to be contacted in the event that human remains are encountered during construction. The original MND found impacts to Cultural Resources to be less than significant. The proposed project would not result in any new significant environmental effects to Cultural Resources that were not previously analyzed in the adopted MND and during the processing of the original project. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Cultural Resources.

**VI. GEOLOGY AND SOILS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is

undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having 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?

YES

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NO

☒

The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential units. The project does not propose the use of septic tanks or alternative wastewater disposal systems. The original MND found impacts to Geology and Soils to be less than significant. The proposed project would not result in any new significant environmental effects to Geology and Soils that were not previously analyzed in the adopted MND and during the processing of the original project. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Geology and Soils.

**VII. GREENHOUSE GAS EMISSIONS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

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NO

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The prior MND did not include a greenhouse gas (GHG) emissions analysis as it was not required by CEQA at that time. However, global climate change could have been known with the exercise of reasonable diligence at the time the previous MND was adopted. Changes in law, regulation, or guidelines adoption are not "new information" as that term is used in CEQA Guidelines Section 15162 if the information about the issue was known or should have been known at the time the original MND was adopted. In the U.S. Supreme Court Case of *Massachusetts v. E.P.A.* (2007) 549 U.S. 497, 507, the Court explained the issue of global climate change began garnering governmental attention long before the prior MND was adopted. The opinion states: "In the late 1970's, the Federal Government began devoting serious attention to the possibility that carbon dioxide emissions associated with human activity could provoke climate change. In 1978, Congress enacted the National Climate Program Act, 92 Stat. 601, which required the President to establish a program to 'assist the Nation and the world to understand and respond to natural and man-induced climate processes and their implications.'" Although the prior MND does not include a GHG analysis, the air quality section did include an analysis of short-term construction impacts and operational impacts to air quality for the entire map area. The scope of the project qualifies for an addendum to the previous MND due to the addition of only two units, therefore no additional GHG analysis is required.

For informational purposes, the project is consistent with the County's General Plan land use designation for the site. Through its goals, policies, and land use designations, the County's General Plan aims to reduce County-wide GHG emissions. Furthermore, the County's General Plan growth projections informed the development of the SANDAG RTP/SCS. SANDAG's RTP/SCS is the regions applicable plan for reducing GHG and is consistent with State GHG emissions reductions set by the California Air Resources Board (CARB). Because the proposed project is consistent with the General Plan land uses, it is also consistent with State GHG emission reduction targets as identified in the SANDAG RTP/SCS.

The scope of the project consists of two additional residential lots for a previously approved Tentative Map that would result in a total of 15 units. Since the original project was approved in 2007, Building code energy standards as well as sustainability focused and GHG reduction requirements have increased and been developed. Each proposed unit would be subject to more conservative requirements and energy standards than if the project was constructed in 2007. Additionally, the Revised Map contains new conditions focusing on recycling and diversion of grading, land clearing, and brushing materials from landfills in order to be compliant with State waste diversion requirements. Residential units associated with the project will also be required to comply with the County's Water Conservation requirements in the Landscaping Ordinance that has been adopted since the original project approval.

For informational purposes, as compared to similar mass emissions thresholds adopted by other regional air district the CAPCOA 900 MTCO<sub>2</sub>e threshold is relatively conservative and could be used to support cumulative impact determination beyond 2020. In April 2020, the Sacramento Metropolitan Air Quality Management District (SMAQMD) published updated project screening levels and determined that projects estimated to generate less than 1,100 MTCO<sub>2</sub>e per year would not result in a significant, cumulative impact. This threshold was developed to demonstrate compliance with the statewide reduction targets in 2030 and the screening threshold was determined by SMAQMD to capture 98 percent of total GHG emissions. The CAPCOA threshold of 900 MTCO<sub>2</sub>e represents a more stringent screening level than has been approved by other air districts in compliance with 2030 statewide reduction targets. Due to the aggressive GHG emission capture rate, the CAPCOA threshold would still act as a viable threshold to reduce project GHG emissions proposed after 2020 and meet SB 32 targets. Furthermore, as State legislative requirements such as Building Energy Efficiency Standards and transportation-related efficiency measures become increasingly more stringent overtime, future project GHG emissions would be reduced, helping to meet State emission reduction targets. Due to the scope of the project including only two additional units and the adoption of the previous MND, the project would not generate GHG emissions that would result in an impact when compared to the 900 MTCO<sub>2</sub>e per year CAPCOA or 1,100 MTCO<sub>2</sub>e per year SMAQMD screening thresholds. However, the project does not rely on the screening level thresholds to determine impact significance as it is an addendum to a previously adopted MND that has a minimal scope of work with two additional units.

**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials



into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location 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; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of 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?

YES

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NO

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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential lots. The proposed project would not result in any new significant environmental effects to Hazards and Hazardous Materials that were not previously analyzed in the adopted MND and during the processing of the original project. Surrounding land uses of the project site consist of residential land uses that will not expose residents in the project site to hazardous materials. Earthwork associated with the project is subject to the grading ordinance and requires dust control measures for construction of the project in order to prevent adjacent residences from being exposed to dust as a result of grading. The project and an updated Fire Protection Plan has been reviewed and approved by the Lakeside Fire Protection District and County Fire District. The residences will not be located within an airport influence area. All proposed pads for residential units are located out of a floodway or floodplain fringe. The original MND found impacts to Hazards and Hazardous Materials to be less than significant. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Hazardous Materials.

**IX. HYDROLOGY AND WATER QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; 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; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows 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; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential units. The proposed project will not use groundwater and will obtain water from the Helix Water District. An updated Priority Development Project Stormwater Quality Management Plan (PDP SWQMP) dated May 19, 2021, has been prepared for the project which demonstrates that the project would comply with the requirements of the County BMP Design Manual and the stormwater requirements set by the Regional Water Quality Control Board. The project contains a proposed biofiltration basin on a homeowner's association (HOA) lot that will be maintained by an HOA and an applicable stormwater maintenance agreement. Additionally, an updated CEQA Drainage Study dated May 19, 2021 has been prepared for the project that demonstrates the project will result in an increase of impacts associated with drainage. The project will be required to process through Final Engineering which ensures all stormwater facilities and the design of the project will not have impacts to adjacent properties. The original MND found impacts to Hydrology and Water Quality to be less than significant. The proposed project would not result in any new significant environmental effects to Hydrology and Water Quality that were not previously analyzed in the adopted MND and during the processing of the original project. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Hydrology and Water Quality.

**X. LAND USE AND PLANNING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

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NO

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The project site is subject to the General Plan Land Use Designation Village Residential (VR-4.3) and a Zoning Use Regulation of Single Family Residential (RS) with a minimum lot size of 10,000 square feet. The proposed project is consistent with the density allowed by the General Plan and the Zoning of the project site. The MND for the original project found impacts to Land Use and Planning to be less than significant. The proposed project would not result in any new significant environmental effects to Land Use and Planning that were not previously analyzed in the adopted MND and during the processing of the original project. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Land Use and Planning.

**XI. MINERAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential units. The project site is approximately 6.25 acres and directly existing residences. The operation of a mine would be incompatible with surrounding land uses in the project vicinity. The proposed Revised Tentative Map and Time Extension would not result in any new significant environmental effects to Mineral Resources that were not previously analyzed in the adopted MND and during the processing of the original project. The original MND found a less than significant impact to Mineral Resources. The proposed Revised Tentative Map and Time Extension would not result in a substantial increase in the severity of previously identified and analyzed effects to Mineral Resources.

**XII. NOISE** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: 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; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects 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, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential units for a total of 15 residential lots. The existing on-site residence would be retained. The proposed Revised Map and Time Extension would not create new project impacts that would 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.

The proposed project will add two residential lots to the development. Temporary noise generated from the construction of the project will be subject to the noise ordinance for operations and construction and it is not anticipated that the project will operate construction equipment that will exceed the 75 dB average sound level. Proposed residential pads are located away from roadways and potential residents of the development will not be exposed to noise levels that exceed County noise thresholds. Potential residents will not be located within noise contours adjacent to roadways identified in the County of San Diego General Plan. Lastly, the original Mitigated Negative Declaration for the project found impacts associated with noise to be less than significant and the scope of work to add two additional residential lots is not substantial and is not anticipated to change any noise analyses evaluated in the original MND. The proposed project would not result in any new significant environmental effects to Noise that were not previously analyzed in the adopted MND and during the processing of the original project. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Noise

**XIII. POPULATION AND HOUSING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES  
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NO  
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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential units for a total of 15 residential lots. The existing on-site residence would be retained. The MND for the original project found impacts to Population and Housing to be less than significant. The proposed project would not result in any new significant environmental effects to Population and Housing that were not previously analyzed in the adopted MND and during the processing of the original project. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Population and Housing.

**XIV. PUBLIC SERVICES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES  
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NO  
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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential units. Updated service availability forms for the processing of the project including a water availability form from Helix Water District, a sewer availability form from the Lakeside/County Sanitation District, a school availability form from the Lakeside Union School District, and a fire service availability form from the Lakeside Fire Protection District have been provided for the project. The proposed Revised Tentative Map and Time Extension would not result in any new significant environmental effects to Public Services that were not previously analyzed in the adopted MND and during the processing of the original project. The original MND found no impact to Public Services. The proposed Revised Tentative Map and Time Extension would not result in a substantial increase in the severity of previously identified and analyzed effects to Public Services.

**XV. RECREATION** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in 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; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?



YES

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NO

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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential units. The project has been reviewed by the Department of Parks and Recreation and the project will comply with the Park Land Dedication Ordinance (PLDO) through the payment of applicable fees. The original MND found impacts to Recreation to be less than significant. The proposed project would not result in any new significant environmental effects to Recreation that were not previously analyzed in the adopted MND and during the processing of the original project. The proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to Recreation.

**XVI. TRANSPORTATION/TRAFFIC** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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The proposed project consists of a Revised Map and Time Extension for a Tentative Map and includes two additional residential lots for a total of 15 residential lots. The existing single-family residence on the project site would be retained. The original project was found to generate an additional 120 average daily trips (ADT) which was less than the 200 ADT threshold for requiring a traffic impact analysis at the time of project approval and traffic impacts for the project were found to be less than significant. The additional two lots and units proposed by the project are anticipated to generate 24 additional average daily trips according to the SANDAG Not So Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region. The total additional ADT generated by the project would be 144 ADT which is less than the 200 ADT threshold required for a traffic impact analysis at the time of original project approval for evaluating traffic impacts. The project consists of an urbanizing setting in the Lakeside Community Planning Area with residential units on mostly 6,000 to 10,000 square feet. The project site is located approximately a half of a mile northwest of Interstate (I-8). Since project approval, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted. The original MND for the project is dated prior to July 1, 2020 which is the effective date of VMT. The additional two units and trips generated by the project would not have required additional traffic analyses at the time of project approval and what was analyzed by the MND. The two additional units are not a substantial increase in the total project size that was evaluated in accordance with CEQA through the original MND. Due to the scale of the additional two units, the project setting and location, and the original analysis of the MND, the Revised Map and Time Extension will not result in a substantial increase in impacts to Transportation/Traffic.

The original project was conditioned to pay into the Transportation Impact Fee (TIF) Program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. The TIF program condition will be retained as the project is tied to a previously adopted MND. The original MND found traffic impacts to be less than significant with the only mitigation being tied to the payment of the TIF program in order to address potential cumulative impacts. The proposed project would not result in any new significant environmental effects to Transportation/Traffic that were not previously analyzed in the adopted MND and during the processing of the original project. The proposed Revised Map and Time Extension would not result in a substantial increase in the severity of previously identified and analyzed effects to Transportation/Traffic.

**XVII. TRIBAL CULTURAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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Since the MND was adopted for the original project, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. The project site was previously surveyed for cultural resources during the original processing of the project and was found to have no cultural resources on the project site. The project is required to comply with the grading ordinance which requires all work to be stopped and for the County of San Diego to be contacted in the event that human remains are encountered during construction.

**XVIII. UTILITIES AND SERVICE SYSTEMS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; 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; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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The proposed project is a Tentative Map Time Extension and a Revised Map for the construction of two additional residential units. Updated service availability forms for the processing of the project

including a water availability from Helix Water District, a sewer availability form from the Lakeside/County Sanitation District, and a fire service availability form from the Lakeside Fire Protection District have been provided for the project. An updated Priority Development Project Stormwater Quality Management Plan (PDP SWQMP) dated May 19, 2021, has been prepared for the which demonstrates that the project would comply with the requirements of the County BMP Design Manual and the stormwater requirements set by the Regional Water Quality Control Board. The proposed Revised Tentative Map and Time Extension would not result in any new significant environmental effects to Utilities and Service Systems that were not previously analyzed in the adopted MND and during the processing of the original project. The original MND found impacts to Utilities and Service Systems to be less than significant. The proposed Revised Tentative Map and Time Extension would not result in a substantial increase in the severity of previously identified and analyzed effects to Utilities and Service Systems.

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE:** Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

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

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

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

YES

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NO

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As described in this Addendum, there are no physical changes or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. There are no proposed changes to resources as previously identified and analyzed in the adopted MND.

#### Attachments

- Previous environmental documentation
- Addendum to the previously adopted MND

## **XX. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM**

### *Project Studies:*

CEQA Drainage Study, Walsh Engineering, May 19, 2021.

Biological Resources Memorandum, RE: NNG Mitigation and No RPO Wetlands Determination  
Letter Report for the 6.25-acre Property; Lakeview, San Diego County, CA, BLUE  
Consulting Group, August 12, 2020

Fire Protection Plan Validation Report, J. Charles Weber Fire and Life Safety Consultant, LLC,  
November 12, 2020

Priority Development Project Stormwater Quality Management Plan, Walsh Engineering, May 19,  
2021.

### *Additional References:*

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3,  
Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2,  
Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Goal COS-17: Solid  
Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego  
Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control  
Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 *et seq.*)



Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

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

FOR PURPOSES OF CONSIDERATION OF  
East Lakeview Revised Tentative Map and Time Extension  
PDS2017-TM-5286RTE; PDS2017-ER-02-14-031A

September 17, 2021

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

YES  
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NO  
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NOT APPLICABLE/EXEMPT  
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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  
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NO  
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NOT APPLICABLE/EXEMPT  
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The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The original project was found to conform to the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated January 26, 2006. The revisions to the project pertaining to the MSCP and BMO and Biological Resources consists of the removal of a previously proposed open space easement. An updated biological resources memo dated August 12, 2020 evaluated the previously proposed open space easement for the potential presence of RPO wetlands and the potential habitat within the previously proposed open space easement. The memo concluded that RPO wetlands are not located within the previously proposed open space easement as it contains non-native grasslands as well as eucalyptus and palm trees. As a result, the proposed open space easement has been removed from the project design and no grading or construction is proposed within the previous easement location. The limited building zone surrounding the open space easement has been removed since the open space easement is no longer proposed. The project conditions have been revised to include additional purchasing of 0.1 acres of Tier III or higher habitat located within the MSCP designated as Pre-Approved Mitigation Area and no construction or grading is proposed within the location of the previously identified open space easement.

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

YES

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NO

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NOT APPLICABLE/EXEMPT

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

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

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

YES

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NO

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NOT APPLICABLE/EXEMPT

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The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?

YES

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NO

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NOT APPLICABLE/EXEMPT

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The Steep Slope section (Section 86.604(e))?

YES

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NO

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NOT APPLICABLE/EXEMPT

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The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?

YES

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NO

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NOT APPLICABLE/EXEMPT

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The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?

YES

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NO

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NOT APPLICABLE/EXEMPT

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**Wetland and Wetland Buffers:**

Even though wetlands and/or wetland buffer areas have been identified in the project vicinity, the project has been found to be consistent with Article IV of the Resource Protection Ordinance, due to the following reasons: a) the project will not place any non-permitted uses within wetlands; b) the project will not allow grading, filling, construction, or placement of structures within identified wetlands; and c) the project will not allow any non-permitted uses within wetland buffer areas. An updated biological resources memo dated August 12, 2020 evaluated the previously proposed open space easement for the potential presence of RPO wetlands. The memo concluded that RPO wetlands are not located within the previously proposed open space easement as it contains non-native grasslands as well as eucalyptus and palm trees. As a result, the proposed open space easement has been removed from the project design and no grading or construction is proposed within the previous easement location. The limited building zone surrounding the open space easement has been removed since the open space easement is no longer proposed. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

***Floodways and Floodplain Fringe:***

Construction associated with the project will not be located within a Floodway or Floodplain fringe as residential units associated with the project will not be placed within a floodway or floodplain fringe. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

***Steep Slopes:***

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). The project does not propose construction in steep slopes as all construction and grading will occur on property that does not qualify as steep slopes. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitats:***

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. Sensitive habitat lands are located in the project vicinity to the northwest of the project site. No sensitive habitat lands were identified on the project site. Since approval of the original project, the construction of a residential subdivision has occurred east of the project site and the project vicinity consists of mostly residential uses. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

***Significant Prehistoric and Historic Sites:***

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs, it has been determined that the project site does not contain any archaeological resources. As such, the project complies with the RPO.



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

YES

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NO

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NOT APPLICABLE

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An updated Priority Development Project Stormwater Quality Management Plan dated May 19, 2021 has been reviewed and are found to be complete 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

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NO

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NOT APPLICABLE

☐

The proposed Revised Map and Time Extension would not create new project impacts that would 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.

The proposed project will add two residential lots to the development. Temporary noise generated from the construction of the project will be subject to the noise ordinance for operations and construction and it is not anticipated that the project will operate construction equipment that will exceed the 75 dB average sound level. Proposed residential pads are located away from roadways and potential residents of the development will not be exposed to noise levels that exceed County noise thresholds. Potential residents will not be located within noise contours adjacent to roadways identified in the County of San Diego General Plan. Lastly, the original Mitigated Negative Declaration for the project found impacts associated with noise to be less than significant and the scope of work to add two additional residential lots is not substantial and is not anticipated to change any noise analyses evaluated in the original MND.

ERIC GIBSON  
INTERIM DIRECTOR



## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017

FINAL

### MITIGATED NEGATIVE DECLARATION

~~January 11, 2007~~

August 29, 2007

Project Name: Riker Gerald Helen (Clegg)

Project Number(s): TM 5286RPL<sup>4</sup>, Log No. 02-14-031

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

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for water quality (stormwater), hydrology, biological resources, and fire safety
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

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

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

Mitigated Negative Declaration,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 2 -

January 11, 2007  
August 29, 2007

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. BIOLOGY

- I. Prior to approval of grading permits or improvement plans, and prior to approval of the Final Map, the applicant shall:
  - A. Grant to the County of San Diego and the California Department of Fish and Game an open space easement, or grant to the California Department of Fish and Game a conservation easement, as shown on the Open Space Exhibit dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. 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 sole exceptions 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 Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts, and any subsequent amendments thereto.

Mitigated Negative Declaration,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 3 -

~~January 11, 2007~~  
August 29, 2007

2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use.
  3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
- II. Prior to issuance of grading permits or construction permits, or on the Final Map, whichever comes first, the applicant shall:
- A. Grant to the County of San Diego a Limited Building Zone Easement as shown on the Open Space Exhibit dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. 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 prohibits 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.
- III. Grading and/or improvement plans shall include the requirement that temporary fences shall be placed to protect all open space easements shown on the Tentative Map which preclude grading, or brushing or clearing. The applicant shall submit to the Department of Planning and Land Use a statement from a California Registered Engineer, or licensed surveyor that temporary fences have been placed in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The temporary fence location shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned between the open space easement boundary and any area of



proposed disturbance. The temporary fencing shall be removed after the conclusion of such activity.

- IV. Grading and/or improvement plans shall include the requirement that permanent fences or walls shall be placed along the open space boundary of Lots 10, 11 and 12 as shown on the Open Space Fencing Plan dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. The fence or wall shall be a minimum of four feet (4') high and consist of split rail, wire strand, or similar permanent materials. Any change in construction materials and fence or wall design shall be approved by the Department of Planning and Land Use prior to installation. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval. The permanent fence location(s) shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned just outside of the open space easement. The property owner shall submit to the Director, Department of Planning and Land Use a signed, stamped statement from a California Registered Engineer, or licensed surveyor that the permanent fences or walls have been placed to protect the dedicated open space from inadvertent disturbance by grading, brushing or clearing. Photographs and a brief description of design and materials used shall be submitted with the statement from the California Registered Engineer.
- V. Prior to the approval of grading or improvement plans and prior to the approval of the Final Map, the applicant shall:
  - A. Submit to the Director, Department of Planning and Land Use evidence that permanent signs have been placed to protect all Open Space Easements in accordance with on the Open Space Signage Exhibit dated January 25, 2006 on file with the Department of Planning and Land Use as Environmental Review Number 02-14-031. Evidence shall include photographs of a sign placed on the project site and a stamped, signed statement from a California Registered Engineer, or licensed surveyor that permanent signs have been placed on the open space easement boundaries in accordance with the requirements of this condition. 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:

Mitigated Negative Declaration,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 5 -

~~January 11, 2007~~  
August 29, 2007

**"Sensitive Environmental Resources**

Disturbance Beyond this Point is Restricted  
by Easement

Information:

Contact County of San Diego, Department of Planning and Land Use  
Ref: 02-14-031"

- VI. Prior to approval of grading or improvement plans, and prior to approval of the Final Map, the applicant shall:
- A. Provide for the approval of the Director of Planning and Land Use evidence that 3.0 acres of Tier III or higher Tier habitat credit has been secured in a County approved mitigation bank located within the Multiple Species Conservation Program (MSCP). 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.

**-OR-**

Provide for the conservation and habitat management of a minimum of 3.0 acres of Tier III or higher Tier habitat located within the MSCP in an area designated as PAMA or meeting the definition of a BRCA. A Habitat Management Plan (HMP) for the Tier III or higher Tier habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San

Diego prior to or immediately following the approval of the HMP.

B. Provide for the approval of the Director of Planning and Land Use evidence that 0.59 acres of Tier II or higher Tier habitat credit has been secured in a County approved mitigation bank located within the Multiple Species Conservation Program (MSCP). 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.

-OR-

Provide for the conservation and habitat management of a minimum of 0.59 acres of Tier II or higher Tier habitat located within the MSCP in an area designated as PAMA or meeting the definition of a BRCA. A Habitat Management Plan (HMP) for the Tier III or higher Tier habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the HMP.



Mitigated Negative Declaration,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 7 -

January 11, 2007  
August 29, 2007

- VII. Cause to be placed on grading and/ or improvement plans and on the Final Map, the following: "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of California gnatcatcher habitat during the breeding season of the California gnatcatcher. This is defined as occurring between March 1 and August 15. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no California gnatcatchers are present in the vicinity of the brushing, clearing or grading."
- VIII. Prior to approval of grading or construction permits, and prior to approval of the Final Map, the applicant shall:
  - A. Provide the Director of Planning and Land Use with a copy of 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 or provide evidence satisfactory to the Director of Planning and Land Use that such permit is not required.
  - B. Provide the Director of Planning and Land Use with a copy of a Streambed Alteration Agreement issued by the California Department of Fish and Game for all project related disturbances of any streambed or provide evidence satisfactory to the Director of Planning and Land Use that such an agreement is not required.
- C. Fire Safety
  - 1. Four fire hydrants together with the required fire flow of 2000 gallons per minute at 20 psi residual shall be installed in accordance with the Helix Water District, Lakeside Fire Protection District, and San Diego County Standards, in the following locations: 1) northeast corner of Lot 1; 2) southeast corner of Lot 16; and, 3) at the start of the knuckle of the cul-de-sac of Lots 6 and 13. On paved roads, a "blue dot" marker shall be installed in the pavement to indicate the location of the hydrants.



Mitigated Negative Declaration, - 10 -  
 TM 5286RPL<sup>4</sup>, Log No. 02-14-031

~~January 11, 2007~~  
August 29, 2007

- l. Deposit with the County Department of Public Works \$220.00. Said deposit shall be used to cover the cost of site inspection by a County geologist to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the County Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.
- m. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- n. Because private roads are approved as a condition of this subdivision, the following shall apply:
  - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
  - (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to each private road, and place a note on the Final Map as to the final title status of said roads.
  - (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide. Note that the 40' width shall be a nominal dimension for the road easement from East Lakeview Road to a point approximately 180' northerly. The dimension of 39.90' shown on the tentative map is insignificant compared to 40'.
- o. With the approval of the Final Map, dedicate/grant/provide any necessary on-site and off-site drainage easements to the satisfaction of the Director of Public Works
- p. Road widths less than thirty-six feet (36') improved widths will require posting and red striping. This information shall be shown on the Final Map as "Non-Title Information." The foregoing is a requirement of the Lakeside Fire Protection District. All of the foregoing shall be to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works.

Mitigated Negative Declaration, - 11 -  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

~~January 11, 2007~~  
August 29, 2007

- q. An avigation and/or overflight easement may be required to the satisfaction of the Director of Public Works. Contact 619-956-4839, Peter Drinkwater for applicability.
- r. Waiver and Exceptions – Section 81.402(a)(1): Said section requires a public road in an urban residential area. This waiver permits a private road on-site to serve as access to this subdivision.

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

Planning Commission

on November 16, 2007



RICHARD GRUNOW, Planning Manager  
Regulatory Planning Division

RG:MS:jcr

cc: Robin Clegg, 10035 Blossom Valley Road, El Cajon, CA 92021  
Linda Keach, 16009 Dunbar Place, El Cajon, CA 92021  
Earl Penny, 306 W. Douglas Avenue, El Cajon, CA 92020  
Edwin Sinsay, Project Manager, Department of Public Works, M.S. 0336  
Mark Slovick, Project Manager, Department of Planning and Land Use,  
M.S. 0650

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ERIC GIBSON  
INTERIM DIRECTOR



County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
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January 11, 2007

August 29, 2007

**CEQA Initial Study - Environmental Checklist Form**  
**(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)**

1. Project Number(s)/Environmental Log Number/Title:

TM 5286RPL<sup>4</sup>, Log No. 02-14-031; Riker Gerald Helen (Clegg)

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666

3. a. Contact Flores W. Bishop, Project Manager  
b. Phone number: (858) 495-5241  
c. E-mail: flores.bishop@sdcounty.ca.gov.

4. Project location:

The project is located on the north side of East Lakeview Road between Mountain Shadow Road and Adlai Road in the Lakeside Community Planning area within the County of San Diego, APN 398-390-66.

Thomas Brothers Coordinates: Page 1232, Grid D/5

5. Project Applicant name and address:

Robin Clegg, 10035 Blossom Valley Road, El Cajon, CA 92021

6. General Plan Designation

Community Plan:	Lakeside
Land Use Designation:	(5) Residential
Density:	4.3 du/acre

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 2 -

January 11, 2007  
August 29, 2007

7. Zoning  
Use Regulation: RS3 – Single-Family Residential  
Minimum Lot Size: 15,000 square feet  
Special Area Regulation: None

8. Description of project:

The project is a major subdivision of 6.25 gross acres into 13 lots, ranging in size from 16,799 to 41,780 square feet (gross) for single-family residential development. The project site is located on East Lakeview Road in the Lakeside Community Planning Group, within unincorporated San Diego County. The site is subject to the General Plan Regional Category 1.1 Current Urban Development Area (CUDA), Land Use Designation (5) Residential. Zoning for the site is RS3. The site contains an existing single family residence that would remain. Access would be provided by a private road connecting to East Lakeview Road. The project would be served by public sewer services of the Lakeside Sanitation District and imported water from the Helix Water District. Earthwork will consist of a balanced cut and fill of 7,000 cubic yards of material. The project includes the following off-site improvements: An off-site storm drain facility is to be constructed from the project to a location in the vicinity of Bubbling Wells Road. The following project design considerations are also being implemented to minimize environmental impacts: Total on-site preservation acreage will include 0.14 acres of disturbed wetland and 0.02 acres of non-native grassland. To mitigate for loss of non-native grassland and coastal sage scrub, off-site purchase of 3.00 acres of Tier III or higher habitat to mitigate for the loss of non-native grassland and 0.59 acres of Tier II or higher habitat to mitigate for the loss of off-site coastal sage scrub will be required. Placement of a biological open space easement, installation of signage and installation of permanent fencing to protect biological resources. Also, there will be distance and seasonal restrictions on all brushing, clearing and/or grading to protect endangered species.

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

Lands surrounding the project site are used primarily for residential purposes with a limited amount of agriculture. The topography of the project site and adjacent land is relatively flat. The site is located within 4 miles of Highway 67.

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

<u>Permit Type/Action</u>	<u>Agency</u>
Tentative Parcel Map	County of San Diego
County Right-of-Way Permits	County of San Diego
Construction Permit	
Excavation Permit	



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 3 -

January 11, 2007  
August 29, 2007

<u>Permit Type/Action</u>	<u>Agency</u>
Encroachment Permit	
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
Air Quality Permit to Construct	Air Pollution Control District (APCD)
General Construction Storm water Permit	RWQCB
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
Water District Approval	Helix Water District
Sewer District Approval	Lakeside Sanitation District
Fire District Approval	Lakeside Fire Protection District

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

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

**DETERMINATION:** (To be completed by the Lead Agency)  
On the basis of this initial evaluation:


- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 4 -

~~January 11, 2007~~  
August 29, 2007

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

  
\_\_\_\_\_  
Signature

~~January 11, 2007~~  
August 29, 2007  
\_\_\_\_\_  
Date

Mark Slovick  
\_\_\_\_\_  
Printed Name

Land Use/Environmental Planner  
\_\_\_\_\_  
Title

**INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

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



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 6 -

~~January 11, 2007~~  
August 29, 2007

**I. AESTHETICS** -- Would the project:

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

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

Discussion/Explanation:

**No Impact:** Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. Based on a site visit completed by Flores Bishop on June 19, 2002, the proposed project is not located near or visible from a scenic vista and will not change the composition of an existing scenic vista. The project site has narrow frontage along East Lakeview Road, near Adlai Road, and the housing pads are located away from East Lakeview Road and behind existing houses that front directly onto that road. Therefore, the proposed project will not have any substantial adverse effect on a scenic vista.

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

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

Discussion/Explanation:

**No Impact:** State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. Based on a site visit completed by Flores Bishop on June 19, 2002, the proposed project is not located near or visible within the same composite viewshed as a State scenic highway and will not change the visual composition of an existing scenic resource within a State scenic highway. 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 project site is located off of East Lakeview Road in Lakeside. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 7 -

January 11, 2007  
August 29, 2007

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as suburban.

The proposed project is a subdivision of 6.25 acres into 13 residential lots. The project is compatible with the existing visual environment's visual character and quality for the following reasons: the project is appropriate to an urbanizing area.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: the smaller lot sizes fit with the urbanization that is underway. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

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

☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes a minor residential subdivision, which may include outdoor lighting. Any future outdoor lighting pursuant to this project shall be required to meet the requirements of the County of San Diego Zoning Ordinance (Section 6322-6326) and the Light Pollution Code (Section 59.101-59.115).

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 8 -

January 11, 2007  
August 29, 2007

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

**II. AGRICULTURE RESOURCES** -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project site has land designated as Farmland of State/Local Importance. As a result, the proposed project was reviewed by staff and was determined not to have significant adverse project or cumulative level impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use for the following reasons: the land has only limited value for grazing and is not used as such. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 9 -

~~January 11, 2007~~  
August 29, 2007

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

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

Discussion/Explanation:

**No Impact:** The project site is zoned RS3, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site and surrounding area within radius of 5 miles have land designated as farmland of state/local importance. As a result, the proposed project was reviewed by staff and was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance to a non-agricultural use for the following reasons: the property has limited value as grazing land and is not used as such. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

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

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

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



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 10 -

January 11, 2007  
August 29, 2007

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operation of the project will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. In addition, the project is consistent the SANDAG growth projections used in the RAQS and SIP, therefore, the project will not contribute to a cumulatively considerable impact.

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

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

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria 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. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the county have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

**Less Than Significant Impact:** The project proposes the subdivision of 6.25 acres into 13 residential lots. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook section 6.2 and 6.3. In addition, the vehicle trips generated from the project will result in 130 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 11 -

January 11, 2007  
August 29, 2007

Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

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

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

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O<sub>3</sub>). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM<sub>10</sub>) under the CAAQS. O<sub>3</sub> is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) 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<sub>10</sub> in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

**Less Than Significant Impact:** Air quality emissions associated with the project include emissions of PM<sub>10</sub>, NO<sub>x</sub> and VOCs from construction/grading activities, and VOCs as the result of increase of traffic from operations at the facility. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM<sub>10</sub> and VOC emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. The vehicle trips generated from the project will result in 130 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM<sub>10</sub>.

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 12 -

January 11, 2007  
August 29, 2007

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM<sub>10</sub>, or any O<sub>3</sub> precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

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

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

**No Impact:** Based a site visit conducted by Flores Bishop on June 19, 2002, sensitive receptors have not been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project. Furthermore, no point-source emissions of air pollutants (other than vehicle emissions) are associated with the project. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

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

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

Discussion/Explanation:

**No Impact:** No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 13 -

January 11, 2007  
August 29, 2007

local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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

Discussion/Explanation:

**Potentially Significant Unless Mitigation Incorporated:** Based on a Biological Technical Report (Robin Church Biological Consulting, Inc., October 2005) and a September 2003 site visit by County staff biologist Christine Stevenson, the 6.25-acre site contains an existing residence. The site is relatively flat, and contains 0.14 acres of disturbed wetlands and 5.94 acres of non-native grassland, habitats considered sensitive by the County, California Department of Fish and Game and the U.S. Fish and Wildlife Service.

No listed wildlife or plant species were observed or are expected to occur. Nine (9) County-sensitive wildlife species have a moderate potential to occur on-site: coast patch-nosed snake (*Salvadora hexalepis virgultea*), northern red diamond rattlesnake (*Crotalus ruber ruber*), silvery legless lizard (*Anniella pulchra pulchra*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), black-shouldered kite (*Elanus caeruleus*), Cooper's hawk (*Accipiter cooperi*), ferruginous hawk (*Buteo regalis*), loggerhead shrike (*Lanius ludovicianus*) and turkey vulture (*Cathartes aura*). However, due to the site's size and residential development on and adjacent to the site, no key regional populations of these species are expected.

The project will preserve the disturbed wetland and a small amount of non-native grassland on-site associated with a natural drainage flowing through the site. Total on-site preservation acreage will include 0.14 acres of disturbed wetland and 0.02 acres of non-native grassland. All remaining habitat on-site (5.88 acres of non-native grassland) as well as 0.39 acre of off-site Coastal sage scrub will be impacted through construction of roads, driveways, houses and fire-clearing. To mitigate for loss of non-native grassland and Coastal sage scrub, off-site purchase of Tier II and Tier III habitat in accordance with ratios in the Biological Mitigation Ordinance will be required.

County staff has reviewed past, present, and probable future projects as listed in Section XVII(b), and has determined that the cumulative loss of non-native grassland and coastal sage scrub is significant. However, this project's contribution to the cumulative habitat loss will be less than cumulatively considerable upon implementation of the following mitigation measure: Prior to any habitat impacts, the following off-site mitigation credits or habitat will be purchased within the MSCP: 3.00 acres of Tier III or higher habitat to mitigate for the loss of non-native grassland; 0.59 acre of Tier II or higher habitat to mitigate for the loss of off-site Coastal sage scrub. The on-site habitat would not present a biologically viable preserve because the habitat on site is isolated by surrounding development, and does not connect to any preserves or large blocks of

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 14 -

~~January 11, 2007~~  
August 29, 2007

habitat. The purchase of off-site habitat within a larger preserved habitat area will reduce this project's contribution to cumulative biological impacts by contributing to the development of large, biologically viable areas that support candidate, sensitive, or special status species.

Therefore, staff has determined that although the site supports biological habitat and species, implementation of the mitigation measures described above will ensure that project impacts will not result in substantial adverse effects, or have a cumulatively considerable impact to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

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

- ☐ Potentially Significant Impact  
☒ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Potentially Significant Unless Mitigation Incorporated:** The site contains disturbed wetland, a riparian habitat. All of the disturbed wetland on site as well as a 5-foot wetland buffer will be preserved in a Biological Open Space Easement as a condition of this project. A wider buffer is not required to protect the biological value of this resource, due to its existing degraded condition and setting. The resource is isolated from any other wetlands, is dominated by non-native vegetation species, is within 100 feet of existing off-site residential structures, and is not likely to provide biological habitat for sensitive species. The site also contains non-native grassland, which is considered a sensitive natural community within the Multiple Species Conservation Program (MSCP). As detailed in response a) above, direct, indirect and cumulative impacts to sensitive natural communities identified in the County of San Diego Resource Protection Ordinance, MSCP, Fish and Game Code, and Endangered Species Act are considered less than significant through the implementation of off-site habitat purchase.

- 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?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact  
☒ No Impact



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 15 -

January 11, 2007  
August 29, 2007

Discussion/Explanation:

**No Impact:** Based on a Biological Technical Report (Robin Church Biological Consulting, Inc., October 2005) and a September 2003 site visit by County staff biologist Christine Stevenson, the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act in which the Army Corps of Engineers maintains jurisdiction over.

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

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

Discussion/Explanation:

**Less than Significant Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, a September 2003 site visit by staff biologist Christine Stevenson and a Biological Technical Report (RC Biological Consulting, Inc., October 2005), staff biologist Christine Stevenson has determined that the site has limited biological value. The project will not impede the movement of any native resident or migratory fish or wildlife species, preclude the use of an established native resident or migratory wildlife corridors, nor impact the use of native wildlife nursery sites because the project site does not contain habitat suitable for wildlife nursery sites and is surrounded by existing residential development to the west, south and east.

This site does not connect with other habitat to provide a wildlife linkage or corridor. In addition, surrounding residential uses and limited presence of shrubbery/trees on site limits the value of the habitat on site as a native wildlife nursery site. Therefore, there are no impacts anticipated to corridors or nursery sites with this project, and the project will not contribute to cumulative impacts to these resources.

- 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?

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 16 -

~~January 11, 2007~~  
August 29, 2007

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

Discussion/Explanation:

Refer to the attached Ordinance Compliance Checklist dated December 26, 2006 and the Findings of Conformance with the Multiple Species Conservation Program dated January 26, 2006 for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP) Special Area Management Plans (SAMP) or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

**V. CULTURAL RESOURCES** -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

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

Discussion/Explanation:

**No Impact:** Based on an analysis of records and a survey of the property by County of San Diego staff archaeologist, Gail Wright on December 5, 2002, it has been determined that there are no impacts to historical resources because they do not occur within the project site.

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

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

Discussion/Explanation:

**No Impact:** Based on an analysis of records and a survey of the property by County of San Diego staff archaeologist Gail Wright on December 5, 2002, it has been determined that the project site does not contain any archaeological resources. The property was

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 17 -

January 11, 2007  
August 29, 2007

vacant at the time of the survey and appears to have been previously used as farm lands.

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

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** Unique Paleontological Resources - A review of the paleontological maps provided by the San Diego Museum of Natural History, combined with available data on San Diego County's geologic formations, indicates that the project is located on geological formations that have marginal resource potential. Marginal resource potential is assigned to geologic formations that are composed either of volcanic rocks or high-grade metasedimentary rocks, and have only limited probability for producing fossil remains from certain sedimentary lithologies at localized outcrops. Due to site's limited potential to support any fossil remains, the project will not result in the loss of significant paleontological information.

In addition, the project does not propose any grading that will exceed a cut depth of 10 feet. The minimum graded cut depth of 10 feet is the approximate depth at which bedrock is unweathered and is the depth at which unique paleontological resources can typically begin to be found. This excavation guideline is based on professional opinions of paleontological experts from the San Diego Natural History Museum and discussions with City and County of San Diego staff. Therefore, the project will not result in the permanent loss of significant paleontological information. Moreover, the project will not contribute to a cumulatively considerable loss of information, because all projects that exceed a cut depth of 10 feet and will disturb the unweathered bedrock in the areas with high or moderate resource potential are required to have a paleontological monitor present during grading operations.

Unique Geologic Features – The site does contain any unique geologic features that have been catalogued within the Conservation Element (Part X) of the County's General Plan or support any known geologic characteristics that have the potential to support unique geologic features. Additionally, based on a site visit by Flores Bishop on June 19, 2002, no known unique geologic features were identified on the property or in the immediate vicinity.

- d) Disturb any human remains, including those interred outside of formal cemeteries?



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 18 -

January 11, 2007  
August 29, 2007

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

Discussion/Explanation:

**No Impact:** Based on an analysis of records and a survey of the property by a County of San Diego staff archaeologist, Gail Wright, on December 5, 2002, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

**VI. GEOLOGY AND SOILS** -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  
Refer to Division of Mines and Geology Special Publication 42.

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

Discussion/Explanation:

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

- ii. Strong seismic ground shaking?

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



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 19 -

January 11, 2007  
August 29, 2007

Discussion/Explanation:

**No Impact:** The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. In addition, the project will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

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

Discussion/Explanation:

**No Impact:** The geology of the project site is identified as plutonic igneous rocks (Cretaceous granodiorite). This geologic environment is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be no impact from the exposure of people to adverse effects from a known area susceptible to ground failure.

iv. Landslides?

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

Discussion/Explanation:

**No Impact:** The site is located within a moderate landslide susceptibility zone. However, staff geologist Jim Bennett has reviewed geologic maps of the project area and the site and surrounding area are reported to be underlain by plutonic igneous rocks (Cretaceous granodiorite). Therefore, the site has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity.

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 20 -

January 11, 2007  
August 29, 2007

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

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

Discussion/Explanation:

**Less Than Significant Impact:** According to the Soil Survey of San Diego County, the soils on-site are identified as Ramona Sandy Loam (RaC), Escondido Very Fine Sandy Loam (EsD2), and Fallbrook Sandy Loam (FaD2), that have a soil erodibility rating of "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.
- The project has prepared a Storm water Management Plan dated January 20, 2004 (revision), prepared by RBF Consulting. The plan includes the following Best Management Practices to ensure sediment does not erode from the project site: site design, use of open space, on-lot treatment measures, riprap/flow energy dissipation, homeowner education, vegetated swales/strips, hydraulic stabilization hydroseeding, straw wattles, stabilized construction entrance, materials delivery/storage, concrete/solid/sanitary/hazardous waste management, project scheduling, dust control, slope drains, spill prevention/control, employee/subcontractor training, equipment/vehicle cleaning/fueling/maintenance, water conservation, paving operations, and construction/painting practices .
- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 21 -

January 11, 2007  
August 29, 2007

on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

☐ Less than Significant Impact  
☒ No Impact

Discussion/Explanation:

**No Impact:** The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. On a site visit conducted by Flores Bishop on June 19, 2002, no geological formations or features were noted that would produce unstable geological conditions as a result of the project. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

- 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?

☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are Ramona Sandy Loam (RaC), Escondido Very Fine Sandy Loam (EsD2), and Fallbrook Sandy Loam (FaD2). EsD2, which has a low shrink-swell value, covers approximately one-third of the site. However the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 22 -

January 11, 2007  
August 29, 2007

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

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

Discussion/Explanation:

**No Impact:** The project will rely on public sewer for the disposal of wastewater. A service availability letter dated September 19, 2006 has been received from the Lakeside Sanitation District indicating that the facility has adequate capacity for the projects wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed.

**VII. 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?

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

Discussion/Explanation:

**No Impact:** The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

Discussion/Explanation:

**No Impact:** The project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 23 -

~~January 11, 2007~~  
August 29, 2007

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

Discussion/Explanation:

**No Impact:** The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

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

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

Discussion/Explanation:

**No Impact:** The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

- 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 result in a safety hazard for people residing or working in the project area?

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

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 24 -

January 11, 2007  
August 29, 2007

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

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

Discussion/Explanation:

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

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

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

Discussion/Explanation:

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

i. OPERATIONAL AREA EMERGENCY PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

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

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 25 -

~~January 11, 2007~~  
August 29, 2007

iii. OIL SPILL CONTINGENCY ELEMENT

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

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

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone.

h) 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?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is adjacent to wildlands to the north 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 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process. Also, a Fire Service Availability Letter and conditions, dated October 6, 2006, have been received from the Lakeside Fire Protection District. The County Fire Marshal will require mowing of vegetation 70 feet north of the northern boundary, onto the adjacent property prior to recordation of the map. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be 3 minutes. The Maximum Travel Time allowed pursuant to the County Public Facilities Element is 5 minutes. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and Appendix II-A and through compliance with the Lakeside Fire Protection District's conditions, it is not anticipated that the project will 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



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 26 -

January 11, 2007  
August 29, 2007

cumulatively considerable impact, because all past, present and future projects in the surrounding area required to comply with the Consolidated Fire Code and Appendix II-A. Further, a major subdivision application (TM 5356) is currently being processed for residential use adjacent to the north property line.

- i) 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?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact  
☒ No Impact

Discussion/Explanation:

**No Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by Flores Bishop on June 19, 2002, there are none of these uses evident on adjacent properties, although the lot to the east contained agricultural structures. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

- a) Violate any waste discharge requirements?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes the subdivision of 6.25 acres into 13 residential lots, which requires an NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a copy of the Storm Water Management Plan, which demonstrates that the project will comply with all requirements of Watershed Protection Ordinance. The project site proposes and will be required to implement the following site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff: open space design and conservation easements to conserve natural areas and minimize impervious cover; homeowner education; riprap energy dissipators; vegetative swales; hydraulic



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 27 -

January 11, 2007  
August 29, 2007

stabilization/hydroseeding; straw wattles; stabilized construction entrance; management of materials/waste (including concrete, solid, sanitary and hazardous); dust control; vehicle/equipment cleaning/fueling/maintenance; spill prevention/control; employee/subcontractor training; paving operations; water conservation; and, project scheduling. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the project's conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

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

Discussion/Explanation:

**Less Than Significant Impact:** The project lies in the Coches hydrologic subarea (907.14), within the San Diego hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, a portion of this watershed at the Pacific Ocean and mouth of the San Diego River is impaired for coliform bacteria. Constituents of concern in the San Dieguito watershed include coliform bacteria, total dissolved solids, nutrients, petroleum chemicals, toxics, and trash.

The project proposes the following activities that are associated with these pollutants: construction and residential uses. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters: open space design and conservation easements to conserve natural areas and minimize impervious cover; homeowner education; riprap energy dissipators; vegetative swales; hydraulic stabilization/hydroseeding; straw wattles; stabilized construction entrance; management of materials/waste (including concrete, solid, sanitary and hazardous); dust control; vehicle/equipment cleaning/fueling/maintenance; spill prevention/control;

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 28 -

January 11, 2007  
August 29, 2007

employee/subcontractor training; paving operations; water conservation; and, project scheduling.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Storm water Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

- 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?

☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.



The project lies in the Coches hydrologic subarea (907.14), within the San Diego hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff: construction activities and residential uses. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses: open space design and conservation easements to conserve natural areas and minimize impervious cover; homeowner education; riprap energy dissipators; vegetative swales; hydraulic stabilization/hydroseeding; straw wattles; stabilized construction entrance; management of materials/waste (including concrete, solid, sanitary and hazardous); dust control; vehicle/equipment cleaning/fueling/maintenance; spill prevention/control; employee/subcontractor training; paving operations; water conservation; and, project scheduling.

In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- 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)?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact  
☒ No Impact

Discussion/Explanation:

**No Impact:** The project will obtain its water supply from the Helix Water District that obtains water from surface reservoirs or other imported water source. The property site has an existing well located on the south end (Lot 13) and is to be used for irrigation

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 30 -

January 11, 2007  
August 29, 2007

purposes on condition the well be maintained in compliance with the California Water Well Standards, Bulletin 74-81, Bulletin 74-90, and San Diego County Code, Section 67.431. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- 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?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes 13 lot Residential Subdivision. As outlined in the Storm Water Management Plan (SWMP) received March 12, 2004 and prepared by RBF Consulting, the project will implement site design measures, source control, treatment control, and maintenance BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI, Geology and Soils, Question b.

- 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?



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 31 -

January 11, 2007  
August 29, 2007

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

- ☐ Less than Significant Impact  
☒ No Impact

Discussion/Explanation:

**No Impact:** The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons, based on a Drainage Study prepared by Penny Engineering, received March 12, 2004:

- a. Drainage will be designed to flow to either natural drainage channels or approved drainage facilities.
- b. Construct an off-site storm drain facility from the project to a location in the vicinity of Bubbling Wells Road as a mitigation measure.

The storm drain will follow the same drainage pattern, however will be placed underground. The storm drain will collect all the on- and off-site runoff that flows through the property and currently flooding of the downstream property, and convey the flow to the same location where the existing runoff discharges. Therefore, the project will not 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. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

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

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

- ☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant:** The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Proposed project storm water runoff can be adequately transported offsite by a proposed 48" storm drain pipe to an existing 50" x 31" CMP drainage arch at the vicinity of Bubbling Wells Road, based on the hydraulic analysis performed by Penny Engineering, received March 12, 2004.

- h) Provide substantial additional sources of polluted runoff?

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 32 -

January 11, 2007  
August 29, 2007

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

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes the following potential sources of polluted runoff: construction activities and residential uses. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable: open space design and conservation easements to conserve natural areas and minimize impervious cover; homeowner education; riprap energy dissipators; vegetative swales; hydraulic stabilization/hydroseeding; straw wattles; stabilized construction entrance; management of materials/waste (including concrete, solid, sanitary and hazardous); dust control; vehicle/equipment cleaning/fueling/maintenance; spill prevention/control; employee/subcontractor training; paving operations; water conservation; and, project scheduling. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

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

Discussion/Explanation:

**Less Than Significant:** Drainage swales, which have a watershed greater than 25 acres were identified on the project site or off-site improvement locations. However, the project is not proposing to place structures with a potential for human occupation within these areas. The project will not proposed pond water which will limit access during flood events or affect downstream properties due to proposed improvements.

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

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

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 33 -

January 11, 2007  
August 29, 2007

Discussion/Explanation:

**Less Than Significant:** The project site contains drainage swales, which are identified as being 100-year flood hazard areas. However, the project is not proposing to place structures, access roads or other improvements which will impede or redirect flood flows in these areas.

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

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

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

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

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

Discussion/Explanation:

**Less Than Significant:** The project site contains drainage swales, which are identified as being 100-year flood hazard areas. However, the project is not proposing to place structures, access roads or other improvements which will impede or redirect flood flows in these areas.

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

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

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 34 -

January 11, 2007  
August 29, 2007

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

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

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

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Further, a CEQA Drainage Study dated 3-01-04 (revision) was reviewed and accepted by DPW. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

- o) Inundation by seiche, tsunami, or mudflow?

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

Discussion/Explanation:

- i. SEICHE

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

- ii. TSUNAMI

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

- iii. MUDFLOW



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 35 -

January 11, 2007  
August 29, 2007

**No Impact:** Mudflow is type of landslide. The site is located within a moderate landslide susceptibility zone. However, staff geologist Jim Bennett has reviewed geologic maps of the project area and the site and surrounding area are reported to be underlain by plutonic igneous rocks (Cretaceous granodiorite). Therefore, the site has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**IX. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

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

Discussion/Explanation:

**No Impact:** The project does not propose the introducing new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is subject to the Regional Land Use Element Policy 1.1 Current Urban Development Area (CUDA) and General Plan Land Use Designation (5) Residential. The General Plan requires not more than 4.3 dwelling units per acre. The proposed project has gross parcel sizes and density that are consistent with the General Plan. The project is subject to the policies of the Lakeside Community Plan and is consistent with the Plan because it proposes a density lower than allowed, thus contributing to the rural atmosphere of the area, and the project has all necessary public facilities, including sewer service. The current zone is RS3, which requires a net minimum lot size of 15,000 square feet. The proposed project is consistent with the Zoning Ordinance requirements for minimum lot size.

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 36 -

January 11, 2007  
August 29, 2007

**X. MINERAL RESOURCES** -- Would the project:

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

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

Discussion/Explanation:

**Less Than Significant Impact:** Although 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 undetermined mineral resources MRZ-3, staff geologist Jim Bennett has reviewed the site's geologic environment and according to geologic maps the site is not located within an alluvial river valley or underlain by coastal marine/non-marine granular deposits. The geologic maps indicate the site underlain by Cretaceous Granodiorite. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

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

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

Discussion/Explanation:

**No Impact:** The project site is zoned RS3, which is not considered to be an Extractive Use Zone (S82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000).

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

**XI. NOISE** -- Would the project result in:

- 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?

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 37 -

January 11, 2007  
August 29, 2007

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

Discussion/Explanation:

**Less Than Significant Impact:** The project is a residential subdivision and will be occupied by residents. Based on a site visit completed by Flores Bishop on June 19, 2002, the surrounding area supports residences and is occupied by residents. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). This is based on staff's review of projected County noise contour maps (CNEL 60 dB(A) contours). Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36-404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line. The site is zoned RS3 that has a one-hour average sound limit of 50 dBI from 7 a.m. to 10 p.m. and 45 dBI from 10 p.m. to 7 a.m. The adjacent properties are zoned RS3 and RS4 and have the same one-hour average sound limits. Based on review by staff, the project's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is 47.5 dBI, because 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 that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. 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.



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 38 -

January 11, 2007  
August 29, 2007

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are setback 200 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 200 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). In addition, the setback ensures that the project will not be affected by any past, present or future projects that may support sources of groundborne vibration or groundborne noise.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

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

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



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 39 -

January 11, 2007  
August 29, 2007

Discussion/Explanation:

**Less Than Significant Impact:** The project involves the following permanent noise sources that may increase the ambient noise level: construction activities and vehicles. As indicated in the response listed under Section XI Noise, Question 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 the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels based on review of the project by County staff. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 40 -

January 11, 2007  
August 29, 2007

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

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

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related 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?

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

Discussion/Explanation:

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

## **XII. 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"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 41 -

January 11, 2007  
August 29, 2007

conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The property currently has a single family residence, which is to remain. This residential development would not displace any amount of existing housing. Potentially a total of 13 single-family dwellings will exist when the lots are developed.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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

Discussion/Explanation:

**Less Than Significant Impact:** The property currently has a single family residence, which is to remain. This residential development would not displace any amount of existing housing. Potentially a total of 13 single-family dwellings will exist when the lots are developed. Therefore, the proposed project will not displace a substantial number of people

### **XIII. PUBLIC SERVICES**

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



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 42 -

January 11, 2007  
August 29, 2007

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact
- ☒ No Impact

Discussion/Explanation:

**No Impact:** Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: Helix Water District, Lakeside Sanitation District, Lakeside Fire Protection District, Lakeside Union School and Grossmont Union High School Districts. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

**XIV. RECREATION**

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated

- ☒ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project involves a residential subdivision that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 43 -

~~January 11, 2007~~  
August 29, 2007

combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project opted to pay fees. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

There is an existing surplus of County Regional Parks. Currently, there is over 21,765 acres of regional parkland owned by the County, which far exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive surplus of existing publicly owned lands that can be used for recreation the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result any cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant surplus of regional recreational facilities will remain.

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

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

Discussion/Explanation:

**No Impact:** 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.

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 44 -

January 11, 2007  
August 29, 2007

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

Discussion/Explanation:

**Less than Significant Impact:** The proposed project will result in an additional 120 ADT. The project was reviewed by DPW and was determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The adjacent roads are operating at a level of service "C" or better. Therefore, the project will not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?

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

Discussion/Explanation:

**Potentially Significant Unless Mitigation Incorporated:** 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. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from Transnet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 45 -

January 11, 2007  
August 29, 2007

The proposed project generates 120 ADT. These trips will be distributed on circulation 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. These project trips therefore 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. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

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

Discussion/Explanation:

**No Impact:** The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

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

Discussion/Explanation:

**Less Than Significant:** The proposed project will not significantly alter traffic safety on East Lakeview Road. The engineer will provide evidence that there is a minimum unobstructed sight distance in both directions along East Lakeview Road from the proposed private road, for the prevailing operating speed of traffic on East Lakeview Road, to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. Roads used to access the proposed project site are up to County standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 46 -

January 11, 2007  
August 29, 2007

e) Result in inadequate emergency access?

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

Discussion/Explanation:

**No Impact:** The proposed project will not result in inadequate emergency access. The Lakeside Fire Protection District has reviewed the proposed project and has determined that there is adequate emergency fire access. Additionally, roads used to access the proposed project site are up to County standards.

f) Result in inadequate parking capacity?

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

Discussion/Explanation:

**Less Than Significant Impact:** The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

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

Discussion/Explanation:

**Less Than Significant:** The project does not propose any hazards or barriers for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists.

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

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



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 47 -

January 11, 2007  
August 29, 2007

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

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from the Lakeside Sanitation District that indicates the district will serve the project. Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy the conditions listed above, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

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

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

Discussion/Explanation:

**No Impact:** The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water and wastewater treatment facilities are available to the project from the following agencies/districts: Helix Water District and Lakeside Sanitation District. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

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

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

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 48 -

January 11, 2007  
August 29, 2007

Discussion/Explanation:

**Less Than Significant Impact:** The project involves new storm water drainage facilities. The new facilities include grassy swales. Refer to the revised Storm water Management Plan dated January 20, 2004 for more information. However, as outlined in this Environmental Analysis Form Section I-XVII, the new facilities will not result in adverse physical effect on the environment. Specifically, refer to Section VIII – Hydrology and Water Quality for more information.

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

Discussion/Explanation:

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

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

Discussion/Explanation:

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

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

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 49 -

~~January 11, 2007~~  
August 29, 2007

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:

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

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

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



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 50 -

January 11, 2007  
August 29, 2007

- ☐ Potentially Significant Impact  
☒ Potentially Significant Unless  
Mitigation Incorporated

- ☐ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Potentially Significant Unless Mitigation Incorporated:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly biological. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes an open space easement to protect biological resources, a limited building zone to avoid grading in the open space easement with signage, temporary and permanent fencing, off-site purchase of to replace affected habitat, and grading/clearing/brushing scheduling restrictions. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

- ☐ Potentially Significant Impact  
☒ Potentially Significant Unless  
Mitigation Incorporated

- ☐ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

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

PROJECT NAME	PERMIT/MAP NUMBER
Settlers Point	S05-064, TM 5423, R05-004
Peacock Hill	S05-007, R05-002, S00-066, R00-013
Kennedy Development LLC	TM 5009RPL



CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 51 -

January 11, 2007  
August 29, 2007

Greenhills Ranch	TM 5140, SP98-004, R98-006
Ashley Second Dwelling Unit	ZAP 03-105
Swaim Subdivision	TM 5356
Dunne Second Dwelling	ZAP 05-003
Preston ZAP	ZAP 02-066
Cox Project	TPM 20916, R05-001, GPA 05-002, PAA 04-006
Bridle Run	TPM 20337RPL
Childress Office Buildings	S97-025
Gateway View	TM 5112RPL <sup>2</sup>
Bruburger TPM	TPM 20555RPL2
Storrs' Ranch Estates	TPM 20617RPL
Wilder 4+ Lots @ Lakeside	TPM 20367RPL
Kevgar TPM	TPM 20357
Adlai Ranch Estates	TM 5186RPL <sup>2</sup>
Cheryl Valley	TM 5153RPL <sup>2</sup> , S01-007
Williams Office	S04-011
East Congregation Of Lakeside STP	S01-026
Crossroads Christian	P91-031
G.A. Development LLC	TPM 20706RPL <sup>2</sup>
Lake Jennings Village	TM 5444, S05-047, R05-013, PAA 05-003, GPA 05-005
Bush PAA	PAA 03-012

**Potentially Significant Unless Mitigation Incorporated:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes a traffic impact fee when building permits are pulled. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

- ☐ Potentially Significant Impact  
☒ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact  
☐ No Impact

CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 52 -

January 11, 2007  
August 29, 2007

#### Discussion/Explanation:

**Potentially Significant Unless Mitigation Incorporated:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to traffic. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes payment of traffic impact fees when building permits are pulled. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

#### XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

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CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 53 -

January 11, 2007  
August 29, 2007

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CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 54 -

January 11, 2007  
August 29, 2007

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CEQA Initial Study,  
TM 5286RPL<sup>4</sup>, Log No. 02-14-031

- 55 -

January 11, 2007  
August 29, 2007

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~~January 11, 2007~~  
August 29, 2007

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Highway Projects.

PC07\TM5286-ISF;jcr

EAST LAKEVIEW  
REVISED TENTATIVE MAP AND TIME EXTENSION  
PERMIT NO.: PDS2017-TM-5286RTE  
ENVIRONMENTAL LOG: PDS2017-ER-02-14-031A

## ENVIRONMENTAL FINDINGS

September 17, 2021

1. Find that the Addendum dated September 17, 2021 to a previously adopted Mitigated Negative Declaration for the original East Lakeview Project dated August 29, 2007 on file with Planning & Development Services was completed in in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted MND and that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the MND was adopted as explained in the Environmental Review Update Checklist dated September 17, 2021.

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. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan, and the Biological Mitigation Ordinance (County Code, Section 86.501 et seq.)



**FINDINGS OF CONFORMANCE  
MULTIPLE SPECIES CONSERVATION PROGRAM  
For Clegg Major Subdivision  
TM 5286; ER 02-14-031**

**January 26, 2006**

**I. Introduction**

The project is a major subdivision of approximately 6.25 acres into 13 residential parcels. The proposed project will preserve an on-site wetland within a dedicated Biological Open Space Easement. The project site is located north of East Lakeview Drive approximately 1 mile east of Los Coches Road, in the Lakeside Community Planning Area of unincorporated San Diego County.

The project site contains an existing residence that will remain south of the on-site drainage. The site is fairly flat and contains a natural drainage in its southeast portion. Habitats on-site and immediately off-site include coastal sage scrub, non-native grassland, disturbed wetland and developed land. No sensitive plant or wildlife species were observed on site, and there are no known wildlife corridors or linkages through the site. The north end of the project site is within a Pre-Approved Mitigation Area (PAMA) in the North Metro-Lakeside-Jamul segment of the County Subarea Plan. However, the site is not considered a Biological Resource Core Area (BRCA) due to the reasons outlined in Section II of these findings.

The subdivision would directly impact most of the project site through clearing, grading and construction for housing pads, septic fields, fire-clearing, and access roads/driveways. Off-site road improvements are not required. An off-site storm drain will be constructed within the developed/disturbed area of East Lakeview Road. Off-site fire-clearing would impact habitat on the adjacent property to the north. This off-site habitat is within a PAMA, and is considered a BRCA. However, because of surrounding residential development and the disturbed nature of the off-site parcel, the PAMA has limited functionality as part of a regional MSCP linkage.

Impact acreages are listed in Table 1. Mitigation will consist of off-site habitat purchase, an on-site Open Space Easement and a Limited Building Zone Easement, as detailed in the Mitigation Negative Declaration (MND) and shown on the Open Space Exhibit dated January 25, 2006. The Open Space Easement will include the on-site drainage that qualifies as County wetland.

A reduced wetland buffer with a minimum width of 5 feet was determined adequate to protect the on-site wetland. This determination was made for the following reasons:

- The existing wetland resource is of limited size and substantially compromised by on- and off-site residential development within 100 feet of the wetland boundaries.
- The resource is isolated from any other wetlands and is dominated by non-native vegetation species.

- The resource is not likely to provide biological habitat for sensitive species.
- The Lakeside Fire Department has concurred with the Fire Protection Plan that no fire-clearing will be required within the wetland or wetland buffer.

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier	Existing On-site (ac.)	Proposed On-Site Impacts (ac.)	Proposed Off-Site Impacts (ac.)	Mitigation Ratio	Required Mitigation
Disturbed Wetlands	I	0.14	0	0	N/A	N/A
Coastal Sage Scrub	II	0	0	0.39	1.5:1	0.59
Non-native grassland	IV	5.94	5.88	0.12	0.5:1	3.00
Disturbed	IV	0.17	0.17	0	N/A	N/A
<b>Total:</b>	--	6.25	6.05	0.51	--	3.59

The findings contained within this document are based on County records, staff field site visits and the Biological Technical Report (Robin Church Biological Consulting, August 2003). 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 will require new findings 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 Game 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 on the project site does not qualify as a BRCA since it does not meet any of the BRCA criteria. However, off-site fire-clearing will remove habitat on



the adjacent parcel to the north, in a Pre-Approved Mitigation Area that qualifies as a BRCA.

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

Approximately 0.9 acre in the northwest corner of the site is shown as a Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map. The remainder of the site is not shown as a Pre-Approved Mitigation Area.

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

No sensitive plant or animal species were observed on the site. The land is adjacent to a Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map to the north. Although the adjacent parcel to the north is not currently preserved in open space, there is an open space easement proposed on the west end of the site in conjunction with a proposed off-site subdivision. The proposed open space area on the adjacent parcel would not be adjacent or contiguous with the project site. The site will not contribute to the long-term survival of sensitive species due to its small size and existing development both on-site and adjacent to the west, south and east.

**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 land is surrounded by existing residential development to the west, south and east. The project site is located south of the Lakeside Archipelago PAMA, which is a series of habitat patches that form a north to south linkage within the MSCP. The land is not part of this regional linkage or corridor, nor does it contribute to it.

**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 Habitat Evaluation Map shows the site as low quality and developed. The land does not link significant blocks of habitat, due to existing residential development to the west, south and east.

- 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 land is not within a block of habitat greater than 500 acres of diverse and undisturbed habitat. The 6.25-acre site is surrounded on three sides by existing residential development

- 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**

No sensitive species were observed on the land. Although there is undeveloped land to the north, adjacent land in all other directions is developed with residential uses. Soils on-site are Ramona sandy loam and Escondido very fine sandy loam, which are not known to support sensitive species.

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

The Mitigation Site is considered a BRCA because the off-site mitigation purchase will occur within a County-approved mitigation bank or at a site meeting one or more of the BRCA criteria.

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

### **III. Biological Mitigation Ordinance Findings**

The project will not impact Critical Populations of Sensitive Plant Species, Significant Populations of Narrow Endemic Animal Species, Narrow Endemic Plant



Species or Sensitive Plants or proposes impacts within a Biological Resource Core Area. Project Design Criteria, including Attachments G and H, are not required.

#### 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.**

There is a natural drainage on the property which is considered a wetland under state and County regulations. The drainage does not qualify as a federal wetland. The wetland and a 5-foot wetland buffer will be preserved in a dedicated Biological Open Space Easement. A wider buffer is not required to protect the biological value of this resource, due to its existing degraded condition and setting. The resource is isolated from any other wetlands, is dominated by non-native vegetation species, is within 100 feet of existing off-site residential structures, and is unlikely to provide biological habitat for sensitive species. Therefore, there will be no net loss of wetlands due to this project.

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

The project will impact non-native grassland and coastal sage scrub. These two habitats are not diverse, and the small size of the site and adjacent residential development make this site more suitable for development than on-site conservation. Off-site mitigation purchase will contribute toward 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 on-site habitat was ranked as developed and low. However, the project will impact coastal sage scrub vegetation off-site to the north in an area ranked as very high value by the MSCP habitat evaluation model. Although ranked as very high value, the coastal sage scrub adjacent to the Clegg property is relatively low value, due to its disturbed condition and surrounding development. The project will mitigate for loss of coastal sage scrub by contributing to the creation of large blocks of habitat in areas with high biological values.

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.**

Due to existing residential development on-site and on adjacent lots, it is not possible or desirable to create a significant block of habitat through on-site preservation. The on-site wetland and a wetland buffer will be preserved on site in the southern half of the site. Impacts to the remainder of the site and off-site will be mitigated through off-site purchase. Off-site mitigation as proposed by the project will contribute toward creating large blocks of high quality habitat where edge effects are minimal and land is protected in perpetuity.

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

The project site is disturbed, and does not contain any particularly sensitive habitat areas. The disturbed wetland will be preserved within in a dedicated Open Space Easement in the southeast corner of the project site. The remainder of the site contains non-native grassland and developed land that is of low sensitivity. Off-site fire-clearing will impact a small amount of coastal sage scrub beyond the site's northern border. This habitat is in a degraded state, and not considered high value. Due to existing development both on-site and adjacent to the west, south and east, the site has minimal value for long-term conservation of sensitive plants or wildlife. Development of the project site is not considered a significant impact to sensitive habitat.

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 sensitive, threatened, endangered, or narrow endemic species were detected on the project site. The site has a moderate potential to support nine (9) sensitive wildlife species: coast patch-nosed snake (*Salvadora hexalepis virgulata*), northern red diamond rattlesnake (*Crotalus ruber ruber*), silvery legless lizard (*Anniella pulchra pulchra*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), black-shouldered kite (*Elanus caeruleus*), Cooper's hawk (*Accipiter cooperi*), ferruginous hawk (*Buteo regalis*), loggerhead shrike (*Lanius ludovicianus*) and turkey vulture (*Cathartes aura*). However, due to the site's size and residential development on and adjacent to the site, no key regional populations of these species are expected.

Off-site mitigation as proposed by the project will contribute in the preservation of large blocks of high quality habitats in a formal mitigation bank or BRCA containing these habitats as well as other sensitive habitats in a biologically functioning unit.

7. **Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and**



**predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.**

The site is not located adjacent to any known golden eagle nest sites or within known eagle foraging areas. Adjacent lands are developed with residential uses such as those proposed with the project. No wide-ranging species are expected to occur on site, due to adjacent development and surrounding land uses. Off-site purchase and preservation of high quality habitat to mitigate for impacts to non-native grassland and coastal sage scrub will occur in an approved mitigation bank or BRCA, which 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 populations or narrow endemic species were detected or expected to occur on the site

- 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 considered a Biological Resources Core Area for the reasons stated in section II.A. The site has low biological diversity and relatively small size, limiting its potential to support significant habitat blocks or populations of any species. In addition, existing development on site and adjacent to it preclude it from being a biologically-viable preserve. Therefore, development of the site will not hinder possible preserve systems within the Subarea Plan. In addition, the off-site mitigation purchases required to mitigate on-site impacts will contribute to the development of a preserve system within the Subarea Plan.

- 10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.**

The on-site preservation is required to comply with the Resource Protection Ordinance, and will not be counted toward mitigation. The on-site wetland and wetland buffer will be preserved within a dedicated Biological Open Space Easement. A 30-foot Limited Building Zone Easement will be dedicated between the proposed development and the Open Space Easement. This easement will prevent construction adjacent to the open space and will prevent future fire-clearing in the open space.

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

Clegg Major Subdivision  
TM 5286; ER 02-14-031

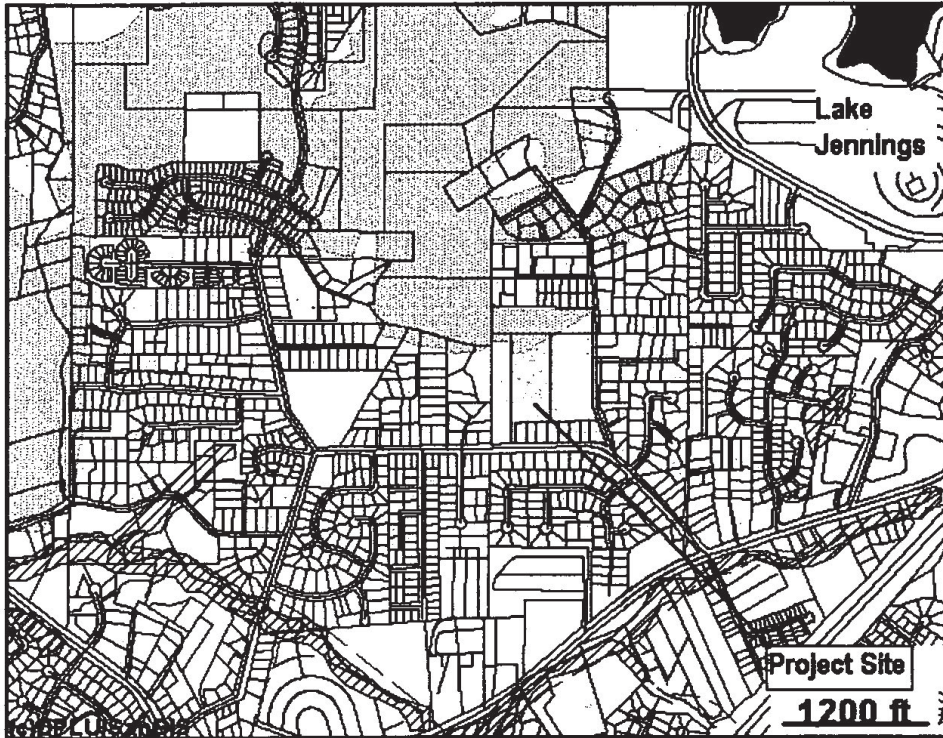
MSCP Conformance Findings  
January 26, 2006

The project site is not a BRCA, although off-site fire-clearing will occur on adjacent land to the north, which is a BRCA. The project site contains Tier I and III habitats, while the adjacent parcel to the north contains Tier II habitat. All of these habitats are considered sensitive under the BMO. The project will conserve all of disturbed wetland and a minor amount of non-native grassland on site in conjunction with a dedicated open space. There were no sensitive, threatened, endangered or narrow endemic species detected on the site. Due to the size of the site and existing development, no regionally significant populations of sensitive species are anticipated. Avoidance of impacts is not necessary and project-related impacts are not considered significant once mitigation pursuant to BMO requirements is incorporated

Christine Stevenson, Department of Planning and Land Use  
January 26, 2006



MSCP Designation For  
Clegg Major Subdivision  
TM 5286; ER 02-14-031



- |                   |                                |
|-------------------|--------------------------------|
| — <u>Streets</u>  | ■ <u>Major Amend Area</u>      |
| — <u>Freeways</u> | ▨ <u>Minor Amend Area</u>      |
| □ <u>Parcels</u>  | ▩ <u>MSCP PAMA</u>             |
| ■ <u>Lakes</u>    | ▨ <u>Take Authorized Areas</u> |
| — <u>Rivers</u>   | ▨ <u>Planned Preserve</u>      |
| -- <u>Creeks</u>  |                                |

Insert Copy of GIS Map here, with the project site highlighted and labeled.

**Attachment D – Public Documentation**

## **LAKESIDE COMMUNITY PLANNING GROUP**

**PO Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com**

### **\*\*\* MEETING AGENDA \*\*\***

#### **Special Meeting Date**

**WEDNESDAY, July 17, 2019 - 6:30 PM**

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

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

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

#### **1. CALL TO ORDER / ROLL CALL**

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF: June 5, 2019**

#### **4. ANNOUNCEMENTS**

- 1. Audio Recording** – Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.

**OPEN FORUM.** Opportunity for the public to speak on any item, within the Group's jurisdiction, not on the agenda. There can be no action taken, however the item can be referred to County staff or placed on a future agenda. Time limit 3 minutes; no discussion, no vote.

#### **5. COUNTY PRESENTATIONS (Possible Vote)**

- A. Property Code Compliance – Sambath Chrun and Brent Panas**
- B. Approval of Petite Land Sidewalk Project – Amanda Parra (Vote)**
- C. Capital Improvement Projects Update – James Bolz**

#### **6. PUBLIC HEARING (Discussion & Vote)**

- A. Time Extensions – None**
- B. Lindo Lake Photovoltaic Carports Project – Ieszie Formeller – Install 4 carports with solar panels.**
- C. Rios Canyon Road Sidewalk Improvement – Sambath Chrun**
- D. PDS2018-TM-5631/5632 – Riverford Parcel Map (20 Lots) – 10270 Riverford Rd. Lakeside**
- E. PDS2017-TM-5286R – Tentative Map for 15 lots on East Lakeview**
- F. STP19-012 – 16 multi-family homes – Pinkard Lane, El Cajon**

#### **7. GROUP BUSINESS (Discussion & Possible Vote)**

- A. Required training**
  - a. Ethics training**
  - b. Form 700**
- B. County Service Area 69 – Request by Steve Robak to be the primary replacing Tom**
- C. Appoint a board member to update the LCPG website**
- D. Appoint member to Homeless Task Force**
- C. Chair Updates**
  - a. Tentative Board Vacancy – Seat 5 - Scott Alevy**



## 8. SUBCOMMITTEE REPORTS:

- A. Design Review Board (DRB) (Lisa, Brian)
- B. County Service Area 69 (CSA 69) (Tom)
- C. Trails (Marty)
- D. Capital Improvement Projects (CIP) (Brian)
- E. Park Land Dedication Ordinance (PLDO) (Steve)
- F. Lakeside Homeless Task Force (?)

## 9. ADJOURNMENT OF MEETING

**Note: The next meeting of the LCPG will be on Wednesday, August 7, 2019 at 6:30 p.m. at the Lakeside Community Center. (subject to change – see agenda item under Board Business)**

FINAL AGENDA WILL BE POSTED 72 HOURS, PRIOR TO THE MEETING,  
AT THE LAKESIDE HISTORICAL SOCIETY

\*\*\* Visit our website for Agendas, Project Materials, Announcements & more at: [LCPG.weebly.com](http://LCPG.weebly.com) \*\*\*

### ***Public Disclosure***

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

### ***Access and Correction of Personal Information***

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

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### **Possible Future Agenda Items:**

- A. Lakeside Anaerobic Digester PDS2018-MUP-18-001 12243 SR-67, Lakeside
- B. Proposed project plans for 12244 Woodside Avenue, Lakeside
- C. PDS-2019-TM5631 – Riverford Parcel Map
- D. Proposed project at 15247/15229 Olde Hwy 80, Lakeside



## LAKESIDE COMMUNITY PLANNING GROUP

PO Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com

## \*\*\* Special Meeting Minutes \*\*\*

WEDNESDAY, July 17, 2019 - 6:30 PM

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

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

OPEN HOUSE (6:00 - 6:30pm) The Lakeside Community Planning Group will provide for a public viewing of available project plans received by the Chair for current and upcoming projects. Available plans will be on display for the 30 minutes prior to regularly scheduled planning group meeting.

## 1. CALL TO ORDER: at 6:30 by Chair, Brian Sesko

Roll Call -- Mark P (Present) or A (Absent)

Seat 1 - John Neumeister ✓	Seat 2 - Brian Sesko ✓	Seat 3 - Liz Higgins ✓
Seat 4 - Constance Graham	Seat 5 - Scott Alevy	Seat 6 - Josef Kufa ✓
Seat 7 - Sarai Johnson ✓	Seat 8 - Jeff Spencer	Seat 9 - Marty Barnard ✓
Seat 10 - Milt Cyphert	Seat 11 - Thomas Martin ✓	Seat 12 - Steve Robak ✓
Seat 13 - Lisa Anderson ✓	Seat 14 - Scott Skjerve ✓	Seat 15 - Tiffany Maple ✓

Quorum reached with 11 present.Public present (approximate #): 182. PLEDGE OF ALLEGIANCE lead by Joseph Kufa

## 3. MEETING MINUTES:

Date June 5, 2019Continued to next month✓ Approved as PresentedMotion: Steve Skjerve Second Liz HigginsVote: Aye: 11 Nay:        Name(s) All presentAbsent: 4 Abstain: 0

*Brian/Amend to reflect all items in minutes from June, that Brian's motion was to send the items back until all issues are addressed.*



## 4. ANNOUNCEMENTS

1. **Audio Recording** – Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.

## 2. Open Forum / Public Communication

a) Name: Jed Owens

Communication:

discussion on properties identified for second field & PLDO funds not yet spent for project. He will approach new Superintendent regarding the issue

b) Name: Litka Perez

Communication:

minutes for LCPE not posted on website. Brian will address this issue

c) Name: \_\_\_\_\_

Communication: \_\_\_\_\_

d) Name: \_\_\_\_\_

Communication: \_\_\_\_\_

e) Name: \_\_\_\_\_

Communication: \_\_\_\_\_

f) Name: \_\_\_\_\_

Communication: \_\_\_\_\_



## 5. COUNTY PRESENTATIONS (Possible Vote)

## A. Property Code Compliance – Sambath Chrun and Brent Panas

Concur / process requires complaint before action taken. Then begin dialogue with citizen. Purpose is to keep prop. owners navigate the process to reconcile. Comments by Githa Parry about lack of visibility of County for the public. Ted Owens commented on lack of County's help for private property being affected by trash + damage by homeless over →

## B. Approval of Petite Land Sidewalk Project – Amanda Parra (Vote)

Motion: Norai Johnson Second Tom Martin

Action: to approve w/condition of curb cut / approved unanimously

Community Comments: Josh Hagit asked for driveway in section for  
Better access to a property and service area

and extension of sidewalk to school

Board Questions/Discussion: \_\_\_\_\_

Vote: Aye: 11 Nay: \_\_\_\_\_ Name(s) all present

Absent: 4 Abstain: 0

## C. Capital Improvement Projects Update – James Bolz

Presented and described projects shown on handout. Heron Crest improvement not shown on fact sheet. County working on Bike Safety lanes on Wintergardens. Woodside Bike + Pedestrian lanes in the works But "conceptual" not complete yet.

Diz Higgins asked about Road Conditions + potential Repair on Woodside <sup>Sunset</sup> from Northcote to Wintergardens



5A Robin Clegg inquired about open cases resulting from complaints and how to move these cases to closure.

Pat Bixby inquired response time to a complaint  
Feedback from Todd Owen regarding departments passing on from one prompt to another rather than taking the initiative to direct the call personally.

Diz Higgins requested the info on appeals process w/ county  
Prion Desko asked about County right to enter property posted w/ "no trespass" signs.

Procedural comments by Steve Rodak and John McKeister and Prion Desko.

Diz Higgins gave info on appeals process.



## 6. PUBLIC HEARING (Discussion &amp; Vote)

B. Lindo Lake Photovoltaic Carports Project – Ieszie Formeller – Install 4 carports with solar panels.

Motion: Steve / to approve as presented Second Scott / DKjerweAction: Roback / motion approvedCommunity Comments: cost? Square footage? Height?  
tree removal?Board Questions/Discussion: tree removal? (Parai) replacements?  
will it run pumps for lake?Vote: Aye: 11 Nay: 0 Name(s) unanimousAbsent: 4 Abstain: 0

## C. Rios Canyon Road Sidewalk Improvement – Sambath Chrun

Motion: Steve / to approve as presented Second Joseph KupaAction: Roback / approvedCommunity Comments: no comments

Board Questions/Discussion:

Vote: Aye: 11 Nay: 0 Name(s)Absent: 4 Abstain: 0



D. PDS2018-TM-5631/5632 – Riverford Parcel Map (20 Lots) – 10270 Riverford Rd. Lakeside

Motion: \_\_\_\_\_ Second \_\_\_\_\_

Action: \_\_\_\_\_

Community Comments: \_\_\_\_\_

Board Questions/Discussion: \_\_\_\_\_

Vote: Aye: \_\_\_\_\_ Nay: \_\_\_\_\_ Name(s) \_\_\_\_\_

Absent: \_\_\_\_\_ Abstain: \_\_\_\_\_

E. PDS2017-TM-5286R – Tentative Map for 15 lots on East Lakeview

*Brenelton from Walsh Engineering*

Motion: *Sarai Johnson* Second *Jiffery Maple*

Action: \_\_\_\_\_

Community Comments: *Paul Johnson - cut + fill amounts and maximum slope?*

*Robin Clegg - zoning changed to allow for these lots + extra ones*

*Parking requirements are not reasonable for project*

Board Questions/Discussion: *Sarai - retaining walls proposed? ownership*

*Street? Will it be HOA?*

*Big Higgins - mitigating flood plain?*

Vote: Aye: *11* Nay: *0* Name(s) \_\_\_\_\_

Absent: *5* Abstain: *0*

*flooding is a current problem on E. Lakeview. Project will not improve that. Parking is a concern*

*Sarai annexes motion w/ conditions HOA*

*Added catch basins & recommend extra parking*

*\* See attached for Motion Clarification by Sarai Johnson*

*Motion for two ext by Sarai 2nd Steve*

*approved by Board unanimously*



"6E"

move to approve with  
condition that a HOA  
with road maintenance  
agreement be required, and  
recommend that drainage  
include a catch basin in  
lot B and consider parking  
on both sides of street.



## F. STP19-012 – 16 multi-family homes – Pinkard Lane, El Cajon

Motion: \_\_\_\_\_ Second \_\_\_\_\_

Action: \_\_\_\_\_

Community Comments: \_\_\_\_\_

Board Questions/Discussion: \_\_\_\_\_

Vote: Aye: \_\_\_\_\_ Nay: \_\_\_\_\_ Name(s) \_\_\_\_\_

Absent: \_\_\_\_\_ Abstain: \_\_\_\_\_

## 7. GROUP BUSINESS (Discussion &amp; Possible Vote)

## A. Required training

- a. Ethics training
- b. Form 700

*Reminder and request by Brian Sasko for all to comply.*

## B. County Service Area 69 – Request by Steve Robak to be the primary replacing Tom

*Thomas is willing to continue in the position*

## C. Appoint a board member to update the LCPG website

*Brian will address the problem*

## D. Appoint member to Homeless Task Force

*Rig Higgins is the appointed member and attending meetings  
need volunteers on 7-30 for trash pickup*

## E. Chair Updates

- a. Tentative Board Vacancy – Seat 5 - Scott Alevy – will step down. Applications requested.

*wants a chart created to organize people + events*



8. SUBCOMMITTEE REPORTS:

A. Design Review Board (DRB) (Brian)

*no update currently*

A. County Service Area 69 (CSA 69) (Tom)

*no update*

B. Trails (Marty)

*No update currently*

C. Capital Improvement Projects (CIP) (Brian)

D. Park Land Dedication Ordinance (PLDO) (Steve)

E. Lakeside Homless Task Force (Liz)

*SEE "7 D" for update info*

9. ADJOURNMENT: at 8:25 pm by Brian Sesko, Chair

Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, August 7, 2019 at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040

Minutes prepared by *Marty Baird*

**Attachment E – Ownership Disclosure**





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

Record ID(s) \_\_\_\_\_

TM-5286TE

Assessor's Parcel Number(s) 398-390-66

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.

Linda Keach

Edwin Clegg

Troy Keach

Veva Clegg

Michael Edwin Clegg

Michael Edwin Clegg, Jr.

Robin Gayle Clegg

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Linda Keach, Trustee of Troy Keach Family Trust dated 8-4-14

Edwin Clegg, Trustee of Edwin Clegg Family 1997 Trust, dated 12-10-97

Troy Keach, Trustee of Troy Keach Family Trust dated 8-4-14

Veva Clegg, Trustee of Edwin Clegg Family 1997 Trust, dated 12-10-97

Michael Edwin Clegg, Trustee of Michael Edwin Clegg and Robin Gayle Clegg Family 2001 Trust dated 10-7-01

Robin Gayle Clegg, Trustee of Michael Edwin Clegg and Robin Gayle Clegg Family 2001 Trust dated 10-7-01

**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

Print Name

Date

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

SDC PDS RCVD 09-07-17

TM5286TE

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