

Time:

The County of San Diego

Planning Commission Hearing Report

Date: December 1, 2023 Case/File No.: Los Coches Plaza; PDS2020-

MUP-20-006; PDS2021-TPM-21293; PDS2020-ER-20-14-005

Parcel Map for a Commercial

Place: County Conference Center Project: Major Use Permit and Tentative

5520 Overland Avenue San Diego, CA 92123

Diego, CA 92123 Center

Location: 8445 Los Coches Road.

Community:

Northeast corner of the Los Coches Road/Interstate 8 Offramp Intersection

Lakeside Community Plan Area

Agenda Item: #1 General Plan: General Commercial (C-1)

Appeal Status: Appealable to the Board of **Zoning:** General Commercial (C36)

Supervisors

9:00 a.m.

Applicant/Owner: Chad Williams and Todd Dwyer

on behalf of OnPoint

Development and Net Lease

Alliance

Environmental: Mitigated Negative Declaration **APN:** 400-381-02-00

A. <u>OVERVIEW</u>

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP), Tentative Parcel Map (TPM), and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Los Coches Plaza Project (Project) includes a request for the construction of a commercial center and to subdivide an approximately 2.89-acre parcel into four parcels. A Wendy's fast foot drive-thru restaurant, an O'Reilly Auto Parts, and a car wash would be constructed on three of the parcels. The existing gas station would be retained on the fourth parcel. The Project is located on an approximately 2.89-acre parcel within the Lakeside Community Planning Area.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the Project Forms of Decision (Attachments B and C). The Planning Commission is asked to consider the Project and either approve the Project as

submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, the required findings can be made, and staff recommends approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project for a commercial center, determine if the required findings can be made and, if so, take the following actions:

- 1. Adopt the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment E).
- 2. Approve MUP PDS2020-MUP-20-006 and TPM PDS2021-TPM-21293 make the findings, and include the requirements and conditions as set forth in the Forms of Decision (Attachments B and C).

C. PROJECT BACKGROUND

The Project site contains an existing gas station and convenience store, Helix Water District and Padre Dam Municipal Water District utility structures and easements, and a vacant pad. In the late 1960s, a gas station on the Project site as well as Interstate 8, located directly adjacent to the Project site, were constructed. In the mid-1980s, an approximately 128-unit residential development known as Villa Cañada Estates was constructed directly adjacent to the Project site. In the mid-1990s, a Specific Plan Area known as East County Square was approved for a commercial and residential development located southeast of the Project site across Interstate 8. The commercial component of East County Square has been mostly developed including larger retail stores such as Smart & Final and Walmart. Two drive-thru restaurants including a Starbucks and a McDonald's have been constructed in the last five years. Since the original construction of the gas station on the site, the gas station has been modified over time to include accessory structures and other commercial uses such as a maintenance shop and convenience store. The existing gas station currently contains only a convenience store as well as a ground-mounted solar panel array.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located within the Lakeside Community Planning Area on an approximately 2.89-acre parcel (Figures 1 and 2). The 2.89-acre parcel has been graded and currently contains an existing gas station and convenience store, Helix Water District and Padre Dam Municipal Water District utility structures and easements, and a vacant pad. The existing Project site is approximately 20 to 40 feet higher in elevation than the Villa Cañada Estates residential development located directly north and east of the Project site. The East County Square Specific Planning Area is located less than a quarter of a mile southeast of the Project Site across Interstate 8 (I-8). Access will be provided by two existing driveways connecting to Los Coches Road, a County-maintained Road, as well as a new signalized intersection connecting to Los Coches Road to be constructed by the Project.



Figure 1: Vicinity Map

The General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is General Commercial (C-1). The General Commercial Land Use Designation is intended for a variety of commercial use types such as regional or community shopping centers including the uses such as a car wash, fast food restaurant, and automotive parts store that are proposed with the Project. The Zoning Use Regulation for the site is General Commercial (C36). The car wash is permitted within the General Commercial zone upon approval of a Major Use Permit and all other uses associated with the Project are permitted within the zone.

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



Figure 2: Vicinity Map (Closer Extent)

Table D-1: Surrounding Zoning and Land Uses

| Location | General Plan | Zoning | Adjacent Streets | Description |
|----------|---|---|-------------------------------------|--|
| North | Village Residential | Variable Residential (RV) | Sneezy Court, Los Coches Road | Residential |
| East | Village Residential | Variable Residential (RV), Transportation/Utility Corridor (S94) | Sleepy Way | Residential |
| South | Public/Semi- Public Facilities (Interstate 8) | Transportation/Utility Corridor (S94) (Interstate 8) | Interstate 8 | Highway (Interstate 8), Commercial |
| West | Village Residential | Rural Commercial (RC), Variable Residential (RV) | Los Coches Road | Commercial |

E. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP and a TPM to construct a commercial center and subdivide an approximately 2.89-acre parcel into four parcels. An approximately 2,660 square foot fast foot drive-thru restaurant, a 7,385 square foot automotive parts sales business, and a car wash would be constructed on three of the parcels (Figures 3, 4, 5, and 6). The existing gas station would be retained on the fourth parcel. The four proposed parcels range in size from 0.45 net acres to 0.94 net acres. All proposed uses are permitted within the General Commercial (C36) Use Regulation except for a car wash which requires approval of a MUP. The Project also includes landscaping and new commercial signage throughout the Project as well as repurposing the existing 65-foot sign.

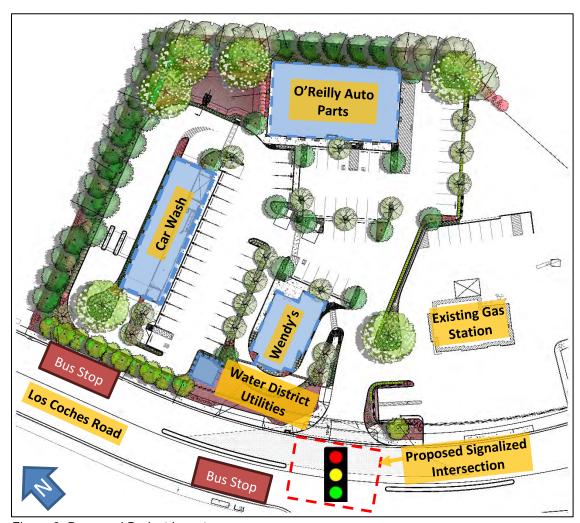


Figure 3: Proposed Project layout



Figure 4: Proposed Car Wash elevations



Figure 5: Proposed O'Reilly Auto Parts Elevations

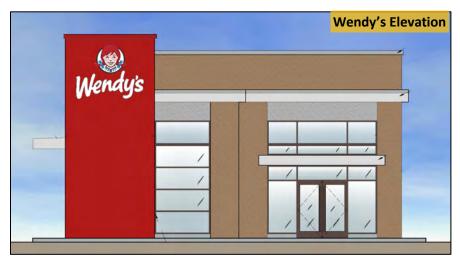


Figure 6: Proposed Wendy's Elevations

Project construction activities would include excavation, grading, road improvements, and building construction. Earthwork consists of approximately 4,000 cubic yards of cut, 15,504 cubic yards of fill,

and 11,405 cubic yards of import. The Project includes several retaining walls located along the northern and eastern boundaries ranging from 10 to 27-feet tall due to the existing property elevation compared to adjacent property. Additional retaining walls are located along the project frontage as well as within the interior of the development ranging from five to 11-feet tall. The Project includes landscaping throughout the Project site in order to screen the retaining walls.

Access would be provided by Los Coches Road including a newly constructed signalized intersection at Ora Belle Lane as well as two existing driveways connecting to Los Coches Road adjacent to the existing gas station. The four commercial lots will be connected by an on-site parking lot with shared access easements and shared parking agreements. 40 parking stalls would be shared among the car wash, drive-thru restaurant, and automotive parts store while 18 parking stalls would serve the existing gas station. The car wash would have 28 vacuum stalls.

The Project would be served by San Diego County Sanitation District for sewer service and Helix Water District for water service. A utility driveway to provide access to the newly constructed Helix Water District and Padre Dam Municipal Water District utility structure will be located directly north of the intersection of Ora Belle Lane, Los Coches Road, and the main project access. The utility structure will provide access to an emergency interconnect between Helix Water District and Padre Dam Municipal Water District which is utilized to allowed continued service in an emergency.

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

F. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

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

2. Analysis

Major Use Permit Findings

The discussion below pertains to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the Project in relation to each of these.

The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent uses, residences, and commercial shopping centers.

The Project has been designed to construct additional commercial uses on a property that has contained commercial uses since the late 1960s as well as a vacant pad. All proposed uses are permitted within the General Commercial (C36) Use Regulation except for a car wash which requires approval of a MUP. The commercial structures have been designed to be compatible with the architectural character of recently built commercial structures in the Project vicinity such as a Starbucks and a McDonald's less than a quarter of a mile southeast of the site. All buildings associated with the Project are designed to be compliant with the height designator of the property which sets a maximum height of 35 feet. The majority of the car wash building ranges from 19 to 22-feet in height with the highest elevation reaching 30-feet on the parapet of the building. The Wendy's fast-food drive thru restaurant ranges from 23 to 25-feet in height. Lastly, the O'Reilly Auto Parts building ranges from 20 to 22-feet in height.

The Project has been designed based on existing topographical conditions as the existing gas station and Project site are located over 20 to 40 feet higher than adjacent residences. The proposed retaining wall will be an earth-tone color and landscaping proposed with the Project will be installed in order to screen the retaining wall from nearby views (Figures 7 and 8). The landscaping and fencing associated with the Project are designed to reduce access to the retaining wall and reduce graffiti. The project is conditioned to maintain the retaining walls and remove graffiti in the event they are painted. The Project proposes to repurpose the existing 65-foot tall pylon sign and a separate permit will be required once the final sign package for each tenant is submitted that will require a recommendation from the Lakeside Design Review Board. The Project is conditioned so that the future modified pylon sign will not be taller than the existing height of the sign.



Figure 7: Conceptual photo-simulation of site looking west from adjacent residential community



Figure 8: Conceptual photo-simulation of site looking west to adjacent residential community

The site is located directly adjacent to Interstate 8 (I-8), a Scenic Highway identified in the County of San Diego General Plan. The site is visible from a portion of I-8 that is a Scenic Highway identified in the County of San Diego General Plan. However, motorists using I-8 will have limited views of the site due to intervening topography and landscaping along the slopes of I-8.



Figure 9: Conceptual photo-simulation of site looking northeast from Interstate 8

Service availability forms have been provided by all applicable utilities and agencies for Fire, Sewer, Water, and Schools. The Project is proposed on a previously graded site with an existing commercial use directly. The surrounding area has primarily been built including nearby residences located north and east of the site as well as commercial uses located across I-8 southeast of the site.

Traffic and Transportation

The Project is located within a Vehicle Miles Traveled (VMT) efficient area for regional retail uses and will include improvements that will result in the Project having a less than significant impact related to VMT and Traffic. The Project also consists of less than 50,000 square feet of locally-serving retail uses that are anticipated to have a less than significant impact associated with traffic and VMT in accordance with the County of San Diego's Transportation Study Guide. A Local Mobility Analysis was prepared for the Project that estimated the Project would generate 3,072 Average Daily Trips (ADT) in accordance with the San Diego Association of Governments (SANDAG) Not So Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region. The Local Mobility Analysis used the SANDAG trip generation rates in order to conduct a more conservative analysis than using ITE trip generation rates in order to evaluate potential traffic impacts. In addition, a warrant analysis in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) Guidelines was prepared and demonstrate that the intersection of Ora Belle Lane and the main project access requires the installation of a signalized intersection. Based on application of public road standards, traffic design safety recommendations, and the relocation of existing utilities for Padre Dam Municipal Water

District and Helix Water District, the Project includes the following improvements adjacent to the project frontage along Los Coches Road:

- Installation of a bus stop along the northbound and southbound portions of Los Coches Road for Metropolitan Transit System (MTS)
- Installation of a new traffic signal (signalized intersection) at the intersection of Ora Belle Lane, Los Coches Road, and the proposed Project access
 - A median on the northbound and southbound portions of Los Coches Road will be constructed to accommodate turn lanes at the traffic signal intersection
- Curb, gutter, and sidewalk along the project frontage of Los Coches Road
- Restriping of Los Coches Road to accommodate the proposed traffic signal
- Construction of a utility structure and utility driveway for Padre Dam Municipal Water District and Helix Water District located along Los Coches Road

The project is also conditioned to maintain on-site circulation traffic flow design features such as a stop sign within the parking lot of the Project in order to prevent queuing of cars along Los Coches Road. Due to the proximity of the proposed traffic signal to Interstate 8, the Project required coordination with Caltrans and they concurred with the conceptual design of the Project. With the incorporation of the Project improvements and design features as well as the use of the Project having a less than significant impact associated with VMT, the Project will not result in significant traffic impacts.

Greenhouse Gas Emissions

In the absence of an adopted Climate Action Plan (CAP), a project specific threshold was utilized per Section 15064 of CEQA. A Greenhouse Gas Emissions Technical Report was prepared that analyzed the project's consistency with the 2022 California Air Resources Board Scoping Plan for Achieving Carbon Neutrality (2022 CARB Scoping Plan), adopted for achieving statewide emissions reduction goals outlined in Assembly Bill 1279, and local plans to achieve GHG targets. The 2022 CARB Scoping Plan identifies three priority areas that local jurisdictions should prioritize when creating a CAP and implementing sustainability measures associated with projects. The three priority areas are: 1. Transportation Electrification 2. VMT Reduction and 3. Building Decarbonization.

Transportation Electrification:

The Project would exceed mandatory California Green Building Standards electric vehicle (EV) charging station requirements by installing two EV charging stations in addition to required EV charging station-capable parking spaces.

VMT Reduction:

In accordance with SB 743 and the County's adopted Transportation Study Guidelines (TSG), the operations of the Project will not have a significant impact associated with VMT. The Project consists of less than 50,000 square feet of locally serving commercial or retail uses which is identified as having a less than significant impact in the County's adopted TSG. A substantial amount of operational GHG emissions associated with projects is tied to mobile sources. By having a less than significant impact associated with VMT and providing locally serving commercial uses to residences within the Lakeside Community, the Project would be anticipated to reduce lengths of trips for customers of the commercial uses. Additionally, the Project consists of a shared parking agreement which will be implemented though the Major Use Permit conditions that will result in a reduction of minimum parking standards. The Project would increase accessibility to public transit by constructing

two new bus stops upon coordination with MTS. Therefore, the project would be consistent with the VMT Reduction priority area.

Building Decarbonization:

The project would include installation of electrical outlets to accommodate future electric appliances without major retrofits or accommodate electrical appliances at project opening if selected by a commercial tenant. The project would be operational prior to the 2029 mandatory commercial electrification date but would include installation of outlets to support future appliance electrification. The existing solar panels on the Project site would be retained. Therefore, the project would be consistent with the Building Decarbonization priority area.

A summary of the sustainability design features associated with the Project includes but is not limited to the following:

- Exceed mandatory California Green Building Standards electric vehicle (EV) charging station requirements by installing two EV charging stations in addition to required EV charging station-capable parking spaces.
- Install only low-water-use landscape in outdoor areas consistent with the County's Water Conservation in Landscaping Ordinance.
- Install new bicycle racks.
- Install electric outlets designed to accommodate future electric appliances without major building retrofits.
- Install two new MTS bus stops and associated crosswalks within the vicinity of the project site.
- Relocate and consolidate existing Helix Water District/Padre Dam Municipal Water District
 utility infrastructure into a new on-site structure. Because the new equipment would replace
 older, existing equipment, it would improve energy efficiency thus decreasing GHG
 emissions associated with electricity consumption.

Lastly, the Greenhouse Gas Emissions Technical Report estimated the construction and operation emissions associated with the Project using CalEEMod. Construction emissions are anticipated to be 271 Metric Tons of Carbon Dioxide Equivalent (MTCO2e) and operational emissions are anticipated to be 821 MTCO2e. Implementation of the proposed project would be consistent with the 2022 CARB Scoping Plan and with state and local VMT goals, would implement sustainability features, and would not conflict with local plans to reduce GHG emissions. Therefore, the proposed project would not result in cumulatively considerable GHG emissions or generate significant amounts of GHG emissions.

Noise

Noise generated by the project will not exceed the standards of the County of San Diego Noise Ordinance or Noise Element of the General Plan at or beyond the project's property line. The Project and surrounding uses are zoned General Commercial (C36) and are surrounded by parcels zoned Transportation and Utility Corridor (S94), which is subject to the one-hour average sound level limit at the property line of a daytime 60 decibel average (dBA) and 55 dBA at nighttime. The daytime noise standards are set from 7 a.m. to 10 p.m. and nighttime standards are set from 10 p.m. to 7 a.m. The parcels to the north, east, and west are zoned Variable Residential (RV) and Residential-Commercial (RC), which is subject to the noise threshold at the property line of 55 dBA daytime and 50 dBA nighttime. Primary noise sources associated with the Project are primarily generated by the proposed car wash and associated equipment such as vacuums and dryers. The Noise Analysis

prepared for the Project determined that noise levels at adjoining properties will comply with the County's Noise Ordinance and adjacent properties will not be exposed to noise levels that exceed County standards. The operation of the car wash is proposed to be between 7 a.m. and 8 p.m. and does not operate after 10 p.m.. Noise levels are anticipated to range between 47 to 50 dBA at the property line of adjacent residential uses, which is less than the 55 dBA daytime requirement. The project will also incorporate measures such as 10 by 8 foot Concrete Masonry Unit (CMU) wing walls at the entrances of the car wash tunnel that are designed to attenuate noise. With the implementation of the construction of 10 by 8 foot CMU wing walls at the entrances of the car wash, noise generated from the Project will not exceed County standards or Ordinances.

3. General Plan Consistency

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

Table F-1: General Plan Conformance

| General Plan Policy | Explanation of Project Conformance |
|---|--|
| Goal S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster. | The proposed Project has been reviewed by the Lakeside Fire Protection District and has been approved for the processing of the MUP as the site has adequate service availability. |
| Policy S-3.7 – Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas. | The proposed Project is required to obtain all necessary building permits which will require review and approval by Lakeside Fire Protection District. The Project is conditioned to have Lakeside Fire Protection District review all building plans and final landscape plans for the Project. |
| Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County's LID Handbook. | The Project has incorporated required stormwater management features in accordance with the County's Low Impact Development (LID) Handbook. Additionally, the Project includes structural BMPs such as a biofiltration basin to address treatment of stormwater for the Project. |

General Plan Policy

Goal LU-9.6 – Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.

Goal LU-11.1 – Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.

Goal LU-2.7 – Commercial Viability. Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.

Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.

Explanation of Project Conformance

The Project proposes development of a local commercial center on a property located adjacent to Interstate 8 and Los Coches Road, a Mobility Element Road identified in the General Plan. The property contains an existing gas station and commercial uses. The project site is also subject to the Village General Plan Regional Category. The commercial Project will increase transportation opportunities in the area by constructing northbound and southbound MTS bus stops. The Project will result in redeveloping a portion of the existing parking lot for the existing gas station while also adding landscaping for the entire commercial development.

The Project will obtain water service from the Helix Water District for the operations of the Project, who has agreed to provide service to the Project. The Project has been conditioned to construct a utility building for a Padre Dam Municipal Water District and Helix Water District emergency interconnect.

4. Community Plan Consistency

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

Table F-2: Community Plan Conformance

| Lakeside Community Plan Policy | Explanation of Project Conformance | |
|--|---|--|
| Commercial – Policies and | The Project consists of developing on an existing | |
| Recommendations: Encourage clean-up, | commercial property which contains vacant land. | |
| landscaping, beautification, utility | The Project will result in redeveloping a portion of | |
| undergrounding, and additional parking | the existing parking lot for the existing gas station | |
| facilities in existing commercial areas. | while also adding landscaping for the entire | |
| | commercial development. | |
| Commercial – Policies and | | |
| Recommendations: Require landscaping of | | |
| all future commercial structures and parking | | |
| areas to assure visually attractive commercial | | |
| developments. | | |

5. Zoning Ordinance Consistency

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

Table F-3: Zoning Ordinance Development Regulations

| CURRENT ZONI | ING REGULATIONS | CONSISTENT? |
|------------------------------|-----------------|-----------------------------|
| Use Regulation: | C36 | Yes, upon approval of a MUP |
| Animal Regulation: | Q | N/A |
| Density: | 7.26 | N/A |
| Lot Size: | 6000 | Yes |
| Building Type: | Т | Yes |
| Height: | G | Yes |
| Lot Coverage: | - | N/A |
| Setback: | 0 | Yes, upon approval of a MUP |
| Open Space: | - | N/A |
| Special Area Regulations: | В | Yes, upon approval of a MUP |

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

| Table F-4: Zoning Ordinance Development Regulations Compliance Analysis | | | |
|---|---------------------------------|------------------------|--|
| Development Standard | Proposed/Provided | Complies? | |
| Sections 2360 through 2365 | The proposed car wash is | Yes 🛛 No 🗌 | |
| define the uses permitted within | defined as "Automotive and | | |
| the General Commercial (C36) | Equipment: Cleaning" which is | Upon approval of a MUP | |
| Zoning Use Regulation. | permitted within the General | | |
| | Commercial zone upon | | |
| | approval of a Major Use | | |
| | Permit. All other uses | | |
| | associated with the Project are | | |
| | permitted within the General | | |
| | Commercial zone. | | |
| Section 4300 of the Zoning | The Project meets the building | Yes 🖂 No 🗌 | |
| Ordinance requires the Project | | | |
| to comply with the "T" building | and attached nonresidential | | |
| type requirements. | structures are permitted on | | |
| | properties subject to a "T" | | |
| | building type designator. | | |
| Section 4600 of the Zoning | The Project does not propose | Yes 🖂 No 🗌 | |
| Ordinance requires that the | any structures that are beyond | | |
| Project meet the "G" height | the 35-foot, 2-story height | | |
| requirement of 35 feet. | designator. | | |
| Section 4800 of the Zoning | The Project consists of | Yes 🛛 No 🗌 | |
| Ordinance requires that the | authorizing a portion of the | | |
| Project meet the "O" setback | utility building for the Padre | Upon approval of a MUP | |
| requirements. | Dam Municipal Water District | | |
| | and Helix Water District | | |
| | interconnect within | | |
| | approximately feet of the front | | |
| | yard setback. All other | | |
| | structures meet the setback | | |
| | requirements. | | |

6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with the CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 32-day public review period from July 20, 2023 through August 21, 2023, and is on file with PDS under Environmental Log Number PDS2020-ER-20-14-005. Staff received 24 formal comments from individuals including residents in the community as well as organizations and public agencies including Caltrans, Helix Water District, MTS, and the Local Agency Formation Commission. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment. Mitigation measures such as purchase of mitigation for biological resources as well as archaeological monitoring have been included in the conditions of approval for the Proposed Project. The Initial Study and MND can be found in Attachment D of this report.

7. Applicable County Regulations

Table F-5: Applicable Regulations

| County Regulation Policy | | Explanation of Project Conformance | |
|--------------------------|--|---|--|
| a. | Resource Protection Ordinance (RPO) | The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands. | |
| b. | County Consolidated Fire Code | The Project has been reviewed by the Lakeside Fire Protection District and have been accepted in compliance with the County Consolidated Fire Code. | |
| C. | Noise Ordinance | The Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance. | |
| d. | Light Pollution Code | The Project will implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code. | |
| e. | Watershed Protection Ordinance (WPO) | A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO. The Project will require installation of BMPs such as a biofiltration basin for treatment of stormwater. | |
| f. | Multiple Species Conservation Program (MSCP) | MSCP findings dated June 6, 2023 have been prepared for the Project demonstrating that the Project conforms with the MSCP Subarea Plan. | |

G. COMMUNITY PLANNING GROUP (CPG) AND DESIGN REVIEW BOARD (DRB)

On July 7, 2021, the Applicant presented the Project to the Lakeside Community Planning Group (CPG). The Lakeside CPG voted to recommend approval of the Project without conditions by a vote of 9-0-5 (9 yes, 0 no, 5 vacant/absent). Although conditions were not part of the recommendation, the Lakeside CPG discussed lighting and noise concerns and ensuring that the Project would meet County standards for lighting and noise requirements.

On July 14, 2021, the Applicant presented the Project to the Lakeside Design Review Board (DRB). The Lakeside DRB voted to recommend approval of the Project with conditions by a vote of 4-0-3 (4 yes, 0 no, 3 vacant/absent). The Lakeside DRB recommended the following conditions and design measures:

- 1. Constructing an 8 to 10 foot tall perimeter wall to assist with reducing noise impacts and reduce lighting glare.
- 2. Utilize shielded lighting or wall pack lighting and ensure gooseneck lighting is shielded if proposed.
- Ensure all signage is externally illuminated.
- 4. Utilize fencing as well as landscaping or a rock-scape in the rear of the property to prevent graffiti and individuals from navigating the site.
- 5. Consider options to limit the hours of the car wash to 7 a.m to 7 p.m. and to reduce noise from the car wash. The Design Review Board stated they would accept extending the operating hours if more data related to noise was made available for the operation of the car wash or after the car wash is in operation.
- 6. Ensure the project is reviewed by the applicable fire district.

All recommendations have been evaluated and incorporated into the Project or have been made a condition of the Project except for the 8 to 10 foot perimeter wall. The Project has been conditioned to ensure all lighting is fully shielded and that signage lighting is externally illuminated and all future signage changes and installation for each tenant will require a recommendation from the Lakeside Design Review Board. The Project also includes a combination of landscaping and fencing around the perimeter of the Project site in order to reduce graffiti. The Project has been reviewed by the Lakeside Fire Protection District and previously by the County Fire Authority. The applicant has reduced the operating hours of the car wash to end at 8 p.m. when the car wash was previously proposed to end at 9 p.m. The Project has incorporated design measures such as walls located at the entrances and exits of the car wash tunnel in order to attenuate noise. The Applicant has evaluated the feasibility of constructing a perimeter wall on top of the retaining wall and has requested to not include a perimeter wall due to concerns with height and structural integrity of the retaining wall. The Project includes landscaping and an open perimeter fence around the perimeter of the Project site as detailed in the photo-simulations. The Applicant has also considered a solid fence identified in conceptual landscape plans but has received mixed feedback from community members that the solid fence would not be visually appealing as the site already sits taller than the adjacent residences. Lastly, the consultant that prepared the Noise analysis for the Project has determined that a solid perimeter fence would not reduce the noise generated by the Project by a noticeable amount.

The Lakeside CPG and DRB Meeting Minutes and recommendation documents can be found in Attachment F – Public Documentation.

H. PUBLIC INPUT

1. Application Initial Submittal

At the time of application submittal and in accordance with Board Policy I-49 and the noticing requirements in effect of the application submittal, public notices were sent to property owners within a minimum radius of 300 feet of the project site. At the time of initial application submittal, the Project included an additional fast-food drive-thru restaurant and a modified site layout. Staff received both supportive comments as well as opposition to the proposed Project. Concerns associated with the Project consisted of traffic impacts, odors, noise, lighting, property value impacts, and pest control. Following the initial application submittal, the Project was revised to remove one of the fast-food drive-thru restaurants as well as change the configuration of structures and uses proposed on the site. Supportive comments for the Project consisted of supporting redeveloping the site that has been vacant for many years as well as removing areas where trash was dumped on the vacant property.

2. California Environmental Quality Act (CEQA) Public Review

A Mitigated Negative Declaration (MND) was prepared and circulated for a 32-day public review period from July 20, 2023 through August 21, 2023. Public notices were sent to property owners within a 1,500-foot minimum radius of the Project site which included over 700 notices. Staff received 24 formal comments from individuals including residents in the community as well as organizations and public agencies including Caltrans, Helix Water District, MTS, and the Local Agency Formation Commission. The majority of comments from individuals included concerns and opposition regarding the Project. The organizations and public agencies requests have been included as conditions of approval for the Project such as updated condition language for the construction of MTS bus stops and for the design of the Helix Water District and Padre Dam Municipal Water District emergency interconnect.

Concerns and comments from residents in the community primarily focused on noise, traffic, odors, and property value impacts. As previously discussed, a noise analysis and a traffic analysis were prepared for the Project that demonstrate that the Project will not have impacts associated with noise and traffic beyond County standards or significant impacts associated with CEQA upon implementation of the project improvements and mitigation measures.

Odors associated with the Project will be minimized as trash is required to be stored within a maintained trash enclosure. Additionally, the Wendy's fast foot restaurant includes vents that are designed to filter air and reduce odors from cooking activities in the restaurant. Lastly, property values are not considered physical impacts to the environment upon implementation of the Project in accordance with CEQA.

Responses to comments associated with the MND are included in Attachment F – Public Documentation.

I. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

- a. Adopt the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment E).
- b. Approve MUP PDS2020-MUP-20-006 and TPM PDS2021-TPM-21293 make the findings, and include the requirements and conditions as set forth in the Forms of Decision (Attachments B and C).

Report Prepared By: Sean Oberbauer, Project Manager

(619) 323-5287

sean.oberbauer@sdcounty.ca.gov

Report Approved By:

Dahvia Lynch, Director (858) 694-2962

dahvia.lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:

DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2020-MUP-20-006

Attachment C – Form of Decision Approving PDS2021-TPM-21293

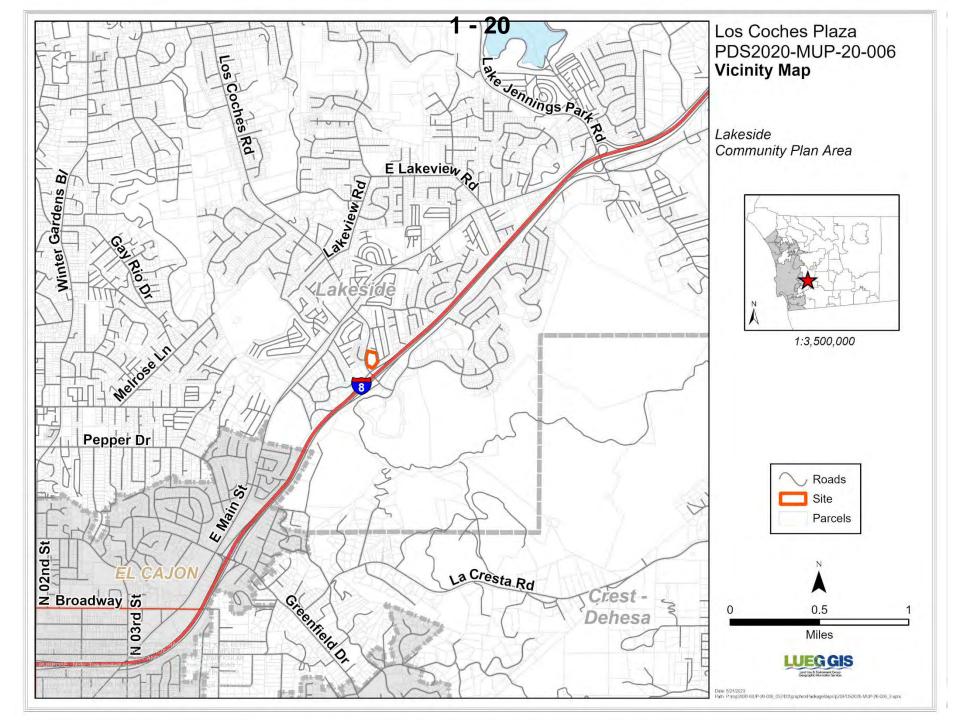
Attachment D – Environmental Documentation

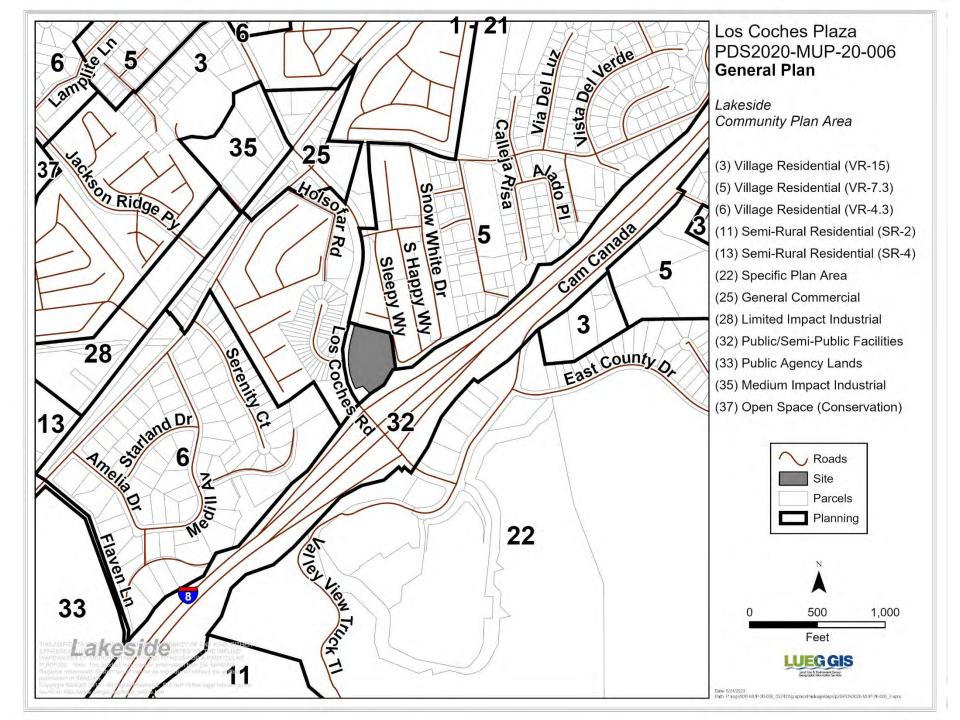
Attachment E – Environmental Findings

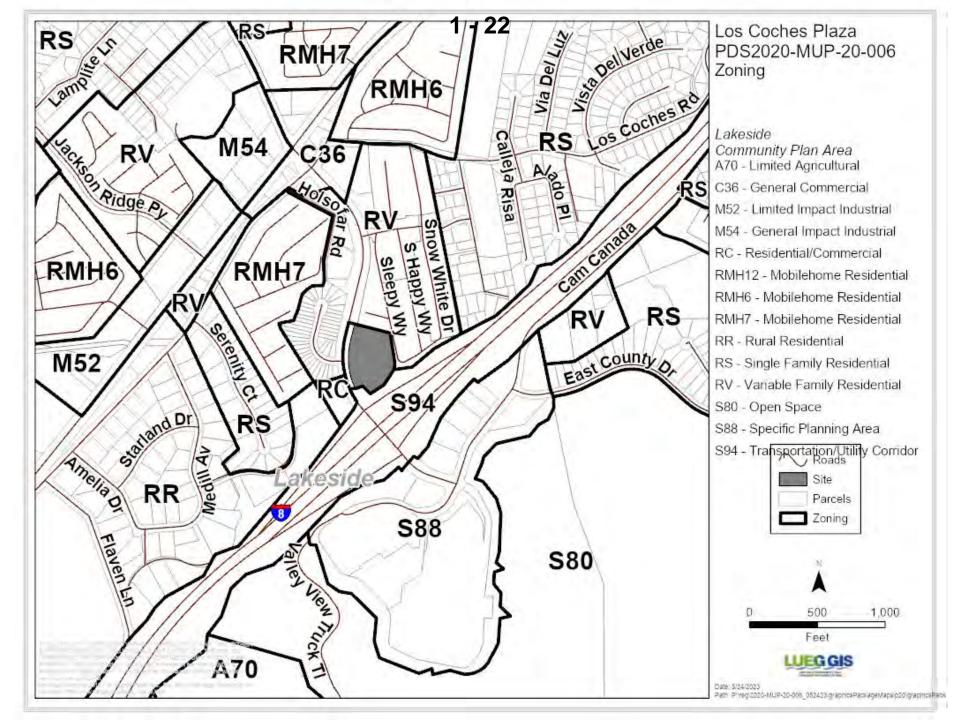
Attachment F – Public Documentation

Attachment G - Ownership Disclosure

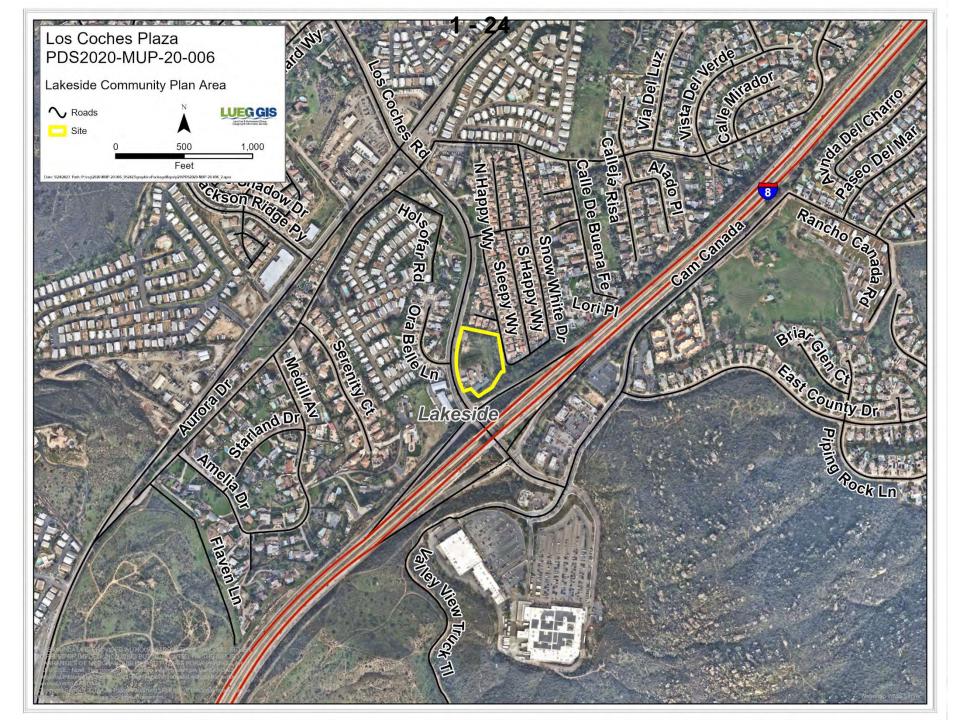
Attachment A – Planning Documentation

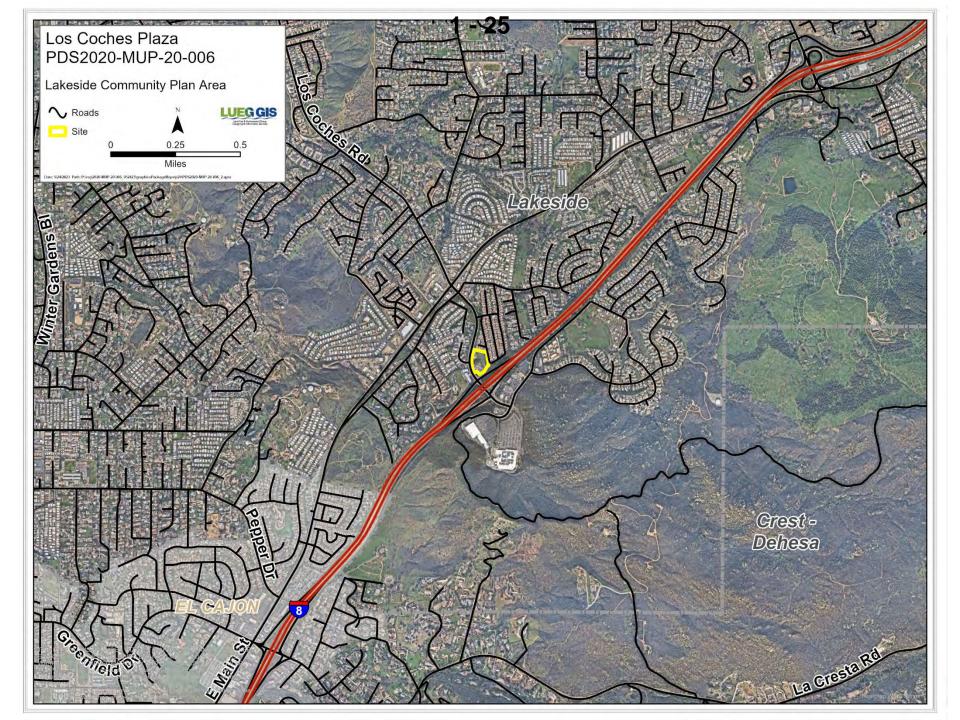


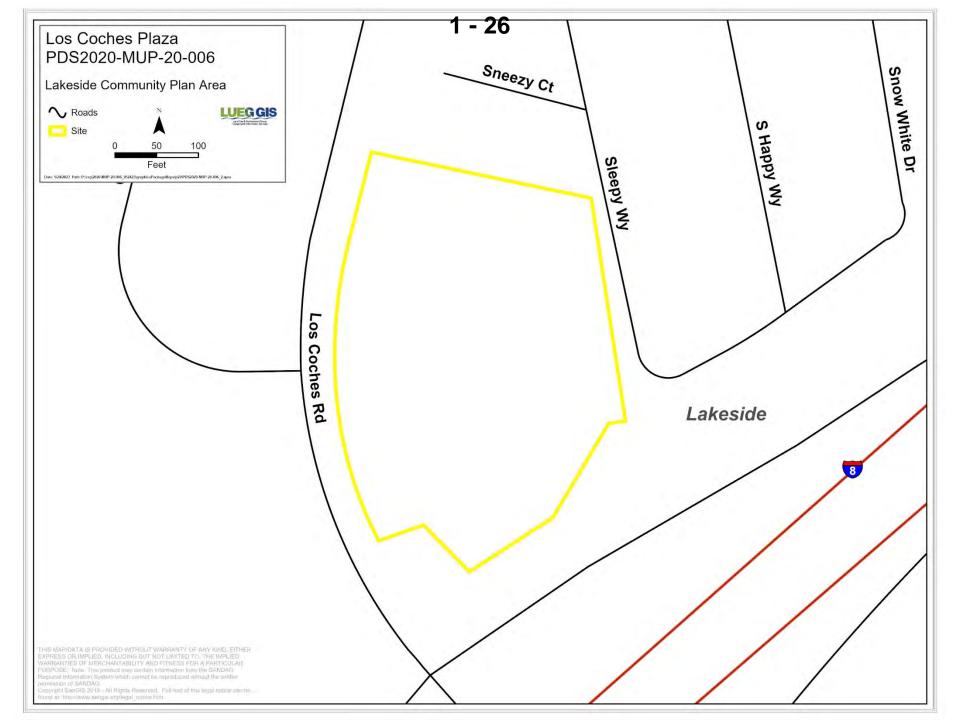


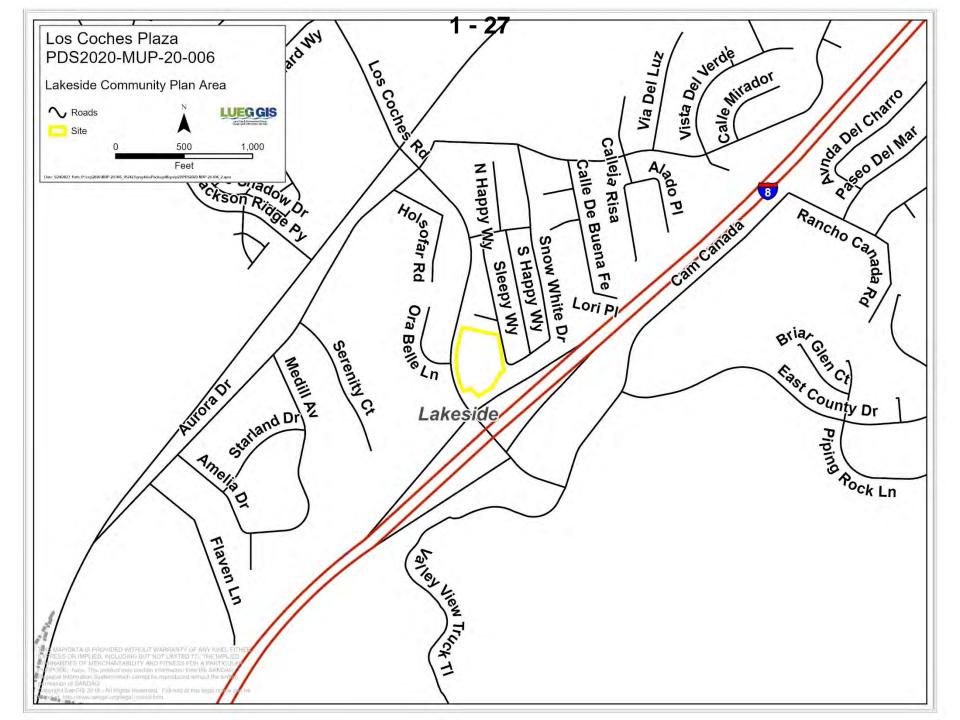


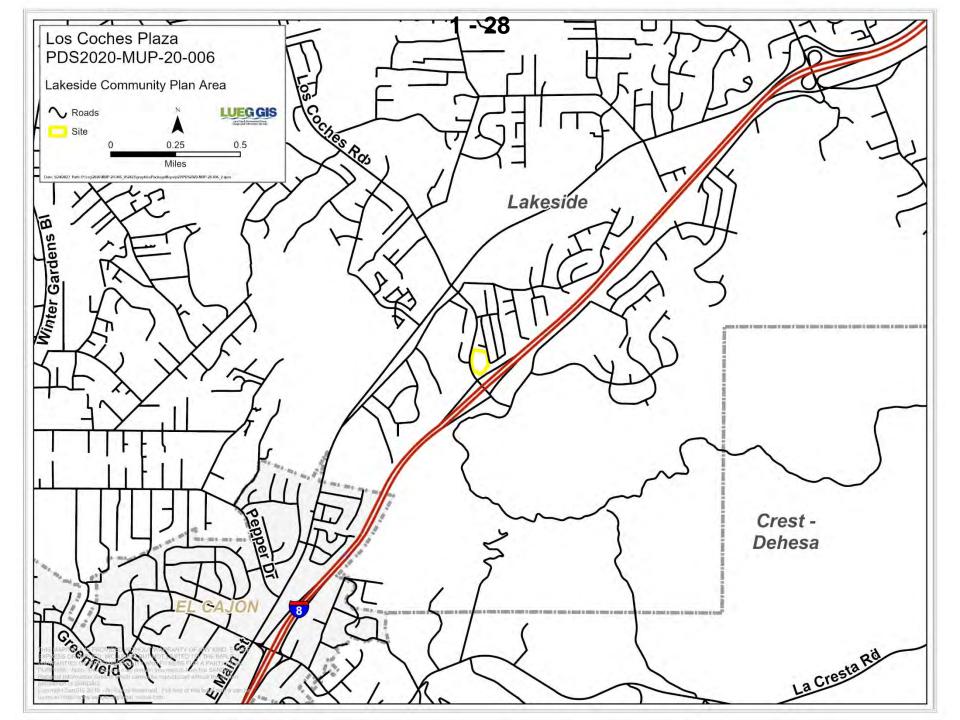








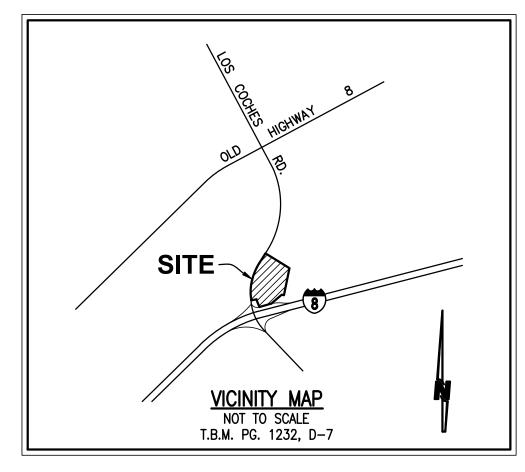




ALL PROPOSED SITE FENCING & GATES AS WELL AS ABOVE-GRADE PORTIONS OF RETAINING WALLS ARE SUBJECT TO THE FENCING & SCREENING REGULATIONS COMMENCING AT SECTION 6700 OF THE ZONING ORDINANCE. THE MAXIMUM ELEVATION OF ALL FENCING PROPOSED BY THE PROJECT IS 72 INCHES IN HEIGHT. RETAINING WALL HEIGHTS ARE DEPICTED ON THE PRELIMINARY GRADING PLAN SHEET.

COUNTY OUTDOOR LIGHTING REQUIREMENTS:

ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE." IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE, PLEASE ENSURE ALL LIGHTING TRESPASS AND SPILL DOES NOT EXCEED THE VALUE OF 0.2 FOOT CANDLES MEASURED IN THE HORIZONTAL OR VERTICAL PLACE AT A POINT THREE FEET ABOVE GRADE LEVEL AND FIVE FEET INSIDE THE ADJACENT PROPERTY. PLEASE NOTE THAT THIS WILL BE TIED TO A CONDITION OF THE PROJECT.



SCOPE OF WORK

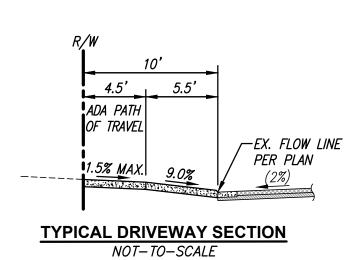
FOR THE IMPROVEMENTS OF THE EXISTING PRE-DEVELOPED PROPERTY. THE PROPOSED PROJECT CONSISTS OF A COMMERCIAL DEVELOPMENT TO INCLUDE A RETAIL SHOP, DRIVE THROUGH RESTAURANT, CAR WASH FACILITY, LANDSCAPING & A BIOFILTRATION BASIN FOR STORM WATER TREATEMENT.

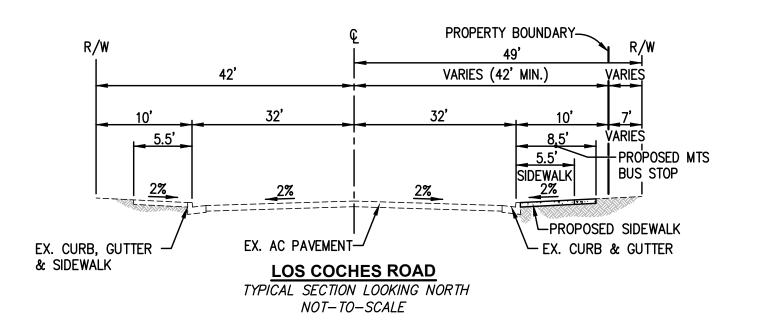
OWNER/APPLICANT:

NLA ACQUISITIONS, LLC 105 TALLAPOSA ST, STE. 307 MONTGOMERY, AL 36104 CONTACT: CHAD WILLIAMS (615) 815-1465

APN: 400-381-02

SITE ADDRESS: 8445 LOS COCHES RD. EL CAJON, CA 92021





WORK TO BE DONE:

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

THE FOLLOWING SEWER & WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS & THE CURRENT STANDARD SPECIFICATIONS & DRAWINGS OF THE PDMWD & WAS.

LEGEND

SYMBOL **IMPROVEMENTS** STD. DWG. PROPERTY BOUNDARY _____ STREET CENTERLINE ______ DIRECTION OF DRAINAGE EXISTING CONTOURS EXISTING FIRE HYDRANT EXISTING WATER LINE EXISTING SEWER LINE EXIST. SPOT ELEV'S PROP. SPOT ELEV'S DAYLIGHT LINE PROPOSED CONTOURS DOUBLE TYPE PEDESTRIAN PER G-30 (SDRSD) RAMP WITH TRUNCATED DOMES. SINGLE TYPE PEDESTRIAN PER G-30 & G-31 (SDRSD) RAMP WITH TRUNCATED DOMES. A.C. PAVEMENT P.C.C. SIDEWALK G-7 (SDRSD) PERVIOUS CONCRETE 6" P.C.C. CURB G-1 (SDRSD) 6" P.V.C. SLOTTED UNDERDRAIN 36"x36" CATCH BASIN 3636CB(BROOKS) STORM DRAIN CLEAN OUT TYPE A-4 D-9 (SDRSD) CURB OPENING W/SPLASH PAD 18" HDPE STORM DRAIN 24" HDPE STORM DRAIN KEYSTONE RETAINING WALL (PER SEPARATE PERMIT) 8" PVC C-900 WATERLINE (PVT) 6" FIRE HYDRANT ASSEMBLY (PVT) WF-01 (WAS) SS-01 (WAS) 6" SEWER LATERAL (PVT) ____s___(<u>S</u>)

ZONING

| Z | C36 | |
|---|------------------------|------|
| | DENSITY (DWELLING/AC.) | 7.26 |
| | LOT SIZE | 6000 |
| | BUILDING TYPE | Т |
| | MAXIMUM FLOOR AREA | _ |
| | FLOOR AREA RATIO | _ |
| | HEIGHT | G |
| | COVERAGE | _ |
| | SETBACK | 0 |
| | OPEN SPACE | _ |
| S | PECIAL AREA REGS | В |

NOTE: PER SCHEDULE C - SETBACK SCHEDULE ZONING THE REQUIRED SETBACK FOR SIDE YARD INTERIOR IS O'.

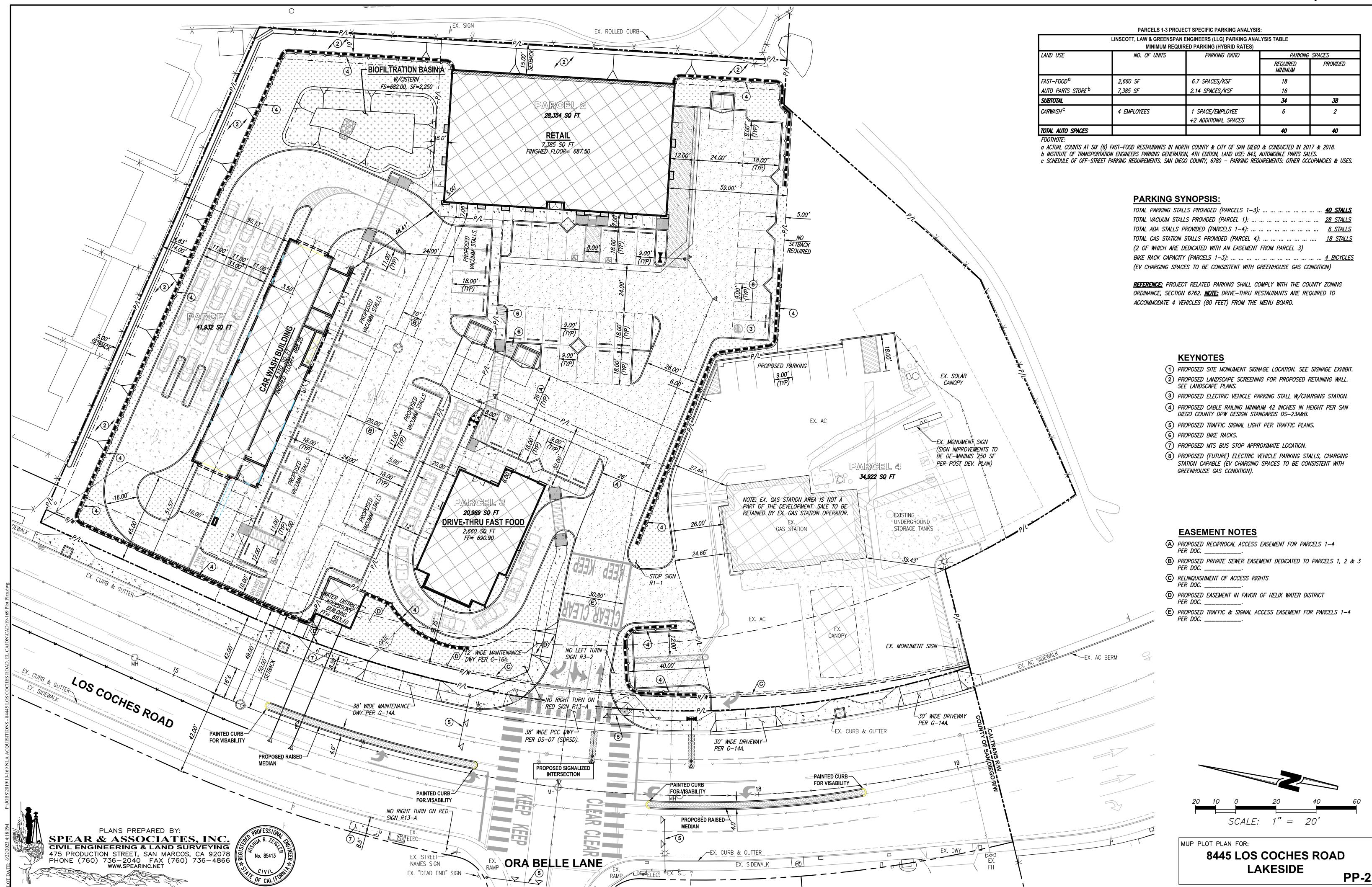
FIRE NOTE:

AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED TO NFPA 13 STANDARD SHALL BE INSTALLED TO EACH BUILDING. EACH BUILDING SHALL HAVE PROPER ADDRESS IDENTIFICATION PER 505.1 OF CONSOLIDATED FIRE CODE.

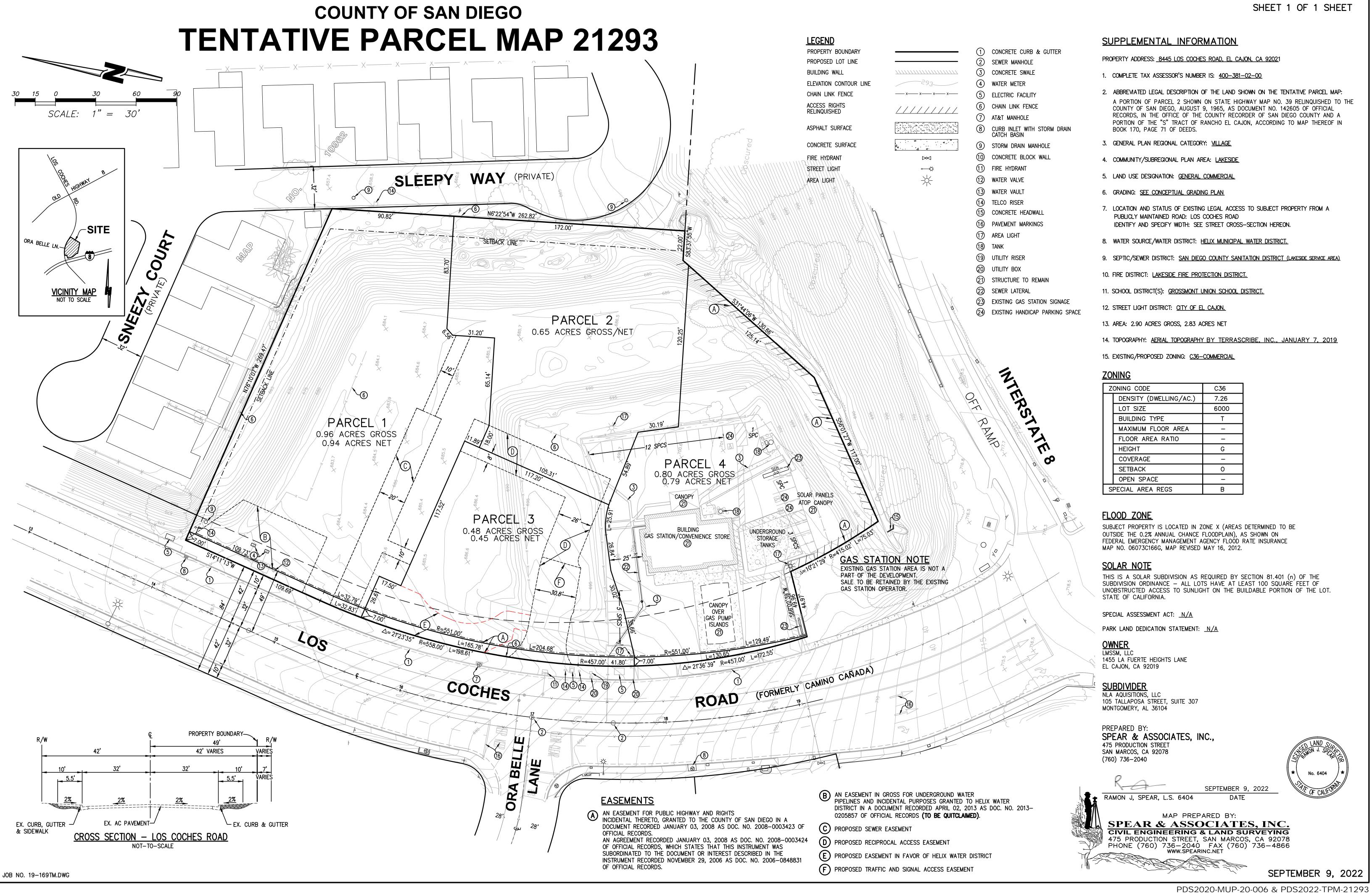
MUP PLOT PLAN FOR:

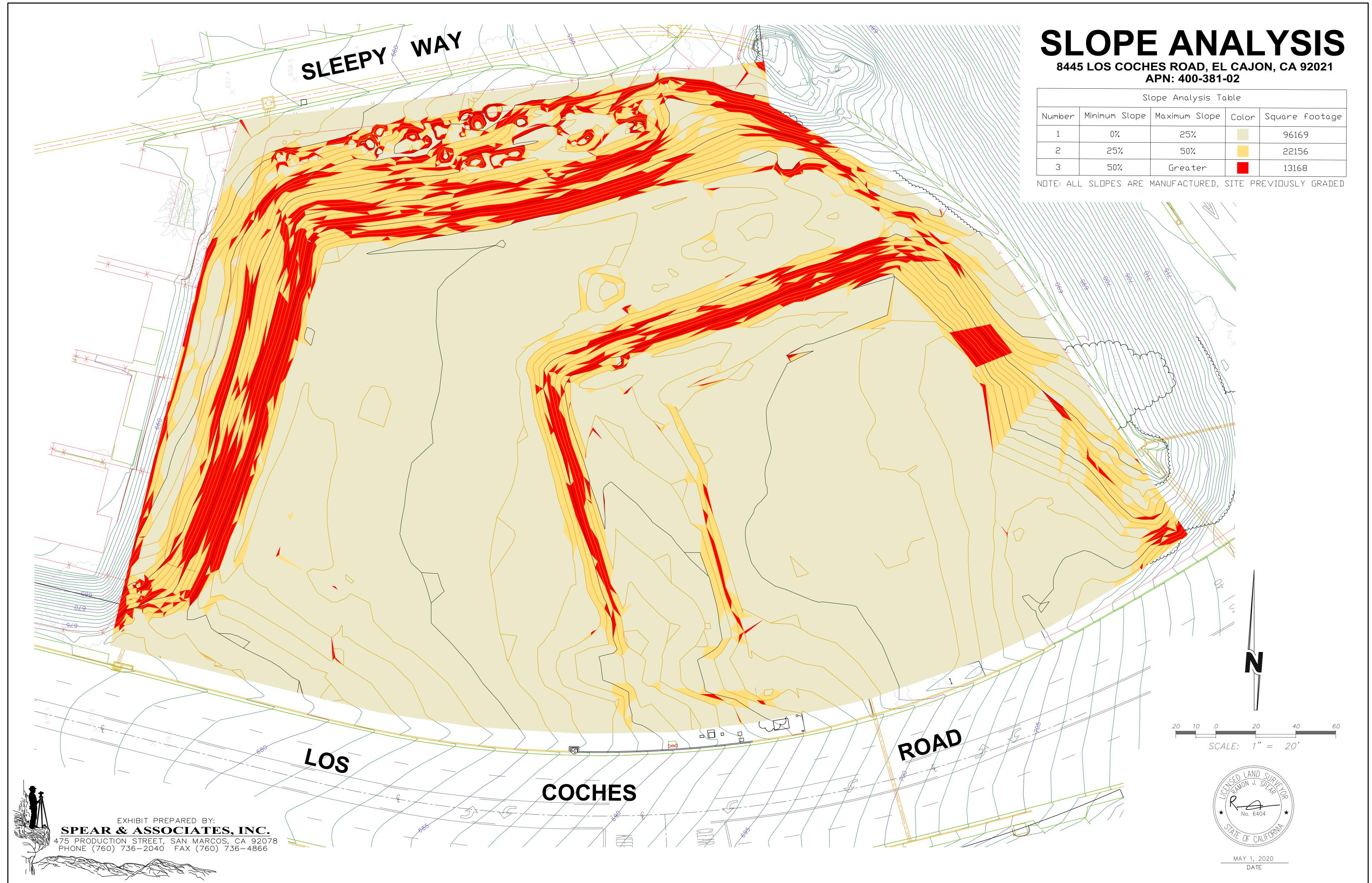
8445 LOS COCHES ROAD **LAKESIDE**

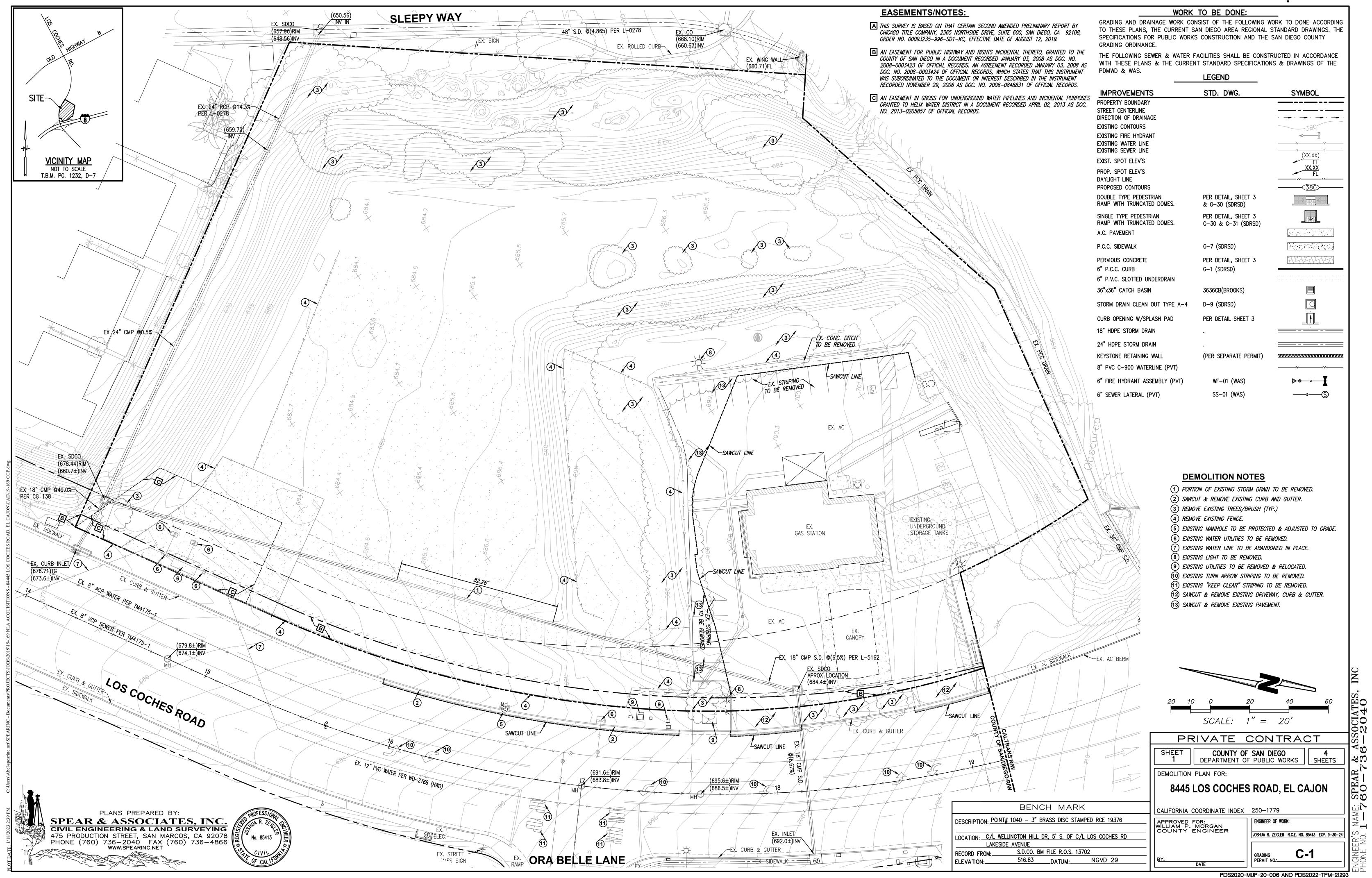
PLANS PREPARED BY: SPEAR & ASSOCIATES, INC. **CIVIL ENGINEERING & LAND SURVEYING** 475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
www.spearinc.net

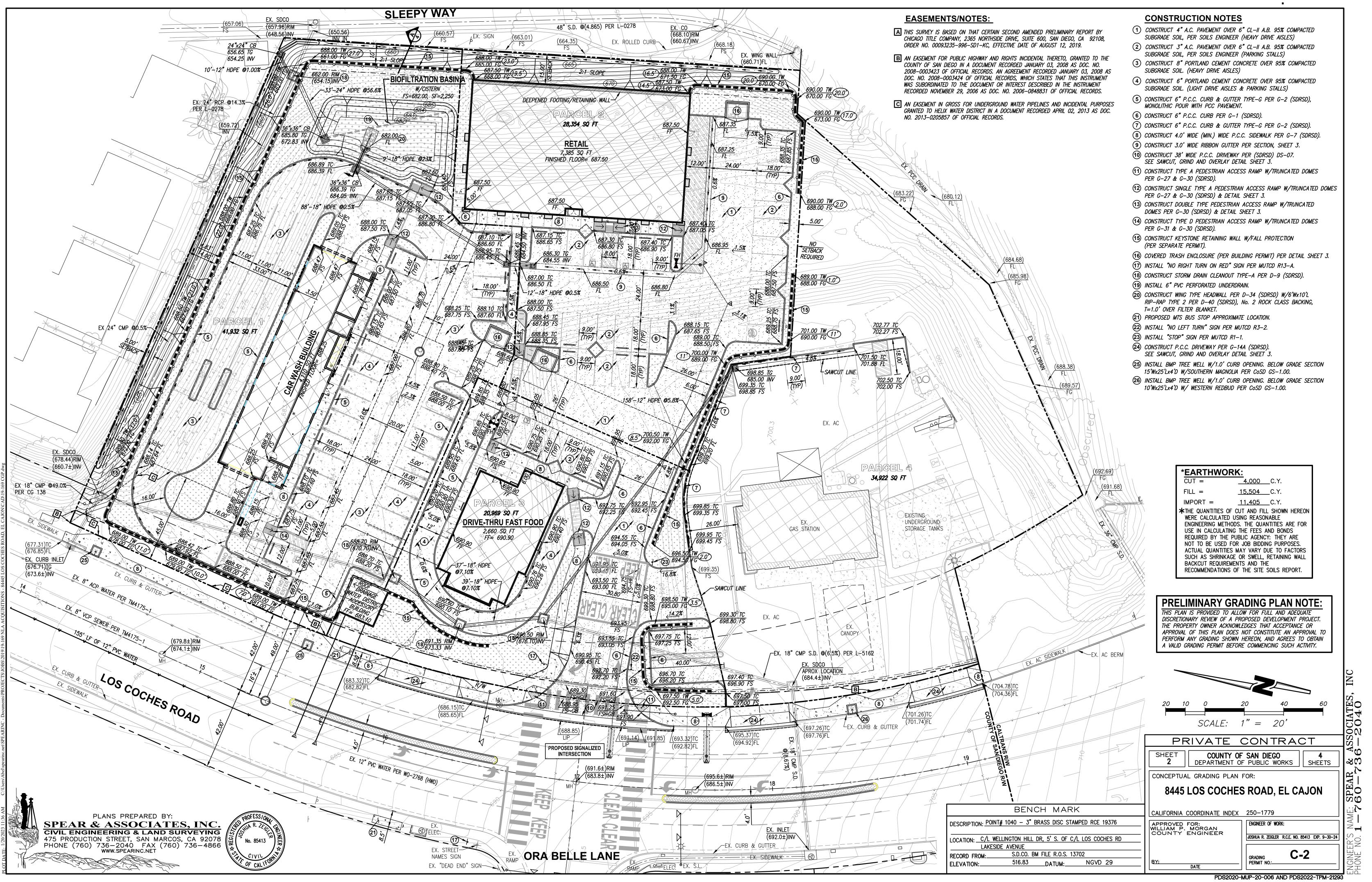


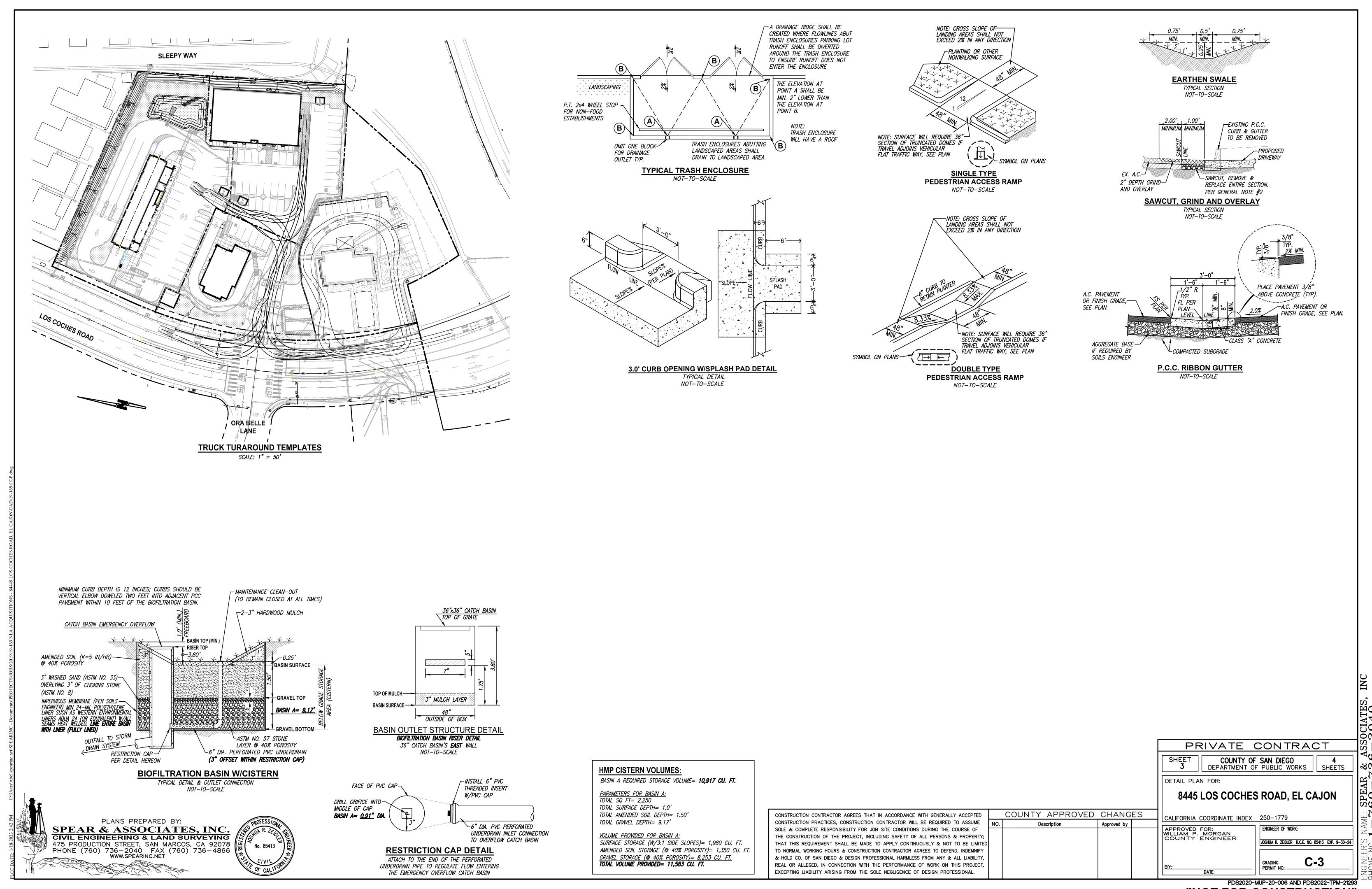
PDS2020-MUP-20-006 AND PDS2022-TPM-21293

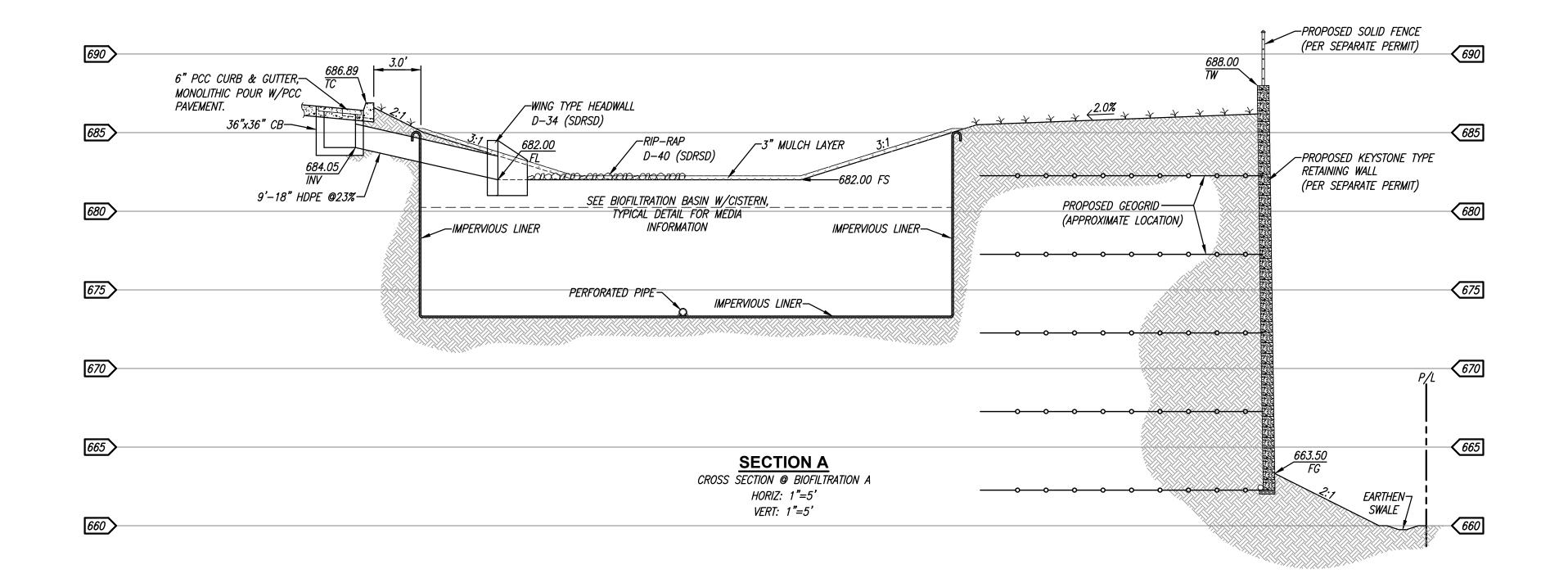












PRIVATE CONTRACT COUNTY OF SAN DIEGO
DEPARTMENT OF PUBLIC WORKS

4
SHEETS DETAILS PLAN FOR: 8445 LOS COCHES ROAD, EL CAJON COUNTY APPROVED CHANGES CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CALIFORNIA COORDINATE INDEX 250-1779 CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME Description APPROVED FOR: WILLIAM P. MORGAN COUNTY ENGINEER ENGINEER OF WORK: SOLE & COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY JOSHUA R. ZEIGLER R.C.E. NO. 85413 EXP. 9-30-24 THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY & NOT TO BE LIMITED TO NORMAL WORKING HOURS & CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY & HOLD CO. OF SAN DIEGO & DESIGN PROFESSIONAL HARMLESS FROM ANY & ALL LIABILITY, **C-4** REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL. PDS2020-MUP-20-006 AND PDS2022-TPM-21293

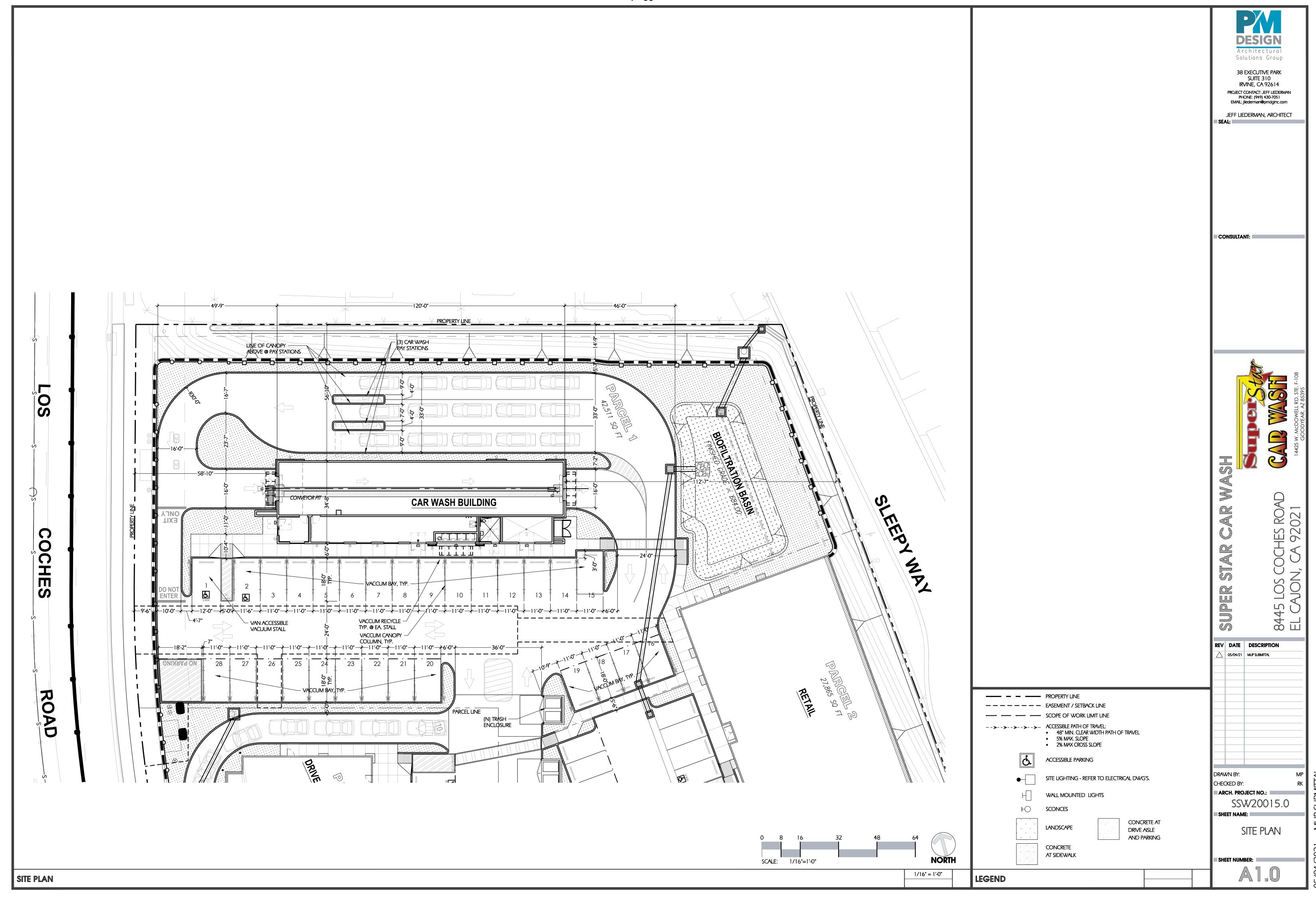
PLANS PREPARED BY:

SPEAR & ASSOCIATES, INC.

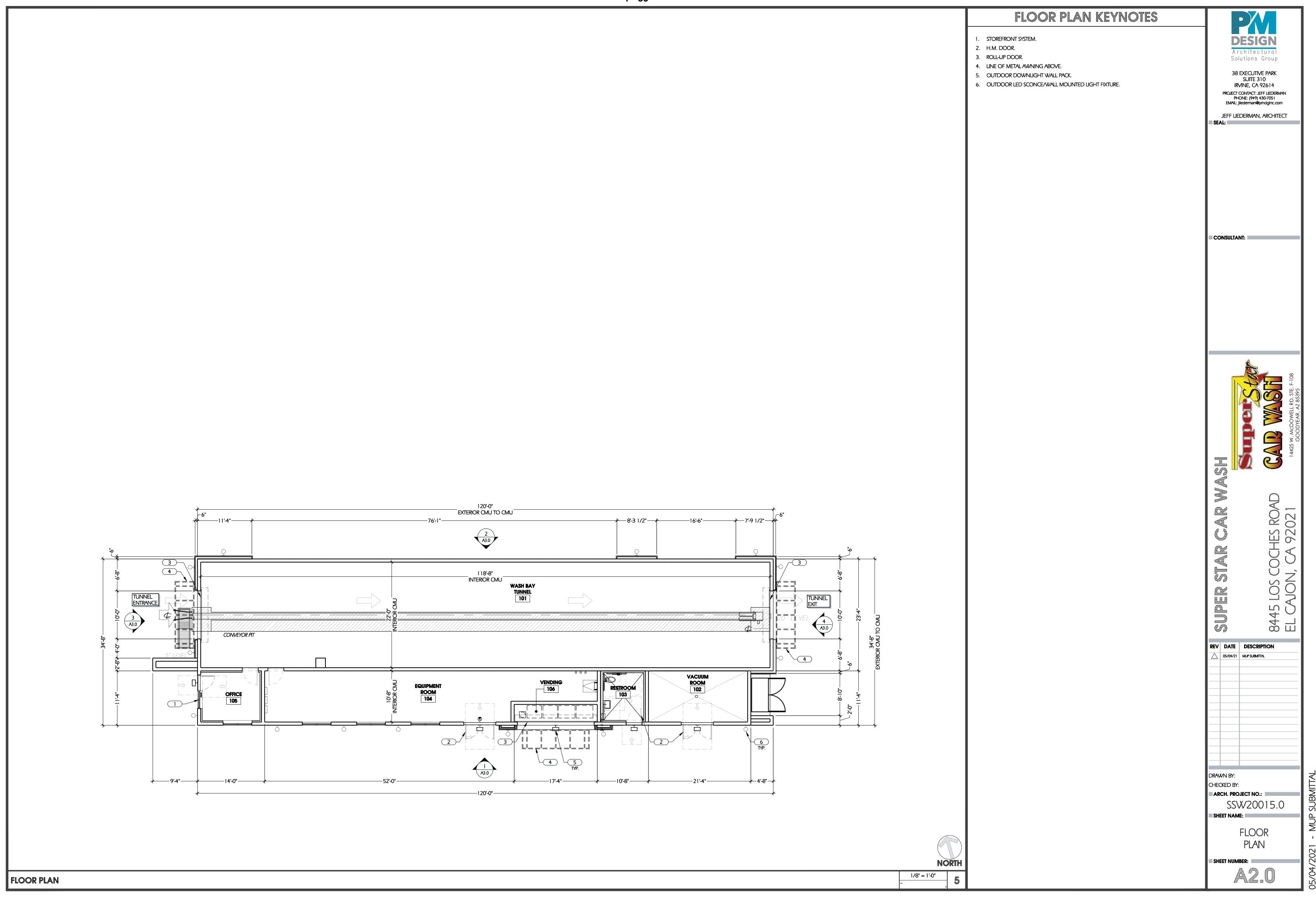
CIVIL ENGINEERING & LAND SURVEYING

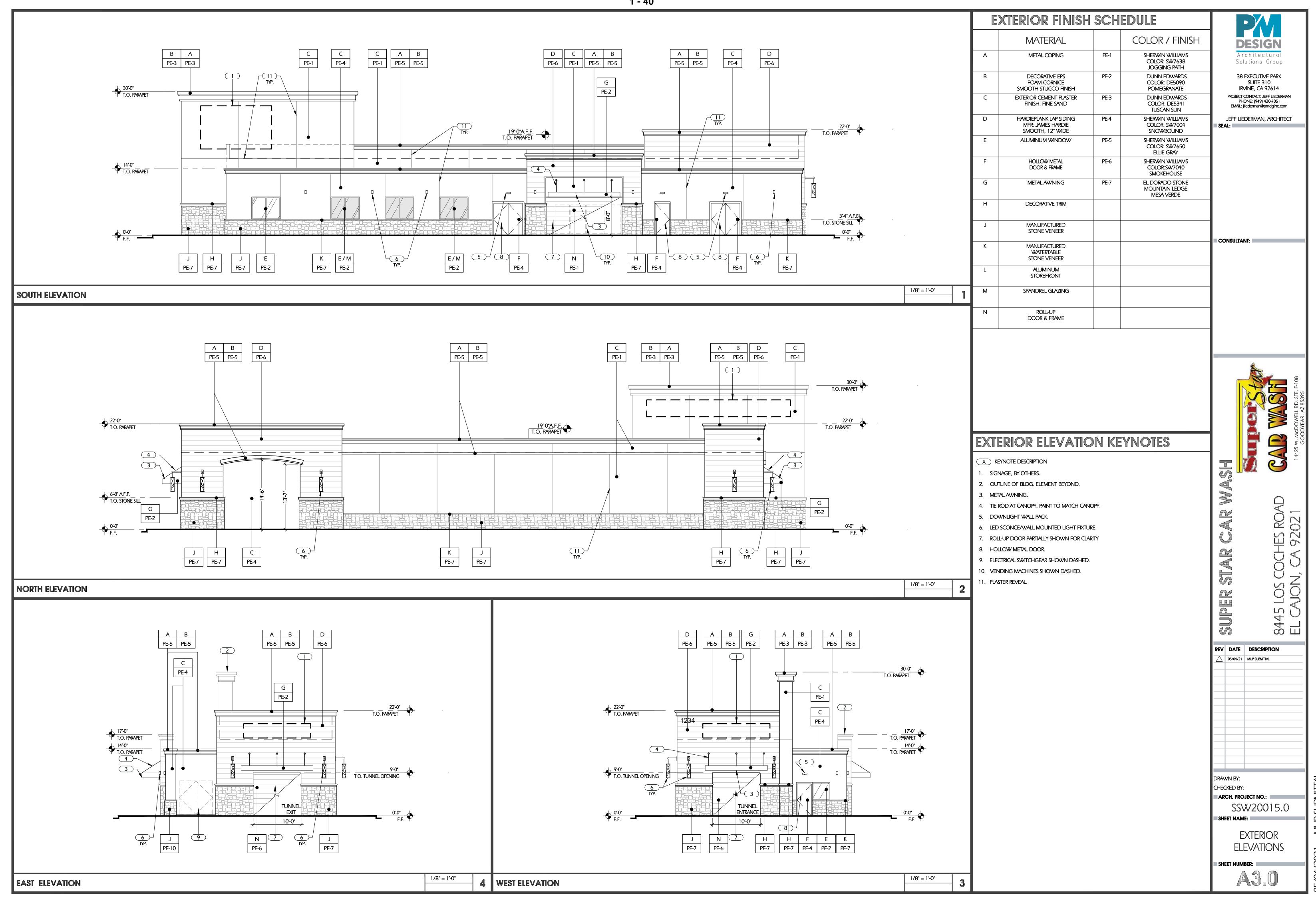
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736–2040 FAX (760) 736–4866

WWW.SPEARINC.NET



/04/2021 - MUP SUBMITTAL













MATERIAL LEGEND:



"JOGGING PATH"

SW7638

SW7004



"POMEGRANATE" DE5090

"ELLIE GRAY" SW7650



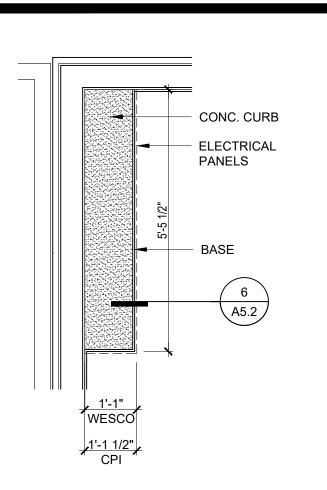
"TUSCAN SUN" DE5341



'SMOKEHOUSE" SW7040 HARDIEPLANK LAP SIDING SMOOTH, 12"WIDE



MOUNTAIN LEDGE **MESA VERDE**



PLAN DETAIL

1/2" = 1'-0"

3

(#) CODED NOTES:

- WALK-IN FREEZER/COOLER MANUFACTURER TO PROVIDE REINFORCED FRAMED
- OPENING FOR DOOR AS SCHEDULED. APPROXIMATE LOCATION OF FRONT COUNTER. REF. SHEET A5.1 FOR LOCATION. G.C. TO INSTALL STAINLESS STEEL CORNER GUARD, REFER TO FINISH PLAN SHEET FOR
- LOCATIONS AND TYPE OF CORNER GUARDS. 4. SHADED AREA INDICATES SHEAR WALL, REF. STRUCTURAL DRAWINGS. COORDINATE
- FINISHES WITH NUM. OF PLIES PROVIDED. EXTEND PLYWOOD AS REQUIRED TO MAINTAIN FINISH PLANE. ROOF/ PARAPET OVERHANG ABOVE. REFER TO ROOF PLAN, SECTIONS, AND EXTERIOR
- ELEVATIONS FOR ADDITIONAL INFORMATION. PREFABRICATED USED COOKING OIL MANAGEMENT ENCLOSURE. PROVIDE MIN. 6"
- THICK. 7'-4" X 3'-6" CONC. SLAB.
- SOFFIT / BULKHEAD ABOVE, REFER TO REFLECTED CEILING PLAN.
- 8. 6" DIA. CONCRETE FILLED METAL PIPE BOLLARD W/ BOLLARD SLEEVE. INSTALL BOLLARD PER CIVIL DRAWINGS.
- 9. ROOF HATCH & LADDER. 04/A1.3 10. RECESSED MOP SINK, INSTALL WATERPROOF MEMBRANE IN MOP SINK RECESS TO TIE
- INTO DRAIN. REF DETAIL ON A5.1. 11. EXHAUST HOOD, REF. MECHANICAL DRAWINGS.
- 12. STAINLESS STEEL PANELS BEHIND AND BESIDE FRYERS & GRILL. REFER TO INTERIOR ELEVATIONS & FINISH PLAN FOR EXTENTS.
- 13. INTERMEDIATE SUPPORT FOR BATTEN PATIO ENCLOSURE. COORDINATE WITH
- MANUFACTURER. 14. EQUIPMENT CURB BY KITCHEN EQUIPMENT DISTRIBUTOR. REF. SHEET A5.1 FOR
- LOCATIONS. REF. SHEET A5.2 FOR EQUIPMENT CURB DETAILS.
- 15. 6" C.M.U. CURB BELOW STOREFRONT. REFER TO SECTION AND STRUCTURAL
- 16. PARTIAL HEIGHT WALL, REFER TO INTERIOR ELEVATIONS AND SECTIONS. 17. STAINLESS STEEL CLOSURE TRIM / ANGLES BY GC.

- 18. AWNING / CANOPY ABOVE.
- 19. SEMI-RECESSED FIRE EXTINGUISHER CABINET, SUPPLIED AND INSTALLED BY GC. REFER TO INTERIOR ELEVATIONS.
- 20. PRE-MANUFACTURED SWITCHGEAR CABINET ON 6" CONC. CURB. REF. DETAILS 3/A1.1 &
- 21. CLEAR FLOOR AREA TO BE MAINTAINED IN FRONT OF ELECTRICAL PANELS MIN 3'-0" AS
- REQUIRED BY NEC.
- 22. PRE-FINISHED DOWNSPOUT. EXTEND 6" PVC W/ CAP UNDERGROUND & CONNECT TO STORM. SEE CIVIL AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 23. HOT WATER TANK ON SHELF. TOP OF SHELF 4'-0" AFF. REFER STRUCTURAL DRAWINGS, DETAIL 04/S2.3.
 - 24. 1/2" ISOLATION JOINT 25. EDGE OF CONCRETE SLAB / FOUNDATION FOR WALK-IN BOX. REF. STRUCTURAL
 - DRAWINGS. 26. RAMP BY WIB MANUFACTURER.
- 27. PROVIDE IN WALL BLOCKING FOR MOUNTING ARM OF CUSTOMER ORDER PICKUP SCREEN - COORDINATE WITH MOUNTING ARM SPEC. BOTTOM OF SCREEN TO BE
- MOUNTED 6'-10" AFF.
- 28. WALK-IN-BOX. FREEZER SUPPLIED WITH INSULATED FLOOR. 29. CONTROL JOINT
- 30. HOLD DOWNS PROVIDED BY WIB MANUFACTURER G.C. TO DRILL AND EPOXY SET ANCHOR BOLTS AS REQUIRED. VERIFY LOCATIONS AND QUANTITY WITH MANUFACTURER.
- 31. C/T CABINET AND ELECTRIC METER AT THIS LOCATION. COORDINATE WITH LOCAL UTILITY COMPANY. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 32. FACE OF SHEATHING / FACE OF FOUNDATION
- 33. INSTALL 1/2" PLYWOOD SHEATHING BEHIND GYPSUM BOARD TO MAINTAIN FINISH ALIGNMENT WITH BULKHEAD ABOVE.

GENERAL NOTES

- A. EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O.
- . COORDINATE CURB CUTS AT DOORS WITH STOREFRONT
- MANUFACTURER PRODUCT DETAILS AND SHOP DRAWINGS. REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR
- EXTENT OF INTERIOR FINISHES. D. THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION
- E. REFER TO WALL TYPES ON SHEET A4.3.

REPRESENTATIVE AS NECESSARY.

- F. REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A6.3.
- G. AN OPTIONAL PANELIZED EXTERIOR WALL SYSTEM IS AVAILABLE THROUGH RED-BUILT- SEE SUPPLIER LIST FOR CONTACT INFORMATION. G.C. MUST COORDINATE WITH AOR, OWNER, AND RED-BUILT TO VERIFY CODE COMPLIANCE, PERMITTING REQUIREMENTS, AND INSTALLATION CRITERIA.

LEGEND

SHADED AREA = SHEAR WALL

DIAGONAL HATCH = METAL STUD WALLS

STIPPLE = SOUND BATT INSULATION 2 X 4 FRAMING @ 16" O.C.

2 X 6 FRAMING @ 16" O.C.

 $3\frac{1}{2}$ " METAL STUD @ 16" O.C.

SEE A5.1 FOR ADDITIONAL INFORMATION

HEALTH DEPT. NOTES

1. ALL EXTERIOR WINDOWS ARE FIXED.

CLASSIFICATION: NEW COTTI FOODS OWNER: BASE VERSION: 2021 UPGRADE CLASSIFICATION: PROJECT YEAR: 2021 DESIGN TYPE: (2.0) UM BRIGHT

00000

SPRING

(2.0) SMART 65+

FREESTANDING

SITE NUMBER:

ASSET TYPE:

BUILDING TYPE:

DRAWING RELEASE:



ARMÉT DAVIS NEWLOVE & **ASSOCIATES, AIA ARCHITECTS**

1330 OLYMPIC BLVD. SANTA MONICA, CALIFORNIA 90404 PH 310 452-5533 FAX 310 450-4742

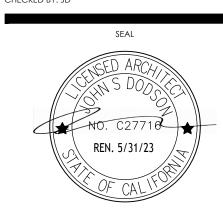
PROJECT TYPE:

SMART 65+

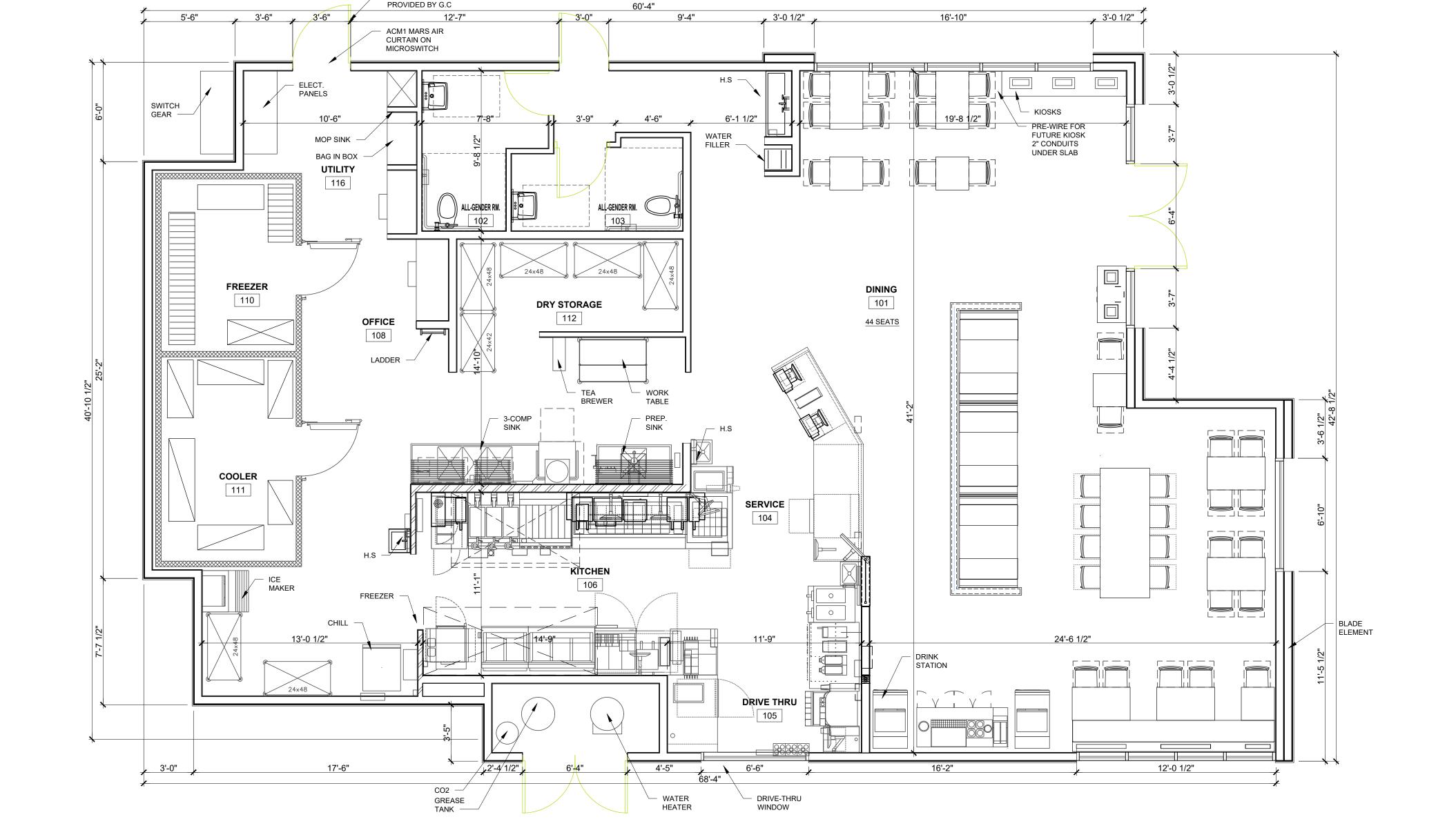


| REV. | DATE | DESCRIPTION |
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| ISSLIE | DATE: 10/25/21 | |
| IJJUL | D/ (IE. 10/20/21 | |

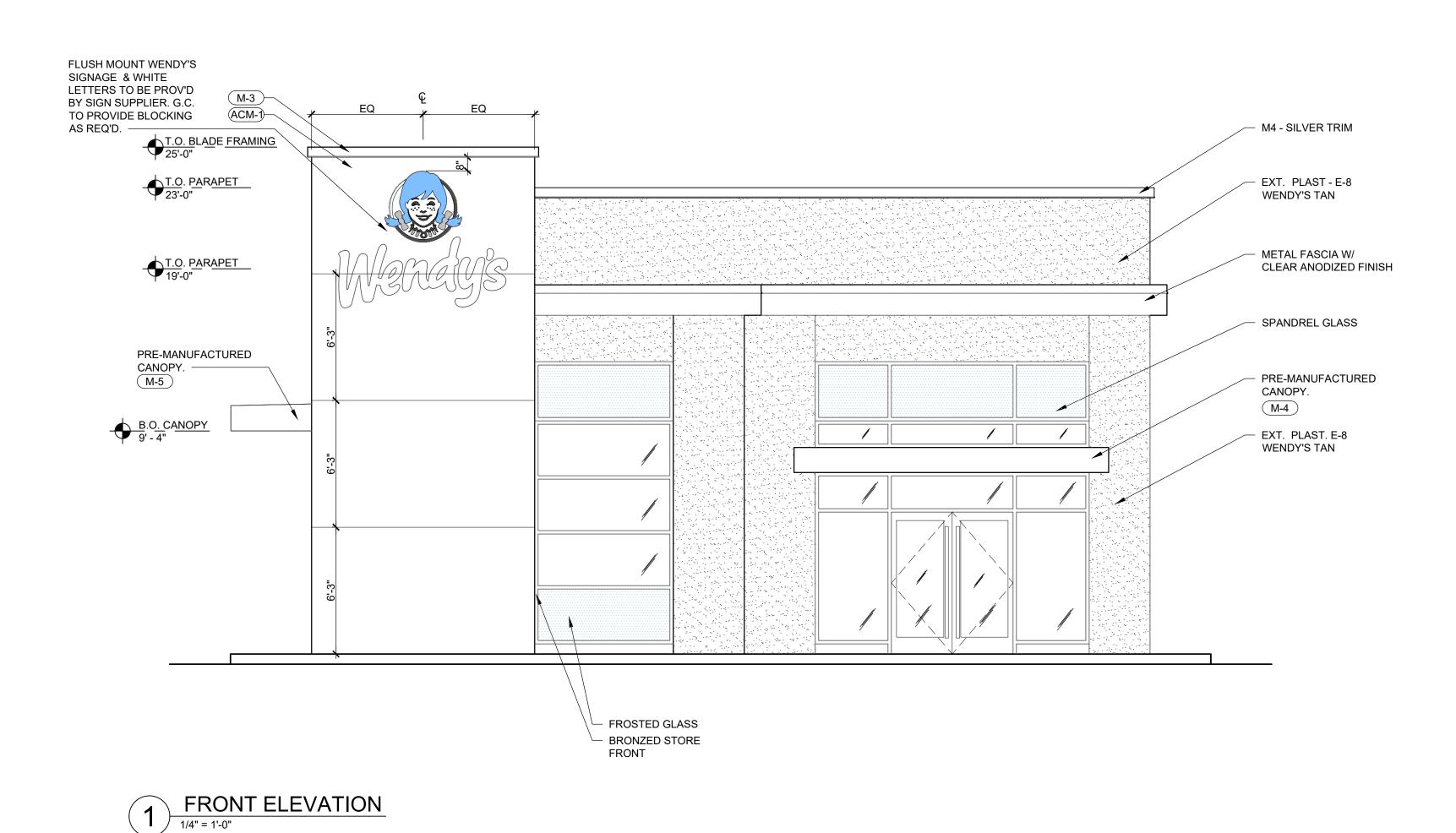
PROJECT NUMBER: 00000



FLOOR PLAN

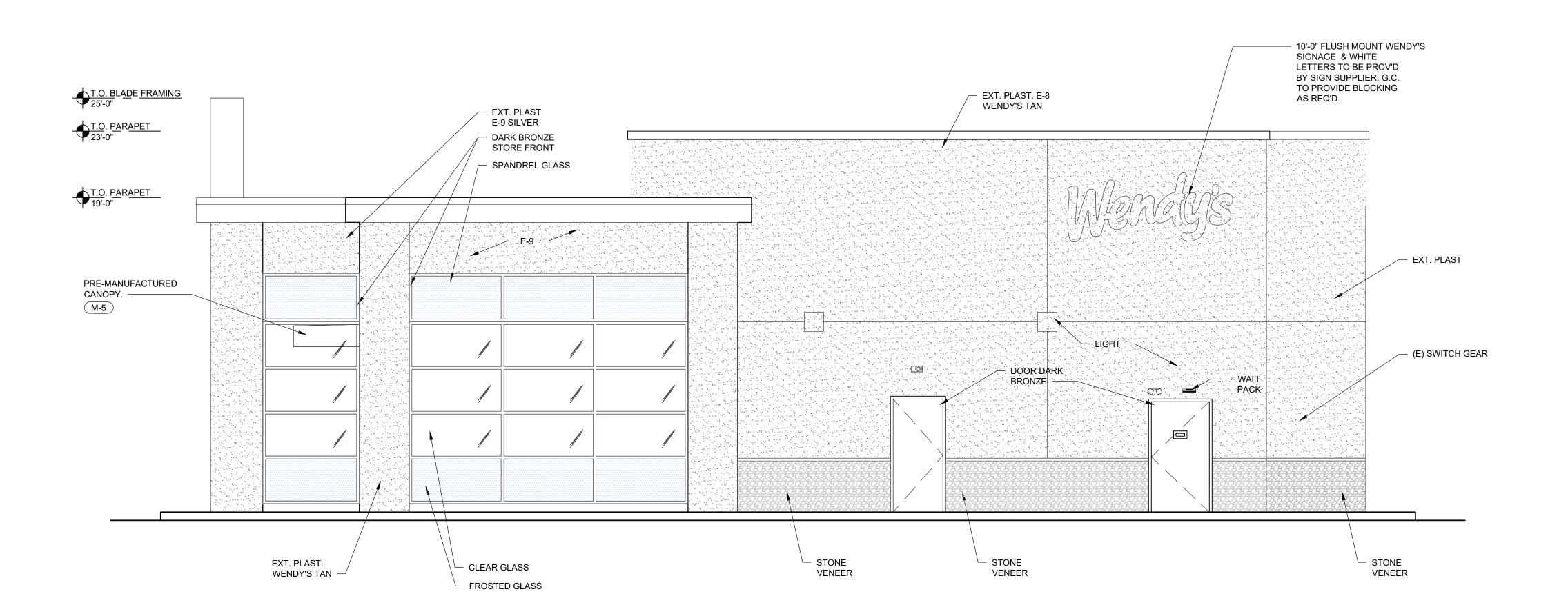


SERVICE DOOR



PARKING ELEVATION

1/4" = 1'-0"



EXTERIOR FINISH SCHEDULE STOREFRONT -"DARK BRONZE" BRICK VENEER - "COPPER CANYON" PUW PICK-UP WINDOW TO MATCH STOREFRONT BOLLARD SLEEVE - "YELLOW" PARAPET CAP/ BRAKE METAL - "DARK BRONZE" EXCEPTIONAL METALS - "BRIGHT RED" EXCEPTIONAL METALS - "SILVER METALLIC" BRAKE METAL - "CLEAR ANNODIZED" EXCEPTIONAL METALS - "CUSTOM DARK GREY" PEX-1 PAINT - DARK BRONZE (SEE PAINT SCHEDULE) PEX-3 PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE) PEX-4 WENDY'S GREY (SEE PAINT SCHEDULE) PEX-6 PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE) PEX-7 WENDY'S FIELD BROWN (SEE PAINT SCHEDULE) PEX-10 PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE) PEX-11 PAINT- WENDY'S TAN (SEE PAINT SCHEDULE) PEX-12 PAINT- DARK GREY (SEE PAINT SCHEDULE) KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK" ACM-1 BLADE WALL RED (SEE PAINT SCHEDULE) ACM-5 D.T TOWER (SEE PAINT SCHEDULE)

SITE NUMBER: 00000 BUILDING TYPE: (2.0) SMART 65+ ASSET TYPE: FREESTANDING CLASSIFICATION: NEW COTTI FOODS OWNER: BASE VERSION: 2021 UPGRADE CLASSIFICATION: PROJECT YEAR: 2021 DESIGN TYPE: (2.0) UM BRIGHT DRAWING RELEASE:

an

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD. SANTA MONICA, CALIFORNIA 90404 PH 310 452-5533 FAX 310 450-4742

PROJECT TYPE:

NEW SMART 65+

LOS COCHES RD. LAKESIDE, CA 92040

REV. DATE DESCRIPTION

SSUE DATE: 10/25/21

PROJECT NUMBER: 00000

DRAWN BY: JPM

CHECKED BY: JD

SEAL

SED ARCHI

S DOD

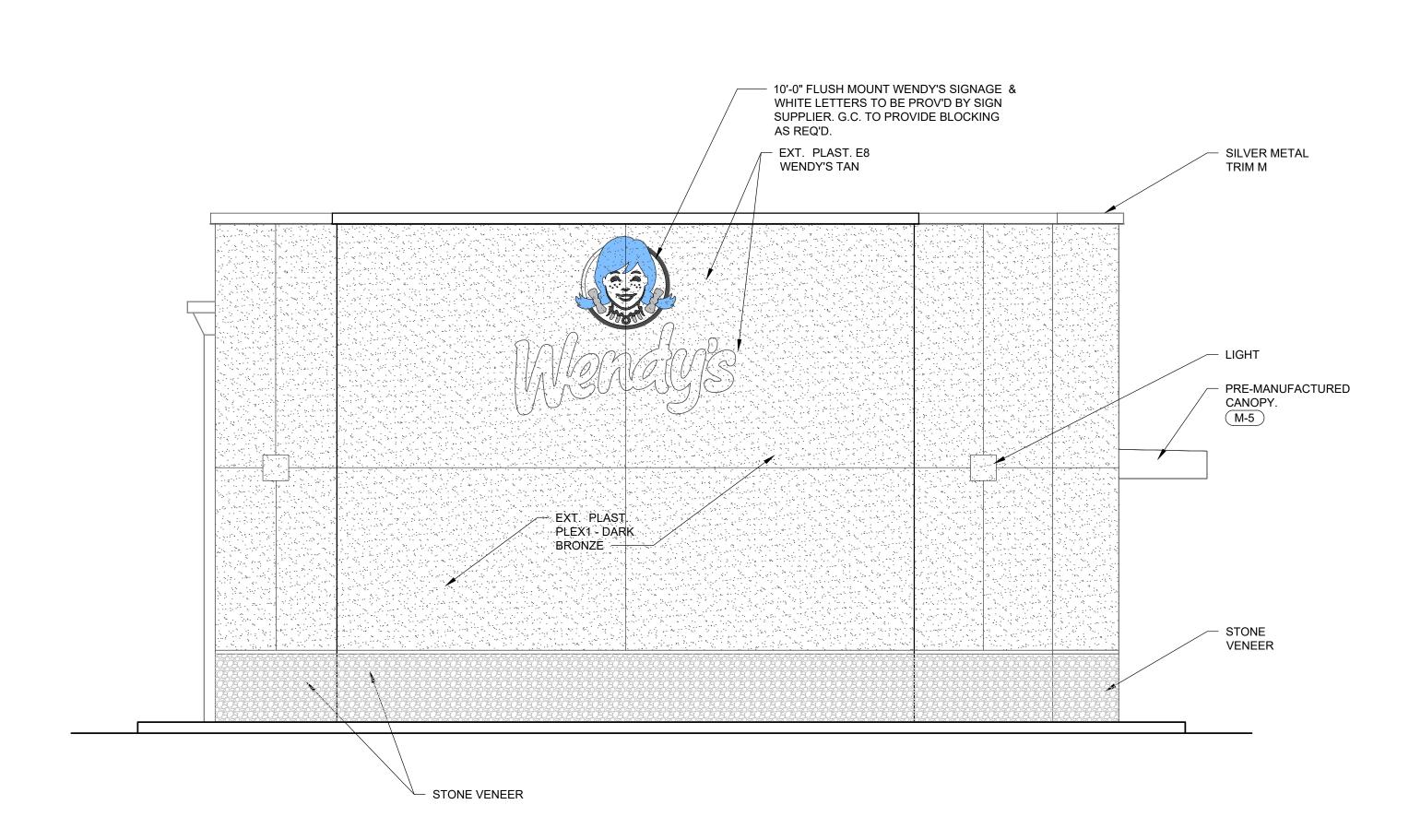
NO. C27718

REN. 5/31/23

SHEET NAME

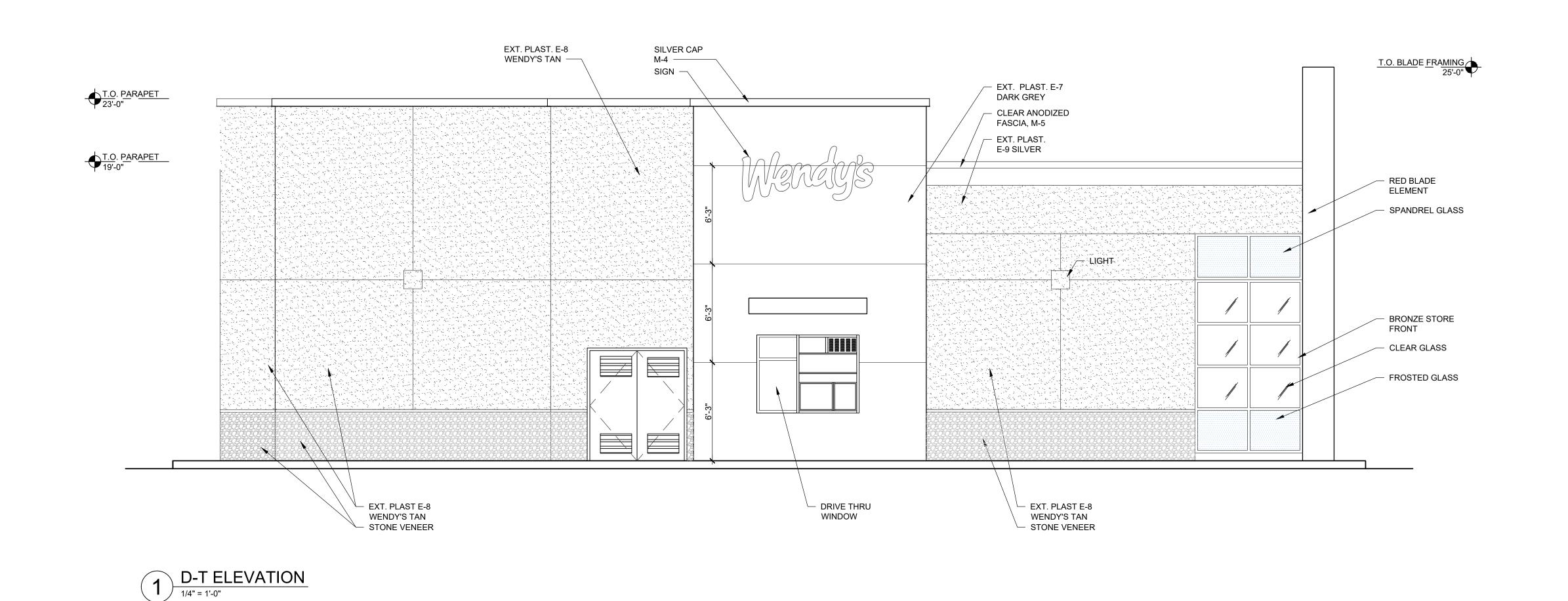
EXTERIOR ELEVATIONS

A2.1



REAR ELEVATION

1/4" = 1'-0"



| EXTERIOR FINISH SCHEDULE | | | | |
|--------------------------|--|--|--|--|
| SF-1 | STOREFRONT -"DARK BRONZE" | | | |
| BR-1 | BRICK VENEER - "COPPER CANYON" | | | |
| PUW | PICK-UP WINDOW TO MATCH STOREFRONT | | | |
| BL-1 | BOLLARD SLEEVE - "YELLOW" | | | |
| M-1 | PARAPET CAP/ BRAKE METAL - "DARK BRONZE" | | | |
| M-3 | EXCEPTIONAL METALS - "BRIGHT RED" | | | |
| M-4 | EXCEPTIONAL METALS - "SILVER METALLIC" | | | |
| M-5 | BRAKE METAL - "CLEAR ANNODIZED" | | | |
| M-7 | EXCEPTIONAL METALS - "CUSTOM DARK GREY" | | | |
| PEX-1 | PAINT - DARK BRONZE (SEE PAINT SCHEDULE) | | | |
| PEX-3 | PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE) | | | |
| PEX-4 | WENDY'S GREY (SEE PAINT SCHEDULE) | | | |
| PEX-6 | PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE) | | | |
| PEX-7 | WENDY'S FIELD BROWN (SEE PAINT SCHEDULE) | | | |
| PEX-10 | PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE) | | | |
| PEX-11 | PAINT- WENDY'S TAN (SEE PAINT SCHEDULE) | | | |
| PEX-12 | PAINT- DARK GREY (SEE PAINT SCHEDULE) | | | |
| KW-1 | KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK" | | | |
| ACM-1 | BLADE WALL RED (SEE PAINT SCHEDULE) | | | |
| ACM-5 | D.T TOWER (SEE PAINT SCHEDULE) | | | |

SITE NUMBER: 00000 BUILDING TYPE: (2.0) SMART 65+ FREESTANDING CLASSIFICATION: NEW COTTI FOODS OWNER: BASE VERSION: 2021 UPGRADE CLASSIFICATION: PROJECT YEAR: 2021 DESIGN TYPE: (2.0) UM BRIGHT DRAWING RELEASE:



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD. SANTA MONICA, CALIFORNIA 90404 PH 310 452-5533 FAX 310 450-4742

PROJECT TYPE: NEW SMART 65+

LOS COCHES RD. LAKESIDE, CA 92040

| REV. | DATE | DESCRIPTION |
|-------------|------------------|-------------|
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| SSUE [| DATE: 10/25/21 | |
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CHECKED BY: JD

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SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

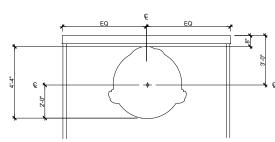
A2.2



COORDINATE
BLOCKING
REQUIREMENTS AND
LOCATIONS WITH SIGN
VENDOR

INTERNALLY ILLUMINATED
SIGNAGE, SEE EXTERIOR
ELEVATIONS

4 ALT. RACEWAY BLADE LIGHTING



WIRING HOLE PLACEMENT DIAGRAM

3/8" = 1"-0"

| EXTERIOR FINISH SCHEDULE | | | | |
|--------------------------|--|--|--|--|
| SF-1 | STOREFRONT -"DARK BRONZE" | | | |
| BR-1 | BRICK VENEER - "COPPER CANYON" | | | |
| PUW | PICK-UP WINDOW TO MATCH STOREFRONT | | | |
| BL-1 | BOLLARD SLEEVE - "YELLOW" | | | |
| M-1 | PARAPET CAP/ BRAKE METAL - "DARK BRONZE" | | | |
| M-3 | EXCEPTIONAL METALS - "BRIGHT RED" | | | |
| M-4 | EXCEPTIONAL METALS - "SILVER METALLIC" | | | |
| M-5 | BRAKE METAL - "CLEAR ANNODIZED" | | | |
| M-7 | EXCEPTIONAL METALS - "CUSTOM DARK GREY" | | | |
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| KW-1 | KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK" | | | |
| ACM-1 | BLADE WALL RED (SEE PAINT SCHEDULE) | | | |
| ACM-5 | D.T TOWER (SEE PAINT SCHEDULE) | | | |

ASSET TYPE: FREESTANDING
CLASSIFICATION: NEW
OWNER: COTTI FOODS
BASE VERSION: 2021
UPGRADE CLASSIFICATION:
NEW BUILD
PROJECT YEAR: 2021
DESIGN TYPE: (2.0) UM BRIGHT
DRAWING RELEASE: SPRING

(2.0) SMART 65+

SITE NUMBER: BUILDING TYPE:



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD. SANTA MONICA, CALIFORNIA 90404 PH 310 452-5533 FAX 310 450-4742

PROJECT TYPE: NEW SMART 65+

Mendys

REV. DATE DESCRIPTION

SSUE DATE: 10/25/21

SSUE DATE: 10/25/21
*ROJECT NUMBER: 00000

AWN BY: JPM ECKED BY: JD

SED ARCHY SED DOUGH NO. C27718 Rel. 5/31/23

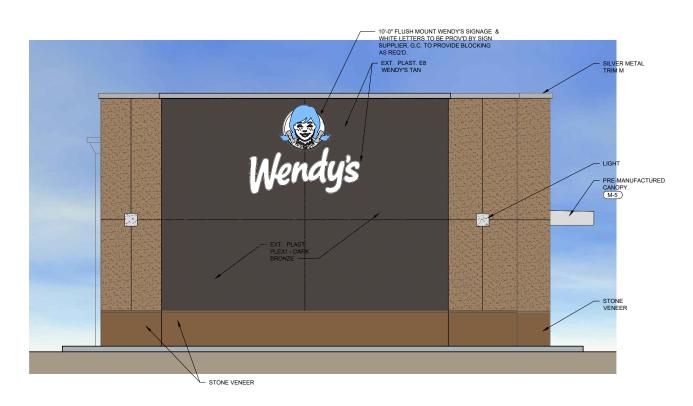
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1



2 PARKING ELEVATION



REAR ELEVATION

1/4" = 1"-0"



D-T ELEVATION

1/4" = 1'.0"

| EXTERIOR FINISH SCHEDULE | | | |
|--------------------------|--|--|--|
| SF-1 | STOREFRONT -"DARK BRONZE" | | |
| BR-1 | BRICK VENEER - "COPPER CANYON" | | |
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SITE NUMBER: BUILDING TYPE: (2.0) SMART 65+ ASSET TYPE: FREESTANDING CLASSIFICATION NEW OWNER: COTTI FOODS BASE VERSION: UPGRADE CLASSIFICATION: PROJECT YEAR: DESIGN TYPE: (2.0) UM BRIGHT DRAWING RELEASE:



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

PROJECT TYPE:

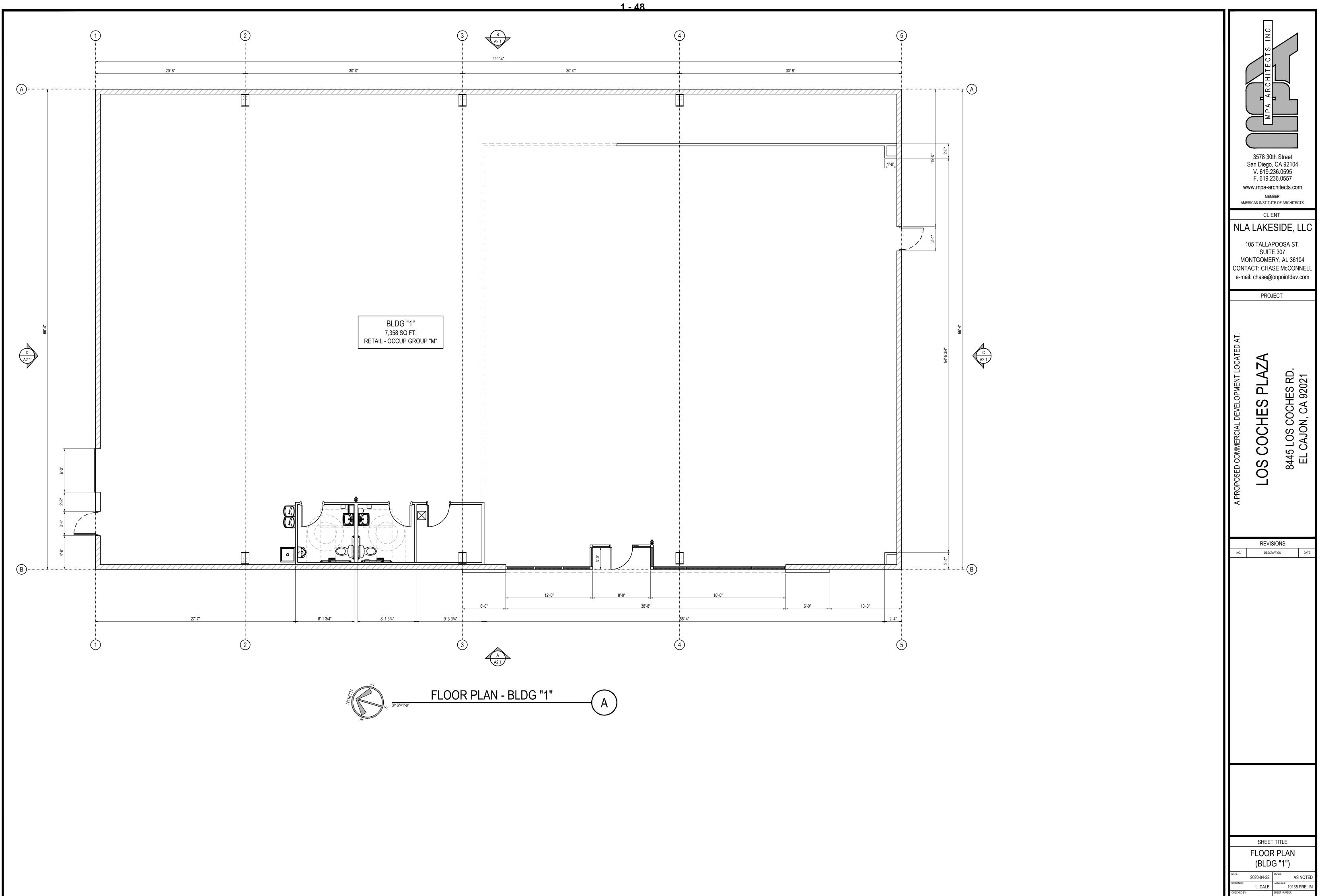
NEW SMART 65+

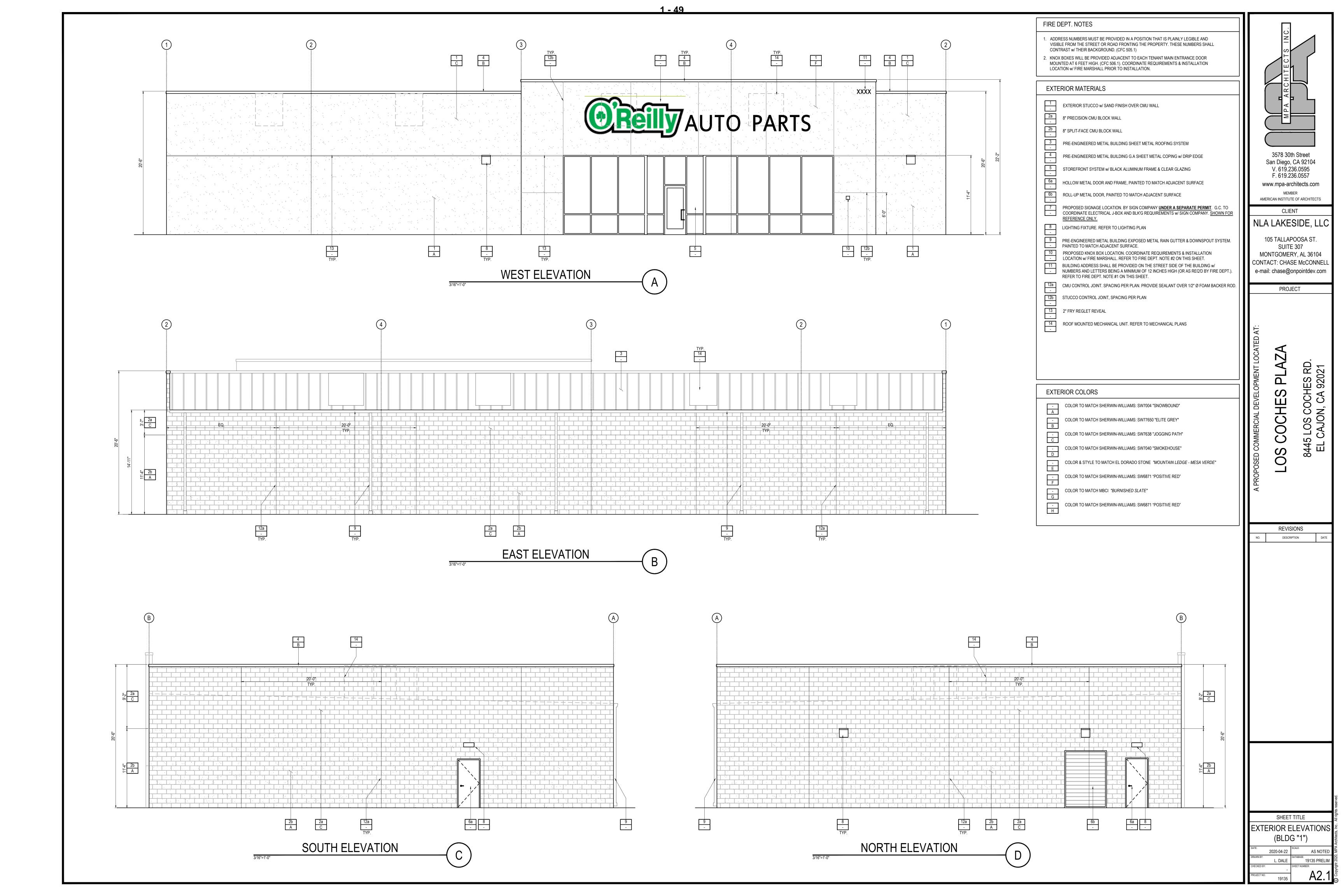
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EXTERIOR ELEVATIONS

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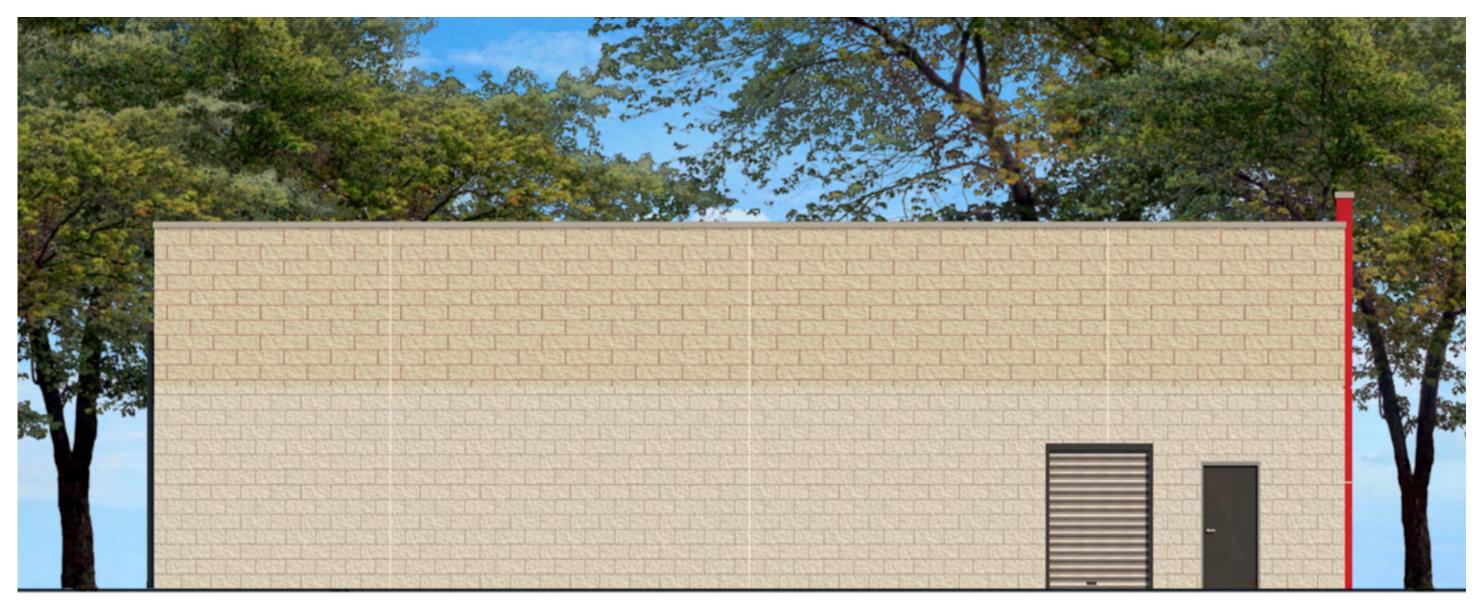


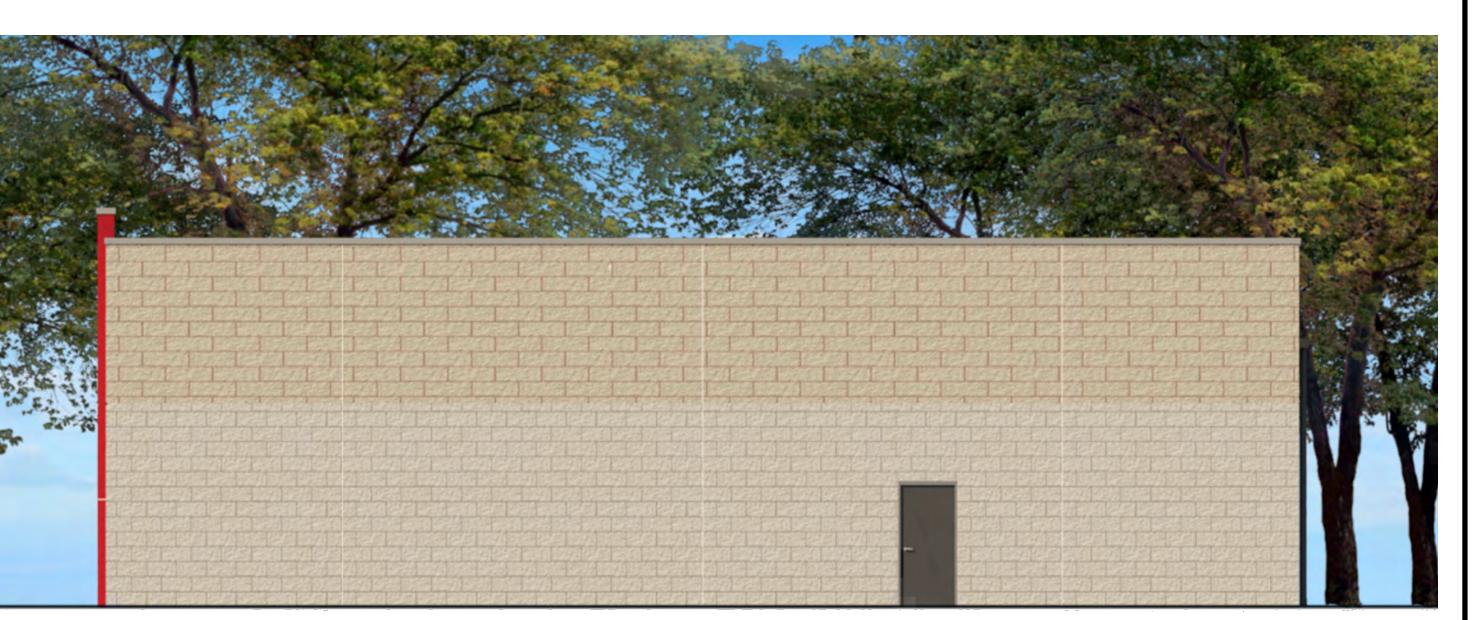
WEST ELEVATION



EAST ELEVATION

B





SOUTH ELEVATION
C
NORTH ELEVATION

MPA ARCHITECTS INC.

3578 30th Street San Diego, CA 92104 V. 619.236.0595 F. 619.236.0557 www.mpa-architects.com

MEMBER
AMERICAN INSTITUTE OF ARCHITECTS

NLA LAKESIDE, LLC

105 TALLAPOOSA ST.
SUITE 307
MONTGOMERY, AL 36104
CONTACT: CHASE McCONNELL
e-mail: chase@onpointdev.com

PROJECT

LAZA

OS COCHES PLAZA 8445 LOS COCHES RD.

DEVICIONO

DESCRIPTION

SHEET TITLE

EXTERIOR COLOR

EXTERIOR COLOR
ELEVATIONS (BLDG "1")

ATE: 2020-04-22 SCALE: AS NOTED

AS NOTED

DATABASE: 19135 PRELIM

BECKED BY: SHEET NUMBER:



NORTHWEST RENDERING



SOUTHWEST RENDERING

SHEET TITLE COLOR RENDERINGS

3578 30th Street San Diego, CA 92104 V. 619.236.0595 F. 619.236.0557

www.mpa-architects.com

MEMBER AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

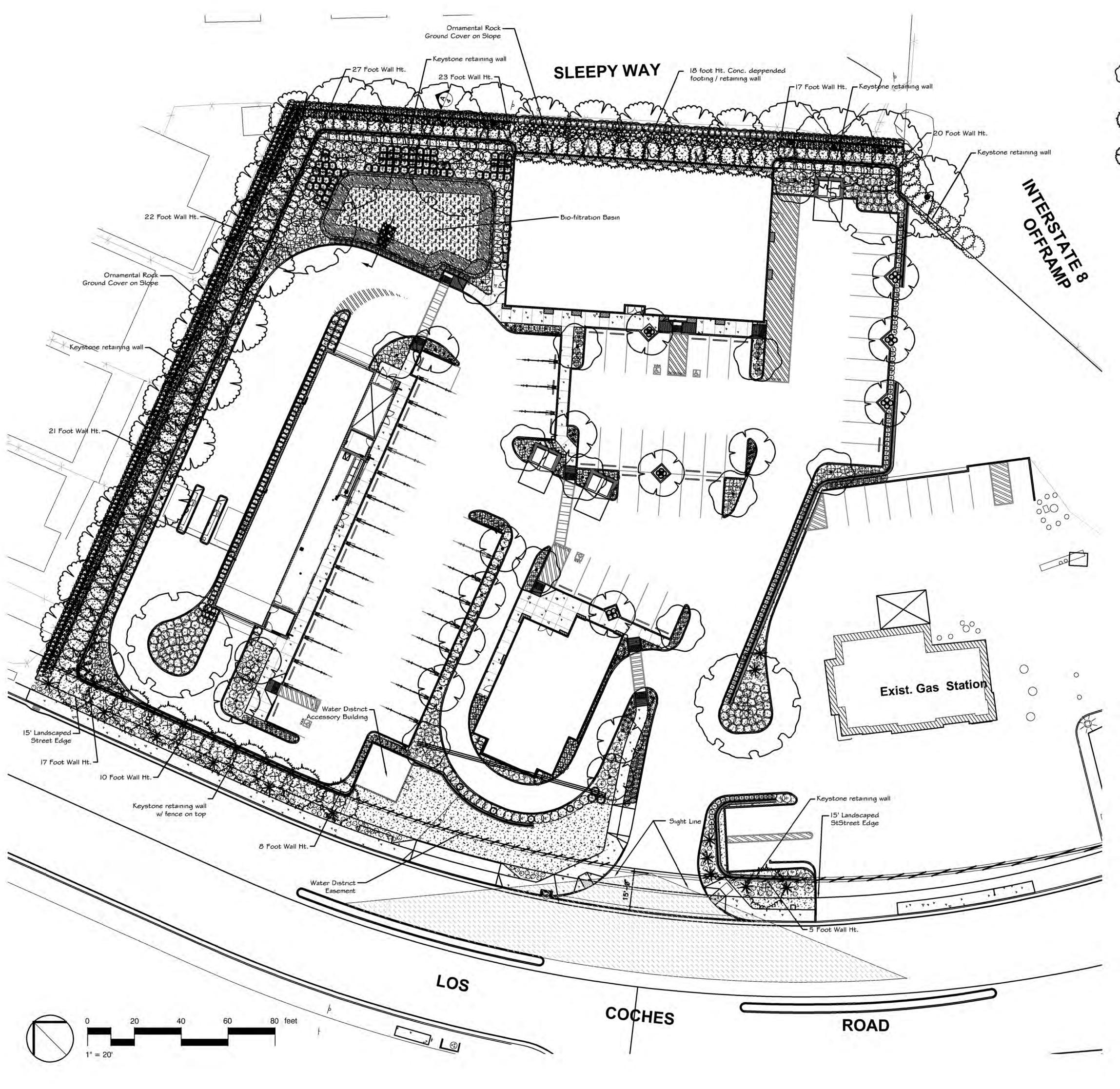
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CONTACT: CHASE McCONNELL e-mail: chase@onpointdev.com

PROJECT

8445 LOS COCHES RD. EL CAJON, CA 92021



LANDSCAPE ARCHITECTURE, Inc. CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #1010, #3239 NEVADA REGISTERED LANDSCAIE ARCHITECT #455 ARIZONA REGISTERED LANDSCAPE ARCHITECT #59724 1221 Lookout Avenue Oceanside, CA 92057 P: 760-529-0241 E: egla01@sbcglobal.net

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gripp, Landscape Architecture of any errors, discrepancies or variations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

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3239

signature

2/28/23

REVISIONS



IRRIGATION REGIME FULLY AUTOMATIC, WATER EFFICIENT DRIP IRRIGATION SYSTEM WILL BE INSTALLED FOR FIR ALL SHRUB AREA PLANTING THE IRRIGATION CONTROLLER FEAURES WILL INCLUDE:
ET BASED SELF ADJUSTING STATION RUN TIME
MULTIPLE PROGRAM CAPABILITIES
MULTIPLE REPEAT CYCLE CAPABILITIES
FLEXIBLE CALENDAR PROGRAM

LANDSCAPE NOTES:

 THE PROPERTY OWNER WIL BE RESPONSIBLE FOR ON GOING LANDSCAPE MAINTENANCE INCLUDINGTHE PUBLIC RIGHT OF WAY. TREES LOCATED ALONG FIE ACCESS ROADS / DRIVEWAYS SHALL BE MAINTAINED TO PROVIDE A MIN. 13' 6" \(\chi\)ERTICAL CLEARANCE FOR THE FULL FIRE ACCESS WIDTH 3. ROOT BARRIERS WILL BE ROVIDED FOR TREES WITHIN 5 OF HARDSCAPE. EXTEND 8' EACH DIRECTIO FROM TREE TRUNK. 4. MIN: 3" DEPTH MULCH SHALL BE INSTALLED IN ALL PLANTING AIREAS.

ol Management Report A. The landscape contracto shall submit soils to soils indicatory for analysis and recommendations. The soils pampling shall be conducted in accordance withinboratory protocol, including protocols regarding adequate sampling depth for intended plants. The soils analysis and represent include the following:

2" Min. Depth 4" Max. Depth

1 : Soil texture

2. Infiltration rate determed by laboratory test or soil lexture infiltration rate table.

3. Soil ph

4. Total soluble salts

5. Sodium

6. Percent organic matter 7. Recommendations willbe utilized to make adjustments and amend the landscaped area (5015).

B. The soils analysis and reprt shall be available in a timely namer, to the Landsdape Archit sect. to make necessary adjustments to the design plans. C. The soils analysis and reprt will be presented to the Mnicipality with Certification of Co impletion

CONS PREL NOT FOR (

PROJECT: **Proposed Commercial Development** 8845 Los Coches Road El Cajon, CA

For: OnPoint Development 7514 Girard Avenue, Suite 1515 La Jolla, CA 92037

SHEET DESCRIPTION

(410) 960-2918

SHEET NUMBER

Conceptual Landscape Plan

DATE: 09/06/22 1" = 20' SCALE: Eric Gripp DRAWN BY:

PRL-1



PLANT SCHEDULE COMMON NAME Weaver's Bamboo Bambusa textilis WUCOLS REG 4 - M HYM FLA Hymenosporum flavum Sweetshade WUCOLS REG. 4 - M Crape Myrtle light lavender 15 gal LAG MUS Lagerstroemia x `Muskogee` Move Exisitng Tree Or Replacement WUCOLS REG. 4 - M PAR DES Parkinsonia x `Desert Museum' Desert Museum Palo Verde 24"box WUCOLS REG. 4 - L QUE ILE 48" Box Holly Oak WUCOLS REG. 4 - L TRI BRI Tristania conferta Brisbane Box 15 gal WUCOLS REG. 4 - M ULM DRA Ulmus parvifolia `Drake` Drake Elm 24"box WUCOLS REG. 4 - M COMMON NAME AGA BL3 Blue Glow Agave Agave americana `Blue Glow' WUCOLS REG. 4 - L Foxtail Agave AGA ATT Agave attenuata WUCOLS REG. 4 - L ALO CAM Aloe camperi WUCOLS REG. 4 - L ANI ITYB Anigozanthos x `Big Red` Big Red Kangaroo Paw 5 gal WUČOLS REG. 4 - L ARB COM Arbutus unedo 'Compacta' Dwarf Strawberry Tree 5 gal WUCOLS REG. 4 - L CAL DWA Callistemon viminalis `Little John` Dwarf Weeping Bottlebrush 5 gal WUCOLS REG. 4 - M CHR TEC Chrondropetalum tectorum Small Cape Rush WUCOLS REG. 4 - M CIS PUR Orchid Rockrose WUCOLS REG. - L COT HOR Cotoneaster horizontalis Rock Cotoneaster WUCOLS REG. 4 - M Cigar Plant WUCOLS RE. 4 - M DIA VAR Dianella tasmanica `Variegata` Flax Lily WUCOLS REG. 4 - M DOD PUR Dodonaea viscosa 'Purpurea' Purple Hopseed Bush WUCOLS REG. 4 - L Elaeagnus pungens `Fruitlandii' Silverberry WUCŎLS ŘEG. 4 - L FES OVI Festuca ovina glauca `Elijah Blue` Blue Fescue WUCOLS REG. 4 - M FUR MED Furcraea foetida `Mediopicta` Mauritius Hemp WUCOLS REG. 4 - L HAK SUA Sweet Hakea WUCOLS REG. 4 - L KAL FL3 Kalanchoe thyrsiflora `Flapjack` Dessert Cabbage WUCOLS REG 4 - L KNI E13 Kniphofia x `Little Maid` Echo Rojo Red Hot Poker 5 gal WUCOLS REG. 4 - L LEY CAN Leymus condensatus `Canyon Prince` Native Blue Rye WÚCOLS REG. 4 - L Muhlenbergia capillaris `Pink Flamingos` Pink Flamingo Muhly Grass I gal WUCOLS ŘEG. 4 - L PED MAC Pedilanthus macrocarpus WUCOLS REG. 4 - L Pyracantha koıdzumıı 'Santa Cruz' WUCOLS REG.4 - L Santa Cruz Pyracantha 5 gal. RHA MIN Rhaphiolepis umbellata `Minor` Yedda Hawthorn WUCOLS REG. 4 - L Mexican Bush Sage Salvia leucantha `Midnight` WUCOLS REG. 4 - L WES SMO Westringia fruticosa `Smokey` Smokey Westringia WUCOLŠ REG. 4 - L YUC COL Yucca filamentosa `Color Guard` Adam`s Needle WUCOLS REG. 4 - L COMMON NAME Rosa banksiae `Lutea` Yellow Banks Rose Espalier 15 gal WUCOLS REG. 4 - M CAR RE3 Carex buchananıı `Red Rooster` l gal 24" o.c. Red Rooster Sedge WUCOLS REG. 4 - M

IRRIGATION REGIME FULLY AUTOMATIC, WATER EFFICIEIT DRIP IRRIGATION SYSTEM WILL BE INSTALLED FOR FIR ALL SHRUB AREA PLANTING THE IRRIGATION CONTROLLER FEAURES WILL INCLUDE: ET BASED SELF ADJUSTING STATION RUN TIME MULTIPLE PROGRAM CAPABILITIES MULTIPLE REPEAT CYCLE CAPABILITIES FLEXIBLE CALENDAR PROGRAM

JUN ELK

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Spreading Rush

Onamental Rock

5. ALL LANDSCAPING WITHIN 'HE LAKESIDE WATER DISTRICT EASMENT SHALL SHALL BE INSTALLED IN STICT CONFORMANCE WITH LAKESIDE WATER DISTRICT RESTRICTIONS AID REQUIREMENTS.

oil Management Report A. The landscape contracto shall submit soils to soils laboritory for analysis and recommendations. The soils sampling shall be conducted in accordance withlaboratory protocol, including protocols regarding adequate sampling depth for intended plants.

The soils analysis and reprit shall include the following:

Juncus patens 'Elk Blue' WUCOLS REG. 4 - M

Install on 4 oz. Weed Fabric - Dewitt

Antique Gold

or Approved Eq.

Forest Bark Mulch

2" Min. Depth 4" Max. Depth

1. Soil texture

2. Infiltration rate determed by laboratory test or soil texture infiltration rate table.

3. Soil ph

4. Total soluble salts 5. Sodium

6. Percent organic matter 7. Recommendations willow utilized to make adjustments and amend the landscaped area soils.

B. The soils analysis and reprt shall be available in a timely nanner, to the Landscape Archit :ect. to make necessary adjustments to the design plans. C. The soils analysis and reprt will be presented to the Mnicipality with Certification of Co impletion.

LANDSCAPE ARCHITECTURE, Inc.

CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #1010, #3239 NEVADA REGISTERED LANDSCAPE ARCHITECT #455 ARIZONA REGISTERED LANDSCAPE ARCHITECT #59724

1221 Lookout Avenue Oceanside, CA 92057 P: 760-529-0241

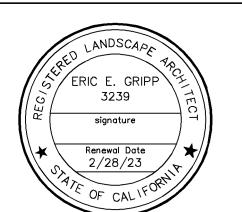
REVISIONS

E: egla01@sbcglobal.net

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CONS

PROJECT:

l gal. 24" o.c.

Proposed Commercial Development 8845 Los Coches Road

El Cajon, CA For:

OnPoint Development 7514 Girard Avenue, Suite 1515 La Jolla, CA 92037 (410) 960-2918

SHEET DESCRIPTION

Conceptual Landscape Plan

09/06/22 DATE: 1" = 20'SCALE: Eric Gripp DRAWN BY:

SHEET NUMBER

PRL-1

Attachment B – Form of Decision Approving PDS2020-MUP-20-006



County of San Diego Planning & Development Services

DAHVIA LYNCH Director

VINCE NICOLETTI
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123 INFORMATION (858) 694-2960 TOLL FREE (800) 411-0017 www.sdcounty.ca.gov/pds

COMMISSIONERS

Yolanda Calvo (Chair) Douglas Barnhart (Vice Chair) David Pallinger Ginger Hitzke Ronald Ashman Tommy Hough Michael Edwards

December 1, 2023

PERMITTEE: ONPOINT DEVELOPMENT AND NET LEASE ALLIANCE (ATTN: TODD DWYER

AND CHAD WILLIAMS)

 MAJOR USE PERMIT:
 PDS2020-MUP-20-006

 E.R. Number:
 PDS2020-ER-20-14-005

PROPERTY: 8445 LOS COCHES ROAD WITHIN THE LAKESIDE COMMUNITY PLAN AREA

WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO

APN: 400-381-02-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit authorizes the construction and operation of a car wash, fast food restaurant, and an automotive parts store with associated parking in accordance with a Shared Parking agreement. An existing gas station will be retained. This Major Use Permit consists of plot plans, elevations, preliminary grading plans, conceptual landscape plans, conceptual signage plans. This permit authorizes the proposed uses in accordance with Sections 2360 through 2365, 5750 through 5799, 6156(zz), and 7350 of the Zoning Ordinance.

This Major Use Permit authorizes Setback Encroachments in accordance with Section 4813 of the Zoning Ordinance to allow for the placement of a portion of the structures on the project site within setbacks such as the water district utility structure as detailed on the approved Major Use Permit Plot Plans and Major Use Permit conditions. This Major Use Permit has been reviewed in accordance with the "B" Special Area Designator for the property for requirements of community design review.

The granting of this permit also approves the preliminary grading plan. In accordance with the <u>Section 87.207 of the County Grading Ordinance</u>, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to <u>County of San Diego Grading Ordinance (Sec 87.701 et. al.)</u>.

PDS2020-MUP-20-006 December 1, 2023

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire concurrently with Tentative Parcel Map TPM-21293 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....

SPECIFIC CONDITIONS: The Major Use Permit has been approved concurrently with Tentative Parcel Map TPM-21293. Please see the Tentative Parcel Map decision for applicable conditions tied to development of the project.

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

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

1. GEN#1-COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. DESCRIPTION OF REQUIREMENT: The applicant shall pay off all existing deficit accounts associated with processing this permit. DOCUMENTATION: The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. TIMING: Prior to the approval of any plan and prior to the issuance of any permit, all fees and trust account deficits shall be paid. MONITORING: The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2-RECORDATION OF DECISION

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

3. LNDSCP#1-LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that complies with the <u>County of San Diego's Water Efficient Landscape Design Manual</u>, the County's Water Conservation in Landscaping Ordinance, and the Lakeside Design Guidelines, a Landscape Plan shall be

prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way, including BMP Tree Wells. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the Code.
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: plans shall be in substantial conformance with the Conceptual Landscape Plan, with the following additional requirements for tree container sizes: all Crape Myrtles and Sweetshade trees shall be upsized to a 24" boxed container, all Brisbane Box trees along the northern and eastern property lines below the retaining wall shall be upsized to a 36" boxed container, with all other Brisbane Box tree's being upsized to a 24" box container. Palo Verde trees along Los Coches Road shall be upsized to a 36" boxed container. Bamboo along the eastern side of the retail building outside wall shall be upsized to 24" boxed containers.
- i. Provide root barriers and specifications for all perimeter screening trees to ensure no impacts to retaining wall or building footings. Provide for the same for all parking lot trees and surrounding pavement.
- j. Show location of any proposed fencing, or security railing on retaining walls. Provide construction details, including material type, color, and height. Ensure all fencing is consistent with Section 6708 of the Zoning Ordinance. Open fencing may be permitted consistent with the photo-simulations prepared for the project. Additional fencing will be installed at the base of the retaining wall between landscaping at the base of the retaining wall and the edge of property line.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to the approval of the map and Building Permit, and prior to the approval of any plan and issuance of any permit, the Landscape Plans shall be prepared and approved. Note: The timing of the approval of the landscape plans may be subject to change depending on the timing of the approval of the grading permit. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

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

4. EASEMENTS#1-EASEMENT CONCURRENCE LETTERS

INTENT: In order to ensure work is constructed within easements through authorization of the public entity or grantee of the easement. **DESCRIPTION OF REQUIREMENT:** A letter of authorization or documentation shall be provided demonstrating that work or construction can occur within applicable easements on the subject property. **DOCUMENTATION:** The applicant shall provide letters of authorization from a grantee of an easement or documentation demonstrating that work or construction can occur within applicable easements on the subject property. The applicant shall submit the documentation to the [*PDS*, *LDR*] for review and approval. **TIMING:** Prior to the approval of the improvement plans or grading plan, the documentation shall be submitted. **MONITORING:** The [*PDS*, *LDR*] shall review the documentation.

5. ROADS#1-DEBRIS MANAGEMENT PLAN (DMP)

INTENT: 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, DESCRIPTION OF REQUIREMENT: To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (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:

- a. 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.
- b. 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.

c. 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

DOCUMENTATION: 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@sdcounty.ca.gov. Templates for all forms required are available at:

https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD Grading.html.

TIMING: 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 [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMP documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

6. CULT#1 - ARCHAEOLOGICAL AND TRIBAL MONITORING

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

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

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

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

INTENT: In order to mitigate for impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with a

culturally-affiliated consulting Tribe (Campo, San Pasqual, or Viejas). **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and a culturally-affiliated consulting Tribe (Campo, San Pasqual, or Viejas). The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

- a. Parties entering into the agreement and contact information.
- b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Kumeyaay Native American monitors, County, and consulting tribes.
- c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.
- d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.
- Treatment of identified Native American cultural materials.
- f. Treatment of Native American human remains and associated grave goods.
- g. Confidentiality of cultural information including location and data.
- h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

Note: The Treatment Agreement and Preservation Plan cannot conflict with regulations that apply to the project.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the *[PDS, PPD]* for approval. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The *[PDS, PPD]* shall review the implemented agreement for compliance this condition.

8. STRMWTR#1-STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the <u>County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq.</u>, the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the

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

9. STRMWTR#2-EROSION CONTROL

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

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

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

10. ROADS#2-HAUL ROUTE PLAN

INTENT: In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck

types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

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

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

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

11. UTILITIES#1-PADRE DAM MUNICIPAL WATER DISTRICT AND HELIX WATER DISTRICT FACILITIES

INTENT: In order to allow construction within an existing on-site easement dedicated to Padre Dam Municipal Water District (PDMWD) and Helix Water District (HWD) and to dedicate a new easement and construct new facilities for Padre Dam Municipal Water District and Helix Water District. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit building plans for a utility structure approved by PDMWD and HWD. **DOCUMENTATION:** The applicant shall submit building plans for the utility structures for PDMWD and HWD that have been approved by PDMWD and HWD consistent with an applicable agreement. **TIMING:** Prior to the approval of a building permit, the submitted documentation and agreements with PDMWD and HWD shall be completed. The timing of the condition can be extended upon approval of an agreement with PDMWD and HWD. **MONITORING:** The [PDS, BPPR] shall review the submitted documentation and agreements with Padre Dam Municipal Water District and Helix Water District.

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12. PLN#1-SHARED PARKING AGREEMENT

INTENT: In order to comply with Sections 6782 and 6784 of the Zoning Ordinance, a Restrictive Covenant Agreement for Shared Parking must be recorded for the project by the current property owner, with the County of San Diego as a third-party beneficiary. **DESCRIPTION OF REQUIREMENT:** The project proposes shared parking across multiple lots upon application of a Major Use Permit in accordance with Sections 6782 and 6784 of the Zoning Ordinance. The final version of this Restrictive Covenant Agreement for Shared Parking shall be subject to the approval of the Director of Planning & Development Services as to form and content and shall be recorded with the Office of the County Recorder. The Restrictive Covenant Agreement for Shared Parking shall meet recording requirements of state statutes and contain the Director's signature as to form and content, current contact information, the property's address, and the County Assessor's parcel numbers for the property. **DOCUMENTATION**: A copy of the draft parking agreement shall be provided to PDS for review and the parking agreement shall be recorded following review by PDS. TIMING: Prior to building permit, the parking agreement shall be recorded. Note: The Major Use Permit will be recorded to the property prior to Final Map and contains conditions indicated in the Major Use Permit related to shared parking. MONITORING: The PDS Zoning Counter shall verify that the parking agreement has been recorded.

13. GHG#1-SUSTAINABILITY MEASURES

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

- a. Installation of low-water-use landscaping consistent with the County of San Diego Landscaping Ordinance and the applicable conditions related to Landscaping.
- b. Exceed current (2022) California Green Building Standards electrical vehicle (EV) charging station requirements by installing two EV charging stations beyond the minimum required EV charging station-capable and EV charging station parking spaces.
- c. Installation of a two bus stops upon coordination with MTS. Please note that coordination with MTS is required prior to approval of Final Parcel Map as well.
- d. Provide sufficient electrical conduits and infrastructure to allow for the installation and future conversion to all electric appliances.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with these conditions. The [PDS, BPPR] shall verify that the Building Plans comply with the remaining conditions.

13. BLD#1-LIGHTING COMPLIANCE

INTENT: In order to ensure that all lighting proposed for the project conforms with the Lighting Ordinance, the following notes and condition shall apply. **DESCRIPTION OF REQUIREMENT:** The Building Division *[PDS, BPPR]* shall review that all lighting indicated on the plans comply with Section 59.101 et. Seq. of the San Diego County Code,

Section 6322 et. Seq. of the San Diego County Zoning Ordinance, and all outdoor lighting will conform to Title 24 or other applicable requirements, be fully shielded, and downward facing. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and the *[PDS, BPPR]* shall review the lighting and notes for compliance. **MONITORING:** The *[PDS, BPPR]* shall review all proposed lighting and notes for compliance with the applicable lighting code and requirements

14. FIRE#1-LAKESIDE FIRE PROTECTION DISTRICT

INTENT: In order to promote orderly development and to comply with the County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The building permit plans for the Major Use Permit shall be reviewed and approved by the Lakeside Fire Protection District. Note: The project will require the installation of Fire Hydrants with locations approved by Lakeside Fire Protection District as recommended by the Fire Protection Plan. **TIMING:** Prior to approval of any building permits, the Lakeside Fire Protection District shall review the building plans and the applicable building design measures shall be included. **MONITORING:** The Lakeside Fire Protection District shall review the building plans and the [*PDS*, *BPPR*] shall review the plans for consistency with the Lakeside Fire Protection District requirements.

15. HAZ #1- HAZARDOUS MATERIALS MANAGEMENT PLAN: [DPLU, DPW]

INTENT: In order to ensure proper hazardous materials handling, storage, and spill prevention and response measures, a Hazardous Materials Management Plan (HMMP) shall be prepared and submitted to the County of San Diego for review and approval. **DESCRIPTION OF REQUIREMENT:** The applicant shall prepare a HMMP which will be reviewed and approved by the County of San Diego, and shall include the following components:

- a. The plan shall identify all hazardous materials that will be present on any portion of the construction site, including, but not limited to, fuels, solvents, and petroleum products. The plan shall address storage, use, transportation, and disposal of each hazardous material anticipated to be used at the site. The plan shall establish inspection procedures, storage requirements, storage quantity limits, inventory control, non-hazardous product substitutes, and disposition of excess materials.
- b. The plan shall identify secondary containment and spill prevention countermeasures, as well as a contingency plan to identify potential spill hazards, how to prevent their occurrence, and responses for different quantities of spills that may occur. Secondary containment and countermeasures shall be in place throughout construction so that if any leaks or spills occur, responses will be made immediately.
- c. The plan shall identify materials (and their locations) that will be on site and readily accessible to clean up small spills (i.e., spill kit, absorbent pads, and shovels). Such emergency spill supplies and equipment shall be clearly marked and located adjacent to all areas of work and in construction staging areas. The plan shall identify the spill-response materials that must be maintained in vehicles and substation sites during construction and procedures for- to the appropriate authorities.
- d. The plan shall identify adequate safety and fire suppression devices for construction-related activities involving toxic, flammable, or explosive materials (including refueling construction vehicles and equipment). Such devices shall be

readily accessible on the project site, as specified by the County's Fire Department and per the Uniform Building Code and Uniform Fire Code. The plan shall be included as part of all contractor specifications and final construction plans to the satisfaction of the Department of Planning and Land Use. The plan shall also identify requirements for notices to federal and local emergency response authorities, and shall include emergency response plans.

e. Prior to construction, all contractor and subcontractor personnel shall receive training regarding the components of the HMMP, as well as applicable environmental laws and regulations related to hazardous materials handling, storage, and spill prevention and response measures. The applicant shall designate an environmental field representative who shall be on site to observe, enforce, and document adherence to the plan for all construction activities.

DOCUMENTATION: The applicant shall submit a Hazardous Materials Management Plan (HMMP) to the County of San Diego for review and approval. **TIMING:** Prior to the approval of any building permit and prior to occupancy or use of the premises in reliance of this permit, a HMMP or applicable documentation required by DEHQ for the operation of the site shall be submitted to the County for review and approval. **MONITORING:** The County shall review the plan in accordance with this condition and ensure that it is implemented. All measures in the plan shall be adhered to throughout the construction period.

16. NOISE#1-NOISE REQUIREMENT [PDS, FEE X2]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the <u>County of San Diego Noise Ordinance</u> 36.404 as evaluated in the <u>County of San Diego Noise Guidelines for Determining Significance</u>, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be indicated on the building plans and made conditions of its issuance:

- a. Include a plan detail that states the following: "Project Conditions: The operating hours of the car wash will not be beyond 7 AM to 8 PM."
- b. Include a plan detail that states the following: "The current proposed equipment model consists of Sonny Blowers. The Sonny Blowers will be located approximately 5 feet inside the exist of the tunnel and will have a Sonny silencer package."
- c. Include a plan detail addressing the following: "10-foot by 8-foot CMU wing walls will be built on the north side of the entrance and exit of the tunnel."
- d. Include a plan detail addressing the following: "All vacuum turbine motors shall be inside the attached fully enclosed equipment room."
- e. General Note: If substantial new information and/or major project design changes occur to what was previously assessed, then additional noise review may be necessary to ensure noise ordinance compliance.

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

17. ROADS#3-DEBRIS MANAGEMENT REPORT (DMR)

INTENT: 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. DESCRIPTION OF REQUIREMENT: 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).

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD Grading.html.

TIMING: Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMR documents for the project. The [DPW, CO], shall forward the approval of the DMR to [DPW, PDCI] and [PDS, Building PCC] for compliance with this condition.

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

18. ROADS#4-SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is ______feet of unobstructed intersectional sight distance in both directions from the proposed onsite private driveways along **Los Coches Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [*PDS*, *LDR*] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [*PDS*, *LDR*] shall verify the sight distance certifications for compliance with this condition.

19. CULT#3 - CULTURAL RESOURCES MONITORING REPORT

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

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

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

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

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

20. LNDSCP#2-CERTIFICATION OF INSTALLATION

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

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

21. STRMWTR#3-PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER:

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

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

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

22. PLN#2-SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The *IPDS, BI]* shall inspect the site for compliance with the approved Building Plans

23. HAZ#2-HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health

and Safety Code, Chapter 6.95, a Health and Safety Plan and a Hazardous Materials Business Plan (HMBP) shall be prepared and implemented. DESCRIPTION OF **REQUIREMENT**: A Health and Safety Plan and a HMBP that outlines worker safety and personal protection equipment appropriate for the chemicals of concern (i.e., TPH, VOCs, arsenic and lead) and the construction activities planned for the site regarding all on-site storage, handling, and disposal of potentially hazardous substances, such as below ground fuel storage (USTs) and storage of hazardous materials. The plan shall be submitted on-line to the California Environmental Reporting System (CERS) reviewed and approved by [CALEPA] http://cers.calepa.ca.gov/. DOCUMENTATION: shall acquire on-line applicant forms found at http://www.sandiegocounty.gov/content/sdc/deh/hazmat/hmd forms.html provide Safety copies the Health and Plan into plan check at http://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat/hmd_plan_check.html for review and approval. Once plan check is complete, the forms will be submitted to CERS on-line at http://cers.calepa.ca.gov/. Evidence shall be in the form of a letter from CERS, stating that the appropriate State and/or Federal permits are being pursued or have been obtained or that no further permits are required. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and HMBP shall be prepared, approved and implemented. MONITORING: [DEH, HMD] shall verify and approve the Health and Safety Plan, and HMBP for compliance with this condition.

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

24. PLN#3-SITE CONFORMANCE

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

25. PLN#4-ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan

and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

25. NOISE#2-ON-GOING SOUND LEVEL COMPLIANCE:

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIRMENT:** Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

26. ROADS#5-SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. DESCRIPTION OF REQUIREMENT: There shall be a minimum of ______ feet of unobstructed intersectional sight distance in both directions from the proposed onsite private driveways along Los Coches Road in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. for the life of this permit. DOCUMENTATION: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. TIMING: Upon establishment of the use, this condition shall apply for the duration of the term of this permit. MONITORING: The [PDS, Code Compliance Division] is responsible for compliance of this permit.

27. STRMWTR#4-VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the <u>County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq.</u>, verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms with [DPW, PDCI] or [PDS, BLDG]. **TIMING:** Prior to any occupancy,

final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

28. STRMWTR#5—SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER INTENT: In order to promote orderly development and to comply with the County Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be completed. DESCRIPTION OF REQUIREMENT: Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. DOCUMENTATION: Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with IDPW, WPP1. TIMING: Upon establishment of the use, this condition shall apply for the

duration of the term of this permit. **MONITORING:** The [DPW, WPP] is responsible for

29. PLN#5-PARKING SITE OPERATIONS AND SHARED PARKING

compliance of this permit.

INTENT: In order to comply with Sections 6782 and 6784 of the Zoning Ordinance and minimize impacts to adjacent public and private roadways and right of way and promote orderly development. **DESCRIPTION OF REQUIREMENT:** The project proposes shared parking across multiple lots upon application of a Major Use Permit in accordance with Sections 6782 and 6784 of the Zoning Ordinance. The final version of this Restrictive Covenant Agreement for Shared Parking shall be subject to the approval of the Director of Planning & Development Services as to form and content and shall be recorded with the Office of the County Recorder. In the event that any changes to tenants or parking configuration is proposed and the scope of work is not in conflict with any conditions and can be accommodated by a Major Use Permit Minor Deviation, an updated parking analysis and parking agreement can be proposed and shall be reviewed to the satisfaction of the Director of PDS and the Director of DPW. If the updated parking analysis and parking agreement cannot be supported by the Director of PDS and the Director of DPW, a Major Use Permit Modification or other applicable permit will be required. The property owner will ensure that tenants utilizing the property limit all operations within the footprint of the approved project. This will include ensuring that tenants do not park, idle or stage cars, truck, service vehicles or other vehicles associated with normal operating conditions on the property, within adjacent public or private roads and/or right of way. In order to ensure compliance with parking operation requirements, the following on-site traffic control devices shall be maintained if they are not located within County right-of-way:

- A. On-site delineated "Keep Clear" area.
- B. On-site "No left-turn" (R3-2) signage preventing access into on-site utility easement near main project entrance for customers.
- C. On-site internal stop sign (R1-1) near northern gas station property exit.
- D. On-site "No right-turn on red" (R13-A) signage near project westerly exit.

DOCUMENTATION: Submittal of updated parking analysis information and recordation of a revised parking agreement is only required upon changes of uses that are different than the original permitted uses outlined in the Major Use Permit and traffic analysis for

the project. The parking analysis information and amended parking agreement shall be reviewed to the satisfaction of the Director PDS and the Director of DPW. **TIMING:** Ongoing and throughout the duration of the permit. **MONITORING:** The property owner shall comply with the condition and [*PDS*, *Code Compliance Division*] is responsible for compliance of this permit.

30. ROADS#6-PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the onsite private roads/driveways are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT**: The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site/off-site private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site private roads that serve the Project. **DOCUMENTATION**: The applicant shall assume responsibility pursuant to this condition. **TIMING**: Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING**: The [*PDS*, *Code Enforcement Division*] is responsible for enforcement of this permit.

31. PLN#6-COMMERCIAL SIGNAGE IN ACCORDANCE WITH MUP

INTENT: In order to comply with the Lakeside Design Guidelines and Sections 7609 (d) and 6252(x) of the Zoning Ordinance. **DESCRIPTION OF REQUIREMENT:** The existing free-standing monument sign that is proposed to be re-purposed shall not be retrofitted and designed to be taller than the previously existing sign (estimated to be 65-feet tall). All other signage shall comply with the maximum height requirements of the on-premise sign regulations in accordance with the Zoning Ordinance. Any future changes to submitted sign packages shall require an applicable minor deviation/modification and obtain a recommendation from the Lakeside Design Review Board in accordance with Section 7609(d) of the Zoning Ordinance. Any future changes permitted under an applicable minor deviation or modification shall contain information on plans related to the square footage of signage and shall be evaluated for consistency with the Lakeside Design Guidelines. DOCUMENTATION: Upon changes to proposed signage and submittal of minor deviations/modifications to the Major Use Permit for signage changes. the plot plans shall contain sufficient information related to signage consistent with this condition. TIMING: Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] and IPDS. BPPRI are responsible for enforcement of this permit.

GRADING PLAN NOTES (Tied to both the Tentative Parcel Map and the Major Use Permit)

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

32. BIO#1-TEMPORARY FENCING [PDS, FEE]

INTENT: In order to prevent inadvertent disturbance to aquatic resources and riparian areas in the southeastern portion of the project site, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance to aquatic resources and riparian areas in the southeastern portion of the project site. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. TIMING: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

33. BIO#2-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to general birds, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of the general bird nesting habitat during the breeding season of the general bird within RAA as indicated on these plans. The breeding season is defined as occurring between January 15 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no general birds are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to the start of clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. MONITORING: The [DPW, PDCI] shall not allow any grading in the RAA during the

specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

34. CULT#GR-1 - ARCHAELOGICAL AND TRIBAL MONITORING - PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. TIMING: Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. MONITORING: The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

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

35. AQ#1-AIR QUALITY FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

- a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
- Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
- c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
- d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
- e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
- f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
- g. Enforce a 15-mph speed limit on unpaved surfaces.
- h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.

i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM₁₀) -efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

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

36. PALEO#GR-1 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the <u>San Diego County Guidelines for Determining Significance for Paleontological Resources</u>, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the <u>County of San Diego Grading Ordinance Section 87.430</u>, if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the <u>San Diego County</u> Guidelines for Determining Significance for Paleontological Resources.

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING**: The [*DPW*, *PDCI*] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [*DPW*, *PDCI*] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

37. CULT#GR-2 - ARCHAEOLOGICAL AND TRIBAL MONITORING - DURING CONSTRUCTION

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

- a. Monitoring. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
- The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
- 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
- The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
- 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
- 5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
- 6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. Human Remains. If any human remains are discovered:
- 1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
- 2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.

- 3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
- 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
- 5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
- 6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

38. DPW#1-RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: 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. **DESCRIPTION OF REQUIREMENT:** 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. **DOCUMENTATION:** 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 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.
- 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

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** 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.

39. NOISE#3-TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

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

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

40. PALEO#GR-2 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the <u>County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources</u>, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. he letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

- 41. CULT#GR-3 ARCHAEOLOGICAL AND TRIBAL MONITORING ROUGH GRADING INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:
 - a. No Archaeological Resources Encountered. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
 - b. Archaeological Resources Encountered. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

42. DPW#1-RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: 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. **DESCRIPTION OF REQUIREMENT:** 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. **DOCUMENTATION:** 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).

TIMING: 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.

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

42. CULT#GR-4 - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs

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

or

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

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

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

MAJOR USE PERMIT FINDINGS FOR PDS2020-MUP-20-006

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

- (a) The location, size, design, and operating characteristics of the proposed use would be compatible with adjacent uses, residents, buildings, or structures with consideration given to
 - 1. Harmony in scale, bulk, coverage, and density

The Project has been designed to construct additional commercial uses on a property that has contained commercial uses since the late 1960s as well as a vacant pad. All proposed uses are permitted within the General Commercial (C36) Use Regulation except for a car wash which requires approval of a MUP. The commercial structures have been designed to be compatible with the architectural character of recently built commercial structures in the project vicinity such as a Starbucks and a McDonald's less than a quarter of a mile southeast of the site. All buildings associated with the project are designed to be compliant with the height designator of the property which sets a maximum height of 35 feet. The majority of the car wash building ranges from 19 to 22-feet in height with the highest elevation reaching 30-feet on the parapet of the building. The Wendy's fast-food drive thru restaurant ranges from 23 to 25-feet in height. Lastly, the O'Reilly Auto Parts building ranges from 20 to 22-feet in height.

The Project has been designed based on existing topographical conditions as the existing gas station and Project site are located over 20 to 40 feet higher than adjacent residences. The proposed retaining wall will be an earth-tone color and landscaping proposed with the Project will be installed in order to screen the retaining wall from nearby views. The landscaping and fencing associated with the Project are designed to reduce access to the retaining wall and reduce graffiti. The project is conditioned to maintain the retaining walls and remove graffiti in the event they are painted. The Project proposes to repurpose the existing 65-foot tall pylon sign and a separate permit will be required once the final sign package for each tenant is submitted that will require a recommendation from the Lakeside Design Review Board. The Project is conditioned so that the future modified pylon sign will not be taller than the existing height of the sign.

The coverage of the Project site with the proposed structures is comparable to surrounding properties. The project site is approximately 2.9-acres and surrounding parcels range in size from approximately 0.13 acres to over 8 acres. The surrounding parcels range in coverage from approximately 30 to 80 percent as the surrounding property contains residences, apartment complexes, and commercial structures. The total square footage of structures on the project site including the existing ground mount solar is approximately 23,000 square feet. The coverage of the buildings associated with the project is approximately 18 percent which is comparable to coverage on surrounding properties.

The project does not include residential uses that are subject to density requirements.

2. The availability of public facilities, services, and utilities

Service availability forms have been provided by all applicable utilities and agencies for Fire, Sewer, Water, and Schools. The project is proposed on a previously graded site with an existing commercial use directly adjacent to Interstate 8 and the existing road and utility infrastructure are located adjacent to the site. The project includes road improvements to Los Coches Road such as constructing a signalized intersection as well as constructing bus stops upon coordination with MTS. The surrounding area has primarily been built including nearby residences located north and east of the site. Commercial uses are located southeast of the site across Interstate 8. The project will construct a utility structure for an emergency interconnect between Helix Water District and Padre Dam Municipal Water District. All required utilities are therefore available for the project.

2. The harmful effect, if any, upon desirable neighborhood character

The project proposes development of a local commercial center on a property located adjacent to Interstate 8 and Los Coches Road, a Mobility Element Road identified in the General Plan. The property contains an existing gas station and commercial uses. The project site is also subject to the Village General Plan Regional Category. The commercial Project will increase transportation opportunities in the area by constructing northbound and southbound MTS bus stops. The Project will result in redeveloping a portion of the existing parking lot for the existing gas station while also adding landscaping for the entire commercial development.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. Noise generated by the project will not exceed the standards of the County of San Diego Noise Ordinance or Noise Element of the General Plan at or beyond the project's property line. The Project and surrounding uses are zoned General Commercial (C36) and are surrounded by parcels zoned Transportation and Utility Corridor (S94), which is subject to the one-hour average sound level limit at the property line of a daytime 60 decibel average (dBA) and 55 dBA at nighttime. The daytime noise standards are set from 7 a.m. to 10 p.m. and nighttime standards are set from 10 p.m. to 7 a.m. The parcels to the north, east, and west are zoned Variable Residential (RV) and Residential-Commercial (RC), which is subject to the noise threshold at the property line of 55 dBA daytime and 50 dBA nighttime. Primary noise sources associated with the Project are primarily generated by the proposed car wash and associated equipment such as vacuums and dryers. The Noise Analysis prepared for the project determined that noise levels at adjoining properties will comply with the County's Noise Ordinance and adjacent properties will not be exposed to noise levels that exceed County standards. The operation of the car wash is proposed to be between 7 a.m. and 8 p.m. and does not operate after 10 p.m. Noise levels are anticipated to range between 47 to 50 dBA at the property line of adjacent

residential uses, which is less than the 55 dBA daytime requirement. The project will also incorporate measures such as 10 by 8 foot Concrete Masonry Unit (CMU) wing walls at the entrances of the car wash tunnel that are designed to attenuate noise. With the implementation of the construction of 10 by 8 foot CMU wing walls at the entrances of the car wash, noise generated from the Project will not exceed County standards or Ordinances. Therefore, the project would not have a harmful effect on the neighborhood character.

4. The generation of traffic and the capacity and physical character of surrounding streets

The Project is located within a Vehicle Miles Traveled (VMT) efficient area for regional retail uses and will include improvements that will result in the Project having a less than significant impact related to VMT and Traffic. The Project also consists of less than 50,000 square feet of locally-serving retail uses that are anticipated to have a less than significant impact associated with traffic and VMT in accordance with the County of San Diego's Transportation Study Guide. A Local Mobility Analysis was prepared for the Project that estimated the Project would generate 3,072 Average Daily Trips (ADT) in accordance with the San Diego Association of Governments (SANDAG) Not So Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region. The Local Mobility Analysis used the SANDAG trip generation rates in order to conduct a more conservative analysis associated with potential traffic impacts. In addition, a warrant analysis in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) Guidelines was prepared and demonstrates that the intersection of Ora Belle Lane and the main project access requires the installation of a signalized intersection. Based on application of public road standards, traffic design safety recommendations, and the relocation of existing utilities for Padre Dam Municipal Water District and Helix Water District, the Project includes the following improvements adjacent to the project frontage along Los Coches Road:

- Installation of a bus stop along the northbound and southbound portions of Los Coches Road for Metropolitan Transit System (MTS)
- Installation of a new traffic signal (signalized intersection) at the intersection of Ora Belle Lane, Los Coches Road, and the proposed Project access
 - A median on the northbound and southbound portions of Los Coches Road will be constructed to accommodate turn lanes at the traffic signal intersection
- Curb, gutter, and sidewalk along the project frontage of Los Coches Road
- Restriping of Los Coches Road to accommodate the proposed traffic signal
- Construction of a utility structure and utility driveway for Padre Dam Municipal Water District and Helix Water District located along Los Coches Road

The project is also conditioned to maintain on-site circulation traffic flow design features such as a stop sign within the parking lot of the Project in order to prevent queuing of cars along Los Coches Road. With the incorporation of the Project improvements and design features as well as the use of the Project having a less

than significant impact associated with VMT, the Project will not result in significant traffic impacts. Therefore, the number of trips associated with the project would not substantially increase or alter the physical character of surrounding streets.

The suitability of the site for the type and intensity of use or development which is proposed

The project is consistent with the General Commercial (C-1) General Plan Land Use Designation of the site. All uses are permitted within the General Commercial (C36) zone which permits all uses proposed as part of the project except the car wash which requires the processing of a Major Use Permit. The project site has previously contained a gas station and commercial uses since the late 1960s. The property is located adjacent to Los Coches Road, a Mobility Element road identified in the County of San Diego General Plan as well as adjacent to Interstate 8. The commercial uses are proposed adjacent to main thoroughfares in the Lakeside community. The project includes the construction of bus stops, a signalized intersection, and other road improvements which are intended to build out the road network outlined in the Mobility Element of the General Plan. As such, the project is consistent with the type and intensity of use intended for the site.

6. Any other relevant impact of the proposed use

No relevant impacts were identified.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use would be consistent with the San Diego County General Plan.

The project is within the Village Regional Category, General Commercial Land Use Designation and is within the Lakeside Community Planning Area. The project complies with the General Plan because the project is consistent the goals and policies of the General Plan such as Policy LU-6.5 (Sustainable Stormwater Management) because the project has incorporated required stormwater management features consistent with the Best Management Practice Design Manual. Furthermore, the project would be consistent with policies and goals outlined in the Lakeside Community Plan such as the Commercial Policies and Recommendations for encouraging beautification of existing commercial areas and requiring landscaping for future commercial projects. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

(c) That the requirements of the California Environmental Quality Act have been complied with.

The Project has been reviewed for compliance with the CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 32-day public review period from July 20, 2023 through August 21, 2023, and is on file with PDS under Environmental Log Number PDS2020-ER-20-14-005. Staff received 24 formal comments from individuals including residents in the community as well as organizations and public agencies including Caltrans, Helix Water District, MTS, and the Local Agency Formation Commission. The MND found that the Project, with incorporation of mitigation measures,

will not cause any significant effects on the environment. Mitigation measures such as purchase of mitigation for biological resources as well as archaeological monitoring have been included in the conditions of approval for the proposed project.

SITE PLAN FINDINGS IN ACCORDANCE WITH A "B" SPECIAL AREA DESIGNATOR:

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 2360 through 2365 of the Zoning Ordinance because the development is compatible with adjacent land uses and the proposed uses are consistent with the General Commercial (C36) Zoning Use Regulation. The Major Use Permit would authorize the construction of a car wash while all other uses associated with the project are permitted within the General Commercial Zoning Use Regulation.
- That the proposed development is compatible with the Lakeside Community Plan and b. Design Guidelines and because it proposes a commercial use consistent with the General Commercial (C-1) Land Use Designation of the property identified in both the General Plan and Lakeside Community Plan. All uses are permitted within the General Commercial (C36) zone which permits all uses proposed as part of the project except the car wash which requires the processing of a Major Use Permit. The commercial structures have been designed to be compatible with the architectural character of recently built commercial structures in the project vicinity such as a Starbucks and a McDonald's less than a quarter of a mile southeast of the site. All buildings associated with the project are designed to be compliant with the height designator of the property which sets a maximum height of 35 feet. The project would be consistent with policies and goals outlined in the Lakeside Community Plan such as the Commercial Policies and Recommendations for encouraging beautification of existing commercial areas and requiring landscaping for future commercial projects. The project is also conditioned to have future signage for future tenants obtain a recommendation by the Lakeside Design Review Board in order to ensure that the signage complies with the Lakeside Design Guidelines. Therefore, the project complies with the Lakeside Community Plan, Design Guidelines, and General Plan.
- c. That any applicable standards or criteria waived by the Director pursuant to Section 7158.d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. The project includes waivers in the forms of Design Exception Requests and Lot Design standards as detailed in the Tentative Parcel Map decision for TPM-21293.

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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 <u>San Diego Regional Water Quality Control Board (SDRWQCB)</u> and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control <u>Ordinance No. 10410</u> and all other applicable ordinances and standards for the life of this permit.

The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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

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

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

DRAINAGE: The project shall be in compliance with the County of San Diego <u>Flood Damage</u> <u>Prevention Ordinance</u> No. 10091, adopted December 8, 2010.

GRADING PERMIT: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.202 (a) of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

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, January 15 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, http://www.fws.gov/.

NOTICE: 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.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the <u>County Lighting Ordinance 59.101</u> 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 <u>County Lighting Ordinance 59.101</u> 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 away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the <u>County Noise Ordinance</u> 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the

approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

| EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS | | | |
|--|------|--|-------------|
| Planning & Development Services (PDS) | | | |
| Project Planning Division | PPD | Land Development Project Review Teams | LDR |
| Permit Compliance Coordinator | PCC | Project Manager | PM |
| Building Plan Process Review | BPPR | Plan Checker | PC |
| Building Division | BD | Map Checker | MC |
| Building Inspector | ВІ | Landscape Architect | LA |
| Zoning Counter | ZO | | |
| Department of Public Works (DPW) | | | |
| Private Development Construction Inspection | PDCI | Environmental Services Unit Division | ESU |
| Department of Environmental Health and Quality (DEHQ) | | | |
| Land and Water Quality Division | LWQ | Local Enforcement Agency | LEA |
| Vector Control | VCT | Hazmat Division | HMDS HMD |
| Department of Parks and Recreation (DPR) | | | |
| Trails Coordinator | TC | Group Program Manager | GPM |
| Parks Planner | PP | | |
| Department of General Service (DGS) | | | |
| Real Property Division | RP | | |

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION DAHVIA LYNCH, DIRECTOR

BY:

Mark Slovick, Deputy Director Project Planning Division Planning & Development Services

email cc:

Sean Oberbauer, Project Manager, Planning & Development Services
Michael Johnson, Group Program Manager, Planning & Development Services
Taylor Ryan, Land Development, Planning & Development Services
Sean McLean, Land Development, Planning & Development Services
Chad Williams, Applicant Team
Todd Dwyer, Applicant Team
Lakeside Community Planning Group
Lakeside Design Review Board

Attachment C – Form of Decision Approving PDS2021-TPM-21293



County of San Diego planning & development services

DAHVIA LYNCH
Director

VINCE NICOLETTI
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123 INFORMATION (858) 694-2960 TOLL FREE (800) 411-0017 www.sdcounty.ca.gov/pds

COMMISSIONERS

Yolanda Calvo (Chair) Douglas Barnhart (Vice Chair) David Pallinger Ginger Hitzke Ronald Ashman Tommy Hough Michael Edwards

December 1, 2023

PERMITTEE: ONPOINT DEVELOPMENT AND NET LEASE ALLIANCE (ATTN: TODD DWYER

AND CHAD WILLIAMS)

TENTATIVE PARCEL MAP: PDS2021-TPM-21293 **E.R. Number:** PDS2020-ER-20-14-005

PROPERTY: 8445 LOS COCHES ROAD WITHIN THE LAKESIDE COMMUNITY PLAN AREA

WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO

APN: 400-381-02-00

DECISION OF THE PLANNING COMMISSION

The subject Tentative Parcel Map was concurrently processed with a Major Use Permit (PDS2020-MUP-20-006) for the development of a commercial project on four parcels. The Tentative Parcel Map has conditionally been approved by the Director of Planning and Development Services and will be final upon completion of the review hearing conducted by the Planning Commission in accordance with Section 81.612 of the Subdivision Ordinance. The California Environmental Quality Act (CEQA) document prepared for the project included analysis for both the Major Use Permit and Tentative Parcel Map has been adopted by the Planning Commission.

Within ten calendar days after the date of the Final Notice of Decision, the decision may be appealed to the Board of Supervisors in accordance with Section 81.615 of the Subdivision Ordinance and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business.

EXPIRATION: A Parcel Map pursuant to this Tentative Parcel Map must be filed within 36 months from the date of this Final Notice or from the date of action on an appeal of this Final Notice, unless an application for a time extension and the required fee are received prior to that date. The Director or, on appeal, the Board of Supervisors, may grant a time extension as provided by Section 81.618 of the County Subdivision Ordinance.

This Tentative Parcel Map is approved subject to the attached conditions of approval, which must be complied with before a Parcel Map thereof is approved by the County Department of Public Works and filed with the County Recorder of San Diego County.

No parcel shown on the approved Tentative Parcel Map shall be leased, sold, conveyed, or transferred, unless and until a Parcel Map is approved by the County Department of Public Works and has been filed in the office of the County Recorder

WAIVERS AND EXCEPTIONS:

Grant, a waiver from the lot design requirements of the County of San Diego Subdivision Ordinance in accordance with Section 81.401 and 81.614 has been granted due to the use of the site being tied to commercial tenants and the existing commercial structures and utility infrastructure on the project site. Grant, the following Design Exception Requests (DERs):

- 1. DER 1: Los Coches Road is classified as a 4.1B Major Road with a continuous turn lane and class II Bike Lane from Old Highway 80 to Interstate 8 under the General Plan Mobility Element Network (MEN). The Public Road Standards Table 2A requires a minimum Right-of-Way (ROW) width of ninety-eight feet (98'). Note ME Major Road designated with bike lanes require an additional twelve feet (12') of pavement and ROW. The Department of Public Works approved a DER to reduce the ROW half width to forty-nine (49') and approve a parking restriction along the frontage to allow for a improved half width of thirty-two feet (32').
- 2. DER 2: **Los Coches Road** is classified as a 4.1B Major Road with a continuous turn lane and class II Bike Lane from Old Highway 80 to Interstate 8 under the General Plan Mobility Element Network (MEN). The Public Road Standards Section 6.1.C.2 requires a minimum centerline separation of three hundred feet (300') for Non-Mobility Element roads entering into a Mobility Element road. The Department of Public Works approved a DER to reduce the minimum centerline separation to eighty-five feet (85') between the Project Signalized driveway and the northerly driveway access the water district facility and for as shown on the approved plot plan.
- 3. DER 3: **Los Coches Road** is classified as a 4.1B Major Road with a continuous turn lane and class II Bike Lane from Old Highway 80 to Interstate 8 under the General Plan Mobility Element Network (MEN). The San Diego Regional Standard Drawing G-16 states that the maximum commercial driveway width is thirty feet (30'). The Department of Public Works approved a DER to allow a commercial driveway width of thirty-eight feet (38').

SPECIFIC CONDITIONS: The Tentative Parcel has been approved concurrently with Major Use Permit PDS2020-MUP-20-006. Please see the Major Use Permit decision for applicable conditions tied to development of the project. The applicable conditions outlined on the Major Use Permit will need to still be able to be satisfied as detailed in the timing of the conditions as well as following approval of the Final Parcel Map. The permits associated with Final Engineering must be designed and approved so that future Major Use Permit conditions can be satisfied such as processing of Final Landscape Plans:

APPROVAL OF MAP: The conditions shall be complied with either before a Final Parcel Map is approved and filed with the County Recorder or where specifically indicated, may be satisfied on the Final Parcel Map and shall also be complied with prior to approval of any plans and issuance of any grading or other permits as specified:

1. GEN#1-COST RECOVERY

INTENT: In order to comply with <u>Section 362 of Article XX of the San Diego County Administrative Code</u>, Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to [PDS, Zoning Counter], which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

2. ROADS#1-PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the <u>Subdivision</u> <u>Ordinance Sec. 81.404</u> and the Community Trails Master Plan, *Los Coches Road* shall be improved. **DESCRIPTION OF REQUIREMENT:**

- Improve or agree to improve and provide security for the construction of Los a. Coches Road along the project frontage in accordance with the Public Road Standards for a 4.1B Major Road with a continuous turn lane and class II Bike Lane from Old Highway 80 to Interstate 8 under the General Plan Mobility Element Network (MEN), to a one-half graded width of forty-two feet (42') from centerline with thirty-two feet (32') of asphalt concrete pavement over approved base, with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with face of curb at thirty-two feet (32') feet from centerline. There shall be a parking prohibition along the project frontage. Restripe Los Coches Avenue to provide one (1) fourteen foot (14') wide south bound travel lane, one (1) eleven foot (11') wide south bound travel lane one ten foot (10') wide south bound left turn lane with a four foot (4') wide raised median with (1) eleven foot (11') wide north bound travel lane and (1) fourteen foot (14') wide north bound travel lane along the project frontage as shown on the approved Design Exception Request dated approved November 2023. Provide signage, striping and appropriate transitions between Interstate 8 and the northerly project boundary; provide transition for all widenings, tapers, and traffic striping to match existing pavement. Coordinate with San Diego Metropolitan Transit System regarding the installation of two bus stops. All of the above shall be to the satisfaction of the Directors of the Department of Public Works (DPW) and Planning and Development Services (PDS).
- b. Improve or agree to improve and provide security for the construction of the fourth (east) leg and provide a traffic signal consistent with a warrant analysis at the intersection of Ora Bella Lane (Project Driveway) and Los Coches Road. The traffic signal shall require the dedication of an on-site easement upon coordination with

the County of San Diego for maintenance of the signal in substantial conformance with the approved Tentative Parcel Map. The following intersection geometry: One left-turn lane, one through lane and one shared through/right lane in the southbound direction. One exclusive left-turn lane and a shared through/right turn lane (exiting the project) and install a no Right-Turn-on-Red (RTOR) sign [R13A(CA)] in the westbound direction to minimize sight distance deficiencies for vehicles exiting the Project driveway. One left-turn lane, one through lane and one shared through/right lane in the northbound direction. One shared left/through/right lane in the eastbound direction. All of the above shall be to the satisfaction of the Directors of the Department of Public Works (DPW) and Planning and Development Services (PDS).

- c. Improve or agree to improve and provide security for the construction of the two driveways to the existing gas station located south of the Project site. The northernly driveway shall be restricted to right-in/right-out movements only, with the installation of a raised median on Los Coches Road and traffic control devices as shown in conceptual improvements identified in Figure 2-3 of the Local Mobility Analysis. (Note: On-going Major Use Permit conditions require maintenance of on-site internal traffic control devices)
- 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/PDS.

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

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

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

3. ROADS#2-ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the <u>County Subdivision Ordinance Sec. 81.707 and 81.708</u> the property shall transfer into the lighting district. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [*PDS, LDR*]. **TIMING:** Prior to recordation of the Final Parcel Map, the fee shall be paid. **MONITORING:** The [*PDS, LDR*] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

4. UTILITIES#1-UTILITY CONCURRENCE LETTERS

INTENT: In order to inform the local public entities and utility companies that the Parcel Map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature of on the map shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. Note: The proposed sewer easement will have the final location defined as part of Final Engineering. Please note that the easements dedicated to Padre Dam Municipal Water District and Helix Water District as well as the dedication of the Traffic Signal Maintenance Easement will be handled by separate documentation/dedicated on Final Parcel Map as conditioned. DOCUMENTATION: The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Parcel Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [PDS, LDR] for review and approval. TIMING: Prior to the approval improvement plans and the recordation of the Parcel Map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

5. UTILITIES#2-PADRE DAM MUNICIPAL WATER DISTRICT AND HELIX WATER DISTRICT FACILITIES

INTENT: In order to allow construction within an existing on-site easement dedicated to Padre Dam Municipal Water District (PDMWD) and Helix Water District (HWD) and to dedicate a new easement and construct new facilities for Padre Dam Municipal Water District and Helix Water District. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit documentation of approval through agreements or letters with Padre Dam Municipal Water District and Helix Water District. The agreements shall describe information related to the following but not limited to:

1. Requiring labeling of notes or placeholder information on the Final Parcel Map related to how applicable easements will be quitclaimed/vacated and reserving on-site areas which are anticipated to be dedicated as new easements by separate document.

- 2. Timing of construction of new/relocated facilities upon coordination with PDS Final Engineering Team.
- 3. Conceptual designs for the construction materials associated with the new/relocated facilities.
- 4. Potential requirements related to bonding for construction of facilities.

The agreements shall be in place to the satisfaction of the Director of PDS, PDMWD, and HWD. **DOCUMENTATION:** The applicant shall obtain the applicable agreements from PDMWD and HWD. **TIMING:** Prior to the approval of grading/improvement plans and the recordation of the Parcel Map, the submitted documentation and agreements with Padre Dam Municipal Water District and Helix Water District shall be completed. **MONITORING:** The [PDS, LDR] shall review the submitted documentation and agreements with Padre Dam Municipal Water District and Helix Water District.

6. ROADS#3-ENCROACHMENT PERMIT (CALTRANS)

INTENT: In the event that construction occurs within CALTRANS right-of-way and in order to ensure that construction and improvements for the project comply with the County of San Diego Public Road Standards, and The Caltrans Facility Standards and Requirements an encroachment permit shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for the improvements to be made within the public right-of-way. This may include road widening, sidewalk, street lighting, turn lanes, and drainage facilities, to the satisfaction of CALTRANS. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit(s) and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. This will allow CALTRANS to set conditions such as sight distance and road improvements. The applicant should contact the CALTRANS Permit Office at (619) 688-6158 for additional details. TIMING: Prior to the approval of the Final Parcel Map, the encroachment permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

7. ROADS#4-PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with <u>County Policy RO-7</u>, adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [*PDS, LDR*] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Parcel Map, whichever comes first, the Acknowledgement of Department of Public

Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

8. ROADS#5-SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is ______feet of unobstructed intersectional sight distance in both directions from the proposed onsite private driveways along *Los Coches Road* in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

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

9. BIO#1-OFFSITE MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for the impacts to coastal sage scrub, which is a sensitive biological resource pursuant to the Biological Mitigation Ordinance (BMO), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 1.07 acres of coastal sage scrub (Tier II) or higher tier habitat, located within a BRCA in the MSCP as indicated below.

- a. **Option 1:** If purchasing <u>Mitigation Credit</u> the mitigation bank shall be approved by the California Department of Fish and Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 - 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.

- 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
- 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in South San Diego County as indicated below:
 - 1. The type of habitat and the location of the proposed mitigation, should be pre-approved by *[PDS, PCC]* before purchase or entering into any agreement for purchase.
 - 2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
 - An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
 - 4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
 - 5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

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

[PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

10. STRMWTR#1-STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the <u>County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq.</u>, the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

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

DOCUMENTATION: The applicant shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Parcel Map, execution of the agreements and securities shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

11. STRMWTR#2-EROSION CONTROL

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

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

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

12. ROADS#6-HAUL ROUTE PLAN

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

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

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

13. ROADS#7-RELINQUISH ACCESS

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

- a. Relinquish access rights onto **Los Coches Road** along the project frontage except for the proposed driveways, as shown on the approved Tentative Parcel Map.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall show the Relinquishment on the Final Parcel Map. **TIMING:** Concurrently with the approval of the Final Parcel Map, the access shall be relinquished. **MONITORING:** The applicant shall show the relinquishment of access rights on the Final Parcel Map and forward a copy to [*PDS*, *LDR*] for preapproval. The [*PDS*, *LDR*] shall review the Final Map for compliance with this condition.

14. ROADS#8-TRAFFIC CONTROL PLAN

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

15. PLN#1-ON-SITE PRIVATE ACCESS EASEMENTS AND SHARED PARKING

INTENT: In order to provide adequate on-site parking and provide access to the proposed commercial lots and to comply with Section 81.402 of the Subdivision Ordinance. **DESCRIPTION OF REQUIREMENT:** The Final Parcel Map shall indicate private access easements that shall provide access to each commercial lot. The private access easements will be indicated between parking areas that will be covered by a shared parking agreement. The applicant shall provide documentation stating that the future lot owners as well as the existing owner of the gas station property will concur with the requirements of the shared parking agreement as required by the Major Use Permit. NOTE: The shared access and parking spaces will need to be completed prior to construction and use of additional uses authorized by the Major use Permit application. **DOCUMENTATION**: The applicable documentation shall be submitted and the information shall be indicated on the Final Parcel Map. TIMING: Prior to recordation of the Final Parcel Map, the documentation shall be provided and the easements and necessary information shall be indicated on the Final Parcel Map. MONITORING: The property owner shall comply with the condition and [PDS, LDR] shall review the submitted documentation on the Final Parcel Map.

GRADING PLAN NOTES (Tied to both the Tentative Parcel Map and the Major Use Permit)

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

16. BIO#2-TEMPORARY FENCING [PDS, FEE]

INTENT: In order to prevent inadvertent disturbance to aquatic resources and riparian areas in the southeastern portion of the project site, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance to aquatic resources and riparian areas in the southeastern portion of the project site. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. TIMING: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

17. BIO#3-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to general birds, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of the general bird nesting habitat during the breeding season of the general bird within RAA as indicated on these plans. The breeding season is defined as occurring between January 15 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no general birds are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to the start of clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. MONITORING: The [DPW, PDCI] shall not allow any grading in the RAA during the

specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

18. CULT#GR-1 - ARCHAELOGICAL AND TRIBAL MONITORING - PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. TIMING: Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. MONITORING: The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

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

19. AQ#1-AIR QUALITY FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

- a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
- b. Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
- c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
- d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
- e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
- f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
- g. Enforce a 15-mph speed limit on unpaved surfaces.
- h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.

i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM₁₀) -efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

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

20. PALEO#GR-1 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the <u>San Diego County Guidelines for Determining Significance for Paleontological Resources</u>, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the <u>County of San Diego Grading Ordinance Section 87.430</u>, if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the <u>San Diego County</u> Guidelines for Determining Significance for Paleontological Resources.

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING**: The [*DPW*, *PDCI*] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [*DPW*, *PDCI*] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

21. CULT#GR-2 - ARCHAEOLOGICAL AND TRIBAL MONITORING - DURING CONSTRUCTION

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

a. Monitoring. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.

- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
- 1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
- 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
- 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
- 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
- 5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
- 6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. Human Remains. If any human remains are discovered:
- 1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
- Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.

3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).

- 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
- 5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
- 6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

22. DPW#2-RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: 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. **DESCRIPTION OF REQUIREMENT:** 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. **DOCUMENTATION:** 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 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.
- 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

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** 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.

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

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

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

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

24. PALEO#GR-2 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the <u>County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources</u>, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the <u>County of San Diego Guidelines for Determining Significance for Paleontological Resources.</u>
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. he letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

- 25. CULT#GR-3 ARCHAEOLOGICAL AND TRIBAL MONITORING ROUGH GRADING INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:
 - a. No Archaeological Resources Encountered. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
 - b. Archaeological Resources Encountered. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

26. DPW#3-RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: 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. **DESCRIPTION OF REQUIREMENT:** 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. **DOCUMENTATION:** 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).

TIMING: 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.

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

- 26. CULT#GR-4 ARCHAEOLOGICAL AND TRIBAL MONITORING FINAL GRADING INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:
 - a. Department of Parks and Recreation Primary and Archaeological Site forms.
 - b. Daily Monitoring Logs

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

or

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

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

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

TENTATIVE PARCEL MAP FINDINGS: The Director of Planning & Development Services finds that:

- 1. The Tentative Parcel Map is consistent with all Elements of the San Diego County General Plan and with the General (C-1) Land Use Designation of the Lakeside Community Plan because it proposes multiple commercial use types; and
- 2. The Tentative Parcel Map is consistent with the Zoning Ordinance because it proposes commercial use types that are permitted within the General Commercial (C36) Use Regulation except for the proposed car wash which is concurrently being processed through a Major Use Permit; and
- 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 Map Act and the Subdivision Ordinance of the San Diego County Code; and
- 4. The site is physically suitable for the proposed residential type of development because the project will not develop on steep slopes, lot sizes are consistent with the minimum lot size of the property, and the project proposes a concurrent Major Use Permit for the development of a vacant pad on a lot that has contained a commercial use on a portion of the project site; and
- 5. The site is physically suitable for the proposed density of development because public services, such as school, fire, and water services are available; and
- 6. The design of the subdivision or the type of improvements will not cause public health problems because adequate water supply and sewage disposal services are available, from the Helix Water District and San Diego County Sanitation District; and
- 7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat as detailed in the Mitigated Negative Declaration prepared for the project; and
- 8. The design of the subdivision or the type of improvements does 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
- 9. The division and development of the property in the manner set forth on the approved Tentative Parcel Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way easement; and
- 11. The discharge of sewage waste from the subdivision into the San Diego County 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; and

- 12. The proposed project is consistent with the Resource Protection Ordinance (County Code, Section 86.601 et seq.)
- 13. The plans and documentation for the proposed project demonstrate that the project complies with the Watershed Protection, Stormwater Manager, and Discharge Control Ordinance (County Code, Section 67.801 et seq.)

MAP PROCESSING REQUIREMENTS: The parcel map shall comply with the following processing requirements pursuant to the <u>Sections 81.801 through 81.814 of the Subdivision Ordinance</u> and the <u>Minor Subdivision Map Processing Manual</u>.

- The parcel map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Parcel Map shall comply with <u>Sections 81.814 and 81.507</u> of the Subdivision Ordinance.
- The following notes shall appear on the Parcel Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.
 - At the time of recordation of the Parcel Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - Prior to the approval of the Parcel Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Parcel Map report from a qualified title insurance company.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
 - The Zoning regulations require that each parcel shall contain a minimum net area of 6,000 square feet for the commercial uses. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Parcel Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.
 - Certification by the Department of Environmental Health with respect to water supply and sewage disposal shall be shown on the Parcel Map. [PDS]

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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 <u>San Diego Regional Water Quality Control Board (SDRWQCB)</u> and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control <u>Ordinance No. 10410</u> and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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

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

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to <u>County of San Diego Watershed Protection</u>, <u>Stormwater Management and Discharge Control Ordinance No. 10410</u> (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 <u>Flood Damage</u> <u>Prevention Ordinance</u> No. 10091, adopted December 8, 2010.

GRADING PERMIT: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.202 (a) of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

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, January 15 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, http://www.fws.gov/.

NOTICE: 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.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the <u>County Lighting Ordinance 59.101</u> 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 <u>County Lighting Ordinance 59.101</u> 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 away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

| EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS | | | |
|--|------|--|---------|
| Planning & Development Services (PDS) | | | |
| Project Planning Division | PPD | Land Development Project Review Teams | LDR |
| Permit Compliance Coordinator | PCC | Project Manager | PM |
| Building Plan Process Review | BPPR | Plan Checker | PC |
| Building Division | BD | Map Checker | MC |
| Building Inspector | BI | Landscape Architect | LA |
| Zoning Counter | ZO | | |
| Department of Public Works (DPW) | | | |
| Private Development Construction Inspection | PDCI | Environmental Services Unit Division | ESU |
| Department of Environmental Health and Quality (DEHQ) | | | |
| Land and Water Quality Division | LWQ | Local Enforcement Agency | LEA |
| Vector Control | VCT | Hazmat Division | HMDSHMD |
| Department of Parks and Recreation (DPR) | | | |
| Trails Coordinator | TC | Group Program Manager | GPM |
| Parks Planner | PP | | |
| Department of General Service (DGS) | | | |
| Real Property Division | RP | | |

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with the Subdivision Ordinance and Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors.

COUNTY OF SAN DIEGO PLANNING COMMISSION DAHVIA LYNCH, DIRECTOR

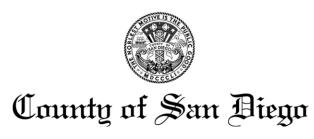
BY:

Mark Slovick, Deputy Director Project Planning Division Planning & Development Services

email cc:

Sean Oberbauer, Project Manager, Planning & Development Services
Michael Johnson, Group Program Manager, Planning & Development Services
Taylor Ryan, Land Development, Planning & Development Services
Sean McLean, Land Development, Planning & Development Services
Chad Williams, Applicant Team
Todd Dwyer, Applicant Team
Lakeside Community Planning Group
Lakeside Design Review Board

Attachment D – Environmental Documentation



DAHVIA LYNCH DIRECTOR PLANNING & DEVELOPMENT SERVICES

VINCE NICOLETTI
ASSISTANT DIRECTOR

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

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Los Coches Plaza

RECORD ID: PDS2020-MUP-20-006; PDS2021-TPM-21293

ENVIRONMENTAL LOG NO.: PDS2020-ER-20-14-005

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

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

- a. Initial Study and Environmental Analysis Form
- b. Attached extended studies prepared for the Project
- c. Multiple Species Conservation Plan Findings of Conformance
- 1. California Environmental Quality Act 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.

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2. Required Mitigation Measures:

Please refer to the attached Environmental Initial Study for the rational for requiring of the following measures:

TENTATIVE PARCEL MAP CONDITIONS

APPROVAL OF MAP: The conditions shall be complied with either before a Final Parcel Map is approved and filed with the County Recorder or where specifically indicated, may be satisfied on the Final Parcel Map and shall also be complied with prior to approval of any plans and issuance of any grading or other permits as specified:

BIO#1-OFFSITE MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for the impacts to coastal sage scrub, which is a sensitive biological resource pursuant to the Biological Mitigation Ordinance (BMO), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 1.07 acres of coastal sage scrub (Tier II) or higher tier habitat, located within a BRCA in the MSCP as indicated below.

- a. Option 1: If purchasing <u>Mitigation Credit</u> the mitigation bank shall be approved by the California Department of Fish and Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 - 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 - 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 - 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in South San Diego County as indicated below:
 - The type of habitat and the location of the proposed mitigation, should be preapproved by [PDS, PCC] before purchase or entering into any agreement for purchase.
 - 2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.

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- 3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
- 4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
- 5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

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

MAJOR USE PERMIT CONDITIONS

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

LNDSCP#1-LANDSCAPE DOCUMENTATION PACKAGE

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

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way, including BMP PDS2020-MUP-20-006; PDS2021-TPM-21293 Mitigated Negative Declaration - 4 -

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Tree Wells. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.

- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: plans shall be in substantial conformance with the Conceptual Landscape Plan submitted on October 11, 2022, with the following additional requirements for tree container sizes: all Crape Myrtles and Sweetshade trees shall be upsized to a 24" boxed container, all Brisbane Box trees along the northern and eastern property lines below the retaining wall shall be upsized to a 36" boxed container, with all other Brisbane Box tree's being upsized to a 24" box container. Palo Verde trees along Los Coches Road shall be upsized to a 36" boxed container. Bamboo along the eastern side of the retail building outside wall shall be upsized to 24" boxed containers.
- i. Provide root barriers and specifications for all perimeter screening trees to ensure no impacts to retaining wall or building footings. Provide for the same for all parking lot trees and surrounding pavement.
- j. Show location of any proposed fencing, or security railing on retaining walls. Provide construction details, including material type, color, and height. Ensure all fencing is consistent with Section 6708 of the Zoning Ordinance. Open fencing may be permitted consistent with the photo-simulations prepared for the project. Additional fencing will be installed at the base of the retaining wall between landscaping at the base of the retaining wall and the edge of property line.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to the approval of the map and Building Permit, and prior to the approval of any plan and issuance of any permit, the Landscape Plans shall be prepared and approved. Note: The timing of the approval of the landscape plans may be subject to change depending on the timing of the approval of the grading permit. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

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

CULT#1 - ARCHAEOLOGICAL AND TRIBAL MONITORING

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

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

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

CULT#2 - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN

INTENT: In order to mitigate for impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with a culturally-affiliated consulting Tribe (Campo, San Pasqual, or Viejas). **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and a culturally-affiliated consulting Tribe (Campo, San Pasqual, or Viejas). The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The

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Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

- a. Parties entering into the agreement and contact information.
- b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Kumeyaay Native American monitors, County, and consulting tribes.
- c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.
- d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.
- e. Treatment of identified Native American cultural materials.
- f. Treatment of Native American human remains and associated grave goods.
- g. Confidentiality of cultural information including location and data.
- h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

Note: The Treatment Agreement and Preservation Plan cannot conflict with regulations that apply to the project.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the *[PDS, PPD]* for approval. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The *[PDS, PPD]* shall review the implemented agreement for compliance this condition.

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

NOISE#1-NOISE REQUIREMENT [PDS, FEE X2]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the <u>County of San Diego Noise Ordinance 36.404</u> as evaluated in the <u>County of San Diego Noise Guidelines for Determining Significance</u>, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be indicated on the building plans and made conditions of its issuance:

a. Include a plan detail that states the following: "Project Conditions: The operating hours of the car wash will not be beyond 7 AM to 8 PM."

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- b. Include a plan detail that states the following: "The current proposed equipment model consists of Sonny Blowers. The Sonny Blowers will be located approximately 5 feet inside the exist of the tunnel and will have a Sonny silencer package."
- c. Include a plan detail addressing the following: "10-foot by 8-foot CMU wing walls will be built on the north side of the entrance and exit of the tunnel."
- d. Include a plan detail addressing the following: "All vacuum turbine motors shall be inside the attached fully enclosed equipment room."
- e. General Note: If substantial new information and/or major project design changes occur to what was previously assessed, then additional noise review may be necessary to ensure noise ordinance compliance.

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

CULT#3 - CULTURAL RESOURCES MONITORING REPORT

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

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

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

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

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

LNDSCP#2-CERTIFICATION OF INSTALLATION

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

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GRADING PLAN NOTES (Tied to both the Tentative Parcel Map and the Major Use Permit)

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

BIO#2-TEMPORARY FENCING [PDS, FEE]

INTENT: In order to prevent inadvertent disturbance to aquatic resources and riparian areas in the southeastern portion of the project site, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance to aquatic resources and riparian areas in the southeastern portion of the project site. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

BIO#3-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to general birds, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of the general bird nesting habitat during the breeding season of the general bird within RAA as indicated on these plans. The breeding season is defined as occurring between January 15 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no general birds are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to the start of clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. TIMING: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. MONITORING: The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

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CULT#GR-1 - ARCHAELOGICAL AND TRIBAL MONITORING - PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance — Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archaeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *IDPW, PDCII* shall confirm the attendance of the approved Project Archaeologist.

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

PALEO#GR-1 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the <u>San Diego County Guidelines for Determining Significance for Paleontological Resources</u>, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the <u>County of San Diego Grading Ordinance Section 87.430</u>, if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the <u>San Diego County Guidelines for Determining</u> <u>Significance for Paleontological Resources.</u>

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING**: The [*DPW*, *PDCI*] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [*DPW*, *PDCI*] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

CULT#GR-2 - ARCHAEOLOGICAL AND TRIBAL MONITORING - DURING CONSTRUCTION

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF**

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REQUIREMENT: The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. Monitoring. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
- The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
- 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
- 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
- 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
- 5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
- 6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. **Human Remains.** If any human remains are discovered:
- 1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
- 2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.

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- 3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
- 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
- 5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
- 6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

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

PALEO#GR-2 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the <u>County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:</u>

a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the <u>County of San Diego Guidelines for Determining</u> Significance for Paleontological Resources. PDS2020-MUP-20-006; PDS2021-TPM-21293 Mitigated Negative Declaration - 13 -

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b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. he letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (<u>Grading Ordinance SEC 87.421.a.2)</u>, the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

CULT#GR-3 - ARCHAEOLOGICAL AND TRIBAL MONITORING - ROUGH GRADING

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

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

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

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

CULT#GR-4 - ARCHAEOLOGICAL AND TRIBAL MONITORING - FINAL GRADING

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

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cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

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

or

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

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

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

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3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws, regulations, ordinances, and the General Plan and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

TENTATIVE PARCEL MAP CONDITIONS

APPROVAL OF MAP: The conditions shall be complied with either before a Final Parcel Map is approved and filed with the County Recorder or where specifically indicated, may be satisfied on the Final Parcel Map and shall also be complied with prior to approval of any plans and issuance of any grading or other permits as specified:

GEN#1-COST RECOVERY

INTENT: In order to comply with <u>Section 362 of Article XX of the San Diego County Administrative Code</u>, Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to [PDS, Zoning Counter], which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

ROADS#1-PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the <u>Subdivision Ordinance</u> <u>Sec. 81.404</u> and the Community Trails Master Plan, *Los Coches Road* shall be improved. **DESCRIPTION OF REQUIREMENT:**

Improve or agree to improve and provide security for the construction of Los Coches a. Road along the project frontage in accordance with the Public Road Standards for a 4.1B Major Road with a continuous turn lane and class II Bike Lane from Old Highway 80 to Interstate 8 under the General Plan Mobility Element Network (MEN), to a one-half graded width of forty-two feet (42') from centerline with thirty-two feet (32') of asphalt concrete pavement over approved base, with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with face of curb at thirty-two feet (32') feet from centerline. There shall be a parking prohibition along the project frontage. Restripe Los Coches Road to provide one (1) fourteen foot (14') wide south bound travel lane, one (1) eleven foot (11') wide south bound travel lane one ten foot (10') wide south bound left turn lane with a four foot (4') wide raised median with (1) eleven foot (11') wide north bound travel lane and (1) fourteen foot (14') wide north bound travel lane along the project frontage as shown on the approved Design Exception Request dated approved November 2023. Provide signage, striping and appropriate transitions between Interstate 8 and the northerly project boundary; provide transition for all widenings, tapers, and traffic striping to match existing pavement. Coordinate with San Diego Metropolitan

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Transit System regarding the installation of a <u>two</u> bus stop<u>s</u>. All of the above shall be to the satisfaction of the Directors of the Department of Public Works (DPW) and Planning and Development Services (PDS).

- b. Improve or agree to improve and provide security for the construction of the fourth (east) leg and provide a traffic signal consistent with a warrant analysis at the intersection of Ora Bella Lane (Project Driveway) and Los Coches Road. The traffic signal shall require the dedication of an on-site easement upon coordination with the County of San Diego for maintenance of the signal in substantial conformance with the approved Tentative Parcel Map. The following intersection geometry: One left-turn lane, one through lane and one shared through/right lane in the southbound direction. One exclusive left-turn lane and a shared through/right turn lane (exiting the project) and install a no Right-Turn-on-Red (RTOR) sign [R13A(CA)] in the westbound direction to minimize sight distance deficiencies for vehicles exiting the Project driveway. One left-turn lane, one through lane and one shared through/right lane in the northbound direction. One shared left/through/right lane in the eastbound direction. All of the above shall be to the satisfaction of the Directors of the Department of Public Works (DPW) and Planning and Development Services (PDS).
- c. Improve or agree to improve and provide security for the construction of the two driveways to the existing gas station located south of the Project site. The northernly driveway shall be restricted to right-in/right-out movements only, with the installation of a raised median on Los Coches Road and traffic control devices as shown in conceptual improvements identified in Figure 2-3 of the Local Mobility Analysis. (Note: On-going Major Use Permit conditions require maintenance of on-site internal traffic control devices)
- 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/PDS.

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

- e. Process and obtain approval of Improvement Plans to improve Los Coches Road.
- f. Provide Secured Agreement and post security in accordance with <u>Subdivision Ordinance</u> <u>Sec. 81.408.</u>
- g. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDCI].
- h. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a

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partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

ROADS#2-ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the <u>County Subdivision Ordinance Sec. 81.707 and 81.708</u> the property shall transfer into the lighting district. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [*PDS, LDR*]. **TIMING:** Prior to recordation of the Final Parcel Map, the fee shall be paid. **MONITORING:** The [*PDS, LDR*] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

ROADS#3 ROAD DEDICATION

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

- a. With the Final Parcel Map, dedicate the project half of Los Coches Road along the project frontage in accordance with County of San Diego Public Road Standards for a 4.1B Major Road to a one-half width of forty-nine feet (49') from the ultimate centerline, together with right to extend and maintain slopes and drainage facilities beyond the limits of said right-of-way to the satisfaction of the Director of Public Works/PDS.
- b. The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

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

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UTILITIES#1-UTILITY CONCURRENCE LETTERS

INTENT: In order to inform the local public entities and utility companies that the Parcel Map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature of on the map shall be provided. DESCRIPTION OF REQUIREMENT: A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. Note: The proposed sewer easement will have the final location defined as part of Final Engineering. Please note that the easements dedicated to Padre Dam Municipal Water District and Helix Water District as well as the dedication of the Traffic Signal Maintenance Easement will be handled by separate documentation/dedicated on Final Parcel Map as conditioned. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Parcel Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [PDS, LDR] for review and approval. TIMING: Prior to the approval improvement plans and the recordation of the Parcel Map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

UTILITIES#2-PADRE DAM MUNICIPAL WATER DISTRICT AND HELIX WATER DISTRICT FACILITIES

INTENT: In order to allow construction within an existing on-site easement dedicated to Padre Dam Municipal Water District (PDMWD) and Helix Water District (HWD) and to dedicate a new easement and construct new facilities for Padre Dam Municipal Water District and Helix Water District. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit documentation of approval through agreements or letters with Padre Dam Municipal Water District and Helix Water District. The agreements shall describe information related to the following but not limited to:

- 1. Requiring labeling of notes or placeholder information on the Final Parcel Map related to how applicable easements will be quitclaimed/vacated and reserving on-site areas which are anticipated to be dedicated as new easements by separate document.
- 2. Timing of construction of new/relocated facilities upon coordination with PDS Final Engineering Team.
- 3. Conceptual designs for the construction materials associated with the new/relocated facilities.
- 4. Potential requirements related to bonding for construction of facilities.

The agreements shall be in place to the satisfaction of the Director of PDS, PDMWD, and HWD. **DOCUMENTATION:** The applicant shall obtain the applicable agreements from PDMWD and HWD. **TIMING:** Prior to the approval of grading/improvement plans and the recordation of the Parcel Map, the submitted documentation and agreements with Padre Dam Municipal Water District and Helix Water District shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the submitted documentation and agreements with Padre Dam Municipal Water District and Helix Water District.

ROADS#4-ENCROACHMENT PERMIT (CALTRANS)

INTENT: In the event that construction occurs within CALTRANS right-of-way and in order to ensure that construction and improvements for the project comply with the <u>County of San Diego Public Road Standards</u>, and <u>The Caltrans Facility Standards and Requirements</u> an encroachment permit shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for the improvements to be made within the public right-of-way. This may include road widening, sidewalk, street lighting, turn lanes, and drainage

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facilities, to the satisfaction of CALTRANS. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit(s) and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. This will allow CALTRANS to set conditions such as sight distance and road improvements. The applicant should contact the CALTRANS Permit Office at (619) 688-6158 for additional details. **TIMING:** Prior to the approval of the Final Parcel Map, the encroachment permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

ROADS#5-PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with <u>County Policy RO-7</u>, adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [*PDS, LDR*] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Parcel Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [*PDS, LDR*] shall review the acknowledgement letter.

ROADS#6-SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _______feet of unobstructed intersectional sight distance in both directions from the proposed onsite private driveways along *Los Coches Road* in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

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

STRMWTR#1-STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the <u>County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq.</u>, the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

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

DOCUMENTATION: The applicant shall process the agreement forms with [*PDS*, *LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Parcel Map, execution of the agreements and securities shall be completed. **MONITORING:** The [*PDS*, *LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

STRMWTR#2-EROSION CONTROL

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

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

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

ROADS#7-HAUL ROUTE PLAN

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

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

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

ROADS#8-RELINQUISH ACCESS

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

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- a. Relinquish access rights onto **Los Coches Road** along the project frontage except for the proposed driveways, as shown on the approved Tentative Parcel Map.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

TIMING: Concurrently with the approval of the Final Parcel Map, the access shall be relinquished. **MONITORING:** The applicant shall show the relinquishment of access rights on the Final Parcel Map and forward a copy to [*PDS*, *LDR*] for preapproval. The [*PDS*, *LDR*] shall review the Final Map for compliance with this condition.

ROADS#9-TRAFFIC CONTROL PLAN

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

PLN#1-ON-SITE PRIVATE ACCESS EASEMENTS AND SHARED PARKING

INTENT: In order to provide adequate on-site parking and provide access to the proposed commercial lots and to comply with Section 81.402 of the Subdivision Ordinance. DESCRIPTION OF REQUIREMENT: The Final Parcel Map shall indicate private access easements that shall provide access to each commercial lot. The private access easements will be indicated between parking areas that will be covered by a shared parking agreement. The applicant shall provide documentation stating that the future lot owners as well as the existing owner of the gas station property will concur with the requirements of the shared parking agreement as required by the Major Use Permit. NOTE: The shared access and parking spaces will need to be completed prior to construction and use of additional uses authorized by the Major use Permit application. DOCUMENTATION: The applicable documentation shall be submitted and the information shall be indicated on the Final Parcel Map. TIMING: Prior to recordation of the Final Parcel Map, the documentation shall be provided and the easements and necessary information shall be indicated on the Final Parcel Map. MONITORING: The property owner shall comply with the condition and [PDS, LDR] shall review the submitted documentation on the Final Parcel Map.

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MAJOR USE PERMIT CONDITIONS

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

GEN#2-COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

GEN#3-RECORDATION OF DECISION

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

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

EASEMENTS#1-EASEMENT CONCURRENCE LETTERS

INTENT: In order to ensure work is constructed within easements through authorization of the public entity or grantee of the easement. **DESCRIPTION OF REQUIREMENT:** A letter of authorization or documentation shall be provided demonstrating that work or construction can occur within applicable easements on the subject property. **DOCUMENTATION:** The applicant shall provide letters of authorization from a grantee of an easement or documentation demonstrating that work or construction can occur within applicable easements on the subject property. The applicant shall submit the documentation to the [*PDS, LDR*] for review and approval. **TIMING:** Prior to the approval of the improvement plans or grading plan, the documentation shall be submitted. **MONITORING:** The [*PDS, LDR*] shall review the documentation.

ROADS#10-DEBRIS MANAGEMENT PLAN (DMP)

INTENT: 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

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brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, DESCRIPTION OF REQUIREMENT: To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (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:

- a. 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.
- b. 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.
- c. Exemption:

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

DOCUMENTATION: 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@sdcounty.ca.gov. Templates for all forms required are available at:

https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html. **TIMING:** 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 [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMP documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

STRMWTR#3-STORMWATER MAINTENANCE DOCUMENTATION

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

Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County. **DOCUMENTATION:** The applicant shall process the agreement forms with [*PDS*, *LDR*] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan, execution of the recorded agreements and securities shall be completed. **MONITORING:** The [*PDS*, *LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

STRMWTR#4-EROSION CONTROL

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

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

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<u>San Diego Grading Ordinance Section 87.304</u>. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [*PDS*, *LDR*] authorizing the use of this deposit for emergency measures.

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

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

ROADS#11-HAUL ROUTE PLAN

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

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

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages

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caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the approval of any grading and/or improvement plans and issuance of any Permits, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

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

UTILITIES#3-PADRE DAM MUNICIPAL WATER DISTRICT AND HELIX WATER DISTRICT FACILITIES

INTENT: In order to allow construction within an existing on-site easement dedicated to Padre Dam Municipal Water District (PDMWD) and Helix Water District (HWD) and to dedicate a new easement and construct new facilities for Padre Dam Municipal Water District and Helix Water District. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit building plans for a utility structure approved by PDMWD and HWD. **DOCUMENTATION:** The applicant shall submit building plans for the utility structures for PDMWD and HWD that have been approved by PDMWD and HWD consistent with an applicable agreement. **TIMING:** Prior to the approval of a building permit, the submitted documentation and agreements with PDMWD and HWD shall be completed. The timing of the condition can be extended upon approval of an agreement with PDMWD and HWD. **MONITORING:** The [*PDS, BPPR*] shall review the submitted documentation and agreements with Padre Dam Municipal Water District and Helix Water District.

PLN#2-SHARED PARKING AGREEMENT

INTENT: In order to comply with Sections 6782 and 6784 of the Zoning Ordinance, a Restrictive Covenant Agreement for Shared Parking must be recorded for the project by the current property owner, with the County of San Diego as a third-party beneficiary. DESCRIPTION OF REQUIREMENT: The project proposes shared parking across multiple lots upon application of a Major Use Permit in accordance with Sections 6782 and 6784 of the Zoning Ordinance. The final version of this Restrictive Covenant Agreement for Shared Parking shall be subject to the approval of the Director of Planning & Development Services as to form and content and shall be recorded with the Office of the County Recorder. The Restrictive Covenant Agreement for Shared Parking shall meet recording requirements of state statutes and contain the Director's signature as to form and content, current contact information, the property's address, and the County Assessor's parcel numbers for the property. **DOCUMENTATION**: A copy of the draft parking agreement shall be provided to PDS for review and the parking agreement shall be recorded following review by PDS. TIMING: Prior to building permit, the parking agreement shall be recorded. Note: The Major Use Permit will be recorded to the property prior to Final Map and contains conditions indicated in the Major Use Permit related to shared parking. MONITORING: The PDS Zoning Counter shall verify that the parking agreement has been recorded.

GHG#1-SUSTAINABILITY MEASURES

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

a. Installation of low-water-use landscaping consistent with the County of San Diego Landscaping Ordinance and the applicable conditions related to Landscaping.

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- b. Exceed current (2022) California Green Building Standards electrical vehicle (EV) charging station requirements by installing two EV charging stations beyond the minimum required EV charging station-capable and EV charging station parking spaces.
- c. Installation of a two bus stops upon coordination with MTS. Please note that coordination with MTS is required prior to approval of Final Parcel Map as well.
- d. Provide sufficient electrical conduits and infrastructure to allow for the installation and future conversion to all electric appliances.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with these conditions. The [PDS, BPPR] shall verify that the Building Plans comply with the remaining conditions.

BLD#1-LIGHTING COMPLIANCE

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

FIRE#1-LAKESIDE FIRE PROTECTION DISTRICT

INTENT: In order to promote orderly development and to comply with the County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The building permit plans for the Major Use Permit shall be reviewed and approved by the Lakeside Fire Protection District. Note: The project will require the installation of Fire Hydrants with locations approved by Lakeside Fire Protection District as recommended by the Fire Protection Plan. **TIMING:** Prior to approval of any building permits, the Lakeside Fire Protection District shall review the building plans and the applicable building design measures shall be included. **MONITORING:** The Lakeside Fire Protection District shall review the building plans and the [*PDS, BPPR*] shall review the plans for consistency with the Lakeside Fire Protection District requirements.

HAZ #1- HAZARDOUS MATERIALS MANAGEMENT PLAN: [DPLU, DPW]

INTENT: In order to ensure proper hazardous materials handling, storage, and spill prevention and response measures, a Hazardous Materials Management Plan (HMMP) shall be prepared and submitted to the County of San Diego for review and approval. **DESCRIPTION OF REQUIREMENT:** The applicant shall prepare a HMMP which will be reviewed and approved by the County of San Diego, and shall include the following components:

a. The plan shall identify all hazardous materials that will be present on any portion of the construction site, including, but not limited to, fuels, solvents, and petroleum products. The plan shall address storage, use, transportation, and disposal of each hazardous material anticipated to be used at the site. The plan shall establish inspection procedures,

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storage requirements, storage quantity limits, inventory control, non-hazardous product substitutes, and disposition of excess materials.

- b. The plan shall identify secondary containment and spill prevention countermeasures, as well as a contingency plan to identify potential spill hazards, how to prevent their occurrence, and responses for different quantities of spills that may occur. Secondary containment and countermeasures shall be in place throughout construction so that if any leaks or spills occur, responses will be made immediately.
- c. The plan shall identify materials (and their locations) that will be on site and readily accessible to clean up small spills (i.e., spill kit, absorbent pads, and shovels). Such emergency spill supplies and equipment shall be clearly marked and located adjacent to all areas of work and in construction staging areas. The plan shall identify the spill-response materials that must be maintained in vehicles and substation sites during construction and procedures for- to the appropriate authorities.
- d. The plan shall identify adequate safety and fire suppression devices for construction-related activities involving toxic, flammable, or explosive materials (including refueling construction vehicles and equipment). Such devices shall be readily accessible on the project site, as specified by the County's Fire Department and per the Uniform Building Code and Uniform Fire Code. The plan shall be included as part of all contractor specifications and final construction plans to the satisfaction of the Department of Planning and Land Use. The plan shall also identify requirements for notices to federal and local emergency response authorities, and shall include emergency response plans.
- e. Prior to construction, all contractor and subcontractor personnel shall receive training regarding the components of the HMMP, as well as applicable environmental laws and regulations related to hazardous materials handling, storage, and spill prevention and response measures. The applicant shall designate an environmental field representative who shall be on site to observe, enforce, and document adherence to the plan for all construction activities.

DOCUMENTATION: The applicant shall submit a Hazardous Materials Management Plan (HMMP) to the County of San Diego for review and approval. **TIMING:** Prior to the approval of any building permit and prior to occupancy or use of the premises in reliance of this permit, a HMMP or applicable documentation required by DEHQ for the operation of the site shall be submitted to the County for review and approval. **MONITORING:** The County shall review the plan in accordance with this condition and ensure that it is implemented. All measures in the plan shall be adhered to throughout the construction period.

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ROADS#12-DEBRIS MANAGEMENT REPORT (DMR)

INTENT: 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. **DESCRIPTION OF REQUIREMENT:** 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).

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD Grading.html. **TIMING:** Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMR documents for the project. The [DPW, CO], shall forward the approval of the DMR to [DPW, PDCI] and [PDS, Building PCC] for compliance with this condition.

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

ROADS#13-SIGHT DISTANCE

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

| a. | A registered civil engineer or a licensed land surveyor provides a certified signed |
|----|--|
| | statement that: "There isfeet of unobstructed intersectional sight distance in |
| | both directions from the proposed onsite private driveways along Los Coches Road in |
| | accordance with the methodology described in Table 5 of the March 2012 County of San |
| | Diego Public Road Standards. These sight distances exceed the required intersectional |
| | Sight Distance requirements ofas described in Table 5 based on a speed |
| | of, which I have verified to be the higher of the prevailing speed or the minimum |
| | design speed of the road classification. I have exercised responsible charge for the |
| | certification as defined in Section 6703 of the Professional Engineers Act of the California |
| | Business and Professions Code." |

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b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

STRMWTR#5-PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER:

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

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

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

PLN#3-SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the

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approved plans. **MONITORING:** The *[PDS, BI]* shall inspect the site for compliance with the approved Building Plans

HAZ#2-HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95. a Health and Safety Plan and a Hazardous Materials Business Plan (HMBP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT**: A Health and Safety Plan and a HMBP that outlines worker safety and personal protection equipment appropriate for the chemicals of concern (i.e., TPH, VOCs, arsenic and lead) and the construction activities planned for the site regarding all on-site storage, handling, and disposal of potentially hazardous substances, such as below ground fuel storage (USTs) and storage of hazardous materials. The plan shall be submitted on-line to the California Environmental Reporting System (CERS) reviewed and approved by [CALEPA] http://cers.calepa.ca.gov/. **DOCUMENTATION:** The applicant shall acquire on-line forms http://www.sandiegocounty.gov/content/sdc/deh/hazmat/hmd forms.html, provide copies of the Health and Safety Plan into plan check at http://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat/hmd_plan_check.html for review and approval. Once plan check is complete, the forms will be submitted to CERS on-line at http://cers.calepa.ca.gov/. Evidence shall be in the form of a letter from CERS, stating that the appropriate State and/or Federal permits are being pursued or have been obtained or that no further permits are required. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and HMBP shall be prepared, approved and implemented. MONITORING: [DEH, HMD] shall verify and approve the Health and Safety Plan, and HMBP for compliance with this condition.

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

PLN#4-SITE CONFORMANCE

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

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PLN#5-ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

NOISE#3-ON-GOING SOUND LEVEL COMPLIANCE:

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIRMENT:** Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

ROADS#14-SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. DESCRIPTION OF REQUIREMENT: There shall be a minimum of ______ feet of unobstructed intersectional sight distance in both directions from the proposed onsite private driveways along Los Coches Road in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. for the life of this permit. DOCUMENTATION: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. TIMING: Upon establishment of the use, this condition shall apply for the duration of the term of this permit. MONITORING: The [PDS, Code Compliance Division] is responsible for compliance of this permit.

STRMWTR#6-VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the <u>County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq.</u>, verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP.

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

STRMWTR#7-SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

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

PLN#6-PARKING SITE OPERATIONS AND SHARED PARKING

INTENT: In order to comply with Sections 6782 and 6784 of the Zoning Ordinance and minimize impacts to adjacent public and private roadways and right of way and promote orderly development. DESCRIPTION OF REQUIREMENT: The project proposes shared parking across multiple lots upon application of a Major Use Permit in accordance with Sections 6782 and 6784 of the Zoning Ordinance. The final version of this Restrictive Covenant Agreement for Shared Parking shall be subject to the approval of the Director of Planning & Development Services as to form and content and shall be recorded with the Office of the County Recorder. In the event that any changes to tenants or parking configuration is proposed and the scope of work is not in conflict with any conditions and can be accommodated by a Major Use Permit Minor Deviation, an updated parking analysis and parking agreement can be proposed and shall be reviewed to the satisfaction of the Director of PDS and the Director of DPW. If the updated parking analysis and parking agreement cannot be supported by the Director of PDS and the Director of DPW, a Major Use Permit Modification or other applicable permit will be required. The property owner will ensure that tenants utilizing the property limit all operations within the footprint of the approved project. This will include ensuring that tenants do not park, idle or stage cars, truck, service vehicles or other vehicles associated with normal operating conditions on the property, within adjacent public or private roads and/or right of way. In order to ensure compliance with parking operation requirements, the following on-site traffic control devices shall be maintained if they are not located within County right-of-way:

- A. On-site delineated "Keep Clear" area.
- B. On-site "No left-turn" (R3-2) signage preventing access into on-site utility easement near main project entrance for customers.
- C. On-site internal stop sign (R1-1) near northern gas station property exit.
- D. On-site "No right-turn on red" (R13-A) signage near project westerly exit.

DOCUMENTATION: Submittal of updated parking analysis information and recordation of a revised parking agreement is only required upon changes of uses that are different than the original permitted uses outlined in the Major Use Permit and traffic analysis for the project. The parking analysis information and amended parking agreement shall be reviewed to the satisfaction of the Director PDS and the Director of DPW. **TIMING**: On-going and throughout

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the duration of the permit. **MONITORING:** The property owner shall comply with the condition and [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

ROADS#X-PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the onsite private roads/driveways are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT**: The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to onsite/off-site private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site private roads that serve the Project. **DOCUMENTATION**: The applicant shall assume responsibility pursuant to this condition. **TIMING**: Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING**: The [*PDS*, *Code Enforcement Division*] is responsible for enforcement of this permit.

PLN#7-COMMERCIAL SIGNAGE IN ACCORDANCE WITH MUP

INTENT: In order to comply with the Lakeside Design Guidelines and Sections 7609 (d) and 6252(x) of the Zoning Ordinance. **DESCRIPTION OF REQUIREMENT:** The existing freestanding monument sign that is proposed to be re-purposed shall not be retrofitted and designed to be taller than the previously existing sign (estimated to be 60-feet tall). All other signage shall comply with the maximum height requirements of the on-premise sign regulations in accordance with the Zoning Ordinance. Any future changes to submitted sign packages shall require an applicable minor deviation/modification and obtain a recommendation from the Lakeside Design Review Board in accordance with Section 7609(d) of the Zoning Ordinance. Any future changes permitted under an applicable minor deviation or modification shall contain information on plans related to the square footage of signage and shall be evaluated for consistency with the Lakeside Design Guidelines. **DOCUMENTATION:** Upon changes to proposed signage and submittal of minor deviations/modifications to the Major Use Permit for signage changes, the plot plans shall contain sufficient information related to signage consistent with this condition. TIMING: Upon establishment of the use, this condition shall apply for the duration of the term of this permit. MONITORING: The [PDS, Code Enforcement Division] and [PDS, BPPR] are responsible for enforcement of this permit.

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GRADING PLAN NOTES (Tied to both the Tentative Parcel Map and the Major Use Permit)

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

AQ#1-AIR QUALITY FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

- a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
- b. Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
- c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
- d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
- e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
- f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
- g. Enforce a 15-mph speed limit on unpaved surfaces.
- h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
- i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM₁₀) -efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

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

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DPW#2-RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: 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. **DESCRIPTION OF REQUIREMENT:** 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. **DOCUMENTATION:** 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 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 onsite.
- 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

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** 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.

NOISE#4-TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

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

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

DPW#1-RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: 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. **DESCRIPTION OF REQUIREMENT:** 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. **DOCUMENTATION:** 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).

TIMING: 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.

| | TION STATEMENT: nia Environmental Qu | • | • | tion was adopte | ed and above |
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| on _ | | | | | |

Michael Johnson, Group Program Manager Project Planning Division



DAHVIA LYNCH

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

VINCE NICOLETTI ASSISTANT DIRECTOR

July 20, 2023December 1, 2023

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

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

Los Coches Plaza;

PDS2020-MUP-20-006; PDS2021-TPM-21293; PDS2020-ER-20-14-005

2. Lead agency name and address:

> County of San Diego, Planning & Development Services (PDS) 5510 Overland Avenue, Suite 110 San Diego, CA 92123-1239

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

8445 Los Coches Road, located north of Interstate 8, in the Lakeside Community Plan Area, in unincorporated San Diego County.

APN: 400-381-02-00

5. Project Applicant name and address:

> OnPoint Development (Attn: Todd Dwyer and Chad Williams), 7514 Girard Street, #1515 La Jolla, CA 92037

Net Lease Alliance (Attn: Chad Williams), 105 Tallapoosa Street, Suite 307, Montgomery, AL 36104

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6. General Plan

Community Plan: Lakeside Regional Category: Village

Land Use Designation: General Commercial (C-1)

Density: See Zoning

Floor Area Ratio (FAR) 0.70

7. Zoning

Use Regulation: General Commercial (C36)

Animal Regulations: Q
Density: 7.26

Lot Size: 6,000 square feet

Building Type: T Max. Floor Area: -Floor Area Ratio (FAR) -

Height: G (35-feet, 2-stories)

Lot Coverage: Setback: O
Open Space: Special Area Regulation: B

8. Description of project:

The site is located at 8445 Los Coches Road north of the intersection of Los Coches Road and Interstate 8 off-ramp in the Lakeside Community Plan area, within the unincorporated County of San Diego. The site is subject to the Village General Plan Regional Category and the General Commercial (C-1) Land Use Designation. The Zoning Use Regulation of the site is General Commercial (C36). The site is developed with an existing gas station and convenience store which will be retained.

The project consists of a Major Use Permit and a Tentative Parcel Map to construct a commercial center and subdivide an approximately 2.89-acre parcel on four parcels. An approximately 2,660 square foot fast foot drive-thru restaurant, a 7,385 square foot automotive parts sales business, and a car wash would be constructed on three of the parcels. The existing gas station would be retained on the fourth parcel. The four proposed parcels range in size from 0.45 net acres to 0.94 net acres. All proposed uses are permitted within the General Commercial (C36) Use Regulation except for a car wash which requires approval of a Major Use Permit. The Project also includes commercial signage such as repurposing an existing sign as well as landscaping throughout the development.

Project construction activities would include excavation, grading, road improvements, and building construction. Earthwork consists of approximately 4,000 cubic yards of cut, 15,504 cubic yards of fill, and 11,405 cubic yards of import. The Project includes several retaining walls located along the northern and eastern boundaries ranging from 10 to 27-feet tall due to the existing property elevation compared to adjacent property. Additional retaining walls are located along the project frontage as well as within the interior of the development ranging from five to 11-feet tall.

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The Project includes the following improvements adjacent to the project frontage along Los Coches Road:

- Installation of a Metropolitan Transit System Bus Stops along the south-bound and north-bound portion of Los Coches Road
- Installation of a signalized intersection at the intersection of Ora Belle Lane, Los Coches Road, and the proposed Project access
 - A median on the northbound and southbound portions of Los Coches Road will be constructed to accommodate turn lanes at the traffic signal intersection
- Curb, gutter, and sidewalk along the project frontage of Los Coches Road
- Restriping of Los Coches Road to accommodate the proposed traffic signal and transitions
- Construction of a utility structure and utility driveway for Padre Dam Municipal Water District and Helix Water District located along Los Coches Road

Access would be provided by Los Coches Road including a signalized intersection at Ora Belle Lane as well as two existing driveways connecting to Los Coches Road adjacent to the existing gas station. The four commercial lots will be connected by an on-site parking lot with shared access easements and shared parking agreements. 40 parking stalls would be shared among the car wash, drive-thru restaurant, and automotive parts store while 18 parking stalls would serve the existing gas station. The car wash would have 28 vacuum stalls.

The Project would be served by San Diego County Sanitation District for sewer service and Helix Water District for water service. A utility driveway to provide access to the Helix Water District and Padre Municipal Water District utility structure will be located directly north of the intersection of Ora Belle Lane, Los Coches Road, and the main project access.

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

The Project is located northeast of Interstate 8 at 8445 Los Coches Road in the Lakeside Community Planning Area. The project is surrounded by residential uses as well as highways and roads. A condominium development is located directly adjacent to the Project site along the northern and eastern boundaries. The existing gas station and commercial pads are located approximately 20 to 40 feet higher than the adjacent residences. The existing gas station and pads for the site were constructed in the late 1960s while Interstate 8 was widened to include additional off-ramps. Los Coches Road is located along the entire western boundary of the Project Site. A commercial portion of the East County Square development is located southeast of the Project site across Interstate 8. The commercial portion of East County Square includes commercial uses such as a coffee shop, car wash, fast food restaurants and large general stores. An apartment complex as well as single-family residences are located across Los Coches Road to the west of the site.

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

| Permit Type/Action | Agency | |
|---|---|--|
| Air Quality Permit to Construct | Air Pollution Control District (APCD) | |
| County Right-of-Way Permits | | |
| Construction Permit | County of San Diego | |
| Excavation Permit | County of Sair Diego | |
| Encroachment Permit | | |
| Fire District Approval | Lakeside Fire Protection District | |
| General Construction Stormwater Permit | Regional Water Quality Control Board | |
| Grading Permit | County of San Diego | |
| Improvement Plans including Traffic | County of San Diego | |
| Signal | County of Sair Diego | |
| Landscape Plans | County of San Diego | |
| Sewer District Approval | San Diego County Sanitation District | |
| Major Use Permit | County of San Diego | |
| Tentative Parcel Map | County of San Diego | |
| Utility Easement Vacation/Re-Dedication | Helix Water District / Padre Dam | |
| Othity Lasement Vacation/Ne-Dedication | Municipal Water District | |
| Water District Approval | Helix Water District / Padre Dam | |
| νναιοι Διοιτιοι Αμριοναι | Municipal Water District | |
| Encroachment Permit | California Department of | |
| | Transportation (Caltrans) | |

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

| YES | NO |
|-----|----|
| | |

Tribal Consultation was conducted between February 2022 to June 2023 and all consulting tribes have concluded consultation prior to public review of the Mitigated Negative Declaration.

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

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| | | and involve at least one impact that int With Mitigation Incorporated," as |
| indicated by the checklist on | | int with mingation moorporated, as |
| ⊠Aesthetics | Agriculture and Forestry | ☐Air Quality |
| | Resources | |
| ⊠Biological Resources | ⊠ <u>Cultural Resources</u> | <u>Energy</u> |
| Geology & Soils | Greenhouse Gas Emissions | Hazards & Hazardous Materials |
| Hydrology & Water | Land Use & Planning | Mineral Resources |
| <u>Quality</u> ⊠Noise | Population & Housing | Public Services |
| Recreation | | Tribal Cultural |
| Utilities & Service | Wildfire | Resources ⊠Mandatory Findings of |
| Systems | | Significance |
| DETERMINATION (T. I | | |
| On the basis of this initial eva | ompleted by the Lead Agency) lluation: | |
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| Signature | Date | |
| Sean Oberbauer Printed Name | Land U | Jse/Environmental Planner III |

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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 onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

| 1 - 166 | | | | |
|--|--|--|--|--|
| Los Coches Plaza - 7 - December 1, 2023 July 20, 2023 PDS2020-MUP-20-006; PDS2021-TPM-21293; PDS2020-ER-20-14-005 I. AESTHETICS. Except as provided in Public Resources Code §21099. | | | | |
| a) Would the project have a substantial adverse effect on a scenic vista? | | | | |
| ☐ Potentially Significant Impact ☐ Less Than Significant With Mitigation Incorporated ☐ No Impact | | | | |
| A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups. | | | | |
| The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources. | | | | |

Less Than Significant With Mitigation Incorporated: Based on a site visit completed by County staff as well as photo-simulations prepared Development Design Services & GraphicAccess Inc. dated September 2022 prepared for the proposed Project, the proposed Project is not located near or within the viewshed of a scenic vista. The primary surrounding area is developed and urbanized. Although the site sits higher in elevation compared to the adjacent residences, the site is level or lower than adjacent public roads. Los Coches road gradually rises in elevation from north to south and has slopes with residences located west of the road. The site does not consist of natural lands or views of natural lands. The site is screened from the majority of views of natural lands due to intervening topography and locations of roads in relation to the Project site. The site is visible from a portion of Interstate 8 that is a Scenic Highway identified in the County of San Diego General Plan. The site is lower than Interstate 8 See responses (b) and (c) for analysis related to potential impacts to views along a Scenic Highway.

| The P | roj | ect would not result in cumulative imp | oacts o | on a scenic vista because the propose |
|----------|--------|---|-----------|---|
| Projec | tν | iewshed in addition to past, present and | future | projects within the vicinity were evaluate |
| to dete | ∍rr | nine their cumulative effects. The Proj | ect is | also not visible from a scenic viewshed |
| Refer | to | Section XXI. Mandatory Findings of S | ignific | ance for a list of the cumulative project |
| | | , , , , | | ned of the Project Vicinity, Therefore, the |
| - | | | able i | mpact in combination with projects in the |
| vicinity | / fc | or a scenic vista. | | |
| | | | | |
| b) | | ould the project substantially damage s | | , 0, |
| | tre | ees, rock outcroppings, and historic buil | aings | within a state scenic nighway? |
| Г | 1 | Potentially Significant Impact | \bowtie | Less than Significant Impact |
| _ | , 7 | Less Than Significant With Mitigation | | · |
| | _ | Incorporated | | No Impact |
| | | ' | | |
| | | | | |
| | | | | |

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

Less than Significant Impact: There are no State scenic highways within the Project viewshed. However, the project is visible from a portion of Interstate 8 which is identified as a scenic highway in the County of San Diego General Plan. The Project Site is visible from Interstate 8 as detailed in the photo-simulations dated September 2022 prepared for the Project. See response (a) and (c) for additional analysis related to impacts to views and scenic highways. Therefore, the Project would have a less than significant impact to State scenic highways or County scenic routes and no potential to contribute to any cumulative impact.

| c) | In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in urbanized area, would the project conflict with applicable zoning and other regulation governing scenic quality? | | | | |
|----|--|--|--|------------------------------|--|
| | | Potentially Significant Impact | | Less than Significant Impact | |
| | | Less Than Significant With Mitigation Incorporated | | No Impact | |

Less Than Significant Impact: The Project site and much of the immediately surrounding area of Lakeside is classified as urbanized. However, the project site is directly adjacent to Interstate-8, a scenic highway in the County of San Diego General Plan. In addition, the project proposes retaining walls that reach a maximum height of approximately 27-feet tall. Lastly, the project site is subject to a "B" Special Area designator which requires community design review based on applicable regulations associated with the community of Lakeside in accordance with the Zoning Use Regulation of the site. See Section Land Use & Planning for analysis associated with the Project's consistency with the General Plan and Lakeside Community Plan.

Motorists utilizing Interstate 8 will have limited views of the Project due to intervening topography and the elevation of the property in relation to Interstate 8. Based on a site visit by County staff as well as depicted in photo-simulations dated September 2022, the Project site is only visible in minimal locations of Interstate 8. The existing sign identifying the project site is the main feature of the project visible from public views along Interstate 8. The existing gas station has been on the Project site since the late 1960s. As detailed in the photo-simulations, the combination of landscaping and earth-tone colors of retaining walls associated with the Project will integrate the Project into existing views from Interstate 8.

A conceptual landscape plan prepared by EGLA Landscape Architecture dated September 2022 includes proposed landscaping in order to screen the proposed Project and retaining walls. The project is conditioned to maintain the retaining walls and remove graffiti in the event that they are painted. As depicted in the photo-simulations dated September 2022, the retaining walls will

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be screened by the proposed landscaping. The project landscape conditions include minimum box sizes of planters for trees of the site in order to ensure that the retaining walls and Project are screened from public views. The retaining walls will be earth-tone colors. The project has been designed based on existing topographical conditions as the existing gas station and project site are located over 20 to 40 feet higher than adjacent residences. Therefore, implementation of landscaping and ongoing maintenance of the proposed retaining walls will ensure that the project site is screened and will not impact the existing visual character or quality of public views of the site.

A list of past, present, and future projects within that viewshed were evaluated. Refer to Section XXI. *Mandatory Findings of Significance* for a list of the projects considered. Of those projects listed in Section XXI, East County Square is located within the viewshed surrounding the Project and does not contribute to a cumulative impact for the following reasons: the East County Square development was approved in the mid-1990s and is located on the other side of Interstate 8, south of the Project site. Therefore, the Project would not result in direct or cumulative impacts on visual character or quality onsite or in the surrounding area.

| d) | ould the project create a new source of dversely affect day or nighttime views in | U U , |
|----|---|---|
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | Less than Significant Impact No Impact |

Less Than Significant Impact: The proposed Project would use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code. The Project would not adversely affect nighttime views or astronomical observations, because the Project would conform to the Light Pollution Code (County Code Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. The project is also subject to the performance standards of the Zoning Ordinance outlined in Section 6300 et seq. which requires lighting to be fully shielded and prevent light pollution onto adjacent properties.

The Project site contains an existing solar panel array near the gas station which will be retained. No new construction is proposed on the solar panel array and the existing solar panels are required to be non-reflective materials. All other potential sources of glare associated with the project will be minimal in nature including windows on commercial buildings which are of comparable size to windows on residences and commercial buildings within the Project vicinity.

The Project would not contribute to significant cumulative impacts on day or nighttime views because the Project would conform to the Light Pollution Code. The Light Pollution Code and Dark Skies Ordinance was developed by the San Diego County PDS 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 of light pollution on nighttime views. The standards associated with the Light Pollution Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Light Pollution Code and Dark Skies Ordinance is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this Project in

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combination with all past, present, and future projects would not contribute to a cumulatively considerable impact. Therefore, compliance with the Light Pollution Code, Dark Skies Ordinance, and Performance Standards of the Zoning Ordinance ensures that the Project would 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.

Therefore, compliance with the Light Pollution Code, Dark Skies Ordinance, and Performance Standards of the Zoning Ordinance would ensure that the Project would not create a significant new source of substantial light or glare.

| I. AGRICULTURE AND FORESTRY RESOURCES. | | | | | |
|---|---|------------------------------|--|--|--|
| oı th | r local Importance (Important Farmland |), as s rograr | ique Farmland, or Farmland of Statewide shown on the maps prepared pursuant to n of the California Resources Agency, or use? | | |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | | |
| Prime Fa the map Resourc | armland, Unique Farmland, or Farmland s prepared pursuant to the Farmland Ma ses Agency. Therefore, no agricultural d, or Farmland of Statewide or Loca | l of Sta apping I reso | ricultural resources, lands designated as atewide or Local Importance as shown on and Monitoring Program of the California urces including Prime Farmland, Unique ortance would be converted to a non- | | |
| , | Vould the project conflict with existing zo ontract? | ning f | or agricultural use, or a Williamson Act | | |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | | |
| No Impact: The Project site is General Commercial (C36) which is not 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. | | | | | |
| defin Resc | ld the project conflict with existing zonin ed in Public Resources Code section 12 ources Code section 4526), or timberlan ernment Code section 51104(g))? | 2220(ç | | | |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | | |
| | | | | | |

| Los Coche PDS2020- | es Plaza - 11 - -MUP-20-006; PDS2021-TPM-21293; PDS2020 |)-ER-20 | <u>December 1, 2023</u> July 20, 2023 9-14-005 |
|---|---|--------------------------------------|---|
| No Impa timberlar Therefor | act: The Project site, including offsite ind. The County of San Diego does not he | mprov nave a nflict w | ements, does not contain forest lands or ny existing Timberland Production Zones. vith existing zoning for, or cause rezoning |
| | Vould the project result in the loss of fore se? | st land | l or conversion of forest land to non-forest |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |
| as define result in | ed in Public Resources Code § 12220(| g); the a non | ovements do not contain any forest lands refore, Project implementation would not -forest use. In addition, the Project is not |
| lo | | sion of | existing environment which, due to their Important Farmland or other agricultural of forest land to non-forest use? |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |
| any active Farmlan Mapping an existito the silmportar | ve agricultural operations or lands desig d of Statewide Importance as shown o g and Monitoring Program of the Califorr ing commercial use as a gas station and te. Therefore, no Prime Farmland, Uni | nated n the r nia Res t there que Fa | hin a radius of 0.25-mile does not contain as Prime Farmland, Unique Farmland, or maps prepared pursuant to the Farmland sources Agency. The project site contains are no agricultural uses located adjacent armland, Farmland of Statewide or Local converted to a non-agricultural use by the |
| Where a | · | | by the applicable air quality management on to make the following determinations. |
| | | | ementation of the San Diego Regional Air of the State Implementation Plan (SIP)? |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |

The regional air quality standards (RAQS) and State Implementation Plan (SIP) rely on the San Diego Association of Government's (SANDAG's) growth projections, which are developed based on proposed buildout of land uses identified in the County's General Plan. Because the RAQS and SIP project future air quality conditions based on growth projections assuming buildout of Los Coches Plaza - 12 -

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the County's General Plan, it is assumed that a project that generates fewer emissions than what is allowable under its existing General Plan designation would also comply with the RAQS and SIP. According to the 2016 RAQS, mobile sources are the largest contributor to air quality emissions, specifically emissions generated from operations of typical residential and commercial developments, and therefore, can be used to define project intensity (i.e., less mobile emissions results in less land use intensity). The Project is subject to the General Commercial (C-1) General Plan Designation as well as the General Commercial (C36) Zoning Use Regulation. All proposed uses are permitted by-right within the General Commercial Zone except for a car wash which requires the processing of a Major Use Permit. Additionally, the project is subject to a "B" Special Area Designator for Community Design Review which requires conformance with the Lakeside Community Plan and Design Guidelines. The Project has been reviewed for consistency with the General Plan and the Lakeside Community Plan. See Land Use & Planning for specific policies that the Project complies with. In addition, the construction and operational emissions from the Project are anticipated to be below established screeninglevel thresholds (SLTs), as addressed under Section III(b), and would not violate any ambient air quality standards.

| b) | pr | , | ease of any criteria pollutant for which the icable federal or state ambient air quality |
|----|----|--|--|
| | | Potentially Significant Impact | Less than Significant Impact |
| | | Less Than Significant With Mitigation Incorporated | No Impact |

Less Than Significant Impact: San Diego County is presently in non-attainment for the 8-hour concentrations for Ozone (O₃) under the California Ambient Air Quality Standard (CAAQS) and National Ambient Air Quality Standard (NAAQS). San Diego County is also in non-attainment for 1-hour concentrations for O₃ under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Additionally, San Diego County is presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter (PM) less than or equal to 10 microns (PM₁₀) and PM less than or equal to 2.5 microns (PM_{2.5}) under the CAAQS. Sources of PM₁₀ and PM_{2.5} in both urban and rural areas include motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Air quality emissions associated with the Project include emissions from both construction and operation of the Project.

The County has identified SLTs which incorporate the San Diego Air Pollution Control District's (SDAPCD's) established air quality impact analysis trigger levels for all new source review in SDAPCD Rule 20.2 and Rule 20.3. These SLTs identified in the County Guidelines can be used as numeric methods to demonstrate that a project's total emissions (e.g., stationary, fugitive dust, and mobile emissions) would not result in a significant impact to air quality (see Table 1 below). SLTs for VOCs are based on the threshold of significance for VOCs from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which is more

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appropriate for the San Diego Air Basin). The County's SLTs were developed in support of State and federal ambient air quality standards that are protective of human health.

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Table 1. San Diego County Screening-Level Thresholds for Air Quality Impact Analysis

| Pollutant | Total Emissions | | | | |
|---|-----------------|--------------|---------------|--|--|
| | Lbs. per Hour | Lbs. per Day | Tons per Year | | |
| Respirable Particulate Matter (PM ₁₀) | | 100 | 15 | | |
| Fine Particulate Matter (PM _{2.5}) | * | 55 | 10* | | |
| Nitrogen Oxides (NO _x) | 25 | 250 | 40 | | |
| Sulfur Oxides (SO _x) | 25 | 250 | 40 | | |
| Carbon Monoxide (CO) | 100 | 550 | 100 | | |
| Lead | | 3.2 | 0.6 | | |
| Volatile Organic Compounds (VOCs) | | 75** | 13.7*** | | |

Notes: * USEPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005. Also used by the SCAQMD.

Construction activities would result in temporary increases in air pollutant emissions. These emissions would be generated as fugitive dust emissions during grading activities and exhaust emissions from operation of heavy equipment and vehicles during construction. Paving activities would emit VOCs during off-gassing. The Project is conditioned to implement fugitive dust reducing design features such as having an on-site water truck. The daily maximum air pollutant emissions associated with construction of the Project were modeled using CalEEMod as detailed in Air Quality Technical Report prepared by Harris & Associated dated June 2023. All criteria pollutants are estimated to be below screening thresholds as detailed in Table 6 of the report.

Project operation emissions were also modeled using CalEEMod. The primary sources of emissions would be from space and water heating, fuel combustion emissions from landscape maintenance equipment, emissions from periodic repainting, and natural gas use. Project operational emissions were modeled to be below screening thresholds as detailed in Table 7 of the Air Quality Technical Report. Table 2 below outlines the screening level thresholds for operational air emissions.

Table 2. Estimated Project Operational Air Emissions

| Pollutant | Screening-Level Thresholds (Lbs. per Day) |
|---|--|
| Respirable Particulate Matter (PM ₁₀) | 100 |
| Fine Particulate Matter (PM _{2.5}) | 55 |
| Nitrogen Oxides (NO _x) | 250 |
| Sulfur Oxides (SO _x) | 250 |
| Carbon Monoxide (CO) | 550 |
| Volatile Organic Compounds (VOCs) | 75 |

Note: CalEEMod does not report on lead emissions and therefore, it is not included in this analysis. The Project no longer includes natural-gas hearths and, therefore, the emissions included in Table 3 represent a conservative analysis (i.e., are higher than what the Project will emit).

^{**} Threshold for VOCs based on the threshold of significance for VOCs from the SCAQMD for the Coachella Valley.

^{*** 13.7} Tons Per Year threshold based on 75 lbs/day multiplied by 365 days/year and divided by 2,000 lbs/ton.

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c)

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Cumulative impacts could occur if the most intensive phases of construction for the proposed Project occur simultaneously with intensive phases of other construction projects in close proximity. The most intensive construction phase for the Project and for typical developments occurs during earthwork and grading activities. During these phases, the primary criteria air pollutant of concern would be PM₁₀. The Project's estimated emissions of criteria air pollutants, specifically PM₁₀, were estimated to be 40 lb/day during blasting, which is under the County's SLTs of 100 lb/day during construction activities. In addition, due to the highly dispersive nature of PM, a cumulative impact during construction activities would only occur if a project adjacent to the proposed Project undergoes simultaneous grading/earthwork activities and emits significantly greater PM₁₀ emissions than the Project. There are no known projects in the immediate project vicinity that are anticipated to grade at the same time as the subject project that would result in potential cumulative impacts. Because all projects developed within the County would be required to comply with the County Grading Ordinance and SDAPCD Rule 55, this scenario is not anticipated to occur.

Expose sensitive recentors to substantial pollutant concentrations?

| o) <u>Expo</u> c | so conditive receptore to capetaritian | ponat | ant concontrations. |
|---|--|--|---|
| Les | tentially Significant Impact ss Than Significant With Mitigation orporated | | Less than Significant Impact No Impact |
| residences I | • | | sitive receptors to the Project site are ne Project would generate construction |
| fuel consumuses which we existing gas SDAPCD Ru | ption in heavy construction equipm would require preparation of a health station that would be retained. Con | ent. To risk and policy in the risk and | (TAC) of concern and is generated from The Project does not consist of any new assessment. The Project site contains an ce with the County's Grading Ordinance, I measures would ensure that the Project lutant concentrations. |
| operational o | emissions that would exceed the | Coun | ect would not result in construction or ty's SLTs for health risk. Thus, neither se sensitive receptors to an incremental |
| • | t in other emissions (such as those lantial number of people? | leadin | g to odors) adversely affecting a |
| Les | tentially Significant Impact ss Than Significant With Mitigation orporated | | Less than Significant Impact No Impact |
| | O's a'f' and I are and The Doi: (| | |

Less Than Significant Impact: The Project could produce objectionable odors during the construction phases of paving and painting activities. Exhaust from construction equipment may also generate odors. However, as detailed in the Air Quality Assessment, the dispersive nature of odors and short-term, temporary nature of these activities, these impacts would be fairly short-

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lived and would not cause objectionable odors affecting a substantial number of people. Furthermore, the Project would be subject to SDAPCD Rule 51, Nuisance Rule, which prohibits emissions of any material that causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of any person. Operations of the project could produce similar objectionable odors associated with exhaust from vehicles and gasoline from an existing gas station. The gas station is proposed to be retained. The gas station underground storage tanks are required to be maintained The Air Quality Technical Report prepared for the Project has found that all potential objectionable odors and particulate would be below screening level thresholds. Additionally, cooking food from the proposed fast-food restaurant could produce odors. However, CARB does not list food processing equipment as facilities that would potentially emit substantial odors. Therefore, Project would not create objectionable odors affecting a substantial number of people during construction or operation.

IV. BIOLOGICAL RESOURCES.

| a) | m sp | ould the project have a substantial adveoled to odifications, on any species identified a pecies in local or regional plans, policies epartment of Fish and Wildlife, or CDFV | s a ca s, or re | ndidate, sensitive, or special status egulations, or by the California |
|---|--|--|---|--|
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |
| Geogram Specie Associates Status on the plexip to the credite between | rap es, ciato s plo e p pus se s en | hic Information System (GIS) records, to and a Biological Resource Letter Reportes, it has been determined that the site ant species were observed on the project or of the project of the include Cooper's hawk (Ass), red-shouldered hawk (Buteo lineatus) special status wildlife species would be within a County-approved mitigation by | he Co ort dat suppo ct site A <i>ccipit</i> s), and mitiga ank a | d: Based on an analysis of the County's unty's Comprehensive Matrix of Sensitive ed November 2021, prepared by Harris & orts coastal sage scrub habitat. No special status wildlife species observed er cooperi), monarch butterfly (Danaus turkey vulture (Cathartes aura). Impacts ted through the offsite purchase of habitat and preconstruction nesting bird surveys as are considered less than significant with |
| b) | se | ould the project have a substantial advensitive natural community identified in leading the California Department of Fish and | ocal c | r regional plans, policies, regulations or |
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |

Less than Significant with Mitigation Incorporated: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, and a Biological Resource Letter Report dated November 2021, prepared by Harris & Associates, it has been determined that the site supports coastal sage scrub habitat. The project

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proposes impacts to 1.69 acres of coastal sage scrub habitat, which includes 0.62 acres considered impact neutral. The project will mitigate for impacts to 1.07 acres of coastal sage scrub habitat at a 1:1 ratio through the offsite purchase of habitat credit at a County approved mitigation bank. Therefore, project impacts to any riparian habitat or sensitive natural community identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies,

Mitigation for the impact to these habitats is in conformance with the BMO, the implementing ordinance for the County's MSCP. The impact are and mitigation is outlined in Table 1 below.

or regulations, are considered less than significant with the incorporation of mitigation.

Table 1. Impacts to Habitat and Required Mitigation

c)

| Habitat Type | Tier Level | Existing On-site (ac.) | Proposed Impacts (ac.) | Mitigation Ratio | Required Mitigation |
|---------------------|------------|---------------------------|------------------------|---------------------|------------------------|
| Diegan Coastal Sage | | | | | |
| Scrub | II | 1.69 | 1.07 | 1:1 | 1.07 |
| Eucalyptus Woodland | IV | 0.11 | 0.11 | | |
| Developed Habitat | IV | 0.71 | 0.71 | | |
| Disturbed Habitat | IV | 0.36 | 0.36 | | |
| Total: | | 2.88 | 2.25 | | 1.07 |

Would the project have a substantial adverse effect on state or federally protected

wetlands defined by Section 404 of the Clean Water Act (including, but not limited to,

| | marsh, vernal pool, coastal, etc.) through or other means? | direc | t removal, filling, hydrological interruption, |
|---|---|--|--|
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |
| Systen Biologi has be southe this reavoida limits on timp | n (GIS) records, the County's Compre- cal Resource Letter Report dated Nover- en determined that 0.004 acres of a non- astern portion of the project site. Howeve source and will implement avoidance no note measures include the placement of of grading. Therefore, impacts are consider | hensing the hensing the hension of t | is of the County's Geographic Information ve Matrix of Sensitive Species, and a 2021, prepared by Harris & Associates, it ated concrete-lined channel occurs in the project proposes completed avoidance of tres to prevent potential impacts. These and and/or signage along the edge of the tess than significant and the Project would thus, would not contribute to a cumulative |
| d) | Would the project interfere substantially v | vith th | e movement of any native resident or |

migratory fish or wildlife species or with established native resident or migratory wildlife

 \boxtimes

Less than Significant Impact

corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact

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|--|---|
| Less Than Significant With Mitigation Incorporated | ☐ No Impact |
| Less than Significant Impact: Based on an ar System (GIS) records, the County's Comprel Biological Resource Letter Report dated Novem has been determined that the site has limited bic of any native resident or migratory fish or wild resident or migratory wildlife corridors, and the unexpected as a result of the proposed project. This all sides by residential, commercial, and transport of an existing gas station with a convenience stated directly adjacent to Interstate 8. | hensive Matrix of Sensitive Species, and a nber 2021, prepared by Harris & Associates, it plogical value and impedance of the movement life species, the use of an established native use of native wildlife nursery sites would not be s is due to the project site being surrounded on ortation development. The project site consists |
| , , , , , , , , , , , , , , , , , , , | ons of any adopted Habitat Conservation Plan, other approved local, regional or state habitat es or ordinances that protect biological |
| Potentially Significant Impact Less Than Significant With Mitigation Incorporated | Less than Significant ImpactNo Impact |
| Less Than Significant Impact With Mitigation adopted South County Multiple Species Constinuings dated June 6, 2023 have been prepared the adopted MSCP subarea. for further information Conservation Plan, Natural Communities Consestate habitat conservation plan, including, Hab Management Plans (SAMP), or any other local resources including the Multiple Species Conset Ordinance, Resource Protection Ordinance (Rimpacts involving purchase of off-site mitigation as site resources through application of temporary found (c). | servation Program (MSCP) Subarea. MSCP in order to find the project in conformance with ation on consistency with any adopted Habital ervation Plan, other approved local, regional or litat Management Plans (HMP), Special Area policies or ordinances that protect biological rvation Program (MSCP), Biological Mitigation (RPO), Habitat Loss Permit (HLP). For direct and indirect impacts including avoidance of on- |
| V. CULTURAL RESOURCES. | |
| a) Would the project cause a substantial adv resource pursuant to 15064.5? | verse change in the significance of a historical |
| Potentially Significant Impact Less Than Significant With Mitigation Incorporated | ☐ Less than Significant Impact☑ No Impact |
| No Impost. Doord on an analysis of records on | d a curryou of the proporty by a County of San |

No Impact: Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist, Shelby Castells, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in a cultural resources report titled, Negative Cultural Resources

| _ | es Plaza | 0-ER-20 | <u>December 1, 2023</u> July 20, 2023 0-14-005 | |
|--|--|---------|---|--|
| - | Report – Los Coches Commercial Deve Castells. | lopme | nt Project (February 2020), prepared by | |
| b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? | | | | |
| | Potentially Significant Impact | | Less than Significant Impact | |
| | Less Than Significant With Mitigation Incorporated | | No Impact | |

Less than Significant Impact With Mitigation Incorporated: Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist, Shelby Castells, it has been determined that the project site does not contain any archaeological resources. The results of the survey are provided in a cultural survey report titled, Negative Cultural Resources Survey Report – Los Coches Commercial Development Project (February 2020), prepared by Shelby Castells. Although no resources were identified on site, there are resources in the area. As such, there is the potential for previously unidentified resources that may be present subsurface. Therefore, an Archaeological and Tribal Monitoring Program will be made a condition of the project.

Archaeological Monitoring Program (include in responses above, as appropriate).

- Pre-Construction
 - Contract with a County approved archaeologist to perform archaeological monitoring and a potential data recovery program during all earth-disturbing activities. The Project Archaeologist shall perform the monitoring duties before, during and after construction.
 - Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.

Construction

- Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are
 to be onsite during earth disturbing activities. The frequency and location of monitoring
 of native soils will be determined by the Project Archaeologist in consultation with the
 Kumeyaay Native American monitor. Both the Project Archaeologist and Kumeyaay
 Native American monitor will evaluate fill soils to ensure that they are negative for cultural
 resources
- If cultural resources are identified:
 - Both the Project Archaeologist and Kumeyaay Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist at the time of discovery.
 - The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources.
 - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.

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Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.

If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

Human Remains.

- The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
- Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
- If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
- The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
- Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

Rough Grading

 Monitoring Report. Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South Coastal Information Center and any culturallyaffiliated tribe who requests a copy.

Final Grading

Final. Report. A final report shall be prepared substantiating that earth-disturbing activities
are completed and whether cultural resources were encountered. A copy of the final
report shall be submitted to the South Coastal Information Center, and any culturallyaffiliated tribe who requests a copy.

Cultural Material Conveyance

The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.

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| PDS2020-N | MUP-20-006; PDS2021-TPM-21293 | ; PDS2020-ER-2 | 20-14-005 | |
| • | The final report shall include | evidence that | all historic mat | erials have been curated at |
| | a San Diego curation facility | that meets fed | deral standards | per 36 CFR Part 79. |
| | | | | |

Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Potentially Significant Impact
Less Than Significant With Mitigation Incorporated

No Impact

No Impact: Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist, Shelby Castels, 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. The results of the survey are provided in an cultural survey report titled, Negative Cultural Resources Survey Report – Los Coches Commercial Development Project (February 2020), prepared by Shelby Castells.

VI. ENERGY.

c)

| , | I the project result in pote ient, or unnecessary consultion? | , , | | • |
|---|--|---------|-----------|--------------------|
| | Potentially Significant In | npact 🖂 | Less than | Significant Impact |

No Impact

Less Than Significant With

Mitigation Incorporated

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

A Greenhouse Gas Emissions Technical Report prepared by Harris & Associates dated April 2023 evaluated sustainability features to priority GHG reduction strategies outlined in the 2022 California Air Resources Board Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan), adopted for achieving statewide emissions reduction goals outlined in Assembly Bill (AB) 1279, and local plans to achieve GHG targets. Specifically, the project is compared 2022 Scoping Plan Appendix D, Local Actions, and County of San Diego vehicle miles traveled (VMT) goals.

The 2022 CARB Scoping Plan identifies three priority areas that local jurisdictions should prioritize when creating a CAP and implementing sustainability measures associated with projects. The three priority areas are: 1. Transportation Electrification 2. VMT Reduction and 3.

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Building Decarbonization. Refer to Section Greenhouse Gas Emissions for consistency with the three priority areas.

A summary of the sustainability design features associated with the Project including but not limited to the following:

- Exceed mandatory California Green Building Standards electric vehicle (EV) charging station requirements by installing two EV charging stations in addition to required EV charging station-capable parking spaces.
- Provide iCommute information regarding alternative transportation options in all employee breakrooms.
- Install only low-water-use landscape in outdoor areas consistent with the County's Water Conservation in Landscaping Ordinance.
- Install new bicycle racks.
- Install electric outlets in key areas of the carwash and restaurant, including at kitchen appliance and water heater locations, designed to accommodate future electric appliances without major building retrofits.
- Install new bus stops and associated crosswalks within the vicinity of the project site, pending coordination with the San Diego Metropolitan Transit System.
- Relocate and consolidate existing Helix Water District/Padre Dam Municipal Water District emergency backup system equipment. Because the new equipment would reduce and replace older, existing equipment, it would improve energy efficiency thus decreasing GHG emissions associated with electricity consumption.

Construction energy use associated with the Project will be primarily associated with grading activities and will be temporary. The grading activities are only necessary in order to implement the infrastructure and develop pads for the construction of commercial buildings for the Project. The Project does not propose the use of equipment or vehicles that would be unnecessary or require energy demand beyond standard construction associated with development of the site. The project does not have unnecessary demolition or construction as the existing gas station as well as the existing solar panel array will be retained. Through implantation of sustainability design measures, compliance with Building Code, and consistency with the three priority areas of the 2022 CARB Scoping Plan, the project will not consume wasteful or inefficient use of energy.

| b) | the project conflict with or obstruefficiency? | ıct a state or loo | cal plan for renewa | able energy or |
|----|---|--------------------|---------------------------------|----------------|
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Signific No Impact | cant Impact |

Less Than Significant Impact: The Project would be required to implement renewable energy and energy efficiency measures as required by state law, state plans, and County sustainability measures outlined in ordinances. See Response (a) and Section VIII. Greenhouse Gas Emissions for a detailed list of the project design features that would be incorporated into the Project to reduce energy demand and consistency with state and local plans for renewable

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energy and energy efficiency such as the 2022 CARB Scoping Plan. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

| VII. GEOLOGY AND SOILS. | | | | | | |
|--|---|---|--|--|--|--|
| , | Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | | |
| Priolo Earthquake Faul | t Zoning Map iss ntial evidence of | as delineated on the most recent Alquist- ued by the State Geologist for the area or a known fault? Refer to Division of Mines | | | | |
| Potentially Significant Impa Less Than Significant With Incorporated | | Less than Significant Impact No Impact | | | | |
| No Impact: The Project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. The nearest Alquist-Priolo Fault Zone to the Project site is located over 10 miles southwest of the Project site. Therefore, there would be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this Project. | | | | | | |
| ii. Strong seismic ground | shaking? | | | | | |
| Potentially Significant ImpaLess Than Significant With Incorporated | · | Less than Significant Impact No Impact | | | | |
| the Project must conform to the Seist Code. The County Code require recommendations to be approved be also must conform to the grading rebe verified in the field by a licensed or Inspectors. Therefore, compliance we by the registered Civil Engineer, Grad Code would ensure the Project wo | mic Requirement s a soils compositore the issuance quirements outling registered Civil Edith the Grading Fading Ordinance, all not result in | ural integrity of all buildings and structures, is as outlined within the California Building action report with proposed foundation of a building permit. The project grading ed in the County Grading Ordinance and Engineer and inspected by County Grading Plan, Geotechnical Investigation prepared California Building Code, and the County a potentially significant impact from the erse effects from strong seismic ground | | | | |
| iii. Seismic-related ground | failure, including | liquefaction? | | | | |
| Potentially Significant Impa Less Than Significant With Incorporated | | Less than Significant Impact No Impact | | | | |

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Less Than Significant Impact: Liquefaction typically occurs when a site is located in a zone with seismic activity, onsite soils are cohesionless (such as sand or gravel), groundwater is encountered within 50 feet of the surface, and soil relative densities are less than about 70 percent. The Project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there would be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction potential at the site is low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

| İ۷ | . Landslides? | |
|----|---|---|
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | Less than Significant Impact No Impact |

Less Than Significant Impact: The Project site is located within a Generally Susceptible "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25 percent); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). The Project site contains slopes which were constructed at the time of the development of the existing gas station as well as expansion of Interstate 8 in the late 1960s. The slopes have been historically modified. The Project will construct a retaining wall and remove slopes in order to increase stability. Furthermore, the Geotechnical Report prepared by Partner dated September 2019 recommends additional treatment measures during construction of retaining walls and additional soil boring during construction within slopes and retaining walls in order to ensure stability. Since the Project will be modifying existing slopes constructed in the late 1960s and constructing retaining walls in conformance with recommendations of a Geotechnical Report, the Project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

| b) | W | ould the project result in substantial so | il eros | ion or the loss of topsoil? |
|----|---|---|---------|---|
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |

Less Than Significant Impact: According to the Soil Survey of San Diego County, the soils onsite are identified as Visalia sandy loam and Vista coarse sand loam that have a soil erodibility rating of "severe" and "moderate" 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. Construction of the project would include site grading, which has the potential

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to release sediment into downstream receiving waters. The project will include the installation of impervious surfaces and remove slopes and topsoil that can easily cause runoff and erosion. The Priority Development Project Stormwater Quality Management Plan prepared for the Project requires the installation of BMPs which will prevent erosion and loss of topsoil during construction and operations of the Project. In addition, the Project would 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 ground disturbance are required to follow the requirements of the San Diego County Code of Regulations pertaining to grading and stormwater pollution prevention. Refer to Hydrology and Water Quality for additional analysis related to BMPs required for the Project. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

| c) | be | ould the project be located on a geologecome unstable as a result of the project ndslide, lateral spreading, subsidence, | ct, and | potentially result in an on- or off-site |
|----|----|---|---------|--|
|] | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |

Less Than Significant Impact: Earthwork consists of approximately 4,000 cubic yards of cut, 15,504 cubic yards of fill, and 11,405 cubic yards of import. In order to assure that any proposed buildings are adequately supported, a Geotechnical Report was prepared for the project. The Project site contains slopes which were constructed at the time of the development of the existing gas station as well as expansion of Interstate 8 in the late 1960s. The slopes have been historically modified. The Project will construct retaining walls and remove slopes in order to increase stability. Furthermore, the Geotechnical Report prepared by Partner dated September 2019 recommends additional treatment measures during construction of retaining walls and additional soil boring during construction within slopes and retaining walls in order to ensure stability. The Geotechnical Report demonstrated that the site would be suitable for development with compliance with the Grading Ordinance and the California Building Code and future Geotechnical Reports will be needed during the processing of Final Engineering in order to ensure any major grading plans are reviewed in compliance with the Grading Ordinance. Additionally, a Soils Engineering Report is required as part of the Building Permit process and the pads must be certified prior to issuance of a Building Permit. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, lateral spreading, and erosion refer to sections (a) and (b).

| d) | U | ould the project be located on expansivation of the project be located on expansivation of the project be located on expansivation of the project of the pro | |
|----|---|--|------------------------------|
| [| | Potentially Significant Impact | Less than Significant Impact |
| [| | Less Than Significant With Mitigation | No Impact |

Incorporated

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Less Than Significant Impact: Based on GIS data and the Geotechnical Investigation performed for the project, the soils on-site are not anticipated to be considered as expansive soil as defined by 2016 California Building Code Section 1803.5.3. The soils onsite are Visalia sandy loam and Vista coarse sand loam. These soils have a shrink-swell behavior of low. 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 project would incorporate geotechnical recommendations to ensure soil stability, reducing potential impacts related to geologic units or soils to a less than significant level. Therefore, the Project would not create a substantial risk to life or property.

| • • | | uately supporting the use of septic tanks ere sewers are not available for the |
|---|--|---|
| Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |
| ervice Availability Letter dated March canitation District indicating that the fa | 2020 acility | has been received from the San Diego has adequate capacity for the Project's |
| ould the project directly or indirectly desunique geologic feature? | stroy a | a unique paleontological resource or site |
| Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |
| | alternative wastewater disposal system posal of wastewater? Potentially Significant Impact Less Than Significant With Mitigation Incorporated et: The Project would rely on public wastervice Availability Letter dated March anitation District indicating that the fact disposal needs. No septic tanks of Therefore, no impact would occur. Fould the project directly or indirectly definique geologic feature? Potentially Significant Impact Less Than Significant With Mitigation | alternative wastewater disposal systems who posal of wastewater? Potentially Significant Impact Less Than Significant With Mitigation Incorporated Et: The Project would rely on public water are ervice Availability Letter dated March 2020 anitation District indicating that the facility er disposal needs. No septic tanks or alte Therefore, no impact would occur. Fould the project directly or indirectly destroy a unique geologic feature? Potentially Significant Impact Less Than Significant With Mitigation |

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

Less Than Significant With Mitigation Incorporated: The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that potentially contain unique paleontological resources. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. Since an impact to paleontological resources does not typically occur until the resource is disturbed, monitoring during excavation is the essential measure to mitigate potentially significant impacts to unique paleontological resources to a level below significance.

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The project has marginal potential for containing paleontological resources and would excavate the substratum and/or bedrock below the soil horizons.

A monitoring program implemented by the excavation/grading contractor will be required. Equipment operators and others involved in the excavation shall watch for fossils during the normal course of their duties. In accordance with the Grading Ordinance, if a fossil or fossil assemblage of greater than twelve inches in any dimension is encountered during excavation, all excavation operations in the area where the fossil or fossil assemblage was found shall be suspended immediately, the County shall be notified, and a Qualified Paleontologist shall be retained by the applicant to inspect the find to determine if it is significant. A Qualified Paleontologist is a person who has, to the satisfaction of the Planning & Development Services Director:

- A Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.).
- Demonstrated knowledge of southern California paleontology and geology.
- Documented experience in professional paleontological procedures and techniques.

If the Qualified Paleontologist determines that the fossil or fossil assemblage is significant; a mitigation program involving salvage, cleaning, and curation of the fossil(s) and documentation shall be implemented.

If no fossils or fossil assemblages of greater than 12 inches in any dimension are encountered during excavation, a "No Fossils Found" letter will be submitted to the County Planning & Development Services identifying who conducted the monitoring and that no fossils were found.

If one or more fossils or fossil assemblages are found, the Qualified Paleontologist shall prepare a report documenting the mitigation program, including field and laboratory methodology, location and the geologic and stratigraphic setting, list(s) of collected fossils and their paleontological significance, descriptions of any analyses, conclusions, and references cited.

With the implementation of the above project requirements during project grading operations, potential impacts to paleontological resources will be less than significant. Furthermore, the project will not result in a cumulative impact to paleontological resources because other projects that require grading in sensitive paleontological resource areas will be required to have the appropriate level of paleontological monitoring and resource recovery. In addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County's Grading Ordinance. Therefore, the project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources.

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VIII. GREENHOUSE GAS EMISSIONS.

| a) | ould the project generate greenhouse on the env | _ | missions, either directly or indirectly, that nent? |
|----|--|---|---|
| | Potentially Significant Impact | | Less than Significant Impact |
| | Less Than Significant With Mitigation Incorporated | | No Impact |

Less Than Significant Impact: State CEQA Guidelines Section 15064.4 states that "the determination of the significance of greenhouse gas emissions (GHG) calls for careful judgment by the lead agency, consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of greenhouse gas emissions resulting from a project." Section 15064.4(b) further states that a lead agency should consider the following non-exclusive factors when assessing the significance of GHG emissions:

- 1. The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting;
- 2. Whether the project emissions exceed a threshold of significance that the lead agency applies to the project; and
- 3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

State CEQA Guidelines Section 15064(h)(1) states that "the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable." A cumulative impact may be significant when the project's incremental effect, though individually limited, is cumulatively considerable.

The County General Plan incorporates smart growth and land planning principles intended to reduce vehicle miles traveled, and thereby reduce GHG emissions. Specifically, the General Plan directed preparation of a County Climate Action Plan (CAP) with reduction targets; development of regulations to encourage energy-efficient building design and construction; and development of regulations that encourage energy recovery and renewable energy facilities, among other actions. These planning and regulatory efforts are intended to ensure that actions of the County do not impede Assembly Bill 32 (AB 32) and Senate Bill 375 (SB 375) mandates.

On February 14, 2018, the County Board of Supervisors (Board) adopted a CAP, which identifies specific strategies and measures to reduce GHG emissions in the largely rural, unincorporated areas of San Diego County as well as County government operations (County of San Diego 2017). The CAP aims to meet the state's 2020 and 2030 GHG reduction targets (AB 32 and SB 32, respectively), and demonstrate progress towards the 2050 GHG reduction goal.

On September 30, 2020, the Board voted to set aside its approval of the County's 2018 CAP and related actions because the Final Supplemental Environmental Impact Report (2018 CAP SEIR) was found to be out of compliance with CEQA. In response to this Board action, the County is preparing a CAP Update to revise the 2018 CAP and correct the items identified by

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the 4th District Court of Appeal in San Diego within the Final 2018 CAP SEIR that were not compliant.

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The County does not currently have locally adopted screening criteria or GHG thresholds. Pending adoption of a new CAP, appropriate GHG emissions thresholds were considered for purposes of this analysis. In accordance with Section 15064, a project specific threshold was utilized. A Greenhouse Gas Emissions Technical Report prepared by Harris & Associates dated April 2023 evaluated that Project impact significance was determined by comparing project design and sustainability features to priority GHG reduction strategies outlined in the 2022 California Air Resources Board Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan), adopted for achieving statewide emissions reduction goals outlined in Assembly Bill (AB) 1279, and local plans to achieve GHG targets. Specifically, the project is compared 2022 Scoping Plan Appendix D, Local Actions, and County of San Diego vehicle miles traveled (VMT) goals.

The 2022 CARB Scoping Plan identifies three priority areas that local jurisdictions should prioritize when creating a CAP and implementing sustainability measures associated with projects. The three priority areas are: 1. Transportation Electrification 2. VMT Reduction and 3. Building Decarbonization.

Transportation Electrification:

The Project would exceed mandatory California Green Building Standards electric vehicle (EV) charging station requirements by installing two EV charging stations in addition to required EV charging station-capable parking spaces. Therefore, the Project is consistent with the Transportation Electrification priority area.

VMT Reduction:

In accordance with SB 743 and the County's adopted Transportation Study Guidelines (TSG), the operations of the Project will not have a significant impact associated with Vehicle Miles Traveled. The Project consists of less than 50,000 square feet of locally serving commercial or retail uses which is identified as having a less than significant impact in the adopted TSG. A substantial amount of operational emissions associated with projects is usually tied to mobile sources. By having a less than significant impact associated with VMT and providing locally serving commercial uses to residences within the Lakeside Community, the Project would be anticipated to reduce lengths of trips for customers of the commercial uses. Additionally, the Project consists of a shared parking agreement which will be implemented though the Major Use Permit conditions that will result in a reduction of minimum parking standards. The Project would increase accessibility to public transit by constructing a new bus stops upon coordination with MTS. Therefore, the project would be consistent with the VMT Reduction priority area.

Building Decarbonization:

The project would include installation of electrical outlets to accommodate future electric appliances without major retrofits or accommodate electrical appliances at project opening if selected by tenants. The project would be operational prior to 2029 but would include installation of outlets to support future appliance electrification, which would facilitate the transition to all electric appliances by 2029 if elected by a future tenant. The existing solar panels on the Project

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site would be retained. Therefore, the project would be consistent with the Building Decarbonization priority area.

A summary of the sustainability design features associated with the Project including but not limited to the following:

- Exceed mandatory California Green Building Standards electric vehicle (EV) charging station requirements by installing two EV charging stations in addition to required EV charging station-capable parking spaces.
- Provide iCommute information regarding alternative transportation options in all employee breakrooms.
- Install only low-water-use landscape in outdoor areas consistent with the County's Water Conservation in Landscaping Ordinance.
- Install new bicycle racks.
- Install electric outlets in key areas of the carwash and restaurant, including at kitchen appliance and water heater locations, designed to accommodate future electric appliances without major building retrofits.
- Install new bus stops and associated crosswalks within the vicinity of the project site, pending coordination with the San Diego Metropolitan Transit System.
- Relocate and consolidate existing Helix Water District/Padre Dam Municipal Water District emergency backup system equipment. Because the new equipment would reduce and replace older, existing equipment, it would improve energy efficiency thus decreasing GHG emissions associated with electricity consumption.

Lastly, the Greenhouse Gas Technical Emissions Technical Report estimated the construction and operation emissions associated with the Project using CalEEMod. Construction emissions are anticipated to be 271 Metric Tons of Carbon Dioxide Equivalent (MTCO2e) and operational emissions are anticipated to be 821 MTCO2e.

Implementation of the proposed project would be consistent with the 2022 CARB Scoping Plan and with state and local VMT goals, would implement sustainability features, and would not conflict with local plans to reduce GHG emissions. Therefore, the proposed project would not result in cumulatively considerable GHG emissions or generate significant amounts of GHG emissions.

| b) | ould the project conflict with an applic orpose of reducing the emissions of gre | plan, policy or regulation adopted for the use gases? |
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| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | Less than Significant Impact No Impact |

Less Than Significant Impact: Executive Order (EO) S-3-05 and EO B-30-15 established GHG emission reduction targets for the state, and AB 32 launched the CARB Climate Change Scoping Plan that outlined the reduction measures needed to reach the 2020 target, which the state has achieved. As required by SB 32, CARB's 2017 Climate Change Scoping Plan outlines reduction measures needed to achieve the 2030 target. AB 1279, the California Climate Crisis Act, codified the carbon neutrality target as 85 percent below 1990 levels by 2045. CARB's 2022 Scoping Plan was adopted by the CARB Board December of 2022. As detailed in the response in Section

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(a) above related to the CARB Scoping Plan Consistency Analysis, the Project will implement measures that will contribute to the statewide goal of carbon neutrality by 2045.

The Project would not conflict with implementation of statewide GHG reduction goals, the 2022 Scoping Plan, San Diego Forward, or the County of San Diego General Plan. Therefore, the Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and impacts would be less than significant.

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| IX. HAZAR | RDS AND HAZARDOUS MATERIALS | <u>S.</u> | | | |
| routi reas | tine transport, storage, use, or dispos | al of l | the public or the environment through the nazardous materials or wastes or through iditions involving the release of hazardous | | |
| _ L | Potentially Significant Impact Less Than Significant With Mitigation ncorporated | | Less than Significant Impact No Impact | | |
| hazardous undergrour for operatic and no add wash will b Stormwate implementa The Projectorage, has compliance requires that is verificati | s materials associated with the Project on the storage tanks for the existing gas so ons of the car wash. The Project contail ditional underground storage tanks and be stored indoors within the main car er Quality Management has been tation of BMPs in order to prevent pote of would not result in a significant half andling, transport, emission, and dispose with local, State, and Federal regulation that the owner or authorized a | ject p tation ins ar re pro wash pre ntial r izard posal ations ts sub | n, use, and transportation of potentially primarily consists of storage of fuels in and storage and use of cleaning products existing gas station which will be retained posed. The cleaning products for the car building. A Priority Development Project pared for the Project which requires unoff of pollutants and to treat stormwater. To the public or environment because all of hazardous substances would be in full at California Government Code § 65850.2 estantial equivalent be issued unless there has met, or is meeting, the applicable 20, Chapter 6.95, Article 2, §25500-25520. | | |
| Therefore, due to the requirements that regulate hazardous substances outlined above, and the fact that the initial planning, ongoing monitoring, and inspections would occur in compliance with local, State, and federal regulation, the Project would not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances or related to the accidental explosion or release of hazardous substances. | | | | | |
| mate | • • | | r handle hazardous or acutely hazardous quarter mile of an existing or proposed | | |
| _ L | Potentially Significant Impact Less Than Significant With Mitigation ncorporated | | Less than Significant Impact No Impact | | |

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| No Lak | Impa eviev | act: The Project of t | ect is not located with shool is approximately ave any effect on an ex | nin 0.25 one mile | i-mile of an exi e north of the pro | oposed Project. Th | |
| c) | si ha | tes compiled pu ave been subjec | t be located on a site or a site or a site or a release of hazared to the public or the | t Code rdous s | Section 65962.substances and, | 5, or is otherwise k | nown to |
| | | | nificant Impact nificant With Mitigatior | n 🗌 | Less than Sig No Impact | nificant Impact | |
| Ass Spil Miti in 1 US nea rem to r | essm ls, Le gatio 987 α Γ. So r the lediat | nent prepared for eaks, Investigated in (SD CO SAM) during the excavill remediation values of the uncestion conducted, sent a signification. | t Impact: According or the property dated Coion, and Cleanup (SL) site. According to the vation of three fuel under conducted in the later and the current regular nt environmental conpublic or environment | October IC) and databa lergroui ate 198 s. Base tory sta cern. T | 2018, the subjection San Diego Consecution S | ect property was lisurity Site Assessmease to soil was distingtion (USTs) and one valuded the removement release, the conty this listing is not e | eted as a nent and scovered waste oil al of soil empleted expected |
| d) | pl w | an has not bee | t for a project located on adopted, within two result in a safety haza oject area? | miles of | a public airport | t or public use airpo | ort, |
| | | | nificant Impact nificant With Mitigatior | n 🖂 | Less than Sig No Impact | nificant Impact | |
| (AL Not Also feet The | UCP ificati o, the in he |), an Airport I on Surface. Gi e Project does i eight, constitutin e, the Project w | sed Project is not loca nfluence Area, or a llespie Field in El Cajo not propose constructi g a safety hazard to ai ould not constitute a s | Federa on is location of a rcraft a | al Aviation Adi cated over 3 mil my structure eq nd/or operations | ministration (FAA) es west of the Proj Jual to or greater to s from an airport or | Height ject site. han 150 heliport. |
| e) | | • • | ct impair implementa onse plan or emergend | | | interfere with an | adopted |
| | | | nificant Impact Inificant With Mitigatio | n 🖂 | Less than Sig No Impact | nificant Impact | |

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

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

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

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

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

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element would 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 would 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 would not be interfered with because the Project is not located within a dam inundation zone.

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

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| PDS2020- | MUP-20-006; PDS2021-TPM-21293 Potentially Significant Impact Less Than Significant With M | | \boxtimes | Less than Significant Impact |
| | Incorporated | | | No Impact |
| highway Firewise County F fire prote and wou systems | uses that are primarily develo 2000, Inc. dated October 15, 2 Fire Protection District. The Prection, adequate emergency a lld implement ignition resistant | oped and ur 2021 has be oject would ccess, wou constructio equire the o | rbani een r d have uld ma on me consi | t is adjacent to residential land uses and zed. A Fire Protection Plan prepared by eviewed and accepted by the San Diego adequate water supply and facilities for aintain required fuel modification zones, easures including automatic fire sprinkler truction of three fire hydrants in order to . |
| involving emerger for San I Tentative the expe Time allo meets e cumulati | wildland fires because the ney access, water supply, and objego County. Implementation Parcel Map, or building permeted emergency travel time to the General emergency response travel time to the general emergency response travel time. | Project wo defensible sof these fire nit process. The Project Plan Safetyme. Morece ecause all | ould of space safe. The ct site y Elei over, | a significant risk of loss, injury, or death comply with the regulations relating to e specified in the Consolidated Fire Code ety standards would occur during the TM, Fire Service Availability Letter indicates to be 4 minutes. The Maximum Travel ment is 5 minutes; therefore, the Project the Project would not contribute to a st, present and future projects in the olidated Fire Code. |
| fo Ve | reseeable use that would subs | stantially inc ats or flies, | creas | ents adjacent to an existing or reasonably e current or future resident's exposure to ch are capable of transmitting significant |
| | Potentially Significant Impact Less Than Significant With M Incorporated | itigation | | Less than Significant Impact No Impact |
| No Impa | act: The Project does not invo | lve or supp | ort us | ses that allow water to stand for a period |

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 would produce or collect animal waste, such as equestrian facilities, agricultural operations (e.g., chicken coops, dairies, etc.), solid waste facility or other similar uses. Moreover, any existing conditions onsite, such as the presence of manure would be removed during the site development/construction phase and would not pose the threat of exposure to nearby residents or future residents of the Project. The project proposes the construction of a biofiltration basin which is required to be routinely maintained and is not anticipated to hold standing water for lengthy periods of time. Therefore, the Project would not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats, or flies.

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X. HYDROLOGY AND WATER QUALITY.

| , | Vould the project violate any water qualit or otherwise substantially degrade surfac | ry standards <i>or</i> waste discharge requirements e or ground water quality? | | | | |
|--|--|---|--|--|--|--|
| | Potentially Significant Impact | \boxtimes | Less than Significant Impact | | | |
| | Less Than Significant With Mitigation Incorporated | | No Impact | | | |
| the Proj would in and wa equipme Priority by Spea and ope water fl Operation Constru BMPs. The Permit, | ect site by constructing a commercial described construction phase disturbance of ste generation as well as operations of ent cleaning, and impervious surfaces in Development Project Stormwater Qualities & Associates dated January 2023, the erational stormwater BMPs. Construction with Construction of BMPs include site design BMPs of the Project would have a less than significant construction of the project would have a less than significant and the project would have a less than significant entities of the project would have a less than significant and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than significant entitles and the project would have a less than the pro | evelope of the of the n a pa ty Mar e Proje on BMI cing, a as we d impl and ob nificar | crease the amount of impervious area on ment. Potential sources of water pollution soils through grading, materials delivery, site through trash storage, vehicle and arking lot. However, as described in the nagement Plan (PDP SWQMP) prepared ect would implement several construction Ps include erosion and sediment control, and materials and waste management lell as a biofiltration basin. The General lementation of a SWPPP and associated obtaining the required General Construction at impact on water quality standards and antially degrade surface or groundwater | | | |
| , th | | If so, | lready impaired water body, as listed on could the project result in an increase in y impaired? | | | |
| | Potentially Significant Impact | \boxtimes | Less than Significant Impact | | | |
| | Less Than Significant With Mitigation Incorporated | | No Impact | | | |
| respecti 303(d) I | vely), within the San Diego hydrologic ι | ınit. A | he Coches hydrologic subareas (907.14, according to the Clean Water Act Section area 907.14 is impaired for by nitrogen, | | | |

Regional surface water and stormwater permitting regulation for County of San Diego includes the following: San Diego Region, Order No. R9-2013-0001; County Watershed Protection Ordinance (WPO); Stormwater Management, and Discharge Control Ordinance; and County Stormwater Standards Manual. 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 would 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. The WPO has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a

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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.

The Project would implement construction and operational BMPs to protect water quality as established in the PDP-SWQMP prepared for the Project and described above in Section X(a). The proposed BMPs are consistent with regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the Project would not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d).

| impaired water body, as listed on the Clean water Act Section 303(d). | | | | | | | |
|--|---|---|--|--|--|--|--|
| c) Would the project could the proposed project cause or contribute to an exceedar applicable surface or groundwater receiving water quality objectives or degradat beneficial uses? | | | | | | | |
| [| Potentially Significant ImpactLess Than Significant With Mitigation Incorporated | | ess than Significant Impact | | | | |
| wate bene opera Proje conta cons been Proje | Than Significant Impact: The Region requality objectives for waters of the San Deficial uses of each hydrologic unit. The ational BMPs to protect water quality as eact and described above in Section (a). The ains engineered soil which will treat run istent with regional surface water and storm established to improve the overall water ect would not contribute to a cumulatively condwater receiving water quality objectives | iego Reg e Project stablishe ne project off from nwater p quality in onsideral | gion to protect the existing and potential ct would implement construction and in the PDP-SWQMP prepared for the ct will construct a biofiltration basin that the project. The proposed BMPs are lanning and permitting process that has n County watersheds. As a result, the ble exceedance of applicable surface or | | | | |
| d) | Would the project substantially decrease with groundwater recharge such that the management of the basin? | _ | • • • | | | | |
|] | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | ess than Significant Impact No Impact | | | | |
| | | | | | | | |

No Impact: The Project would obtain its water supply from the Helix Water District that obtains water from surface reservoirs or other imported water source. The Project would not use any groundwater for any purpose, including irrigation, domestic, or commercial demands. 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., 0.25 mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

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| e) W in | | the existing ne course o | g drainage pattern of the site or area, f a stream or river, or through the additior |
| (i) | result in substantial erosion or silt | ation on- or | off-site; |
| | Potentially Significant Impact | | Less than Significant Impact |
| | Less Than Significant With Mitiga Incorporated | ation _ | No Impact |
| BMPs to describe siltation for the p site wou | protect water quality as established above in Section X(a). Severa to the maximum extent feasible. I roject dated January 12, 2023 by Eld be reduced from 6.0 cubic feet | ed in the P I of these B n addition, Danny Abad per second | implement construction and operationa DP-SWQMP prepared for the Project and MPs are intended to reduce erosion and as shown in the Drainage Study prepared a, the 100-year peak flow from the Project (cfs) to 5.65 cfs following development of stantial erosion or siltation on- or offsite. |
| | substantially increase the rate or a result in flooding on- or offsite; | amount of s | urface runoff in a manner which would |
| | Potentially Significant Impact | \boxtimes | Less than Significant Impact |
| | Less Than Significant With Mitiga Incorporated | ation _ | No Impact |
| significar shown in 100-year 5.65 cfs substant | ntly alter established drainage patters that the Drainage Study prepared for the peak flow from the Project site work following development of the site, ially altered. Therefore, the Project ising the rate or amount of surface | erns or sigr ne project da ould be redu and draina would have | ction (e), the proposed Project would no ificantly increase the amount of runoff. as ted January 12, 2023 by Danny Abada, the ced from 6.0 cubic feet per second (cfs) to ge patterns and basin areas would not be a less than significant impact with respect manner which would result in flooding on- |
| • | | | ld exceed the capacity of existing or substantial additional sources of polluted |
| | Potentially Significant Impact Less Than Significant With Mitiga Incorporated | ation \square | Less than Significant Impact No Impact |
| Less Th | nan Significant Impact: The Pr | oject would | implement construction and operationa |

Less Than Significant Impact: The Project would implement construction and operational BMPs to protect water quality as established in the PDP-SWQMP prepared for the Project and described above in response (a) and would have a less than significant impact with regard to substantial additional sources of polluted runoff. In addition, as shown in the Drainage Study prepared for the project dated January 12, 2023 by Danny Abada, the 100-year peak flow from the Project site would be reduced from 6.0 cubic feet per second (cfs) to 5.65 cfs following development of the site. Therefore, the Project would have a less than significant impact with

| Los Coches Plaza - 37 - PDS2020-MUP-20-006; PDS2021-TPM-21293; PDS202 respect to creating or contributing runoff water planned stormwater drainage systems. | | | | |
|--|---|---------|--|--|
| (iv) | impede or redirect flood flows? | | | |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | |
| for the p | • | | nrough (iii). The Drainage Study prepared a demonstrates that the Project would not | |
| , | n flood hazard, tsunami, or seiche zones ue to project inundation? | s, woul | d the project risk release of pollutants | |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | |
| • | ohical location on an elevated site adjac | | hazard, tsunami, or seiche zone given its a highway and the project site's distance | |
| • / | Vould the project conflict with or obstruct r sustainable groundwater management | | ementation of a water quality control plan | |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | |
| Less Than Significant Impact: The Project would implement construction and operation BMPs established in the PDP-SWQMP prepared for the Project to protect water quality a described above in Section (a). As a result, the Project would not contribute to a direct cumulatively considerable exceedance of applicable surface or groundwater receiving wat quality objectives or degradation of beneficial uses. As described in Section (d), the Project would not use any groundwater for any purpose. In addition, the Project does not involve operations that would interfere substantially with groundwater recharge. The Project would be required to implement the PDP-SWQMP and be in compliance with the County's WPC Therefore, the Project would have a less than significant impact with regard to implementation of a sustainable groundwater management plan. | | | | |
| XI. LAN | ID USE AND PLANNING. | | | |
| a) V | Vould the project physically divide an es | tablish | ed community? | |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | |

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Less Than Significant Impact: The Project does not propose the introduction of new infrastructure, such as major roadways or water supply systems, or utilities to the area. The construction of the Helix Water District and Padre Dam Municipal Water District utility structure involves relocating existing infrastructure on-site. All road improvements required for Los Coches Road are located along the Project frontage and involve access driveways and traffic operations infrastructure along an existing road. No new public roads are proposed. See Public Services and Transportation and Traffic for additional analysis. Therefore, the proposed Project would not significantly disrupt or divide the established community.

| b) | , , | | ental impact due to a conflict with any land he purpose of avoiding or mitigating an |
|----|--|---|--|
| | Potentially Significant Impact Less Than Significant With Mitigation | | Less than Significant Impact No Impact |
| | Incorporated | ш | Tro Impact |

Less Than Significant Impact: The Project is subject to the General Commercial (C-1) General Plan Designation as well as the General Commercial (C36) Zoning Use Regulation. All proposed uses are permitted by-right within the General Commercial Zone except for a car wash which requires the processing of a Major Use Permit. Additionally, the project is subject to a "B" Special Area Designator for Community Design Review which requires conformance with the Lakeside Community Plan and Design Guidelines. The Project has been reviewed for consistency with the General Plan and the Lakeside Community Plan. The following policies identified in the General Plan and Lakeside Community Plan apply to the Project due to the improvements associated with the Project including increasing access to public transportation in buses, locating commercial uses in village areas, and redeveloping existing commercial sites.

Policy LU 9.8: Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.

Policy LU 6.5: Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.

Policy LU 11.2: Location and Connectivity: Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.

Lakeside Commercial Policy and Recommendation: Encourage clean-up, landscaping, beautification, utility undergrounding, and additional parking facilities in existing commercial areas.

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Lakeside Commercial Policy and Recommendation: Require landscaping of all future commercial structures and parking areas to assure visually attractive commercial developments.

Because the Project complies with the General Plan and Lakeside Community Plan and the majority of uses are allowed by-right within the Zoning Use Regulation of the site, the Project will not conflict with any Land Use Plan or regulation associated with the site or adopted for application of mitigating an environmental impact.

| XII. MINERAL RESOURCES. | | | | | | | | |
|--|--|--|--|--|--|--|--|--|
|) Would the project 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? | | | | | | | | |
| □ Potentially Significant Impact □ Less Than Significant With Mitigation Incorporated □ No Impact | | | | | | | | |
| Less Than Significant Impact: The Project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of "Potential Mineral Resource Significance" (MRZ-3). Given the relatively small area of the site (for a potential mine), proximity to dedicated open space, and proximity to residential land uses; extraction of such mineral resources would likely be an incompatible use due to drilling, blasting, and crushing that would likely occur. Therefore, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses. | | | | | | | | |
| b) Would the project 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? | | | | | | | | |
| ☐ Potentially Significant Impact ☐ Less than Significant Impact ☐ Less Than Significant With Mitigation ☐ No Impact | | | | | | | | |
| No Impact: The Project site is not located in an area that has MRZ-2 designated lands or is located within 2 miles of such lands. Therefore, the proposed Project would not result in the loss of availability of locally important mineral resources delineated on a local general plan, specific plan, or other land use plan. | | | | | | | | |
| XIII. NOISE. | | | | | | | | |
| Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | | | | | | |
| ☐ Potentially Significant Impact ☐ Less than Significant Impact ☐ Less than Significant Impact ☐ No Impact | | | | | | | | |

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Less Than Significant Impact With Mitigation Incorporated:

Based on the Noise Analysis prepared by MD Acoustics, LLC dated June 15, 2023, the surrounding area supports residential developments and is occupied by residences located on a condominium lot. 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). Based on a Noise Analysis prepared by MD Acoustics, LLC dated June 15, 2023, the project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). The project related traffic contributions to nearby roadways would not create any off-site direct and/or cumulative noise impacts. Based on the Noise Report, the noise data indicates the ambient noise level ranged between 62 dBA Leg to 74 dBA Leg near project site and surrounding area. Traffic associated with the project was estimated in a Local Mobility Analysis which found the project to generate a total of 3,072 Average Daily Trips. The trip generation based on the ITE Trip Generation Manual 10th Edition was also calculated. Using the ITE rates, the Project is calculated to generate 2,273 ADT, nearly 800 ADT less than the trip generation based on the SANDAG rates. Maximum levels reach 87 dBA as a result of traffic along Los Coches Rd. During times when traffic is present the quietest noise level measured 54 dBA. Based on the traffic generated by the Project and roadway classifications, the increase in the traffic noise level from the project is anticipated to be 0.4 dBA, which is a nominal increase and not perceptible as it takes a change in 3 dBA or more for the ear to hear a discernable difference.

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 project and surrounding uses are zoned General Commercial (C36) and is surrounded by parcels zoned Transportation and Utility Corridor (S94), which is subject to the one-hour average nighttime sound level limit of 55 dBA and daytime of 60 dBA. which is subject to the one-hour average sound level limit at the property line of a daytime 60 decibel average (dBA) and 55 dBA at nighttime. The parcels to the north, east, and west are zoned Variable Residences (RV) and Residential-Commercial (RC), which is subject to the noise threshold of 57.5- 55 dBA daytime and 50 dBA nighttime. Primary noise sources associated with the Project are primarily generated by the proposed car wash and associated equipment such as vacuums and dryers. The Noise Analysis state's the project's noise levels at the adjoining properties will be exposed to noise levels that will not exceed County Noise Standards. Project only operational noise levels are anticipated to range between 47 to 50 dBA Leq at adjacent residential uses. The operation of the car wash is proposed to be between 7 a.m and 8 p.m. and does not operate beyond 10 p.m. during more restrictive noise level requirements. The project will also incorporate mitigation

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measures such as 8 to 10 foot 10 by 8 foot Concrete Masonry Unit (CMU) wing walls at the entrances of the car wash, which will be conditioned for the project to ensure that noise levels from the proposed car wash will comply with the Noise Ordinance section 36.404. With the implementation of the construction of 8 to 10 foot 10 by 8 foot CMU wing walls at the entrances of the car wash, the operational noise generated from this proposal would be in compliance with the County noise standards, Section 36.404.

Noise Ordinance – Section 36.409

Based on a Noise Analysis prepared by MD Acoustics, LLC dated June 15, 2023, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409 and the Project does not anticipate the use of blasting for construction. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Finally, the project's conformance to the County of San Diego General and County of San Diego Noise Ordinance (Section 36.404 and 36.409) 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) | Would the project result in generation of groundborne noise levels? | excessive groundborne vibration or |
|----|---|--|
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | Less than Significant ImpactNo Impact |

Less Than Significant Impact: The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

- 1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
- 2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
- 3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
- 4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

See response (a) for additional analysis and associated noise generating sources associated with the Project. 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 on-site or in the surrounding area. No blasting or pile driving is anticipated for the project. Therefore, the project will not expose

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|--|---|---|--|--|
| per | sons | MUP-20-006; PDS2021-TPM-21293; PDS20 to or generate excessive groundborn ve level. | | 0-14-005 tion or groundborne noise on a project or |
| c) | | d the project result in a substantial pe ct vicinity above existing levels? | ermaner | nt increase in ambient noise levels in the |
| | | Potentially Significant Impact Less Than Significant With Mitigatio Incorporated | n 🗌 | Less than Significant Impact No Impact |
| ger Noi sur Tra sou zor three as prooning to example and diff leve | rerated see Or round insport in the project of the | d by the project is not expected to endinance (Section 36.404) at or beying uses are zoned General Commitation and Utility Corridor (S94), whose limit of 55 dBA and daytime of 60 ariable Residences (RV) and Resident of 57.5 55dBA daytime and 50 dBA and dryers. The Noise Analysis is will be exposed to noise levels that rational noise levels are anticipated all uses. The operation of the car was operate beyond 10 p.m. during more incorporate mitigation measures such that noise levels from the propose of 6.404. With the implementation of the sat the entrances of the car wash, the incompliance with the County noise in ambient noise levels. Traffic associates, the Project is calculated to generate, the Project is calculated to generate, the Project is calculated to generate, the Project is calculated to generate on the traffic generated by the Proposed on the traffic generated by the Proposed on the traffic generated by the Proposed on the project is anticiperceptible as it takes a change in the Based on review by staff and/or of the proposed commercial uses and county Noise Standards. | xceed to xceed to xceed to xceed to xceed to xercial (Continue in the xercial (Continue in the xercial in the x | Incorporated: Non-transportation noise the standards of the County of San Diego to project's property line. The project and C36) and is surrounded by parcels zoned subject to the one-hour average nighttime the parcels to the north, east, and west are imercial (RC), which is subject to the noise the project's noise sources associated with car wash and associated equipment such the project's noise levels at the adjoining the exceed County Noise Standards. Project to between 47 to 50 dBA Leq at adjacent posed to be between 7 a.m and 8 p.m. and citive noise level requirements. The project to 10 foot 10 by 8 foot Concrete Masonry the which will be conditioned for the project that will comply with the Noise Ordinance truction of 8 to 10 foot 10 by 8 foot CMU ational noise generated from this proposal reds and not cause a substantial permanent with the project was estimated in a Local to a total of 3,072 Average Daily Trips. The usual 10th Edition was also calculated. Using 1273 ADT, nearly 800 ADT less than the trip levels reach 87 dBA as a result of traffic the esent the quietest noise level measured 54 and roadway classifications, the increase in the obe 0.4 dBA, which is a nominal increase or more for the ear to hear a discernable unity Noise Specialist, the Project's noise noticipated to impact adjoining properties or ary or periodic increase in ambient noise without the project? |
| | | Potentially Significant Impact Less Than Significant With Mitigatio Incorporated | \boxtimes | Less than Significant Impact No Impact |

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Less Than Significant With Mitigation Incorporated: Temporary and periodic increases in ambient noise from grading and construction activities of the Project are addressed above in Section (a). Once the Project is constructed, the resulting commercial land use would not result in substantial temporary or periodic increases in ambient noise as compared to adjacent residential land uses and Interstate 8.

| e) | e) For a project located within the vicinity of a private airstrip or an airport land use plan of where such a plan has not been adopted, within two miles of a public airport or public us airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | | | | |
|-----------|---|--|-----------------|---|--|--|--|--|
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | | | | |
| for at | 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. The nearest airport is located at approximately 3 miles from the project site. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels. | | | | | | | |
| <u> </u> | /. PC | PULATION AND HOUSING. | | | | | | |
| a) | di | ould the project induce substantial unp irectly (for example, by proposing new h xample, through extension of roads or o | omes | and businesses) or indirectly (for | | | | |
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | | | | |
| an Th | d doe e phy | s not propose residential uses which v | vould ect an | es commercial uses in a commercial zone result in increased population or density. d infrastructure such as water and sewer e County General Plan. | | | | |
| b) | | ould the project displace substantial displacers are substantial the construction of replacer | | mbers of existing people or housing, lousing elsewhere? | | | | |
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | | | | |

No Impact: The property currently does not contain any existing residences or residential uses. The project site contains an existing gas station and convenience store which will be retained. No residential uses are proposed to be removed or relocated as a result of implementation and construction of the project.

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XV. PUBLIC SERVICES.

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:
 - i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?

| Potentially Significant Impact | \boxtimes | Less than Significant Impact |
|--|-------------|------------------------------|
| Less Than Significant With Mitigation Incorporated | | No Impact |

Less Than Significant Impact: Based on the service availability forms received for the Project, the proposed Project would not result in the need for significantly altered services or facilities. The following service availability forms were provided for the Project: Sewer Service Availability Letter (PDS-399S) from the San Diego County Sanitation District, a Water Service Availability Letter (PDS-399W) from the Helix Water District, and a Fire Service Availability Letter (PDS-399F) from the Lakeside Fire Protection District.

A Fire Protection Plan prepared by Firewise 2000, Inc. dated October 15, 2021 has been reviewed and accepted by the San Diego County Fire Protection District. The Project would have adequate water supply and facilities for fire protection, adequate emergency access, would maintain required fuel modification zones, and would implement ignition resistant construction measures including automatic fire sprinkler systems. Additionally, the project will require the construction of three fire hydrants in order to have adequate hose pull in the event of an emergency. The Fire Service Availability Letter indicates the expected emergency travel time to the Project site to be 4 minutes. The Maximum Travel Time allowed pursuant to the General Plan Safety Element is 5 minutes; therefore, the Project meets emergency response travel time.

The Project consists of a commercial development and does not contain residential uses. The Project will not include the development of residences or increase residential occupancy which will require increased demand on surrounding parks and recreational facilities.

The San Diego County Sheriff's Department provides police protection to the Project site from the Lakeside Substation, which serves the communities of Lakeside and unincorporated El Cajon, California.

Based on the service availability forms, extensions of wastewater and potable water lines would be required. The project involves installation of standard utility lines to serve the project to be pulled from Los Coches Road through on-site driveways and parking lots within easements. The project also involves the relocation of an emergency water service interconnect facility located within an existing on-site easement through coordination with Helix Water District and Padre

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Dam Municipal Water District. The utilities located within the easement will be relocated to a utility structure in a new easement dedicated to Helix Water District and Padre Dam Municipal Water District. The new easement and utility structure would be access by a utility service driveway located along Los Coches Road. The Project is conditioned to implement an agreement with Helix Water District and Padre Dam Municipal Water District for the timing of construction of the utility structure. The infrastructure located within the existing onsite easement is only being relocated to the entrance of the project site and implementation of the project is not increasing demand or directly creating the need for construction of new governmental facilities. Therefore, the Project would not result in the need for new or physically altered governmental facilities, the construction of which would cause a significant impact on the environment.

| XVI. REC | REATION. | | · | | | | | |
|---|---|-------|---|--|--|--|--|--|
| a) Would the project increase the use of existing neighborhood and regional parks or or recreational facilities such that substantial physical deterioration of the facility would or be accelerated? | | | | | | | | |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | | | | | |
| uses. The | e Project will not include the develo | opmen | elopment and does not contain residential of residences or increase residential rounding parks and recreational facilities. | | | | | |
| | | | r require the construction or expansion of erse physical effect on the environment? | | | | | |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | | | | | |
| No Impact: The Project consists of a commercial development and does not contain residential uses. The Project will not include the development of residences or increase residential occupancy which will require increased demand on surrounding parks and recreational facilities. Therefore, the Project will not result in the need for construction or expansion of recreational facilities. | | | | | | | | |
| XVII. TRA | ANSPORTATION. | | | | | | | |
| • | Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | | | | | | | |
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | | | | | |

Discussion/Explanation: The County of San Diego's Transportation Study Guidelines (Guidelines) establish thresholds for transportation using VMT. The Guidelines also establish

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measures of effectiveness for the performance of the circulation system by incorporating standards from the County of San Diego Public Road Standards and 2011 General Plan Mobility Element.

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Less Than Significant Impact: A Local Mobility Analysis dated June 20, 2023 was prepared by Linscott, Law, and Greenspan, Engineers for the proposed Project. Traffic associated with was estimated to be 3,072 Average Daily Trips. The trip generation based on the ITE Trip Generation Manual 10th Edition was also calculated. Using the ITE rates, the Project is calculated to generate 2,273 ADT, nearly 800 ADT less than the trip generation based on the SANDAG rates. Based on application of public road standards, a warrant analysis for the installation of a traffic signal in accordance with Manual on Uniform Traffic Control Devices (MUTCD) Guidelines, traffic design safety recommendations, and the relocation of existing utilities for Padre Dam Municipal Water District and Helix Water District, the Project includes the following improvements adjacent to the project frontage along Los Coches Road:

- Installation of a Metropolitan Transit System Bus Stops along the south-bound and northbound portion of Los Coches Road
- Installation of a signalized intersection at the intersection of Ora Belle Lane, Los Coches Road, and the proposed Project access
 - A median on the northbound and southbound portions of Los Coches Road will be constructed to accommodate turn lanes at the traffic signal intersection
- Curb, gutter, and sidewalk along the project frontage of Los Coches Road
- Restriping of Los Coches Road to accommodate the proposed traffic signal and transitions
- Construction of a utility structure and utility driveway for Padre Dam Municipal Water District and Helix Water District located along Los Coches Road

It is anticipated that the installation of a traffic signal will require coordination of timing with existing traffic signals located along Los Coches Road adjacent to Interstate 8. The project is also conditioned to maintain on-site circulation traffic flow design features such as an internal stop sign in order to prevent queuing of cars along Los Coches Road (Figure 3-2 of the Local Mobility Analysis dated June 20, 2023). Based on application of public road standards, a warrant analysis for the installation of a traffic signal, traffic design safety recommendations, and the relocation of existing utilities for Padre Dam Municipal Water District and Helix Water District, the project will implement improvements consistent with program plans, ordinances and policies.

| o) | d the ivision | | conflict | or be | consist | ent v | with | CEQA | Guidelines | section | 15064.3 |
|----|------------------|------------------------------------|----------|-------|------------|-------|------|---------|--------------------|---------|---------|
| | Less | itially Sig Than Sig porated | | | litigation | | | ss than | Significant I t | mpact | |

Discussion/Explanation: The County of San Diego's Transportation Study Guidelines (TSG) establish thresholds and screening criteria for transportation VMT.

Less Than Significant Impact: A Local Mobility Analysis dated June 20, 2023 was prepared by Linscott, Law, and Greenspan, Engineers for the proposed Project. The TIA utilized the County of San Diego Transportation Study Guidelines (TSG) approved by the Board of Supervisors in September of 2022. The TSG provides criteria on how projects should be

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|-----------------|--------|-------------------------------|
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evaluated for consistency related to the County's transportation goals, policies, and plans, and through procedures established under CEQA. The TSG establishes the contents and procedures for preparing a Transportation Impact Analysis/Local Mobility Analysis in the County of San Diego. The TSG was updated in 2022 to address legislative changes in SB 743, which changed the basis for evaluating transportation impacts in CEQA from the Level of Service (LOS) metric to the VMT metric. As noted in the TSG, "The legislative intent of SB 743 was to 'more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas (GHG) emissions." The Project consists of a locally serving retail use. In accordance with the County of San Diego's adopted TSG as well as the Office of Planning and Research's December 2018 Technical Advisory, the Project meets the Locally Serving Retail/Service Projects screening threshold criterion for locally serving projects that are less than 50,000 square feet. Therefore, the Project would have a less than significant VMT impact due to the size and nature of the use of the Project.

| c) | d the project substantially increase ha curves or dangerous intersections) or | due to a geometric design feature (e.g. patible uses (e.g., farm equipment)? |
|----|---|--|
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | Less than Significant Impact No Impact |

Less Than Significant Impact: The proposed Project would not significantly alter roadway geometry along Los Coches Road and requires installation of a traffic signal as well as traffic operation design features in conformance with County Public Road Standards and upon coordination with the Department of Public Works. The project does not require construction of new public roads. All driveways are required to maintain adequate sight distance in accordance with County of San Diego Public Road Standards. See response (b) for improvements required for the project that do not create sharp curves or geometric design feature hazards. Therefore, the proposed Project would not significantly increase hazards due to design features or incompatible uses.

| d) | Would the project result in inadequate emergency access? | | | |
|----|--|---|--|--|
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |

Less Than Significant: A Fire Protection Plan prepared by Firewise 2000, Inc. dated October 15, 2021 has been reviewed and accepted by the San Diego County Fire Protection District. The Project would have adequate water supply and facilities for fire protection, adequate emergency access, would maintain required fuel modification zones, and would implement ignition resistant construction measures including automatic fire sprinkler systems. Additionally, the project will require the construction of three fire hydrants in order to have adequate hose pull in the event of an emergency. The Project contains on-site driveways within a parking lot which provide sufficient width for fire access. The Fire Service Availability Letter indicates the expected emergency travel time to the Project site to be 4 minutes. The Maximum Travel Time allowed pursuant to the General Plan Safety Element is 5 minutes; therefore, the Project meets emergency response travel time and will not result in inadequate emergency access.

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XVIII. TRIBAL CULTURAL RESOURCES.

| a) | reso cultu lands | urce, as defined in Public Resources C Iral landscape that is geographically d | ode § efined | ange in the significance of a tribal cultural 21074 as either a site, feature, place, or in terms of the size and scope of the lue to a California Native American tribe, |
|------|------------------------|--|----------------------------|--|
| | | isted or eligible for listing in the Californi egister of Historical Resources as define | _ | ister of Historical Resources, or in a local ublic Resources Code §5020.1(k), or |
| | | Potentially Significant Impact | | Less than Significant Impact |
| | | Less Than Significant With Mitigation Incorporated | | No Impact |
| | e R R | vidence, to be significant pursuant to Resources Code §5024.1. In applying t | criter he crit gency | es discretion and supported by substantial ia set forth in subdivision (c) of Public teria set forth in subdivision (c) of Public shall consider the significance of the |
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |
| trik | oal cu | act: Pursuant to AB-52, consultation was Itural resources were identified during co Itural resources. | | • |
| XI) | X. U1 | TILITIES AND SERVICE SYSTEMS. | | |
| a) | w te | Vould the project require or result in the vater, wastewater treatment or stormwatelecommunications facilities, the construignificant environmental effects? | er drai | nage, electric power, natural gas, or |
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |

Less Than Significant Impact: The following service availability forms were provided for the Project: Sewer Service Availability Letter (PDS-399S) from the San Diego County Sanitation District, a Water Service Availability Letter (PDS-399W) from the Helix Water District, and a Fire Service Availability Letter (PDS-399F) from the Lakeside Fire Protection District. Based on the service availability forms, extensions of wastewater and potable water lines would be required. The project involves installation of standard utility lines to serve the project to be pulled from Los

Coches Road through on-site driveways and parking lots within easements. The project also

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| involves the relocation of an emergency water service interconnect facility located within an existing on-site easement through coordination with Helix Water District and Padre Dam Municipal Water District. The utilities located within the easement will be relocated to a utility structure in a new easement dedicated to Helix Water District and Padre Dam Municipal Water District. The new easement and utility structure would be access by a utility service driveway located along Los Coches Road. The Project is conditioned to implement an agreement with Helix Water District and Padre Dam Municipal Water District for the timing of construction of the utility structure. |
|---|
| b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? |
| ☐ Potentially Significant Impact ☐ Less Than Significant With Mitigation ☐ No Impact Incorporated ☐ No Impact |
| Less Than Significant Impact: The following service availability forms were provided for the Project: Sewer Service Availability Letter (PDS-399S) from the San Diego County Sanitation District, a Water Service Availability Letter (PDS-399W) from the Helix Water District, and a Fire Service Availability Letter (PDS-399F) from the Lakeside Fire Protection District. Based on the service availability forms, extensions of wastewater and potable water lines would be required. Helix Water District also develops and maintains an Urban Water Management Plan as required by state law that addresses water supply planning for future development in normal, dry, and multiple dry years. The 2020 Urban Water Management Plan was adopted on June 2, 2021. Therefore, the Project would have sufficient water supplies available to serve the Project. |
| c) Would 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? |
| ☐ Potentially Significant Impact ☐ Less Than Significant With Mitigation ☐ No Impact No Impact |
| Less Than Significant Impact: The Project requires wastewater service from the San Diego County Sanitation District. A Sewer Service Availability Letter from the District has been provided by the San Diego County Sanitation District (PDS-399S), indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the Project would not interfere with any wastewater treatment provider's service capacity. |
| d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? |
| □ Potentially Significant Impact □ Less Than Significant With Mitigation □ No Impact Incorporated |

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

| e) | ould the project comply with federal, st atutes and regulations related to solid v | • |
|----|---|---|
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | Less than Significant Impact No Impact |

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

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

| seve | erity : | zones: | | |
|------|---------|---|-------|---|
| a) | | ould the project substantially impair an mergency evacuation plan? | adopt | ed emergency response plan or |
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact |

Less Than Significant Impact: A Fire Protection Plan prepared by Firewise 2000, Inc. dated October 15, 2021 has been reviewed and accepted by the San Diego County Fire Protection District. The Project would have adequate water supply and facilities for fire protection, adequate emergency access, would maintain required fuel modification zones, and would implement ignition resistant construction measures including automatic fire sprinkler systems. Additionally, the project will require the construction of three fire hydrants in order to have adequate hose pull in the event of an emergency.

The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires

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| subseque situation assessment vulnerate jurisdiction The Profrom bei | MUP-20-006; PDS2021-TPM-21293; PDS pent plans to be established by each the Multi-Jurisdictional Hazard nent process, identifies hazards pility assessments. The plan also on in the County of San Diego, included would not interfere with this peng established or prevent the goals prefore, the Project would not impair ion plan. | ch jurisdic Mitigatior present i identifies uding all ci lan becau s and obje | tion that has re n Plan includes n the jurisdict goals, objectiv ties and the Co se it would not ctives of existin | ian overview of the ion, hazard profiles wes, and actions for unty unincorporated prohibit subsequents glans from being of | ne risk s, and r each areas. t plans carried |
| ri | ue to slope, prevailing winds, and on sks, and thereby expose project oche uncontrolled spread of a wildfire | cupants to | • | | |
| | Potentially Significant Impact Less Than Significant With Mitiga Incorporated | tion 🗌 | Less than Sig No Impact | nificant Impact | |
| as indica 2000, In Fire Pro protection would in systems | tan Significant Impact: The project ated on Fire Hazard Severity Zone c. dated October 15, 2021 has been tection District. The Project would be adequate emergency access, we applement ignition resistant construct. Additionally, the project will require equate hose pull in the event of an | maps. A en reviewed have ad vould main uction me | Fire Protection of and accepted equate water sequired fur asures including struction of three | Plan prepared by Fi I by the San Diego (upply and facilities el modification zone ng automatic fire sp | rewise County for fire es, and orinkler |
| concented the Coupotential installed underground Environment Therefore | occupants as well as nearby rations from a wildfire or uncontrolled inty. The vacant portions of the exit of the fire fuels from adjacent residence and provide a fuel-break from Interpound storage tanks will be retained mental Health and Quality Undergrance of underground storage tanks are, the project would not exacerbate is to pollutant concentration from a second contract of the project would not exacerbate is to pollutant concentration from a second contract of the project would not exacerbate is to pollutant concentration from a second contract of the project would not exacerbate is to pollutant concentration from a second contract of the project would not exacerbate is to pollutant concentration from a second contract of the exit of t | ed spread sting comes. The prostate 8 High and are cound Stores in order wildfire rice. | of wildfire in exomercial lot will posed retaining the global posed retaining the global posed in each prograge Tank prograge to prevent fuel | cess of other resider be developed and re wall for the project he existing gas station nroll in the Departman which requires it leaks and reduce fir | nces of emove will be on and nent of routine re risk. |
| ´ (s m | Vould the project require the insta such as roads, fuel breaks, emerge nay exacerbate fire risk or that m nvironment? | ncy water | sources, power | lines or other utilitie | s) that |
| | Potentially Significant Impact Less Than Significant With Mitiga | tion | Less than Sig No Impact | nificant Impact | |

Less Than Significant Impact: The project will require the installation of new on-site driveways, standard utility infrastructure for electrical/water/sewer service, a utility structure for Padre Dam

Incorporated

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Municipal Water District and Helix Water District. The project is compliant with standard fuel-modification requirements. The project is in a primarily urbanized area surrounded by development and highway uses. The project will not result in on-site open space easements or place structures adjacent to fuels. Please refer to response (b) for additional information related to reducing risk of fire as a result of implementation of the Project. Therefore, the Project would not exacerbate fire risk that would result in temporary of ongoing impacts to the environment.

| , | Would the project expose people or struct downstream flooding or landslides, as a drainage changes? | • | |
|---|---|---|--|
| | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | Less than Significant Impact No Impact | |

Less Than Significant Impact: The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Please refer to responses above regarding Geology (Section VII) and Hydrology & Water Quality (Section X) for additional information related to how the Project will not result in additional flooding risk or slope instability resulting in landslides.

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XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

| a) | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |
|---|---|
| | Potentially Significant Impact Less than Significant Impact Less Than Significant With Mitigation No Impact Incorporated |
| the quarish anima anima were constituted by the constitute of the | Than Significant with Mitigation Incorporated: The potential of the Project to degrade ality of the environment, substantially reduce the habitat of a fish or wildlife species, cause or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or community, reduce the number or restrict the range of a rare or endangered plant or or eliminate important examples of the major periods of California history or prehistory considered in the Biological Resources Section of this Initial Study. In addition to Project-c impacts, this evaluation considered the Project's potential for significant cumulatives. Resources that have been evaluated as significant would be potentially impacted by the t. However, mitigation has been included that clearly reduces these effects to a level below cance. This mitigation includes purchase of off-site biological mitigation and grading oring for cultural and paleontological resources during construction. As a result of this ation, there is no substantial evidence that, after mitigation, significant effects associated his Project would result. Therefore, this Project has been determined not to meet this atory Finding of Significance. |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? |
| | Potentially Significant Impact Less than Significant Impact Less Than Significant With Mitigation No Impact Incorporated |

Less Than Significant with Mitigation Incorporated: 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 | DETAILS |
|--------------------|----------------------|--|
| East County Square | SP-94-001 | Commercial and Residential Development Specific Plan, Approved in the mid-1990s. Approximately 48.79 acres of commercial. 200 dwelling unit maximum. Mostly built out and contains open space. |

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| Starbucks (within | STP-16-021 | Approximately 1,750 square foot Starbucks | |
|---------------------|------------|--|--|
| East County Square) | | constructed in the last three years. Located | |
| | | within East County Square | |

The potential for adverse cumulative effects were considered in Sections I through XX of the Initial Study. In addition to Project-specific impacts, this evaluation considered the Project's potential for incremental effects that are cumulatively considerable. As a result of this evaluation, and in consideration of all mitigation required by the Project, there were determined to be no potentially significant cumulative effects the Project would have a considerable contribution to. Mitigation has been included for Project impacts that clearly reduces any potential for a considerable contribution to any cumulative effects to a level below significance. Please refer to Section IV. Biological Resources, Section V. Cultural Resources, and Section XIII. Noise above. This mitigation includes but is not limited to purchase of off-site biological mitigation, grading monitoring for cultural resources during construction, and approval of a haul route and traffic control plan during construction. The majority of surrounding projects have been previously approved and constructed for over five years with the exception of one project located southeast of the Project Site across Interstate 8 for the construction of a Starbucks coffee shop. The condominium project located directly adjacent to the site was constructed in the late 1980s. The Project vicinity consists of urbanized and developed areas as well as Interstate 8. As a result of this evaluation, there is no substantial evidence that, after mitigation, the Project would have any considerable contribution to a cumulative impact. Therefore, this Project has been determined not to meet this Mandatory Finding of Significance and result in significant cumulative impacts that will be mitigated.

| C) | effects on human beings, either directly or indirectly? | | | | | |
|----|---|---|--|---|--|--|
| | | Potentially Significant Impact Less Than Significant With Mitigation Incorporated | | Less than Significant Impact No Impact | | |

Less Than Significant with 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 Section I. Aesthetics, Section III. Air Quality, Section VII. Geology and Soils, Section IX. Hazards and Hazardous Materials, Section X. Hydrology and Water Quality, Section XIII. Noise, and Section XVII. Transportation. XX. Wildfire. Mitigation measures, project design features, and ordinance compliance requirements will be implemented in order to ensure no substantial adverse effects on human beings will occur. 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.

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XXII. 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. For County regulation refer to www.amlegal.com. All other references are available upon request.

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RECREATION

County of San Diego Code of Regulatory Ordinances, Title 8, Division 10, Chapter PLDO, §810.101 et seq. Park Lands Dedication Ordinance. (www.amlegal.com)

TRANSPORTATION/TRAFFIC

- California Aeronautics Act, Public Utilities Code, Section 21001 et seq. (www.leginfo.ca.gov)
- California Department of Transportation, Division of Aeronautics, California Airport Land Use Planning Handbook, January 2002.
- California Department of Transportation, Environmental Program Environmental Engineering Noise, Air Quality, and Hazardous Waste Management Office. "Traffic Noise Analysis Protocol for New Highway Construction and Reconstruction Projects," October 1998. (www.dot.ca.gov)
- California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. (www.leginfo.ca.gov)
- California Street and Highways Code. California Street and Highways Code, Section 260-283. (www.leginfo.ca.gov)
- County of San Diego, Alternative Fee Schedules with Pass-By Trips Addendum to Transportation Impact Fee Reports, March 2005.
 - (http://www.sdcounty.ca.gov/dpw/land/pdf/TransImpactFee/attacha.pdf)

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County of San Diego Transportation Impact Fee Report. January 2005. (http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html)

Fallbrook & Ramona Transportation Impact Fee Report, County of San Diego, January 2005.

(http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html)

Office of Planning, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, April 1995.

San Diego Association of Governments, 2020 Regional Transportation Plan. Prepared by the San Diego Association of Governments. (www.sandag.org)

San Diego County Regional Airport Authority ALUCP'S http://www.san.org/sdcraa/airport_initiatives/land_use/adopted docs.aspx

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77. (www.gpoaccess.gov)

UTILITIES & SERVICE SYSTEMS

2020 Urban Water Management Plan, Helix Water District, July 2021.

California Code of Regulations (CCR), Title 14. Natural Resources Division, California Integrated Waste Management Board Division 7; and Title 27, Environmental Protection Division 2, Solid Waste. (ccr.oal.ca.gov)

California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. (www.leginfo.ca.gov)

County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. (www.sdcounty.ca.gov)

Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992. (www.co.san-diego.ca.us)

United States Department of Agriculture, Natural Resource Conservation Service LESA System.

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973.

US Census Bureau, Census 2000.

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1. Part 77.

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF Los Coches Plaza PDS2020-MUP-20-006; PDS2021-TPM-21293; PDS2020-ER-20-14-005

July 20, 2023 December 1, 2023

| I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings? | | | | | | | | |
|---|------------------|---------------|----------|-----------|---------|---------|-----------|-------------------------|
| | YES | NO | NOT | ΓAPP ∑ | LICAB | LE/EX | EMPT | |
| The proposed pro of the Multiple Sp Loss Permit/Coas | ecies Conse | ervation Prog | gram. Th | erefor | e, cont | formai | nin the b | oundaries ne Habitat |
| II. MSCP/BMO Conservation Prog | | | | | | the | Multiple | Species |
| | YES ⊠ | NO | NO | APP | LICAB | LE/EX | EMPT | |
| The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated April 4, 2022. | | | | | | | | |
| III. GROUNDWAT the San Diego Co | | | | ject c | omply | with th | ne requir | ements of |
| | YES | NO | NO | T APP | LICAB | LE/EX | EMPT | |
| The Project will obtain its water supply from Helix Water District and does not propose the use of groundwater. | | | | | | | | |
| IV. RESOURCE P | ROTECTIO | N ORDINAN | CE – Do | es the | projec | t com | ply with: | |
| The wetland and w (Sections 86.604(a Protection Ordinar | a) and (b)) of t | | | ES ⊠ | NO I | A TOV | PPLICAE | BLE/EXEMPT |
| The Floodways an | d Floodplain f | ringe section | Y | ΈS | NO I | A TOP | PPLICAE | BLE/EXEMPT |

| PDS2020-MO1 -20-000, PDS2021-TPM-21293 | - 2 - | <u>]</u> | <u>Decem</u> | ber 1, 2023 July 20, 2023 |
|--|-------------|----------|--------------|---------------------------|
| (Sections 86.604(c) and (d)) of the Protection Ordinance? | Resource | | | |
| The Steep Slope section (Section | 86.604(e))? | YES | NO | NOT APPLICABLE/EXEMPT |
| The Sensitive Habitat Lands section 86.604(f)) of the Resource Protect | • | YES | NO | NOT APPLICABLE/EXEMPT |
| The Significant Prehistoric and His section (Section 86.604(g)) of the Protection Ordinance? | | YES ⊠ | NO | NOT APPLICABLE/EXEMPT |

Wetland and Wetland Buffers:

DDS2020 MLID 20 006.

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

Floodways and Floodplain Fringe:

The project does not contain a Floodway or Floodplain. Construction associated with the project will not be located 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 site does not contain steep slopes as defined by the RPO as the majority of slopes on the property have been altered over time or were artificially constructed at the time of construction of the existing gas station and construction of Interstate 8. 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 were identified on the site. The project has been conditioned to fully mitigate for any impacts to sensitive habitats lands. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

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Significant Prehistoric and Historic Sites:

The property has been surveyed by County of San Diego approved archaeologist, Shelby Castells, and it has been determined that the property does not contain any archaeological and/or historical sites. As such, the project complies with the RPO. Therefore, the project complies with the RPO.

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

| YES | NO | NOT APPLICABLE |
|-------------|----|----------------|
| \boxtimes | | |

A Priority Development Stormwater Quality Management Plan dated January 12, 2023 has been reviewed and are found to be complete in compliance with the WPO.

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

| YES | NO | NOT APPLICABLE |
|-------------|----|----------------|
| \boxtimes | | |

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). Based on a Noise Analysis prepared by MD Acoustics, LLC dated June 15, 2023, the project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). The project related traffic contributions to nearby roadways would not create any off-site direct and/or cumulative noise impacts. Based on the Noise Report, the noise data indicates the ambient noise level ranged between 62 dBA Leq to 74 dBA Leq near project site and surrounding area. Traffic associated with the project was estimated in a Local Mobility Analysis which found the project to generate a total of 3,072 Average Daily Trips. The trip generation based on the ITE Trip Generation Manual 10th Edition was also calculated. Using the ITE rates. the Project is calculated to generate 2,273 ADT, nearly 800 ADT less than the trip generation based on the SANDAG rates. Maximum levels reach 87 dBA as a result of traffic along Los Coches Rd. During times when traffic is present the guietest noise level measured 54 dBA. Based on the traffic generated by the Project and roadway classifications, the increase in the traffic noise level from the project is anticipated to be

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0.4 dBA, which is a nominal increase and not perceptible as it takes a change in 3 dBA or more for the ear to hear a discernable difference.

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 project and surrounding uses are zoned General Commercial (C36) and is surrounded by parcels zoned Transportation and Utility Corridor (S94), which is subject to the one-hour average nighttime sound level limit of 55 dBA and daytime of 60 dBA. The parcels to the north, east, and west are zoned Variable Residences (RV) and Residential-Commercial (RC), which is subject to the noise threshold of 57.5 55 dBA daytime and 50 dBA nighttime. Primary noise sources associated with the Project are primarily generated by the proposed car wash and associated equipment such as vacuums and dryers. The Noise Analysis state's the project's noise levels at the adjoining properties will be exposed to noise levels that will not exceed County Noise Standards. Project only operational noise levels are anticipated to range between 47 to 50 dBA Leg at adjacent residential uses. The operation of the car wash is proposed to be between 7 a.m and 8 p.m. and does not operate beyond 10 p.m. during more restrictive noise level requirements. The project will also incorporate mitigation measures such as 8 to 10 foot 10 by 8 foot CMU wing walls at the entrances of the car wash, which will be conditioned for the project to ensure that noise levels from the proposed car wash will comply with the Noise Ordinance section 36.404. With the implementation of the PDF, the operational noise generated from this proposal would be in compliance with the County noise standards, Section 36.404.

Noise Ordinance - Section 36.409

Based on a Noise Analysis prepared by MD Acoustics, LLC dated June 15, 2023, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409 and the Project does not anticipate the use of blasting for construction. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Finally, the project's conformance to the County of San Diego General and County of San Diego Noise Ordinance (Section 36.404 and 36.409) 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.

Attachment E – Environmental Findings

Los Coches Plaza

PDS2020-MUP-20-006; PDS2021-TPM-21293; PDS2020-ER-20-14-005

ENVIRONMENTAL FINDINGS December 1, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1) Find that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2020-ER-20-14-005 before making its decision on the proposed project.
- 2) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).
- 3) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
- 4) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Findings dated June 6, 2023, on file with Planning & Development Services as Environmental Review Number PDS2020-ER-20-14-005.
- 5) 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.).

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT For Los Coches Plaza PDS2020-MUP-20-006; PDS2021-TPM-21293; PDS2020-ER-20-14-005 APN(s) 400-381-02-00

June 6, 2023

I. Introduction

The project proposes the development of a 2,660-square-foot fast-food restaurant with drive-through, a 7,385-square-foot auto parts store, and a car wash. The existing four-pump, eight-fueling-space gas station and solar panels would remain as is on site. The project site is located within the northeast quadrant of Interstate 8 and Los Coches Road interchange in the unincorporated community of Lakeside. Access to the project site is proposed opposite of the Los Coches Road and Ora Belle Lane intersection. The project is also located within the Metro-Lakeside-Jamul Segment of the County's Multiple Species Conservation Program (MSCP). The site does not qualify as Biological Resource Core Area (BRCA) and is not within the Pre-Approved Mitigation Areas or undeveloped land.

Biological resources on the site were evaluated in a Biological Resources Letter Report (Harris & Associates, November 2021). The site contains 1.70 acres of Diegan coastal sage scrub, 0.11 acres of eucalyptus woodland, 0.71 acres of developed, and 0.36 acres of disturbed habitat. The site also includes 0.004 acre of non-vegetated concrete-lined channel potentially subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers, Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). Sensitive wildlife species identified on site include Cooper's hawk (*Accipiter cooperi*), monarch butterfly (*Danaus plexippus*), red-shouldered hawk (*Buteo lineatus*), and turkey vulture (*Cathartes* aura). No sensitive plant species were identified onsite. The project will impact 1.69 acres of Diegan coastal sage scrub, which includes 0.62 acres considered impact neutral, 0.11 acres of eucalyptus woodland, 0.42 acres of disturbed, and 0.71 acres of developed habitat. Impacts would occur to the special status wildlife species observed onsite. The project does not propose impacts to jurisdictional features.

Impacts to biological resources will require mitigation. Mitigation measures will include offsite purchase of 1.07 acres of coastal sage scrub (Tier II) or higher tier habitat within a BRCA in the MSCP, temporary fencing, and breeding season avoidance.

Table 1. Impacts to Habitat and Required Mitigation

| Habitat Type | Tier Level | Existing On-site (ac.) | Proposed Impacts (ac.) | Mitigation Ratio | Required Mitigation |
|---------------------|------------|---------------------------|------------------------|---------------------|------------------------|
| Diegan Coastal Sage | | | | | |
| Scrub | II | 1.69 | 1.07 | 1:1 | 1.07 |
| Eucalyptus Woodland | IV | 0.11 | 0.11 | | |
| Developed Habitat | IV | 0.71 | 0.71 | | |
| Disturbed Habitat | IV | 0.36 | 0.36 | | |
| Total: | | 2.88 | 2.25 | | 1.07 |

The findings contained within this document are based on County records and the Biological Resource Letter Report (Harris & Associates, November 2021). The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

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

II. Biological Resource Core Area Determination

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

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

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

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

The land is not shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map. Therefore, the project does not meet this criterion.

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.

The land is not located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is not adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map. Therefore, the project does not meet this criterion.

- 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 not part of a regional linkage/corridor. The project site is surrounded by residential development, commercial development, and Interstate 8. Therefore, the project does not meet this criterion.

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 land is shown on the Habitat Evaluation Map as moderate and developed and it does not link significant blocks of habitat. Therefore, the project does not meet this criterion.

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 does not consist 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. Therefore, the project does not meet this criterion.

- 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

The land does not contain a high number of sensitive species and is no adjacent or contiguous to surrounding undisturbed habitat. Available data indicates that the project site contains Vista coarse sandy loam and Visalia sandy loam, which are not known to support sensitive species. Therefore, the project does not meet this criterion.

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

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

III. Biological Mitigation Ordinance Findings

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

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

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

B. Preserve Design Criteria (Attachment G)

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

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

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

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

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

IV. Subarea Plan Findings

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

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

The project site contains 0.004 acre of a non-vegetated concrete lined channel. However the project does not propose impacts to this feature and will implement additional avoidance measures to prevent potential impacts. Therefore, the project will not conflict with the no-net-loss of wetlands standard.

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

The site does not support any unique habitats or habitat features. The site is surrounded by residential development, commercial development, and Interstate 8. The loss of 1.07 acres of coastal sage scrub will be mitigated by the offsite preservation of Tier II (or higher tier) habitat within a BRCA in the MSCP. Breeding season avoidance and temporary fencing will also be implemented to prevent impacts to nesting birds and the onsite drainage. These measures will contribute towards maximizing diversity by preserving habitat in areas known to have unique habitats and habitat features.

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

The project site does not include extensive patches of coastal sage scrub or habitats ranked as having high/very high biological values. Impacts to 1.07 acres of coastal

sage scrub will be mitigated through the offsite preservation of Tier II (or higher tier) habitat within a BRCA in the MSCP.

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

The project site was determined to not be appropriate for onsite preservation due to the lack of adjacent open space and the existing development surrounding the site. Impacts to onsite habitat will be mitigated through offsite purchase of Tier II (or higher tier) habitat within a BRCA in the MSCP. Offsite mitigation will contribute toward creating large blocks of high-quality habitats where edge effects are minimal and the land is protected in perpetuity.

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

The project site was determined to not be appropriate for onsite preservation due to the lack of adjacent open space and the existing development surrounding the site. Mitigation for impacts to biological resources will include offsite preservation, breeding season avoidance, and temporary fencing.

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

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

7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.

No wide-ranging species are expected to occur onsite due to adjacent development and surrounding land uses. Offsite purchase and preservation of high-quality habitat to mitigate for impacts to coastal sage scrub will occur within a BRCA in the MSCP. This will contribute to the development of large interconnecting blocks of habitat that support wide ranging species.

8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.

No critical or narrow endemic species were detected on the site. Most sensitive species have a low potential to be present due to the existence of surrounding development.

9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.

The project site is not within an area of regional significance with regard to conservation of sensitive species and habitats. The site is not part of or adjacent to large interconnecting blocks of habitat, lands identified as PAMA or Preserve, or other sensitive resources. The surrounding development does not aid in conservation or wildlife dispersal. Therefore, developing the site will not hinder possible preserve systems.

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

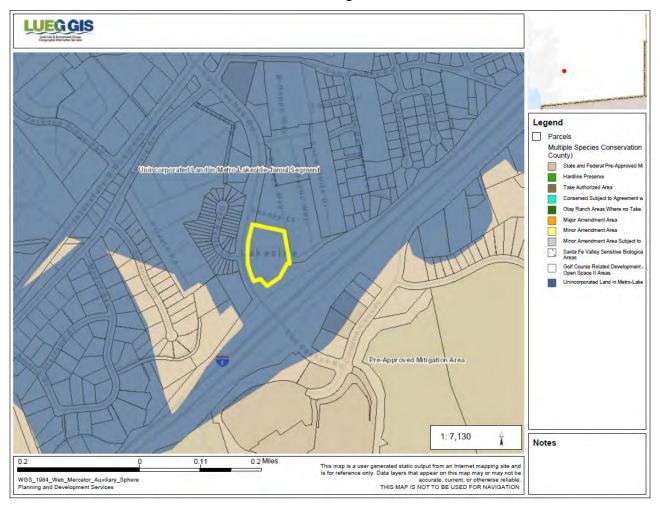
The project does not propose to onsite preservation. Therefore, this criterion does not apply.

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

The project site does not qualify as a BRCA. No threatened, endangered, or narrow endemic species were detected on the project site. Due to the surrounding development, the project site is suitable for development with the incorporation of mitigation measures. Mitigation measures will include the offsite preservation of Tier II (or higher tier) habitat within a BRCA in the MSCP, breeding season avoidance, and temporary fencing. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined by the BMO.

Kendalyn White, Planning & Development Services June 6, 2023

MSCP Designation



Attachment F – Public Documentation

LAKESIDE COMMUNITY PLANNING GROUP

PO Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

*** MEETING AGENDA***

WEDNESDAY, July 7, 2021 - 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 -

*Off the board- waiting for county confirmation

| Seat 1 – Shari Cohen | а | Seat 2 – Liz Higgins | P | Seat 3 – Ron Kasper | P |
|-------------------------|---|-------------------------------|---|------------------------------|---|
| Seat 4 – Dan Moody | P | Seat 5 – Carol Hake | P | Seat 6 – Josef Kufa | а |
| Seat 7 – Sarai Johnson | а | Seat 8 – Vacant | V | Seat 9 – Connie O'Donnell | а |
| Seat 10 – Rey Lyyjoki | P | Seat 11 – Tony Santo | P | Seat 12 – Steve Robak | P |
| Seat 13 – Karolyn Smith | P | Seat 14 – Kristen Everhart | P | Seat 15 – Tiffany Maple | a |

| Quorum reached with9 present. Public present (approximate #):40 | |
|--|-------------------------|
| 2. PLEDGE OF ALLEGIANCE / Invoc | ation lead by: |
| 3. APPROVAL OF THE MINUTES FO | R THE MEETINGS OF: |
| Date May 2021 | |
| Modification to May minutes | |
| Continued to next month | X Approved as Presented |

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| Action: Approve with correction that Little issue. | iz Higgins noted to strike a section of comments not reflective of |
|--|--|
| Motion:Karolyn Smith | SecondSteve |
| Vote: Aye:9 Nay: 0 | Name(s)Absent:5_ Abstain: |
| Date June 2021 | |
| Continued to next month | _X Approved as Presented |
| Motion:Steve | SecondLiz |
| Vote: Aye:9 Nay: 0 | Name(s)Absent:5_ Abstain: |

4. ANNOUNCEMENTS

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

5. OPEN FORUM

- 1. Charlie Horn- Wants to put in a mobile home park off Flinn Springs between Lake Jennings and Dunbar Lane on Labrador Lane. Looking for community Q & A from audience- is it 55 and over? Charlie- Non-restricted. Q: What about the density? How many units? Charlie- 107 is planned.
- 2. Terri Burke -Eiserling: July 23 & 24th at 8am-2pm historical society is having a vintage sale to benefit the historical society.
- 3. Becky Rapp- Marijuana ordinance being discussed by BOS. Regarding the environmental impact there is no blanket approach that will address the impact on the county. Our county is bio-diverse, and one approach will not work. Lakeside will be impacted by this. I also wanted to thank this planning group for submitting their recommendations to BOS. But the county is still moving forward with consumption lounges and small minimum distances the input of this planning group and other planning groups is being ignored by BOS and we need more voices.
- 4. Carol Green- Marijuana ordinance. I understand the arguments and idea to be equitable. But the impact of THC on young people's mental development. At the age of 23 my son Michael was hospitalized due to a psychotic attack induced by THC. Adding more commercial places tells our kids this is safe and not harmless.
- 5. Lincoln Fish CEO of Outco which is a dispensary. I am sympathetic to the previous speaker. Those situations are extremely rare. The county is going to be coming forward with a list of ordinances and consumption lounges are not on the table. But what I really want is to welcome people to come to my business and learn about cannabis. I would love to hear from people and tour our facility. Q&A: Q- Terri Burke -Eiserling: I am familiar with your business and know you run a very reputable business, but I wonder why you and others in the industry do not do enough to regulate the illegal market.

- Lincoln- The county is discussing how to do better with regulating illegal distribution of marijuana, but business owners are really limited in any legal actions we can take.
- 6. Aleena Benedito- Update on BOS direction with equitable impact of cannabis operations. The BOS asked us to conduct a programmatic report. PEIR needs to be developed before any new licenses are granted. Outco is one of the dispensaries that is operating in Lakeside and is included in this report. In June the BOS granted currently operating dispensaries the right to continue to operate while the ordinance is under review. Liz Higgins- Requested presenter send the report to the LCPG
- 7. Greg Lambert lives on Questa Del Sol our community is peaceful I moved out to East County for more space and quiet. This Green Hills Ranch development going in is out of place and not in line with the surrounding community.
- 8. Jim Bolz- Informational item only on Woodside Ave capital improvement project. We have met with this planning board no less than 3 times about this 2.5-mile project to improve bike lane and sidewalks. We have concluded our meetings with local groups including fire and safety and will soon have a proposal for the community to review.

6. PUBLIC HEARING (Discussion & Vote)

- A. Time Extensions –None
- **B.** PDS2016-SPA-16-001 Greenhill's Ranch Specific Plan Amendment Chris Dahrling & Rob Ryadeen

This is our 3rd time meeting with the LCPG and each time we have listened to input and addressed these changes. We have provided the LCPG and audience with a document that organizes any previous feedback received into a table with 15 comments— and includes the County's response to whether adjustments would need to be made to the project.

Motion: Liz Higgins Second: Karolyn Smith

Action: This project comes back to the planning group after meeting with the community/residents.

Board Comments:

Dan- I am familiar with the Lake Jennings area and the traffic and share the concerns of these residents regarding the safety and traffic.

Rey – on #8 the county's response is noted what does that mean? Presenter- means that they have reviewed the traffic study. Also, this project has not been approved yet. The next steps big picture is for us to hear what the community has I will hand out my business card contact us, and we will work with the applicant to resolve issues and conduct technical studies. Then we will submit a final project proposal for approval to the county. And then the community will have a period to review the proposal. We will also post materials/announcement within 300 feet of the proposed project. **Rey- so can we get the traffic study? Presenter- No we cannot release that it will be included in the environmental report once that is finished. Presenter2- the "noted" on the road improvements is noting that re-conditioning of Lake Jennings is necessary with the addition of center turn lanes

Steve- The state wants to see the units go in, the county is pushed to get them in, and the residents do not want them to go in. The best thing to do is to try and make a list specifically as residents where you can say hey – here is what we want to see and here is how you can work with us.

Ron Kasper- Developers really need to work with the residents in these areas so that the LCPG does not become the bargaining table for communication between developers and residents.

Karolyn Smith – In 2016 we had a zoning commission do a report – it was noted that our high school and middle school will be subject to overcrowding because of this project. Presenter: As part of the proposal the county reviews the forms submitted by the applicant and decides if the project is a fit. I can revisit the paperwork and review what that says. Karolyn- in section 2 it says this project WILL result in overcrowding.

Carol Hake- Traffic safety and condition of the road are the main issue for everyone, and I agree.

Tony- 200 ft on that road is not enough I agree with Carol really need to work with developer and residents to figure out the road. I drove it after the previous presentation and the condition and capacity are an issue. How close are these homes and what considerations have you made here? Presenter- 68% is open space and 32% is homes which is why the houses are closer together to accommodate more open space around the houses. Tony- You are squishing these homes together but the density for the size of your area is not out of line with the density requirements. So, the salmon blue/green table you are showing your allowable is 94 and you are building a lot less. Tony – questions about drainage *conversation with developer* cutting drainage in half with this project.

Liz Higgins- 1) County and developer host community meeting 2) Speed bumps to discourage through traffic 3) Additional exit onto Jennings Presenter: The second outlet is a requirement of the fire department. 4) I suggest being responsible for Adlai for the whole section that residents use the road Presenter: We talked with the county, and it is our opinion that a district should be set-up, so all residents share in taking care of the roads in the whole area like an HOA (note* audience expressed disagreement to an HOA). Presenter Ed: 200ft of Adlai will be improved during the building and then once the residence is established there will be contribution to the maintenance of Adlai within the same criteria of how many residences are living in the area.

Community Comments:

Kristina Luban – owns home on Cuesta del Sol Rd. concerned about the use of their private road during construction and after. This development is only developing 200 feet at the end of Adlai Rd. What does that mean for the rest of the residence? Developers are not considerate and have torn up our road and left it a mess. My power has gone out four times in the last couple of months due to construction in the area

Rob Faigin – We were here in 2018 expressing concerns about this development and no one has been contacted. We did not hear about and were not at the last meeting but since 2018 no one contacted any of the residence about working with us on this project. Lake Jennings and Adlai Rd are not designed for this traffic. We live in Lakeside because it is rural – lot density and trees and landscaping not urban developments. The community plan calls for a park if there are 50 residences or more but that is not included here. I have provided a map from the county recorder's office showing there should be an access road between this development and our backyards, but this develop is over-stepping and backing right up to our fence line! They need to work with the residents in this area.

Pam Schiller- I am at the very end of Autobahn Rd. People have been trying to develop this area since the early 80's I've been out there for 40 years those residents on Cuesta del Sol were promised there wouldn't

be any other developments using their road. These developers need to work with the residents who live there.

Katherine Clothey- 9433 Adlai Terrace when this development was designed my development was not even built yet. Now that my development is there this type of development will not fit on a narrow one-way road. Also, if this road goes through to Lake Jennings by Helix, we will have a real safety problem. That is a dangerous entry and exit point everyone speeds there. Cuesta del Sol has not been included in the traffic report, so this traffic report is not representative of today's traffic. I am an attorney and can see through when developers are trying to make something look like it will work – it will not. Opposed to project.

Brooke Faigin – My husband saw this in his email and went to all our neighbors otherwise none of the residents would have heard of this item if we had not told them. *Showed picture of Cuesta del Sol Rd to demonstrate

Gary Burghart- the back of my home would meet the back of the new development. I moved to Lakeside because it is quiet and rural. If all the traffic comes by my house the noise and the congestion will be very disruptive. A lot of people go up Cuesta del Sol and through to Lake Jennings, but it is very unsafe even how it is now. These roads are not well lite, and they are narrow – walking your dog or kids is very unsafe even with the current traffic and conditions.

Judy Scheuer- Resident on Cuesta del Sol for 35 years which was a cul de sac until the Jack Oak development went through and have seen the traffic now that it goes through. The road is still as narrow and poorly kept as before the Jack Oak development you cannot even pass if a trash truck is on the road, you must pull over and wait because the road was not meant for traffic.

Jitzka Perez- This area was never designed for these many homes and developments. Lakeside residents put up with a lot of bad roads just to be in nature but the roads in these areas are already in poor condition.

Abby Burghart- I am a young person who has lived in this residential area most of my whole life. I love growing up in this area and getting to explore the wilderness and trees in this area most of which have already been cut down. Right now, there are animals that live there where this development is going to go in. I am also sad to see all the trees and environment removed. Also concerned about the drainage because the water flows wide and fast.

Steve Shorees- I have lived in this community a long time. There is something wrong with it and how sneaky they are being without notifying residents or working with the existing community. Too dense this is not rural development. Destroying environment and development shows no consideration to existing condition they just want to build and sell as many houses as they can 64 houses is too many.

| Vote: Aye: | 9 | Nay:0 | Name(s) |
|------------|----|----------|---------|
| Absent: _ | _5 | Abstain: | |

C. PDS2018-ZAP-98-001W1 – Minor use permit modification to a wireless facility at Rio Maria Rd, Lakeside – John Leavitt & Dale Richard

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First component is wireless system upgrade – replace 3 existing antennas and cabinets. Second component, amortization schedule is asking for carriers in specific zones to disguise the equipment better. This project qualifies for that requirement, so we decided to make it look like a utility pole as there are several other utility poles in the area.

| Motion: Steve | Second: Tony |
|-------------------------|------------------|
| Action: Approve as pres | sented. |
| Board Comments: | |
| Liz: what carrier? DR-1 | believe T-Mobile |
| Community Comments: | |
| Vote: Aye:9 | Nay: Name(s) |
| Absent: 5 | Abstain: |

D. PDS2020-TM-5640 – Los Coches Plaza, 8445 Los Coches Road, El Cajon – Chase McConnell & Sean Oberbauer

This project was submitted in May and presented to LCPG and then resubmitted. Appreciate everyone's input look forward to more after this presentation. New presentation removed one drive thru and we are now maintaining Eagle Gas station where it is currently in the corner of the lot. Addressed LCPG concerns: 1) safety- we are installing a 3-way stop light 2) appearance of retaining wall with bamboo that will discourage graffiti 3) Keeping signage in same place but renovating it 4) O'Reilly's 5) Wendy's 6) Super Star Car wash with vacuum stalls 7) drainage – we submitted a full drainage report to the county 8) a big concern from last time was the noise of a car wash – the technology has greatly improved and we did a noise study and results indicate everything will be within the property. Also, noise from the highway next to the project is higher than any noise from the businesses within this development. 9) Odors from fast food restaurants- The county and state have different guidelines on what can get released into the air. There is a good filter that captures 85% of what comes off the grill and every two-three week it gets changed. And this is per code so this additional filtration unit will be installed.

Motion: Karolyn Second: Steve

Action: Approve as presented but the lighting concerns need to be addressed.

Board Comments:

Kristen- You talked to Wendy's – but did all the potential food vendors agree? Will you outfit all the buildings? Presenter: We have a signed contract with Wendy's 2) Think about adding rocks or gravel into the landscape to reduce chances of homeless.

Community Comments:

Cleve Morrison: EPA requirements for water filtration – what they are putting in are they filtering it? Presenter: Car wash water will flow to the water filtration basin that connects to the existing drainage. Car wash water is recycled multiple times and filtered before entering the drainage system along with the EPA requirements that car washes must meet with what they use.

Sharon Deal: This proposal has moved the car wash closer to the residents which amplifies our concerns about noise. Second, the retaining wall visibility is still an issue. Presenter: The block we are using is a gradual wall and with 50 years in business they have never had a failure. And this type of wall can be planted and will be with irrigation from the top. Sharon: Okay how far from the residence will the wall begin? Presenter: 15 feet and it will be landscaped. Sharon: We want to make sure that the landscaping any roots, run-off, or leaves and debris are all concerns for the community.

Tricia Maza: Live on Sneezy Court right below, of all things a car wash – I just don't believe that this car wash will be any quieter than the other ones out there. Besides taking your word for it I just guess we will not know until you have it built but quality of life and I bought there less than 2 years ago, and that lot has been empty and now if that goes in. Presenter: Went back to slides and shows that resident's home will be receiving more noise from the highway than from the car wash and the car wash will go up and out.

Terri Burke -Eiserling: What are the operation hours for the carwash? Presenter: 8am-9pm

Juan Lopez: The gap between O'Reillys and our HOA between the retaining wall leaves a gap for homeless to hide out which is a problem in this area. Currently, it does not attract homeless because it is so overgrown and inaccessible but when you clear it then that gap may bring residents. 2) How tall are the lights going in? How far will the light travel? Presenter: Lets note the residents' location and make sure that the type of lights installed along there are the proper kind.

Paul Rippenger: My elevation is at the top of your grade. I do not want to be staring at lights either. The existing gas station is already enough light for me.

| Vote: Aye:9 | Nay: | Name(s) |
|-------------|----------|---------|
| Absent:5 | Abstain: | |

7. COUNTY PRESENTATIONS (Possible Vote)

A. Capital Improvements List (No Vote Needed) – James Bolz – Last list was in December 2019, so we are requesting an updated priority list. CPG creates the list and submits to public works and then we go back and forth and then proposed projects and prioritized for funding. Eligible project types:

Road reconstruction/new roads, sidewalk/pathways/pedestrian ramps, ...more on slide show

Board Comments:

Carol- I think a good option for moving forward is to develop an ad hoc committee that can flush out the completed projects and others that will never get funded.

Liz- This would really help us develop the list and include people with input for safety and impact of projects on schools etc.

Community Comments: None

B. New Lakeside Library - Public Artwork (NO VOTE)— Miguel Acosta, Director of County Library

Gale Goldman, Steven Schmidt, Friends of the Library are also present, Christina Patterson, & Courtney New library is 16,000 sq ft. working with county to improve their public arts collection. Artwork requests are to keep the art focused on nature, environment, and sustainability. Will be sending out a survey online or in print July thru August. Every artist will be at the library for a meet and greet in August. Final artwork design around October 2021 and then installation end of May 2022. Ground breaking for Library July 29th

- 7. GROUP BUSINESS (Discussion & Possible Vote)
- A. Announcements
- **B.** Required Training
 - a. Ethics training
 - b. Form 700
- C. Website Updates
- D. Other
- 8. SUBCOMMITTEE REPORTS:
 - A. Design Review Board (DRB) Tony Santo:
 - B. County Service Area 69 (CSA 69) Steve Robak:
 - C. Trails Kristen: Tack Sale fundraiser this Saturday 7/10 9am at Heartland Equestrian Center sellers and customers alike are welcome. Also, working with county to get updated trail maps.
 - D. Capital Improvement Projects (CIP) Liz Higgins:
 - E. Park Land Dedication Ordinance (PLDO) Sarai:
 - F. Highway 67 Corridor (temporary until 1/2022) Tiffany Maple:
 - G. Homeless Task Force Shari Cohen:
 - H. Additional Projects for Discussion
- 9. ADJOURNMENT OF MEETING: at 10:11pm by Carol Hake, Chair

Note: The next regular meeting of the LCPG will be on Wednesday, August 4, 2021, at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040

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| Minutes prepared by | Kristen Everhart seat 14 | , |
|---------------------|--------------------------|---|
| | | |

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County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT REVIEW

ZONING DIVISION

| Record ID(s): PD | DS2020-TM-5640 |
|------------------|----------------|
|------------------|----------------|

Project Name: LOS COCHES PLAZA, 8445 LOS COCHES ROAD, EL CAJON

Project Manager: CHASE McCONNELL, ON-POINT DEVELOPMENT

Project Manager's Phone: (410) 960-2918

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

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

Notification of scheduled hearings:

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

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770 http://www.sdcounty.ca.gov/pds

PDS-534 (Rev. 09/04/2013)



County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

| Rec | ord ID(s): | PDS2020-TM-5640 | | |
|---------------|--------------------|--|---------------|--|
| Project Name: | | LOS COCHES PLAZA, 8445 LOS COCHES ROAD, EL CAJON | | |
| Plan | ning/Sponso | roup: Lakeside Community Planning Group | | |
| Resi | ults of Plannin | Sponsor Group Review | | |
| Mee | ting Date: | 07/07/2021 | | |
| A . | Comments NONE | nade by the group on the proposed project. | _ | |
| В. | approval or | te: The Group X Did Did Not make a formal recommendation, enial on the project at this time. | | |
| | MOTION: | Approve without conditions Approve with recommended conditions Deny Continue | | |
| | VOTE: | Yes0No0 Abstain6 Vacant/Abs | sent | |
| С. | Recommer N/A | led conditions of approval: | | |
| | | | _ | |
| Repo | orted by: <u>C</u> | ROL HAKE Position: CHAIR Date: 07/08/202 | <u>!1</u> | |

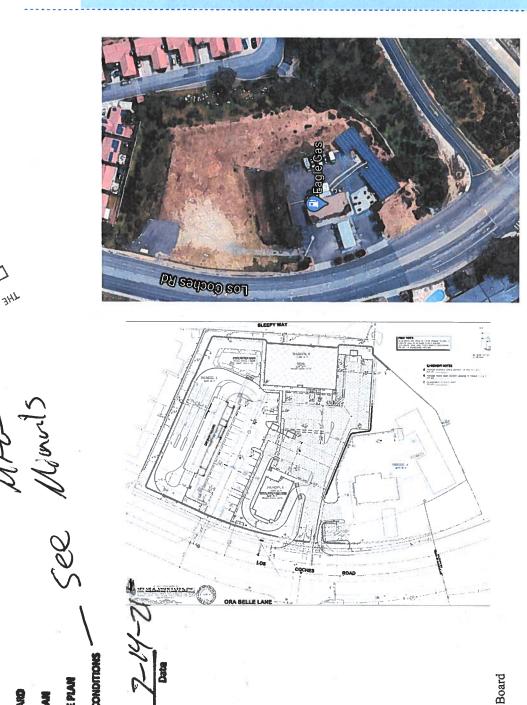
Please email recommendations to BOTH EMAILS;

Project Manager listed in email (in this format): <u>Firstname.Lastname@sdcounty.ca.gov</u> and to <u>CommunityGroups.LUEG@sdcounty.ca.gov</u>

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PDS-534 (Rev. 09/04/2013)



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AS NOTED ON DRAWINGS

Los Coches Plaza July 14th, 2021 Lakeside Design Review Board OnPoint Development

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Waster

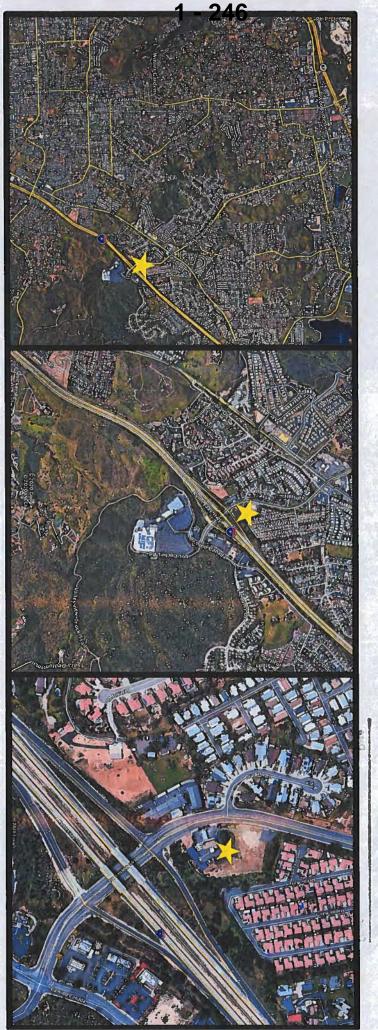
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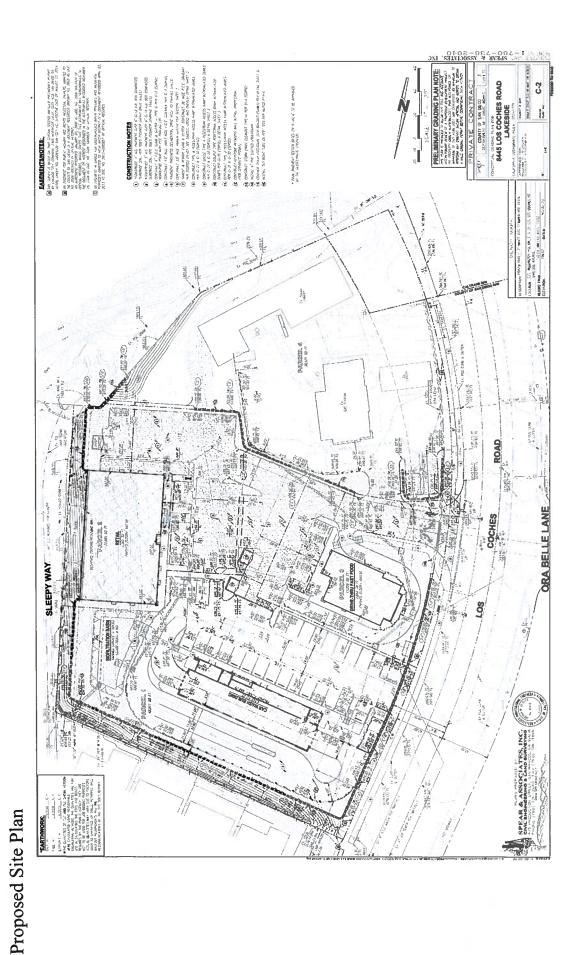
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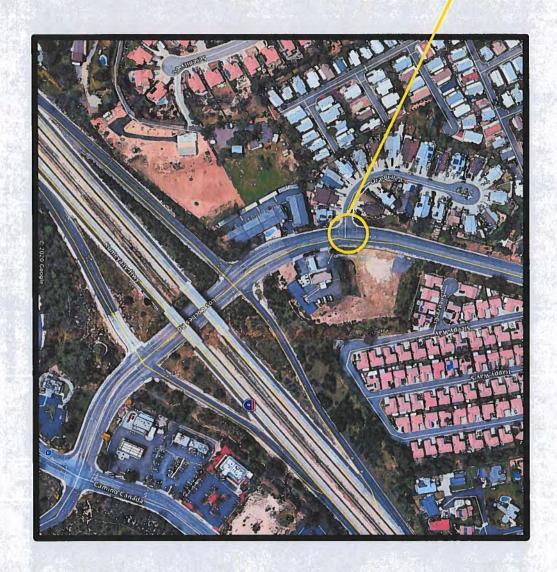
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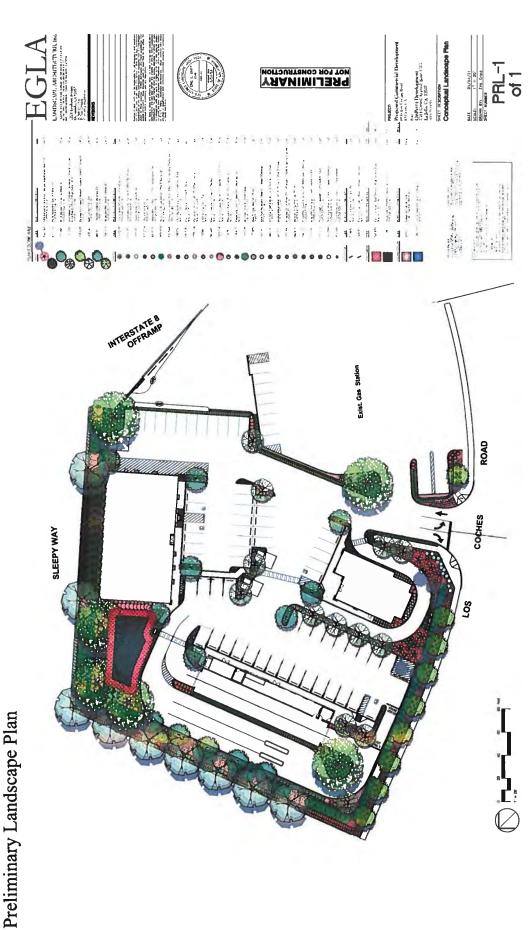




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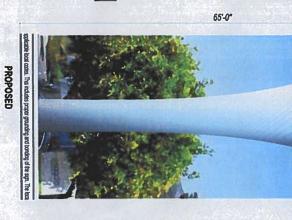
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PLACEMENT: REPLACE EXISTING CABINET..

LOCATION: SEE MAP.

Exterior lighting style



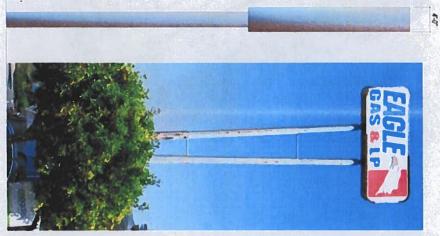
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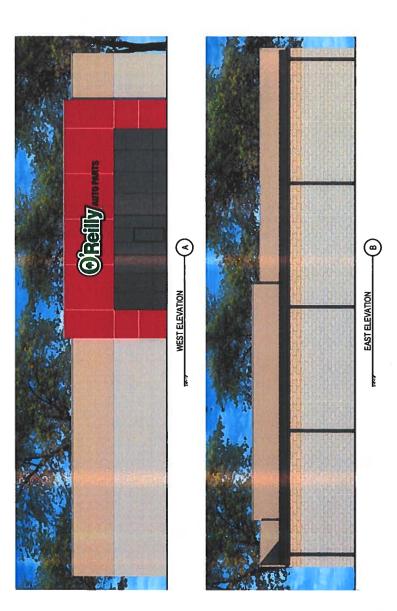


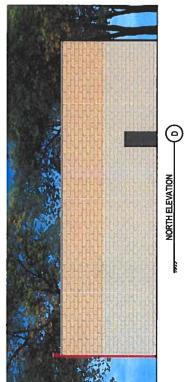
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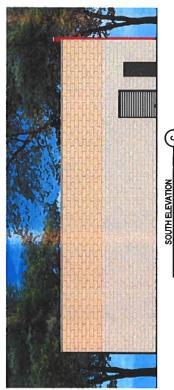
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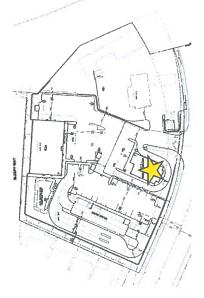








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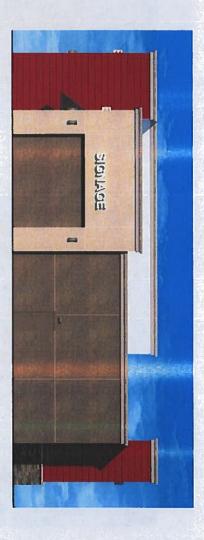
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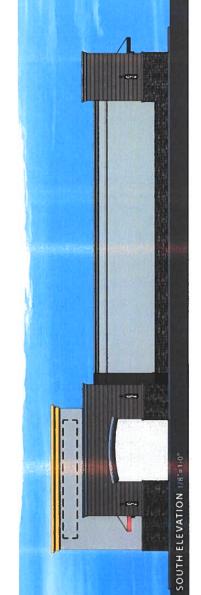




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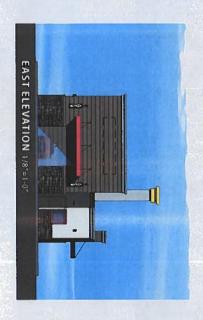
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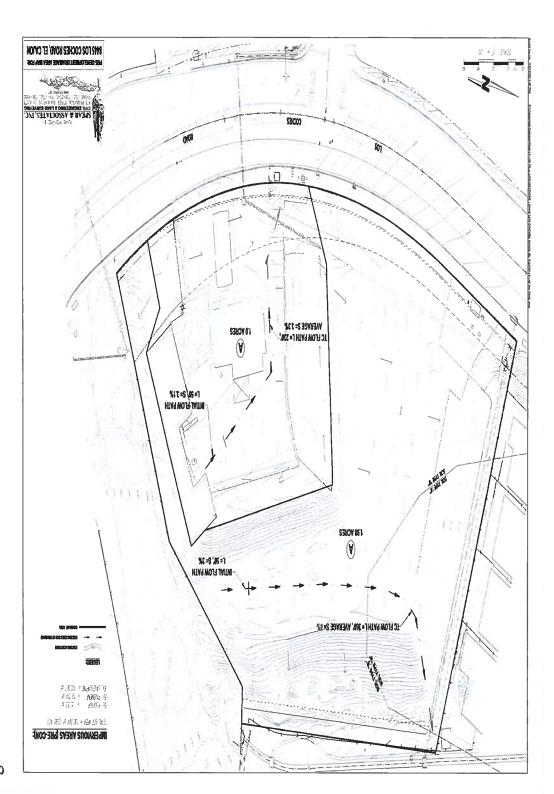
MATERIAL LEGEND:

'SMOKEHOUSE'
SW7040
HARDIEPLANK LAP SIDING
SMOOTH, 12"WIDE





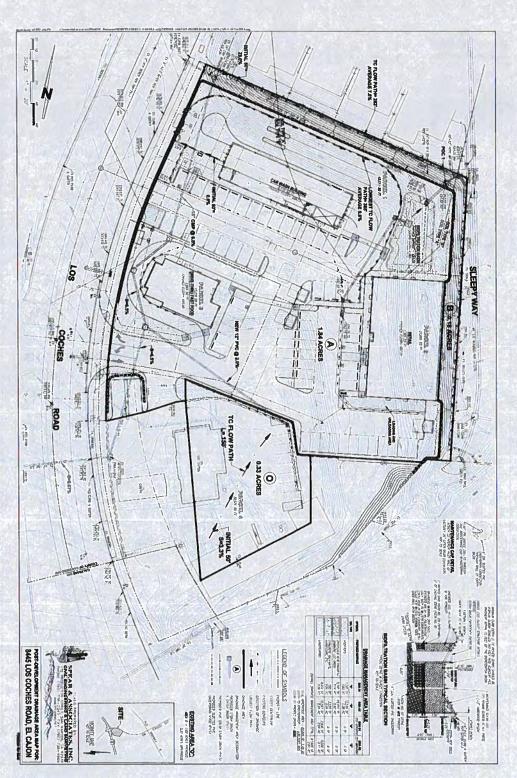




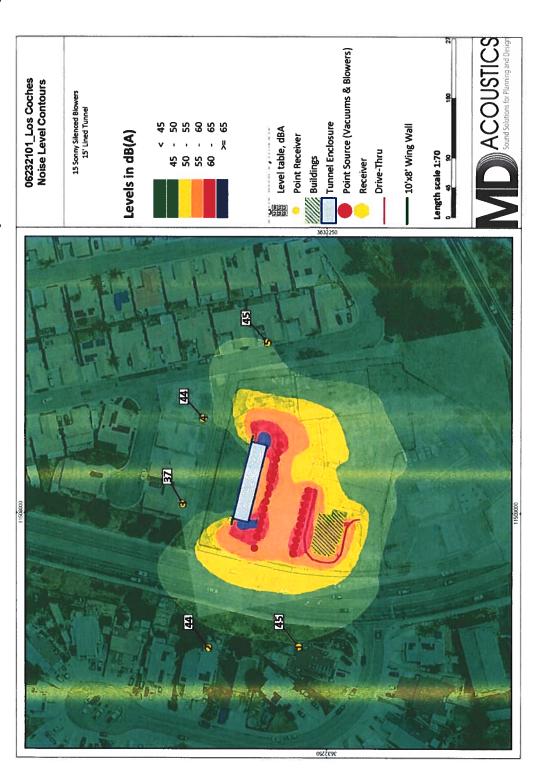
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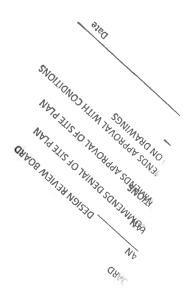
Operational Noise Levels Leq(h)



7.2 Project Design Features

The following summarizes the project design features (PDFs) for the project:

- A total 15 Sonny Blowers were modeled at 10 to 12 feet high as point sources. The Sonny Blowers equipment sound level data is provided in Appendix B Replacements/Blower-Inlet-Silencer-Non-Gator-Black/p/00000000000018005). The reference package (see: https://www.sonnysdirect.com/sonnysdirect/en/OEM-Replacements/SONNY-S-package (see: <a href="https://www.sonnysdirect.com/sonnysdirect/en/OEM-Replacements/SONNY-S-package (see: <a href="https://www.sonnysdirect.com/sonnysdirect/en/OEM-Replacements/SONNY-S-package (see: <a href="https://www.sonnysdirect.com/sonnysdirect/en/OEM-Replacements/SONNY-S-package (see: <a href="https://www.sonnysdirect.com/sonnysdirect/en/OEM-Replacements/SONNY-S-package (see: <a href="https://www.sonnysdirect.com/sonnysdirect/en/OEM-Replacements/SONNys-s-package (see: <a href="https://www.sonnysdirect.com/sonnysdirect/en/OEM-Replacements/SONNys-s-package (see: <a href="https://www.sonnysdirect.com/sonnysdirect.com/sonnysdirect/en/OEM-Replacements/SONNys-s-package (see: <a href="https://www.sonnysdirect.com/sonnysdirec will be located approximately 5 feet inside the exit of the tunnel and will have a Sonny silencer
- 5 Project will incorporate a tunnel within a tunnel design such that a metal, framed-out, acoustically lined tunnel will be built around the blower system (See Appendix D).
- w The project proposes 10 foot by 8 foot CMU wing walls be built on the north side of the entrance and exit of the tunnel
- 4 The project proposes to house the vacuum turbine motors inside the attached fully enclosed equipment room.
- ဟ The car wash was modeled with acoustic liner (quiet fiber, acoustic perforated metal panels or equivalent) lining the interior walls around the blower system. Manufacturer acoustic liner materials are provided in Appendix C.



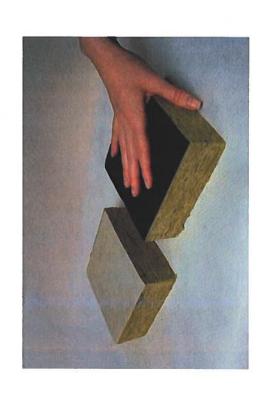
Product Name

QuietFiber® Hydrophobic Noise Absorption Material - QF2

Product Description

Basic Use

QuietFiber hydrophobic noise absorption material is an easily installed solution to many noise problems. It is engineered specifically for maximum noise absorption and is used extensively for industrial and commercial applications and is now being successfully introduced into non-industrial environments where reverberant sound and echo is a problem.





Project Plus Ambient Operational Noise Levels

projections are anticipated to range between 62 to 74 dBA Leg at residential receptors (R1 - R5). Table 5 demonstrates the project plus the ambient noise levels. Project plus ambient noise level

Table 5: Worst-Case Predicted Operational Noise Levels (dBA)

| 4 | 3 | 2 | (T | Receptor ² |
|----------|---------|-------------------|---|---|
| Floor 1 | Floor 1 | Floor 1 | Floor 1 | Level |
| 74 62 | | 72 | Existing Ambient Noise Level (dBA, Leq) ³ | |
| 44 | 37 | 44 | 45 | Project Noise Level (dBA, Leq) ⁴ |
| 62 | 74 | 74 | 72 | Total Combined Noise Level (dBA, Leq) |
| 50 | | | | County's Daytime Limit (dBA, Leq) |
| No | No | No | No | Exceeds Standard (?) |
| 0 | 0 | 0 | 0 | Change in Noise Level as Result of Project |
| | 62 | 37 74 50 62 50 | 74 44 74 50 50 62 50 | 45 72 44 74 37 74 50 |

Notes:

1. Receptor locations are indicated in Exhibit E.

2. Receptor locations are indicated in Exhibit E.

3. Receptors 1. 5 represent existing residences.

4. Perceptors 1. 5 represent existing residences.

4. One hour noise measurements were conducted during the proposed operable hours to compare the baseline condition to the project plus ambient

projections.

See Exhibit E for the operational noise level projections at said receptors.

shown in Table 5, the existing noise levels are anticipated to change at adjacent land uses. In addition, Table 5 provides the anticipated change in noise level as a result of the propose project. As

Table 6 provides the characteristics associated with changes in noise levels.

Odors (per Air Quality Study)

4.4 Cumulative Impacts

Impacts relative to objectionable odors are limited to the area immediately surrounding the odor source and are not cumulative in nature because the air emissions that cause odors disperse beyond the sources of the odor. As the emissions disperse, the odor becomes decreasingly detectable. The area surrounding the project site is designated for residential and commercial projects that would not be expected to source of objectionable odors compared to existing conditions. Therefore, implementation of the project, in combination with other cumulative projects, would not result in a cumulatively considerable result in objectionable odors. In addition, implementation of the project would not generate a new contribution to a significant cumulative impact associated with objectionable odors.

4.4.5 Conclusions

The proposed project would not expose a considerable number of persons to objectionable odors. This impact would be less than significant without mitigation.

- Captive Aire Filter Solo Filter, a PCU (Pollution Control Unit)
- No char broilers used by Wendy's
- All CA and SD County requirements are adhered to

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LAKESIDE DESIGN REVIEW BOARD

Minutes of July 14, 2021

Members Present: Frank Hilliker, Russ Rodvold, Duane Dubbs, Tony Santo

Member Excused: Paul Johnson, Lisa Anderson

Vacant: One Seat

Public Present: 15

1. **Call to Order** Chair F. Hilliker called the meeting to order at 18:00

2. **Open Forum**: None

3. **Approval of minutes**:

Motion to approve the minutes of June 9,2021 by R. Rodvold, second by D. Dubbs. The vote was 4-Yes, 0-No, 2-Absent, 1-Vacant.

4. **Administrative / Announcements**: Announcement of 1 seat for "At Large" candidate

5. **Action Items**:

- a. PDS2021-STP-006 Battery Storage projected located at 14223 Olde Hwy 80: Applicant (Jim Beach) presented the following changes to the project from the previous presentation: 1) Reduction in project area due to newer battery technology, 2) Changed the color of the fence screening material as per DRB recommendation from previous presentation, 3) Provided landscape plan as per DRB recommendations from previous presentation. Motion to recommend Project Approval made by D. Dubbs. Second by R. Rodvold. The vote was 4-Yes, 0-No, 2-Absent, 1-Vacant.
- b. Request for Minor Deviation for new signage for gas station located at 9606 Winter Gardens Blvd: Applicant (Jason) presented new signage that will replace existing signage. New signage will show gas prices electronically as well as indicate Credit Cards are Accepted. No structural or Electric changes to take place. Motion to Approval for Minor Deviation made by R. Rodvold. Second by D.Dubbs. The vote was 4-Yes, 0-No, 2-Absent, 1-Vacant
- **c. Site Plan Exemption for a detached metal shed building located at 9827 River Street:** Applicant (Joe Azar) presented on requests from previous DRB presentation. The following changes were made: 1) Plan containing a photo of the existing area with a "story Pole" to demonstrate proposed height of shed, 2) Addition of siding, doors and windows to better match existing house 3) Landscape Plan showing additional landscape. Motion to Recommend Approval of Site Plan Exemption as submitted made by D. Dubbs. Second by R. Rodvold. The vote was 4-Yes, 0-No, 2-Absent, 0-Vacant
 - d. Site Plan Exemption for new roof top and exhaust fan located at 14110 Olde

DRB Meeting Minutes Meeting: 14 July 2021 Page 2 of 3

Hwy 80 Suite C: Applicant (Tom) presented plans indicating new roof top equipment including an exhaust fan for his business. All equipment is screened from view by the existing roof parapet. Motion to Recommend Approval of Site Plan Exemption as submitted made by R. Rodvold. Second by D. Dubbs. The vote was 4-Yes, 0-No, 2-Absent, 1-Vacant

f. PDS2020-TM-5640 Tentative Map which includes retail and restaurants located at 8445 Los Coches Rd & Ora Bell Ln.: Applicant (Chase) made a presentation that showed a revised plan from the original presentation conducted on July 8, 2020. Revised plan has made the following adjustments:

- 1. No longer pursuing the CalTrans parcel on the corner
- 2. Eagle Gas Station to remain As Is
- 3. Project will consist of O'Reilly, Wendy's and Car Wash
- 4. No 7-11 anymore
- 5. Refurbish the existing pylon sign
- 6. Proposed 3-way traffic signal at Ora Bella Lane
- 7. Landscape tress to be coordinated with the neighbors in terms of species
- 8. Retaining wall will be segmented
- 9. Behind O'Reilly a combination of bamboo, thorny bushes and rocks will be used to deter homeless
- 10. Landscape plantings will be integrated into the retaining wall to further screen it
- 11. Lakeside Landscape Design Guidelines were followed for tree selection
- 12. Stormwater run-off ties into existing county system
- 13. Stormwater designed for 100-year event
- 14. Revised the elevations to match Wendy's and O'Rielly's standards
- 15. Carwash exterior finished will be per Lakeside Design Guidelines
- 16. Carwash will be a Major Use Permit
- 17. Site lighting will cast downward per County Standards
- 18. A photometric plan was submitted to County Planner
- 19. Site will provide two trash enclosures built to County Standards
- 20. An acoustic plan is included and was presented
- 21. Car wash blowers will be placed in acoustic absorbing "shrouds" to minimize noise along with external wing walls to control direction of noise
- 22. Based on acoustic report, noise from the highway is dominant and louder than carwash
- 23. Odors will be controlled by Wendy's not having a char broiler and use of an exhaust scrubber made by Captive Air

The following Public Comments were made:

- 1. Sharon Deal, President of HOA (representing adjacent home owners): 1) Why Carwash was moved, 2) Concern with light pollution from site lighting, 3) Drive thru noise.
- 2. Resident on Oro Bell Lane: 1) Noise being transmitted off the site 2) Traffic Light shining into residence.
- 3. Juan Lopez (Sneezy Court): 1) Eagle Gas Station will look drastically different, 2)

DRB Meeting Minutes Meeting: 14 July 2021 Page 3 of 3

Traffic Signal may conflict with Eagle Gas Entry/Exit adding to existing traffic issues, 3) Concern with interconnectivity with the project and Eagle Gas Station, 4)Concern with delivery trucks adding to traffic and noise, 5) Doesn't think goose neck light fixtures will adequately shroud light pollution, 6) okay with addition of thorny bushes and rocks behind O'Reilly to deter homeless

Applicant (Chase) along with County Planner (Shawn) provided following responses:

- 1. Site Plan was adjusted when CalTrans parcel acquisition dropped form the project
- 2. Carwash proposed hours are 7am until 9 pm
- 3. Carwash needs Major Use Permit so that design is forthcoming
- 4. There are 2 light poles, rest of lights are the gooseneck and Applicant is willing to evaluate these to improve light pollution control
- 5. Traffic Signal is still under review by County and CalTrans

Motion to Recommend Approval of Tentative Map made by D. Dubbs with the following conditions:

- 1. Project to designed based on the Noise Study as submitted
- 2. Replace Goose Neck Lights with downward wall packs or shrouded Goose Necks
- 3. External Illuminated Pylon Sign
- 4. Recommend 8 to 10-foot-high wall at Northern and Rear Boundaries
- 5. Evaluated limited Car Wash Hours to be 7 am to 7 pm Note: Should more data become available after opening of Car Wash, Board is OK with Recommending Extended Hours
- 6. Rockscape behind O'Reilly
- 7. Review with Fire Department Recommendations
- 8. Install Gates near CalTrans Right of Way to deter homeless

Second by R. Rodvold. The vote was 4- Yes, 0-No, 2- Absent, 1- Vacant

- 6. Presentation / Discussion: none
- 7. Meeting adjourned at 20:00.

Submitted by, Tony Santo

California Department of Transportation

DISTRICT 11 4050 TAYLOR STREET, MS-240 SAN DIEGO, CA 92110 (619) 709-5152 | FAX (619) 688-4299 TTY 711 www.dot.ca.gov







August 21, 2023

11-SD -8 PM 20.053 Los Coches Plaza Shopping Center MND/SCH#2023070444

Mr. Sean Oberbauer Land Use & Environmental Planner County of San Diego Planning and Development Services 5510 Overland Avenue, Suite 310 San Diego, CA 92123

Dear Mr. Oberbauer:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration (MND) for the Los Coches Plaza Shopping Center located near Interstate 8 (I-8) and Los Coches Road in Lakeside. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the County of San Diego in areas where the County and Caltrans have joint jurisdiction to improve the transportation network and

O-1-1

connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

Traffic Engineering and Analysis

- Any traffic control signs or devices for this development that encroach within Caltrans' Right-of-Way (R/W) will require an approved Caltrans encroachment permit.
- We suggest updating the pedestrian ramps to current Americans with Disabilities Act (ADA) standards, if necessary, to accommodate pedestrians and disabled persons.
- No access to the project site through Caltrans' R/W will be allowed.
- The Caltrans' R/W fence and footing is to be protected in place as all grading (both temporary and permanent) will be on the project site.
- Please protect all Caltrans' fencing in-place at the project boundary.
- If no fencing is intended to be replaced and/or removed. Therefore, no encroachment permit will be necessary for the work within Caltrans' R/W.
- The Synchro models need to be revised; they do not reflect the existing conditions of the roadways including but not limited to:
 - o One lane shown in each direction between the I-8 eastbound ramps and I-8 westbound ramps, when it should be two lanes.
 - o Westbound and eastbound I-8 exit ramps' lane storage and link distances.
 - o There is an incorrect northbound left turn towards the I-8 eastbound exit ramp.
- The local mobility analysis needs to include the analysis results for all intersections with the post mitigation traffic signal installed.
- Sim Traffic appears to show queuing issues with the post mitigation signal. Please provide an extensive queuing analysis for the Los Coches Road intersections in the area including the I-8 westbound ramps, I-8 eastbound ramps, Camino Canada, and Ora Belle Lane. The queuing analysis should include Existing, Existing + Project, Existing + Project + Cumulative + Mitigation, and any other relevant scenarios.

Design

Ensure that the footing of the proposed retaining wall is constructed fully within the shopping center property. The final design needs to ensure that this feature will comply with this requirement, especially if the project will need a Caltrans encroachment permit to enter the R/W for construction activities. A proposed footing that extends underground into the Caltrans' R/W will be flagged by the Caltrans Permits Office staff for needing more in-depth review and evaluation.

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the County of San Diego, is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the County to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

The County should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction.

Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that

Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the MND that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to fencing, lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's draft Environmental Document.

Broadband

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of greenhouse gas (GHG) emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

Hydraulics

- On all plans, show Caltrans' R/W.
- Any modification to the existing drainage and increase runoff to State facilities will not be allowed.
- Proposed retaining wall at Caltrans' R/W appears to be contiguous to State property. Provide details cross sections in this area for review.
- Please clarify if Biofiltration Basin A reduces the 100-year post-development flow rate to the 100-year pre-development flow rate.
- Early coordination with Caltrans is recommended.

Traffic Control Plan/Hauling

Caltrans has discretionary authority with respect to highways under its jurisdiction and may, upon application and if good cause appears, issue a special permit to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximum limitations specified in the California Vehicle Code. The Caltrans Transportation Permits Issuance Branch is responsible for the issuance of these special transportation permits for oversize/overweight vehicles on the State Highway network. Additional information is provided online at: http://www.dot.ca.gov/trafficops/permits/index.html

If a Traffic Control Plan is required, it needs to be submitted to Caltrans District 11, including the interchange at I-8 and Los Coches Road, at least 30 days prior to the start of any construction. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during closures, including routes and signage. Please include accommodations for pedestrians and bicycle facilities, where applicable.

Potential impacts to the highway facilities (I-8) and traveling public from the detour, demolition and other construction activities should be discussed and addressed before work begins.

Right-of-Way

- 1. Is the property line (P/L) also the Caltrans' R/W? If so, please add the Caltrans' R/W label in addition to the P/L designation.
- 2. The existing fence is not the R/W. Caltrans often has offsets from the fence line to the actual Caltrans' R/W.
- 3. If there are gaps between the existing chain link fence and any future wall on private property, weeds and trash tend to collect in this area. There may need to be a discussion on maintaining this area in the future if any such wall is built.
- 4. The construction of any wall (including footings) needs to be completely within the proposed project's property. There is no additional setback within the property being developed, unless an easement is in place.
- 5. Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- 6. Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing D11.Permits@dot.ca.gov or by visiting the website at https://dot.ca.gov/programs/traffic-operations/ep. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Mark McCumsey, LDR Coordinator, at (619) 985-4957 or by e-mail sent to Mark McCumsey@dot.ca.gov.

Sincerely,

Kimberly Dodson for

MAURICE A. EATON Branch Chief Local Development Review



From: **Debbie Lundy**

Oberbauer, Sean; Aneld Anub Ryan, Taylor; Tom Martin; Tim Ross Cc:

Subject: [External] RE: [EXTERNAL] RE: Los Coches Project/Emergency Interconnection Relocation RMB22160 - easements Date:

Thursday, August 17, 2023 8:45:39 AM

image002.png image003.png image006.png image007.png image008.png

Good morning Sean:

Attachments:

Helix has no comments on the MND, subject to the Map comments you provided. Thank you for the opportunity to

Regards,

Debbie Lundy | Senior Right of Way Agent/Environmental Analyst

O 619-667-6268 | 7811 University Ave, La Mesa, CA 91942 Debbie.Lundy@helixwater.org





From: Oberbauer, Sean <Sean.Oberbauer@sdcounty.ca.gov>

Sent: Monday, August 14, 2023 3:52 PM

To: Debbie Lundy <Debbie.Lundy@HELIXWATER.org>; Aneld Anub <Aneld.Anub@HELIXWATER.org> Cc: Ryan, Taylor <Taylor.Ryan@sdcounty.ca.gov>; Tom Martin <tmartin@padre.org>; Tim Ross

<Tim.Ross@HELIXWATER.org>

Subject: [EXTERNAL] RE: Los Coches Project/Emergency Interconnection Relocation RMB22160 - easements

CAUTION: This email originated from outside of Helix Water District. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Debbie.

Hope you had a nice weekend.

Do you think we'll be receiving the final letter from Helix regarding the conditions and MND prior to the end of the public review period next Monday?

Thanks,

Sean Oberbauer

Land Use & Environmental Planner | He/Him/His County of San Diego | Planning & Development Services | Project Planning

1 - 275

From: Peters, Michaela A To: Oberbauer, Sean

Subject: San Diego LAFCO | Los Coches Plaza Date: Wednesday, July 26, 2023 9:14:22 AM

Attachments: image001.png

image002.png image003.png image004.png

Hi Sean,

San Diego LAFCO has reviewed 8445 Los Coches Road and the site appears to be within all jurisdictional boundaries.

No LAFCO approvals are necessary.

Thank you,

Michaela Peters

Local Government Analyst

San Diego County

Local Agency Formation Commission (LAFCO)

2550 Fifth Avenue, Suite 725 San Diego, California 92103 (858) 833-5322





1255 Imperial Avenue, Suite 1000 San Diego, CA 92101-7490 (619) 231-1466 • FAX (619) 234-3407

To whom it may concern:

MTS was recently asked to review proposed plans for work related to Los Coches Plaza PDS2020-MUP-20-006; PDS2021-TPM-21293; PDS2020-ER-20-14-005.

Please see the comments below:

- MTS notes that there is only one southbound bus stop included in the project. To optimize the
 effectiveness of transit service around the project site, MTS requests that the installation of bus
 stops in both the southbound and northbound directions be considered.
- In order for MTS to support the addition of new bus stops the hardscape footprints for stops areas would need to comply with USDOT ADA guideline 810.2.2 that can be found here: https://www.access-board.gov/files/ada/ADAdotstandards.pdf (Pg. 188 of the PDF, Pg. 186 of the document)
- Finally, we would encourage the project to establish a safe pedestrian environment for crossing Los Coches Road between stops by installing a crosswalk at Ora Belle Lane.

It should be understood that if a bus stop in both directions is not possible due to sight constraints, MTS would be unlikely to utilize a standalone stop that would leave riders able to access the area in one direction but not the other.

Please reach out with any questions to:

Matt Marquez Associate Transportation Planner (619) 446-4951 matt.marquez@sdmts.com

Regards,

MTS Planning





O-5

San Diego County Archaeological Society, Inc.

Environmental Review Committee

27 July 2023

To:

Mr. Sean Oberbauer

Department of Planning and Development Services

County of San Diego

5510 Overland Avenue, Suite 310 San Diego, California 92123

Subject:

Draft Mitigated Negative Declaration

Los Coches Plaza

PDS2020-MUP-20-006, PDS2021-TPM-21293, PDS2020-ER-20-14-005

Dear Mr. Oberbauer:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the initial study, DMND, and the cultural resources survey report posted on the PDS website, we agree with the results of that survey. We also agree with the two cultural resources mitigation measures specified in the DMND

Thank you for the opportunity to participate in the public review of this project's environmental documents.

Sincerely,

James W. Royle, Jr., Chairperson Environmental Review Committee

cc:

O-5-1

Red Tail Environmental

SDCAS President

File

Sharon and Garry Deal 8514 Snow White Drive El Cajon, Ca. 92021 619-770-8136

Regarding: Los Coches Plaza

Project Case Number: PDS2020-MUP-20-006; PDS2021- TPM-21293:PDS2020-ER-20-14-005

To whom it may concern:

I-1-1

I-1-4

I-1-5

We are writing in regard to the development of the Los Coches Plaza Project Case Number listed above. The news of the planned development has brought much disappointment and frustration. I attended meetings regarding this development dating back to three years ago. My neighbors and I had the same concerns, putting a loud car wash and fast food restaurant so close to our community will lower our property value, and quality of life. At that time you or your representative assured us the car wash would be located near the gas station as far away from our community as possible.

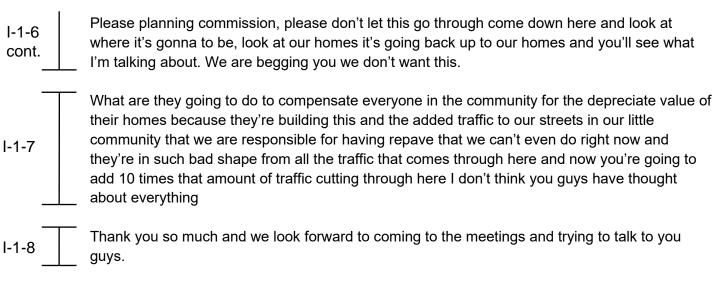
I-1-2

The car wash, fast food, restaurant and auto parts store is there going to depreciate the value of our homes along with adding another traffic light there in front of it a four-way stop is going to be crazy with the traffic. I don't believe for one minute that a proper traffic study has been done. We have people that cut through our community now they go right down by my house every day because they don't wanna stop at the light on los coaches so they cut through here and there's times when we go to get out onto the main road and it takes us forever because of the traffic and now you want to add more to that by putting another traffic light in. And the fact by the damn cutting through here to miss a traffic light they fly down through here we almost get hit at least three times a week back out of our driveway by people who don't even live here.

Along with all the garbage and the rodents and the pollution that is going to be in the air from the restaurant and the car wash, it will come over on top of us because we live in a little valley here so everything that comes from over there it's going to settle right down on top of us, so what about the health concerns?

And then there's the noise and I know they say they're gonna have a water tank thing underground it's going to recycle the water for the car wash, but what if that bust and then the car wash it backs right up to the homes that are in that area so they get to listen to the car wash and the people being loud the loud music they're playing while they vacuum their cars and the drive-through that's gonna be a nightmare for the traffic I don't think guys have thought about this properly.

There's lots of other place that you could build like down there by the Starbucks and the Denny's and the McDonald's they're putting in a Popeyes. There's more land down there beside that that doesn't impede on homes or back up to homes. They'll be the perfect place for you to put this project.



Sharon and Garry Deal

From: bonnie92101@gmail.com

To: Oberbauer, Sean
Cc: Smith, Ashley J

Subject: [External] RE: Response to Los Coches Plaza Public Review Comment Voicemail Follow-up

Date: Tuesday, August 22, 2023 10:39:11 AM

Attachments: <u>image001.png</u>

Importance: High

Good morning Sean,

Thank you for reaching out with your email. I am writing to make sure you received my voicemail message this morning responding to your call as I did not receive your voicemail.

Yes, I am confirming my below comment be submitted and accepted as part of the CEQA public review period for the project.

With regard to my comment, I do need to point out our community is aware that there was a subsequent environmental impact report done after the 2019 report mentioned in my comment below with little or no change to the new report's content in the past 4 years.

Any help you can provide will be greatly appreciated by all of us in the Villa Canada Estates community.

Thank you and please let me know if there is anything else you need.

Kind Regards,

Bonnie L. Stein Villa Canada Estates Homeowner 8407 Happy Way South El Cajon, CA 92021 Bonnie92101@gmail.com 619.980.7576

From: Oberbauer, Sean <Sean.Oberbauer@sdcounty.ca.gov>

Sent: Tuesday, August 22, 2023 8:17 AM

To: bonnie92101@gmail.com

Cc: Smith, Ashley J < Ashley. Smith 2@sdcounty.ca.gov>

Subject: Los Coches Plaza Public Review Comment Voicemail Follow-up

Good Morning,

Hope you are doing well.

I-2-1

I-2-2

I just left you a voicemail and I am reaching out as I was notified that you would like to submit a public review comment associated with the Los Coches Plaza. I have received the following comment **I-2-2** below from our team. Please confirm that this is the comment that you would like to submit and we cont. will accept it as part of the CEQA public review period for the project. "I am a homeowner in the Villa Canada Estates community which is adjacent to the applicant's proposed project area. The project as proposed would not only affect the community's Quite Enjoyment but also diminution in all our homes' values. There is an existing car wash within 2 I-2-3 blocks of the proposed development. Another car wash is unnecessary and not needed along with the noise created and associated with that business. There is also an existing O'Reilly Auto Parts within two miles from the proposed site along with McDonalds, Starbucks, Taco Bell, Denny's, Subway, Panda Express, and other fast-food restaurants within less than two blocks from the proposed project that includes a Wendy's. The proposal is hazardous and very dangerous taking into consideration the ingress and egress from the proposed site. A traffic light will not alleviate the hazardous traffic problems this proposed project will create. The last traffic survey was done in 2019 (4 years ago). It will also cause drivers that do not live in our community to "cut through" our community streets so they 1-2-4do not have to wait at the light at the bottom of Los Coches and Old Highway 8, which they already do. It is very, very dangerous. I almost got hit a couple of days ago by a non-resident driver speeding through. When I mentioned they put a gate at one of the two entrances to our community, the response from Chad was, "I will go up to \$10,000" which will obviously not cover the entire cost. Every question he was asked, he danced around and had no answers and offered no solutions. There is also the issue of noise control and our quiet enjoyment. Building the retaining wall described will cause an eyesore being placed within ten feet of our existing community fence. We I-2-5 live in a "Bowl", so the noise resonates throughout our entire community. We can already hear the freeway noise and will definitely hear the additional noise the project will add. We also have the problem of homeless people in the area. Last night we had a community meeting at our Clubhouse with Chad Williams (Florida); Brian Woods (Local); and Josh Zigler (Local) wherein they provided a map of the proposed project. The 10-foot space between the proposed retaining wall and our fence is where the homeless like to I-2-6 camp out along with the culvert at the end of Happy Way South. Last week they kicked in our fence because they could not get out of that space due to locks being put on a portion of the space. The remaining space of the proposed project will NOT have any locks or gates. We need someone to hear our voices to help us keep our homes and retirements (for many of us) without losing the value this project will cause. It is an unnecessary project that is going to cause 1-2-7 a lot of traffic, accidents, noise, smells, animal (rodents/snakes) infestation, and other issues. Can you please help? Respectfully submitted, Bonnie L. Stein

Thank you,

Homeowner

619.980.7576"



Villa Canada Estates

8407 Happy Way South El Cajon, CA 92021 Bonnie92101@gmail.com

Sean Oberbauer

Land Use & Environmental Planner | He/Him/His

County of San Diego | Planning & Development Services | Project Planning

Phone: (619) 323-5287 | Email: <u>sean.oberbauer@sdcounty.ca.gov</u> Address: 5510 Overland Avenue Suite 310, San Diego, CA 92123 1 - 282

Bonnie L. Stein 8407 Happy Way South El Cajon, CA 92021 619.980.7576

Bonnie92101@gmail.com

Homeowner: Villa Canada Estates

July 31, 2023

County of San Diego Planning & Development Services 5510 Overland Avenue, Suite 110 and 310 San Diego, CA 92123 Attn: Chad Williams and Brendan Smith

Project type Major Use Permit; Tentative Parcel Map

Project name: Los Coches Plaza: (8445 Los Coches Road, El Cajon, CA)

Project Case Numbers: PDS2020-MUP-20-006; PDS2021-TPM-21293; PDS2020-ER-20-14-005

Applicant: On Point Development

I am a homeowner in the Villa Canada Estates community which is adjacent to the applicant's proposed project area. The project as proposed would not only affect my Quite Enjoyment but also diminution in I-2-8 my home's value. There is an existing all wish within 2 blocks of your proposed development. Another car wash is unnecessary and not needed along with the noise created and associated with that business. Your proposal is hazardous and very dangerous taking into consideration the ingress and egress from your proposed site. A traffic light will not alleviate the hazardous traffic problems this proposed project will create. Was there even a survey (longer than a day or week) done to monitor the traffic problem I-2-9 along with the hazards and noise your proposal will create? I would like a copy of the due diligence report that was conducted in connection with any hazards, dangers and traffic problems that may arise with your proposed project. There is also the issue of noise control and our quiet enjoyment. Will there be some type of retaining wall for noise prevention for our community? We live in a "Bowl" so the noise resonates throughout I-2-10 our entire community and it will cause problems. What is your solution? I strongly oppose your proposed project for the many reasons stated in this letter and beyond. I look forward to receiving your due diligence report for your proposed project that clears up all hazardous, I-2-11 dangerous and traffic conditions along with your response to the other questions presented above. Bonnie L. Stein Villa Canada Estates

Villa Canada Estates
Homeowner
8407 Happy Way South
El Cajon, CA 92021
Bonnie92101@gmail.com
619.980.7576

Molly Valles

From:

Ed <cabzbad@yahoo.com>

Sent:

Friday, August 11, 2023 9:30 AM

To:

Molly Valles

Subject:

Opposition letter to construction plans

Follow Up Flag:

Follow up

Flag Status:

Flagged

Please accept this letter as my message to whomever it may concern

I-3-1 I am writing to express my opposition to the proposed plan to add an auto parts store, fast food and car wash next to our housing track. This will bring increased traffic and noise pollution to the area, which will disturb our peaceful residential neighborhood. The fast food restaurant will also add to the already existing problem of litter in the area and smell of fast food.

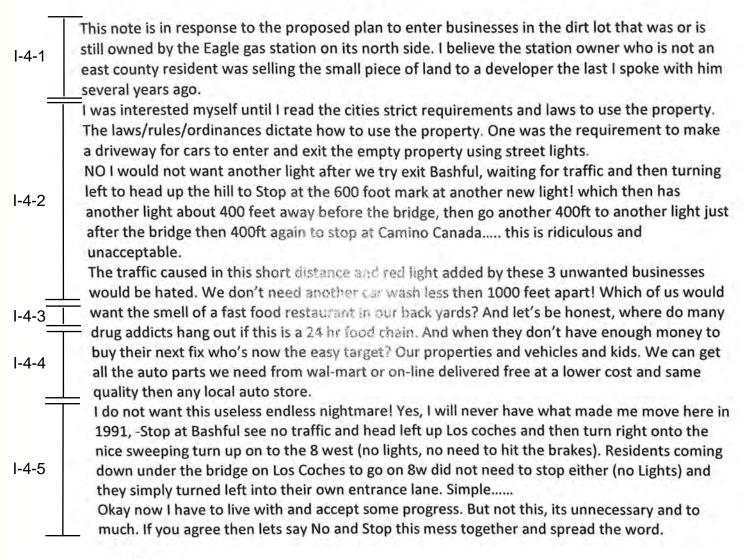
In addition, this development will reduce property values in our neighborhood and could lead to further issues such as increased crime. We are a close-knit community and these types of businesses will only disrupt our sense of community.

I urge you to consider the negative impact of this proposal and reject it. We value the safety and tranquility of our neighborhood and believe that this development will threaten our way of life.

Sincerely, Edwin Gerrick

I-3-3

Sent from my iPhone



Daniel Ward

Molly Valles

From:

Nancy Crosser <alvirne01@gmail.com>

Sent:

Sunday, August 13, 2023 9:27 PM

To:

I-5-1

Molly Valles

Subject:

Los Coches Plaza

Follow Up Flag:

Follow up

Flag Status:

Flagged

Molly, below is my proposed letter:

I live at 8401 Sleepy Way and I look up at the Eagle Gas Station. I hear trash trucks, and sometimes RVs and their owners using the dump station. In the last couple of years I have replaced my old windows with double-pane windows, but I can still hear the freeway traffic and especially the traffic using the westbound off-ramp to Los Coches. So you can imagine my concern regarding the proposed carwash, which I will assume, will have vacuum cleaners. These will add to the noise factor. My question is, Why do we need another carwash when there is one at the Shell Gas Station. As a point of reference the Shell Car Wash is in a commercial area, surrounded by businesses and the freeway. The proposed carwash will be surrounded by homes, apartments, and townhouses.

- Regarding the proposed signal light Was any traffic monitoring done and, if so, when and for how long? What time of day was the traffic monitoring done, what type of traffic was monitored and for how many days?
- What fast-food restaurant is proposed? And what will be done regarding rat abatement for, not only the restaurant, but the carwash and auto supply store?
- I-5-4 I also noticed in this latest proposal that nothing was mentioned regarding a retaining wall. Is that going to be built?
- My neighborhood has a number of seniors, some of whom have made this their retirement home. Some of these seniors have breathing issues so the issue is what will be done to control all the blowing dirt and dust.
- I-5-6 My concerns are very real.

Nancy E. Crosser 8401 Sleepy Way El Cajon, CA 92021 Alvirne01@gmail.com 619/579-6225

Molly Valles

From: Teresa Pendergrass < leftcm@cox.net>
Sent: Monday, August 14, 2023 8:57 AM

To: Molly Valles

Subject: Eagle gas station proposed project

Follow Up Flag: Follow up Flag Status: Flagged

To whom it may concern,

We are residents of the Villa Canada Estates and are against and concerned of the proposed project of the property next to our neighborhood. We already have too much traffic cutting through our neighborhood and with these new businesses it will be so much more. Along with the smell and noise it would cause in our neighborhood.

Thank you,

I-6-1

I-6-2

Mike and Terri Pendergrass

Sent from my iPad

August 15, 2023

FROM: David and Corin Moreno 8515 Happy Way N

El Cajon, CA 92021

TO: San Diego County Planning & Development Services Project Processing Counter 5510 Overland AVE., Suite 110 San Diego, CA 92123

SUBJECT: Project Name - Los Coches Plaza

Project Case Numbers: PDS2020-ER-20-14-006, PDS2021-TPM-21293, PDS2020-er-20-14-005

Applicant: OnPoint Development (Attn: Chad Williams and Brendan Smith)

Location: 8445 Los Coches Road, El Cajon, CA 92021

Community Plan Area: Lakeside

We would like to submit this letter to have the projects listed above be denied. I-7-1

> We live in Villa Canada. We already hear the freeway and Los Coches traffic. We do not need additional noise pollution from the car wash and Wendy's will bring a strong stench and additional increase of vechiles. We are aware of the smell of food from the Mexican & Seafood to the north of us. We do not want nor need additional

food smells that never go away.

We drive past the projected site multiple times a day. Drivers are only focused on entering or exiting Eagle Gas Station not considering other vehicles on the road. We have had near misses, swerving the cars to avoid an accident.

Adding another traffic signal doesn't work we have experienced this just a block to the north at the intersections of Los Coches and Los Coches Road E and Old Highway 80. The cars often block both intersections, so cars are unable to cross through when the light changes.

The added business traffic will negatively impact on our community with an increase of traffic entering and leaving our community. It is already difficult to turn from Los Coches onto Bashful Way or exit from Bashful Way on to Los Coches cars drive fast down Los Coches often not noticing cars turning where barley miss the turning cars.

AutoZone Parts store is just 1.5 miles (located at 1795 East Main St, El Cajon) west off Greenfield exit if we need one. If I was inclined, I could purchase auto parts from local Walmart about 1/4 mile away.

There are already 4 car washes located within a 2.5 miles from Los Coches. We don't need another one. The closest one is on the other side of I8 at the Shell Station, the additional 3 are less than 2.5 miles away

As for another fast-food establishment, Wendy's. Currently there are 14 soon to be 15 fast food restaurants or business already close by:

McDonald's one on the other side of the freeway and a second off Greenfield one exit west, Panda Express, Subway, Walmart's Deli, Smart & Final's Deli, Taco Bell, Starbucks, Denny's and soon a Poppey's to be built next to Starbucks on the other side of 18

Kaffee Meister, Albert's Mexican Food, 7-11, Mango Twist, Arco Gas Station, Fatboy's Deli, and Mexican & Seafood ¼ mile north on Los Coches.

I-7-4

I-7-2

I-7-3

Living in the rural area San Diego County we are extremely aware of the homeless that have been relocated to El

Cajon area. By building this proposed project you are welcoming them into our area – affecting our family's safety and our homes. This has been proven over and over San Diego County Supervisors overall do not care about the unincorporated areas of El Cajon.

We understand Eagle Gas Station would like to utilize their land but let's be sensible. All three of their proposals are not suitable for our neighborhood. Please consider the tax paying people who live in the area.

August 15, 2023

FROM:

Tim and Kaylee Osborne 13339 Wellington Hill Dr Lakeside, CA 9204

TO:

San Diego County Planning & Development Services Project Processing Counter 5510 Overland AVE., Suite 110 San Diego, CA 92123

SUBJECT: Project Name – Los Coches Plaza

Project Case Numbers: PDS2020-ER-20-14-006, PDS2021-TPM-21293, PDS2020-er-20-14-005

Applicant: OnPoint Development (Attn: Chad Williams and Brendan Smith)

Location: 8445 Los Coches Road, El Cajon, CA 92021

Community Plan Area: Lakeside

We would like to submit this letter to have the projects listed above be denied. The gas station that is listed at the above address is already a traffic hazard with vehicles pulling in and out of Eagle Gas Station onto Los Coches. The added entering and exiting of vehicles is already a major driving disaster conditions for anyone driving on Los Coches Road.

We live down the road from the gas station off of Los Coches. We drive past the projected site at least twice a day. Often people are only focused on entering or exiting Eagle Gas Station. We have had to dodge the cars to avoid an accident.

Adding another traffic signal doesn't work well this can be seen just down the road a short distance on Los Coches between Los Coches Road E and Old Highway 80. The cars are often back up and block both intersections, so cars are unable to cross through when the light changes.

There is already an auto parts store 1.5 miles west off Greenfield exit. AutoZone Auto Parts is located at 1795 East Main St, El Cajon. You can also purchase auto parts from the local Walmart about ¼ mile away.

There are already 4 car washes located within a couple miles from Los Coches. We don't need another one. There is even on the other side of 18 at the Shell Station

Here are 14 soon to be 15 fast food restaurants or business already close by:

McDonald's one on the other side of the freeway and a second off Greenfield one exit west, Panda Express, Subway, Walmart's Deli, Smart & Final's Deli, Taco Bell, Starbucks, Denny's and soon a Poppey's to be built next to Starbucks on the other side of 18 Kaffee Meister, Albert's Mexican Food, 7-11, Mango Twist, Arco Gas Station, Fatboy's Deli, and Mexican & Seafood ¼ mile north on Los Coches.

Being from San Diego County we are extremely aware of the homeless aka "UNSHELTERED" have been relocated to El Cajon area. By building this project you welcome them into our area – affecting our safety and our homes. This has been proven over and over San Diego County Supervisors do not care about the unincorporated areas of El Cajon and Lakeside when it comes to the homeless.

I-8-1

I-8-2

I-8-3

1

I-8-3 We understand Eagle Gas Station would like to utilize their land but let's be sensible. All three of their cont. proposals are not suitable for our neighborhood. Please consider the people who live in the area.

August 14, 2023

FROM:

Tracy and Karan Osborne 8511 Happy Way N. El Cajon, CA 92021

TO:

I-9-3

I-9-4

San Diego County
Planning & Development Services Project Processing Counter
5510 Overland AVE., Suite 110
San Diego, CA 92123

SUBJECT: Project Name - Los Coches Plaza

Project Case Numbers: PDS2020-ER-20-14-006, PDS2021-TPM-21293, PDS2020-er-20-14-005

Applicant: OnPoint Development (Attn: Chad Williams and Brendan Smith)

Location: 8445 Los Coches Road, El Cajon, CA 92021

Community Plan Area: Lakeside

I-9-1
We would like to submit this letter to have the projects listed above be denied. The gas station that is listed at the above address is already a traffic hazard with vehicles pulling in and out of Eagle Gas Station onto Los Coches. The added entering and exiting of vehicles is already a major driving disaster conditions for anyone driving on Los Coches Road.

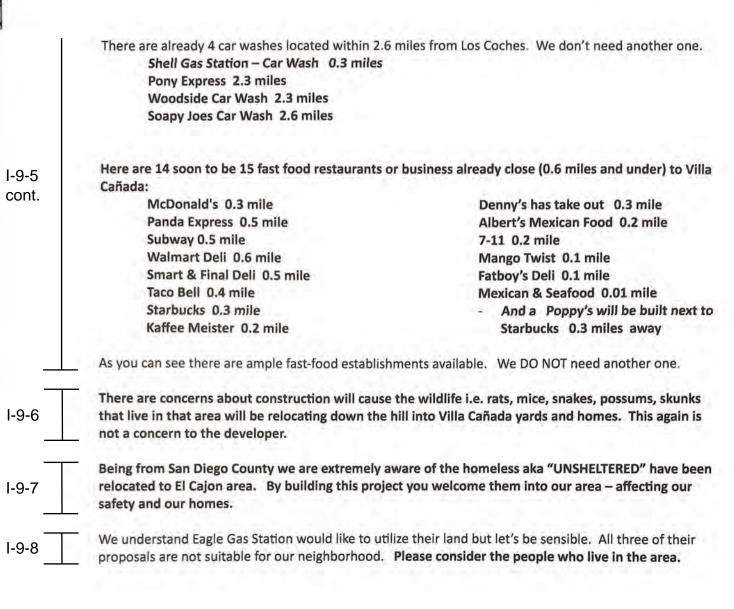
We live in the Villa Cañada community located below the gas station. The additional businesses would add not only additional traffic but noise pollution and add a horrible stench from the Wendy's fast-food planning to be built. There is not a need for another auto parts store since one is located off the next exit, Greenfield.

We the residence already deal with traffic from cars not belonging to residents driving through the complex. They drive fast and wear the roads at no cost to them since the roads are private property belonging to Villa Cañada.

Adding another traffic signal doesn't work well this can be seen just down the road a short distance on Los Coches between Los Coches Road E and Old Highway 80. The cars are often back up and block the intersections so cars are unable to cross through when the light changes.

Adding the businesses listed above historically drive down property values. Google states the following statement for neighborhoods who have fast-food next to neighborhoods: "These places tend to cheapen a neighborhood, drive out other businesses and lower residential property values." Our homes are on the lower values of single-family homes WHY further lower their values? The representative for the development company from FLORDIA made it perfectly clear that they are not concerned about our property values or us as people just their development.

-9-5 There is already an auto parts store 1.5 miles west off Greenfield exit. AutoZone Auto Parts is located at 1795 East Main St, El Cajon.



Tracy and Karan Osborne 8511 Happy Way N El Cajon, CA 92021 619-922-1116 Karan's cell kjosbo@gmail.com

Questions that were not addressed or answered at the HOA meeting.

 What was the dates of the traffic counting on Los Coches? I remember a strip being laid across Los Coches but I am not sure how long ago. My memory is that it was done when people were just returning to work after COVID (2019).

IF construction is approved:

- How many people/cars will be visiting daily? Auto Parts Store? Wendy's? Car Wash?
- What about the damage caused by the increase of dirt to:
 - The community pool filter, cleaning, and pump?
 - What about the damage the dirt/dust to our personal air conditioners. We will have to keep out windows and doors closed once construction starts throughout the building process.
 - What about the added cost to washing our cars because of the dirt? We can't wash our cars at home anymore.
- Will an Electronic Gate be installed? When will it be installed? Before construction starts?

I-9-10

I-9-9

August 15, 2023

Re: Los Coches Proposed Development Project

To Whom It May Concern:

We are writing to express our strong opposition to the proposed Los Coches Development project. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Villa Canada Estates neighborhood are completely opposed to the addition of a fast food restaurant, car wash and auto parts store which will cause traffic and safety problems, pollute the air, destroy local wildlife habitat and potentially lower the property values of the existing quiet family community.

Traffic and safety of both moving vehicles and pedestrians are major areas of concern. Adding another proposed traffic light at Oro Bella and Los Coches will not help, it will only create more traffic and potential accidents. Five traffic lights in approximately ½ mile are not only ridiculous but will not stop the Jay walking from the apartments on Los Coches to the fast food area as they do it constantly now and a traffic light is already located next to the building. Deceleration heading south on Los Coches is an existing problem with traffic backing up daily during rush hour traffic. Traffic only gets worse during the holidays as Walmart is located within ½ mile. Many times we have been close to being rear ended when turning into the community (we turn on our signal well in advance). In addition, in the Villa Canada community we already have many vehicles cut through the neighborhood to avoid traffic lights which negatively impacts the safety of children and adults. We walk the neighborhood daily and have had several close calls. In general, the area traffic is already excessive and the said proposal will increase this considerably.

I-10-3

1-10-1

1-10-2

Wildlife will move into the community causing property damage to homes and yards as well as bring in diseases. The view from many homes will become an ugly wooden fence that will deteriorate over time. This fence is NOT going to beautify the area nor will it hide the smell and noise. The lighting pollution from the businesses will cause sleep problems for many residents as their windows will directly be facing the area.

Many businesses have been closing ever since the COVID pandemic and the areas are left for the homeless to invade, how long before this problem will exist. I-10-4 Homeless is a HUGE concern as we already have some living in the foliage behide the Eagle Gas station. Health concerns from the air pollution of said businesses are a MAJOR concern as Restaurants and Automotive chemicles both produce a negative impact and we all will be sitting right underneath the bad air quality. We I-10-5 generally keep our windows open year round and enjoy the peaceful environment however with the noises and air quality we will no longer be able to have the quality of life that we enjoy in this community. We are concerned about our elderly neighbors who have unnecessary stress placed upon them from the property developer whom is only concerned about making a Buck. Do our lives mean nothing? We urge you to disapprove the proposed Los Coches Development project for our I-10-6 HEALTH and SAFETY. We have the right to feel SAFE in our homes and community. Please do not take away our quality of life. Thank you for your continued service and support of our communities and its citizens. Best Regards. Don & Becky Anderson of Becky Claderson 8444 Sleepy Way El Cajon, CA 92021

From: sharon Deal

To: Oberbauer, Sean

Subject: [External] Fwd: construction on los Coches

Date: Sunday, August 20, 2023 11:14:38 PM

----- Forwarded message -----

From: **David Herne** < <u>dands5@outlook.com</u>>

Date: Tue, Aug 15, 2023 at 2:07 PM Subject: construction on los Coches

To: <u>sdealvce@gmail.com</u> < <u>sdealvce@gmail.com</u>>

Iam the homeowner on 8461 Sleepy Way.

I am writing to ask you not consider the proposal of the project <u>Los Coches Plaza 8445 Los coches road</u>.

There is so much traffic on Los Coches as it is I have a hard time just getting out of the community not to mention the noise putting a strip mall will only make more noise but bring down the value of my property. I have a husband with many heath issues from copd to a heart condition. They had a meeting with the project Managers and from what we gather the study that they did is over three years old the traffic has gotten much worse sense then. We are retired and would like to enjoy what time we have left with some peace and quite. Also when they start this project who going to help take care or all of the displace animals when they come into are home I cant afford that expense we live off of social security.

Thank you for your attention Sandra Herne

I-11-3

I-11-1

I-11-2

Sharon Deal

From: sharon Deal

To: Oberbauer, Sean

Subject: [External] Fwd: Los Coches Project

Date: Sunday, August 20, 2023 11:11:45 PM

----- Forwarded message -----

From: **Sue Fox** <<u>sfoxy52@yahoo.com</u>> Date: Wed, Aug 16, 2023 at 3:03 PM

Subject: Los Coches Project To: <<u>sdealvce@gmail.com</u>>

Regarding the proposed project on the Eagle gas station site: this would create a traffic nightmare for us who live in Villa Canada Estates. The traffic situation is already a problem getting into or out of the our complex out onto Los coches. This project would only create more traffic congestion and the likelihood of accidents occurring. I also consider how it would negatively affect my property value.

I-12-1

Susan Fox 8513 Snow White Dr El Cajon, CA 92021

Sent from my iPhone

--

Sharon Deal



Subject: [External] Los Coches Plaza Proposal

Date: Thursday, August 17, 2023 12:11:39 PM

Dear Sean,

I would like to take a moment to address the proposed Los Coches Plaza development.

My husband and I have lived off of Los Coches in Villa Canada Estates also know as 'Snow White Village' for 25 years. We love this peaceful, quiet community. We are very concerned, as this development would be right next to our home.

We vehemently disagree with the Los Coches Plaza project for several reasons:

I-13-2 -decrease of property values
I-13-3 -noise level
-pollution/smell

-traffic congestion and accidents, particularly right next to the exit from hwy 8, which is so close to this development. We have witnessed many accidents particularly in this area. Imagine more traffic and what this possibly mean in the future.

We hope you take into consideration these valid points of concern.

We appreciate your careful consideration.

Thank you, Camille Poe

I-13-5

I-13-1

I-13-6

Good morning,

I want to introduce ourselves, my name is Gabriel and I have a wife Ashley, and our 2 kids who live in one of the homes directly behind the Eagle gas station, specifically on the side of the 8-9 ft wall (Sneezy CT) that will be built along with the carwash. From this recent meeting, I discovered it was agreed upon that the carwash was going to be on the furthest side of the property away from the neighborhood and now it is placed 10ft from my backyard. Not only will this create major noise issues but the wall you will be building will block all wind access that we have in our backyard. My ac unit already struggles on 85-degree days and can't keep up with the heat due to the lack of airflow that comes off that hill now. (It gets up to 100+ degrees here). That wall will retain heat and keep it trapped, making it miserably hot all the time. Not to mention the wall has the potential to block the sun from my solar panels which are directly facing the proposed wall.

I also want to touch on the homeless that have taken up the space behind our fencing on your property. This area is already a homeless highway. In the 6 years that I have been a homeowner here, we have had to chase off countless homeless people specifically in the area of that 8ft wall (your property). We just had one living in there during the month of July who would yell at cars at 4 AM and wake us all up. I have windows for a reason and that reason is to open them and enjoy fresh air or to cool off my house. How am I supposed to do this with what is coming in the near future? Once that wall goes up, it will at ract the unruly kids coming in to tag the wall in the middle of the night. Or the homeless that will prop up their tents and live between our fence and your wall. When speaking to the developers they said that there will be no access and it will be fully closed off.... We had this area fully closed off at one point and you can see how well that has been working for us. If there is a will, there is a way and they will find any way to get back there. It was also mentioned that we would have access to call the management of the property and have the homeless removed. That hasn't happened once since the homeless have made that area their living space.... This leaves me with lit le trust that the issue will be taken care of when we call and that we are just getting lip service so this can get approved.

Now on to the issues of the noise... I understand that you have completed studies and are creating this wall as a sound barrier, but did you by chance take into consideration how much noise bounces off the houses at the top of the hill directly adjacent to eagle gas station? I can hear every lit le thing that comes from the street echo into our lit le area. The white house on the Hill across the street is a great example. When their kids are playing out in their yard it echoes as if they are screaming and playing in our neighborhood. It's not distant at all, it directly projects noise into our area like a blow horn. Every single business you add in here especially the carwash will do the same and project the noise right back down into our housing area.

I do have other major concerns as well to go along with the noise...

Eagle gas station's property being developed with fast food will bring in more rats, ants, and roaches to our already struggling community. My home, being directly behind fast food concerns me for the fact that we ourselves struggle with these 3 issues rats, roaches, and ants. We spend THOUSANDS a

I-14-1

I-14-2

I-14-3

I-14-4

I-14-4 cont.

year trying to eradicate these issues without success. Bringing in food entices them to pile in as the homeless do!!

I-14-5

Now on to the next concern, HOME VALUES! I now have to disclose that there will be major noisy businesses directly behind the home if we sell. This creates an issue for many homeowners in the neighborhood not just my house. I know many including myself are concerned about our home values taking a huge hit. People are going to be less likely to purchase any home on the strips closest to the carwash due to the noise it will bring in. We lose money while you all sit unaffected by this. I ask you to put yourself in our shoes as if this was your investment and your family being affected.

I-14-6

We are also not happy about the new traffic light that will be placed in to accommodate all the new developments. Upon asking the property developer about the traffic studies we discovered that no study was completed at the intersection of Los Coches, Aurora DR, and Old Hwy Business 8. There are 2 lights right next to one another in order to keep Hwy Business 8 going. Now in looking further up towards the 8 freeway once again, we have another 2-lights super close. Now we are going to be receiving another light in between the 8 freeway and business 8 Hwy... in total that is 5 lights in less than ¼ of a mile. It is already extremely difficult to get in and out of the estates directly behind the Eagle gas station. Adding yet another light will further congest the traffic in the area making it next to impossible to get in/out. I understand that we have 2 entrance points for our neighborhood however, keep in mind that the entrance on Los Coches RD East and snow-white DR is a risky left-hand turn when exiting as there is no visual for oncoming traffic. The safest in/out is our Los Coches and Bashful Way entrance as all traffic is seen from both directions. This will no longer be a safe entrance for our community with the added light and excessive traffic this project will cause.

To add on to this we will also see and rise in traffic cutting through our small neighborhood where so many young children enjoy playing. As of current we already struggle with speeders cutting through our neighborhood to skip the lights down at the intersection of Los Coches and Hwy business 8. Many have voiced concerns about their children's safety as most of us have experienced speeders almost hitting us on several occasions.

I-14-7

You honestly have no idea how this development is going to affect this small rural area! You have so many other places where you could put these businesses and yet you chose to place them on top of us... we are aware that this is a huge money sign to you but we lose out on our quality of life, the value of our homes, and the well-being/safety of our community when you bring all this in.

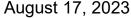
I-14-8

In addition, we should have been notified a lot sooner that there was going to be a noisy car wash when I look out my back window. There has to be some law preventing these changes so fast. I am military and could have been deployed while these plans were developed and advertised. You wouldn't have read this let er or heard my voice in that case. I wouldn't be able to sell my property and even if I did, I would take a significant loss. Even now I'm obligated morally to disclose that these developers are turning this community into El Cajon's infamous second street.

I strongly disagree with the developments happening as it greatly affects my everyday living. Not to mention the countless months of construction noise we will have to endure while you build this monstrosity. Nobody appreciates suffering on the account of money-hungry land developers trying to make a quick buck.

| I-14-8 cont. | The whole point of purchasing a home in a rural area is so that we don't have to listen to the excessive noise from businesses. I would hope that the people and their homes are taken SERIOUSLY and not just placed on the back burner. |
|-----------------------|--|
| | Here are some questions I would like answered: |
| I-14-9 | How many Decibels Street side are these businesses going to emit? |
| I-14-1 <u>0</u> | How will we be compensated for our loss in home values? |
| I-14-1 <u>1</u> | What will be the solution when the hill starts giving out and coming into my backyard? |
| I-14-12 | What will be the solution when the homeless and pests start flooding out the neighborhood as a result of nowhere else to go? |
| I-14-1 <u>3</u> | Who is going to be making sure that carwash hours stay at the 8 pm close time as promised? |
| I-14-1 <u>4</u> | Why didn't the HWY Business 8 lights get surveyed for traffic when you surveyed the other lights? |
| I-14-15 | Will you be responsible for fence repairs to our fences if they start leaning due to the excessive amount of fill dirt you will be bringing in? |
| | Has this "IMPORTED" soil been tested to be safe to move? |
| I-14-16 | Has the existing soil been tested to be moved and where is this documented as recent tests came back unsafe? |
| I-14-1 <mark>7</mark> | Will you be responsible for repairs on homes that end up affected by failed waterlines on that hill? |
| I-14-18 | Will you be responsible for any homeless fires that are started between our fences? |
| | I don't think you fully understand what this community had struggled with over the years to preserve this small area on the outskirts of Lakeside. We have fought hard to keep what is left of the rural areal clean and this will just bring the trash back |
| I-14-19 | Sincerely, |
| | Opposing homeowners |
| | Gabriel & Ashley |
| | |
| | Residents of Sneezy court/ sleepy way |

| | Cheryl Caruso |
|------------|--|
| | 8453 Snow White Drive |
| | El Cajon, CA 92021 |
| | |
| | Sean Oberbauer, |
| | Sean.Oberbauer@sdcounty.ca.gov |
| | Re: Proposed Los Coches Plaza |
| | So many issues regarding this proposal that will negatively impact our homes and the homes directly across the street from proposed development: |
| l-15-1 | Enhance the gas station |
| 1-15-1 | Build O'Reilly auto parts |
| | Wendy's drive through closes at 11 pm |
| | Car wash closes at 8 pm |
| I-15-2 | Vacuums are noisy. |
| I-15-3 | Put in 4 way stop lights. Currently, there are 3 stop lights leading from the gas station going south to the freeway, and after the freeway. At the other end of the block, going north, there are two more signals. Traffic is very busy now. I don't think this area can bear more lights. |
| I-15-4 | Bring in soil to level hill. Rainy season will create an major erosion problem for our homes which are down the hill from this proposal. |
| | 10' wall [4' down in the ground] to hold back dirt from residents may not hold for too long. |
| I-15-5 | Noise levels with additional traffic, hours of operation, this will be hard on families. |
| I-15-6 | Smell |
| 1-15-6 | Health issues |
| l. , | Traffic is already so bad |
| I-15-7 | They said that the traffic wasn't impacted in the "traffic monitoring report." One neighbor stated that she never saw anyone doing a traffic study. Sharon will send us a link to the EIR. |
| I-15-8 | Also questioned was how this could pass the "dark sky ordinance." |
| I-15-9 | Also questioned about how would this impact the storm drains. |
| I-15-10 | Please consider moving this project to a location in a different location that wouldn't negatively impacted the citizens that are who have homes and families. |
| | Thank you, |
| | Cheryl Caruso |
| | 619-204-1528 |
| | |



To Whom It May Concern, I-16-1 We have been homeowners in this community for the past 25 years. We are writing this letter because we are concerned about the effects that the Los Coches Development Project will have on our community. Our first concern is increased traffic. In the last 25 years we have seen increased traffic and safety issues out on Los Coches Road making it difficult to get safely in and out of our community. Other safety issues include people I-16-2 driving through our streets off of Aurora Drive as a shortcut. Putting in more businesses off of Los Coches Road will increase traffic and cause traffic to back up specially during peak driving hours. Our second concern is the devaluing of our homes. The increased noise, lights and the 20-foot retaining wall will surely drop property values especially for the I-16-3 homes off Sneezy Ct. and Sleepy Way. For current residents the increased noise, lights and the view from their home will not be appealing either. The noise and lights from the 8 Freeway and Los Coches Road are already a nuisance. The last concern is with the homeless issue. There is already a problem with homeless people sleeping down in the ditch along the gas station. We are I-16-4 concerned that the 10-foot gap between the fence and the retaining wall will allow for more places for the homeless to camp out. Thank you for your consideration on this matter. I-16-5 Respectfully, Mark and Wendy Culver 8408 Snow White Drive El Cajon, CA 92021 (619)938-0653

James A. Chatham (Owner)

8456 Snow White Drive

El Cajon, CA 92021

Sean Oberbauer,

Sean.Oberbauer@sdcounty.ca.gov

Re: Proposed Los Coaches Plaza

There are issues regarding this proposal that will negatively impact our homes and Families please consider changing this project. There are homes that are less than 50 feet from this finished Project site. A very (Large Apartment building) with a lot of foot traffic directly across the street from proposed development site and the Oro Bella townhomes development, along with Villa Canada community:

Enhance the gas station: Car Wash self-serve

Build: O'Reilly auto parts

Wendy's drive through: closes at 11 pm

Car wash Issues: close at 8 pm (suggested) This is a self – serv carwash with the high wind speed blowers at the end to dry the vehicles the decibels will be around the 100 db mark, as well as the noise from the large vacuums running this will echo around the neighborhood, the Vacuums will add to that noise when in use. Because of the layout of the neighborhood the sound will be directed directly into the bowl layout of Villa Canada community acting as a megaphone.

Increased Traffic: Put in New 4 way stop light at the intersection of Oro Bella. Currently, there are 3 stop lights leading from the gas station going North to the Olde Hwy 8 business route, At the other end of the block. Traffic Impact study did not cover the impact on the Olde Hwy 80 and Business Route 8 Traffic which the County is struggling already to manage the growth in traffic at this intersection, this will become a major issue for the County, and is already for the residents of this community. I don't think this area can bear more traffic as it is, without a

I-17-1

I-17-2

I-17-3

major re-think of how traffic is being handled at this intersection, this is already an issue waiting to explode. Because of this intersection and it's issues with traffic management, A growing number of cars are finding there way through the community of Villa Canada, As a back route to avoid the current traffic lights in place, this will only increase over I-17-3 time as drivers figure it out as a way to avoid these intersections and the increased cont. traffic load, Our community is 128 single detached Homes, that are filled with children that play in the streets, there needs to be an accommodation and a solution to stop the traffic of non-residents through our community. I would like to suggest that the builder work with the community to incorporate a controlled gate at the back of the community or some type of agreeable solution to stop the increase of traffic through the community. Noise levels with additional traffic, hours of operation, these issues will be hard on I-17-4 the families in the area. Wendy's: Smell and Rodents I-17-5 While this is a tempting change to the options in this area, I think the smell of fried food and the increase of the rodent population in the community will soon make this a War against Wendy's, Trash and rodents running down the hill into our community, is not a good mental picture for me. I am concerned about if there will I-17-6 be enforcement on litter, and what steps that Wendy's will take to be a good neighbor and control the rodent population? Please consider moving this project or changing what types of business are a good fit for this location, and the community around it. I-17-7 Respectively, James A Chatham 619.993.7354 Resident and Owner 8456 Snow White Drive

El Cajon, CA. 92021

Mrs. Linda Appiah-Dimanche 8519 Happy Way N El Cajon, CA 92021 P: (619) 971-8767

E: thedimanches@gmail.com

To whom it may concern,

My name is Linda Appiah-Dimanche, and I reside at 8519 Happy Way N, El Cajon, CA 92021 with my husband and our two children who both are autistic. I attended the meeting that Mrs. Sharon Deal and the Developers arranged for us Homeowners in this community, and this letter is regarding my family and our disapproval of this life-altering project.

From what was presented to us, as well as the information that we read from the San Diego County's website, this new development will cause much more harm than it will be positive for us in our community. The items that we are most concerned with are as followed:

- Traffic: This new development will cause additional traffic that will become unsafe for our community. The traffic on the adjacent streets will undoubtedly redirect themselves into our community to avoid the new traffic light system and the additional traffic that will develop. Not only will it be much more difficult for us to enter and exit our community, but the vehicles that are "outside traffic" will undoubtedly be speeding through our neighborhood, in order to get to the next street, which is very dangerous for those of us who exercise and walk daily.
- Infestation: The commercial establishments and restaurant that they are proposing to be built will cause all the wildlife critters, snakes, rats, gophers, roaches, and any other unwanted animals/insects to retreat from that area, which is native to them, into our community establishment. This will cause us as Homeowners to be forced to pay for additional extermination. This is extremely unfair and unjust to us, as nowhere in their plans have they taken into consideration this issue that we will have to face as a community.
- Unwanted noise: Though I do not believe my family and I particularly will be affected by the noise of the car wash that is being purposed to be built, I do know that many of my neighbors, whose houses will be adjacent to that car wash, will have to deal with very loud noises. This noise will be constant and even be heard at night. Many of our community members are elderly and have purchased their homes for retirement, which they spend a lot of their time enjoying the outdoors (on their patios and porches). They will no longer get to enjoy their time outdoors, as it will be extremely loud, very distracting, and no longer a relaxing experience for them.
- Toxic fumes, bad smells, additional bug/rodent issues: The proposed restaurant (Wendy's) will cause many issues for us as a community as well. Not only will this bring forth additional traffic, but the waste from fast food, and the unwanted and unpleasant smells of food and grease, and any additional fumes and gases needed to run that facility, will all billow over into our community. We are not interested in having to deal with these toxic fumes and the smell of fast food every day of our lives. This is our home!! Additional to the toxics and the smells, this establishment will bring forth its own bug and rodent issues, especially rats and roaches, as they will be interested in that establishment's trash and dumpsters.

I-18-1

I-18-2

I-18-3

I-18-4

I-18-5

I-18-6

- Unwanted Homeless: Upon reviewing the illustration and receiving additional verbal confirmation from the Developers, there will be an 8-10 foot gap between our community and the development. This space will absolutely be a high-targeted area for the homeless!! The developers did state that it would be on a 15% grade, but I can guarantee you that is not going to stop the homeless from camping and residing there. Not only will having homeless here be unsafe for our elderly and our younger community, but it will also affect our property values!
- Lower Property Value: All of us Homeowners are in agreement that one of our top concerns, which we will not be able to avoid under any circumstance, is the drop in our property values. Adding this fast-food establishment, as well as other unnecessary commercial properties, will bring forth additional traffic and homelessness, which will undoubtedly drop our property values as an entire community! This is unjust and unfair, as the majority of us have worked our entire lives to be able to afford to purchase a property, and to have businesses come in and drop our values is unjust and unfair.

I am 100% aware that this area has been deemed legal as commercial space, and that is just what it is. However, the establishments that are being proposed to be built in this area are not conducive for our community. If a commercial business must be built here, we would be more in agreement if it were an establishment that would leave our lifestyles as is, or even better. Examples: A Target, a high-end retail store or any other business that would not cause the issues that these three new businesses would cause. There is no need for an O'Reilly's, a car wash or a Wendy's in this area, therefore we are highly requesting that these establishments be built elsewhere.

I am one of the only Homeowners in my family, which I am extremely proud of. I have worked and saved since I was 16 years old (now 35), and my Husband has served this country proudly for 15 years for the opportunity to purchase our own home. My husband and I selected this home based off of the demographics that were presented to us when we purchased this home in 2020. Having autistic children, safety and security is our NUMBER ONE priority, and with the proposal of these new establishments, safety and security will no longer exist for us. None of us Homeowners deserve to have the anxiety, fear, and sadness that we currently have. We are all greatly worried about the only place on Earth we are allowed to feel safe, secure, and happy, which is our homes, and since this has only been considered a "business transaction", our livelihoods as a community has not been taken into consideration, which is inhumane and unjust!

Please reconsider. Please. I thank you for your time.

I-18-8

I-18-7

Linda Appiah-Dimanche Home Owner, Wife, Mother August 15, 2023

County of San Diego Attention: Sean Oberbauer 5510 Overland Avenue, Suite 110 San Diego, CA 92123 Sean.oberbauer@sdcounty.ca.gov

Regarding: Los Coches Plaza

Project Case Number: PDS2020-MUP-20-006; PDS2021-

TPM-21293:PDS2020-ER-20-14-005

Dear Mr. Oberbauer,

I am writing in regard to the development, of Los Coches Plaza. Project Case Number listed above. The news of the planned development has brought much disappointment and frustration. I attended meetings regarding this development dating back to three years ago. My neighbors and I had the same concerns, putting a loud car wash and fast food restaurant so close to our community will lower our property value, and quality of life. At that time you or your representative assured us the car wash would be located near the gas station as far away from our community as possible. And we would also get a block wall at a minimum of 8'-12' high.

I learned last night at our community meeting that the car wash has moved and will be directly behind my property and the wall that was promised to absorb noise will be a block wall and include wood fencing. Both of these changes are very disappointing.

I believe the well-being of our community was not considered in planning Los Coches Plaza. I would like to request the development be canceled altogether. If the valid concerns from me and my neighbors aren't enough to stop development, will you please request the builder to rearrange the rendering and relocate the car wash as far away from our community as possible? Or better yet, don't build the car wash at all?

I realize we are a small few and we are up against a large developer, and at this point, it is not likely Los Coches Plaza will not be built. If this is the case, please consider the items I listed below and ask the builder to incorporate them into their plan.

- 1. Move the car wash as far away from our community as possible
- 2. Ensure the parking lot lights will not shine in my backyard
- 3. Install the best pollution control units (PCU) to deter fast food smells
- 4. Install updated Speaker Posts at Wendy's to avoid noise pollution
- 5. Wendy's hours of operation are no earlier than 7:00 am and no later than 10:00 pm
- 6. Install security cameras to deter crime, vandalism, and the homeless
- 7. Install at a minimum 12' block wall to deter noise pollution from our community
- 8. Install a locked security gate between our community and your property to deter the homeless from loitering between our properties
- 9. Ensure trees, shrubs landscaping between our community and your property will be nicely planted and maintained on a regular basis
- 10. Car wash hours are **8:00 am 7:00 pm (PT)** instead of 7:00 am 8:00 pm (PT)
- 11. Provide a 24-hour phone number to your property manager to report concerns, crime, loitering, vandalism, and the homeless

I appreciate your time and consideration and hope to personally hear from you soon. My contact information is provided below.

Sincerely,

Tricia Meza

1-19-1

Memorandum

TO: File

FROM: Sean Oberbauer, Project Manager

SUBJECT: Response to Comments; Los Coches Plaza; PDS2020-MUP-20-006;

PDS2021-TPM-21293; PDS2020-ER-20-14-005; SCH Number

2023070444

DATE: December 1, 2023

The following are staff's responses to comments received during the public review period for the Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) dated July 20, 2023 The document was released for public review from July 20, 2023 through August 21, 2023, and 24 comment letters were received during that time. The comments and responses to comments will be provided to any future decision-maker.

O-1. Response to comments received from Kimberly Dodson, California Department of Transportation (Caltrans), August 21, 2023:

O-1-1. The comment letter includes information related to permits that would be required if construction is proposed within Caltrans right-of-way. The Project has been located away from Caltrans right-of-way and property. The Project is not designed to construct within Caltrans right-of-way. Any construction within Caltrans right-of-way will require encroachment permits with Caltrans. The comment letter also states that the footings of proposed retaining walls cannot be located within Caltrans right-of-way.

The comment letter includes information related to land use and smart growth strategies as well as strategies focused on reducing greenhouse gas emissions. The Project includes the installation of MTS bus stops in order to increase public transit opportunities and reduce emissions related to mobile sources.

The comment letter includes requirements associated with the County of San Diego Final Engineering process such as the processing of Major Grading Plans, Improvement Plans, final Landscape Plans, and Final Parcel Maps. The Traffic Control Plan required for the Project has been conditioned to reflect coordination with Caltrans in accordance with the comment letter. The stormwater quality management plan and drainage study for the Project and any future permits are required to demonstrate that development of the Project will not increase volume of off-site flow of water. Additionally, the comments states requirements related to final locations of fencing and retaining walls as Caltrans has received complaints

regarding trash accumulation in Caltrans right-of-way and the area adjacent to the project site. The comment has been provided to the applicant in order to address coordinating management of trash on the Project site. The Project includes landscaping and fencing in order to reduce areas from accumulating trash. The Landscape Plans conditions for the Project have been updated to reflect that any fencing that would connect to fencing within Caltrans right-of-way will require coordination with Caltrans.

The comment letter requests changes to the Synchro Analysis tables in the submitted Traffic Study for the Project. The applicant's traffic consultant has coordinated with Caltrans and submitted additional tables in order to clarify questions regarding the Project's potential for impacts to Caltrans roads. The updated tables and Synchro Analysis tables have been included in the Traffic Analysis for the Project and received concurrence from Caltrans. No changes to impacts associated with the Project for Transportation and Traffic have been identified.

Conditions associated with the Project have been updated to reflect coordination with Caltrans for addressing items that would be processed during Final Engineer such as a Traffic Control Plan. The Project has been conditioned to obtain permits from Caltrans in the event that the Project results in construction within Caltrans right-of-way.

O-2. Response to comments received from Debbie Lundy, Helix Water District, August 17, 2023:

O-2-1. The comment states that Helix Water District has no comments on the MND based on the conditions outlined in the MND.

No changes to the CEQA document were required as a result of this comment.

O-3. Response to comments received from Michaela Peters, Local Agency Formation Commission (LAFCO), July 26, 2023:

O-3-1. The comment states that no LAFCO approvals are necessary.

No changes to the CEQA document were required as a result of this comment.

O-4. Response to comments received from Matt Marquez, Metropolitan Transit System (MTS):

O-4-1. The comment requests a northbound and southbound bus stop on Los Coches Road, states the ADA guidelines for MTS Bus Stops, and requests a crosswalk be constructed for the Project. The submitted plans for the Project indicate both a northbound and southbound bus stop. The conditions listed for the Project have been updated to reflect both a northbound and southbound bus stop. The

hardscape footprints for the two bus stop areas will be designed to comply with the ADA requirements. The Project includes a crosswalk to be installed as part of the signalized intersection.

O-5. Response to comments received from Jim Russell, San Diego Archaeological Society, July 27, 2023:

O-5-1. The comment states overall support for the cultural resources survey and does not raise any issues with the adequacy of the Mitigated Negative Declaration.

No changes to the CEQA document were required as a result of this comment.

I-1. Response to comments received from Sharon and Garry Deal:

- **I-1-1:** This comment expresses concern regarding the Los Coches Plaza Project (Project). This is an introductory statement for the subsequent comments. No further response is required.
- **I-1-2:** This comment states that the Project would cause the homes in the commenter's community to depreciate. This comment does not address the adequacy or accuracy of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Project. Therefore, no further response is required.
- I-1-3: This comment states that the Project would cause increased cut-through traffic. A transportation analysis, dated September 2022, was completed per County of San Diego (County) guidelines. The study was completed by a registered traffic engineer in the State of California who is on the list of County-qualified transportation study preparers. The proposed traffic signal would allow Ora Belle Lane traffic and site traffic to safely enter Los Coches Road traffic. A warrant analysis was prepared in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) which demonstrates that the Project warrants the installation of a signalized intersection. The project does not provide access to off-site private roads or existing and future off-site cut through traffic onto private roads. The IS/MND concluded that the Project would not significantly disrupt or divide the established community.
- I-1-4: This comment states that the Project would contribute to air pollution and cause health concerns because the commenter lives in a valley. As discussed in IS/MND Section III, Air Quality, the Project would not violate any ambient air quality standards during construction or operation based on the established screening level thresholds (SLTs). The County developed these SLTs to align with state and federal ambient air quality standards that protect human health. The Project would be required to comply with fugitive dust control measures, the County's Grading Ordinance, and the San Diego County Air Pollution Control District's Rule 55, which would ensure that the Project would not expose sensitive receptors to substantial pollutant concentrations. The IS/MND concluded that the

Project would not exceed the SLTs and that impacts would be less than significant.

I-1-5: This comment states that the proposed car wash will be loud. As discussed in IS/MND Section XIII, Noise, the Project would not expose people to potentially significant noise levels that exceed the allowable limits in the County General Plan, County Noise Ordinance, or other applicable standards. The Project would be designed to incorporate an enclosed mechanical equipment room to house the primary source noise, vacuum cleaners from the car wash. The Project also includes wing walls at the entrances and exits of the car wash tunnel in order to attenuate noise levels to below County standards. The IS/MND concluded that the car wash would not expose nearby people to excessive noise and would meet all standards of the Noise Ordinance.

A noise analysis was prepared for the project and noise impact on the nearest residential areas was calculated using the SoundPLAN acoustical model, which incorporates the local topography using 3D satellite imagery available from Google Earth. Any amplification provided by the topography was accounted for in the calculations. The calculated noise levels were estimated to be within the requirements of the Noise Ordinance. Therefore, this issue was adequately addressed in the IS/MND, and no revisions are required.

- I-1-6: This states that the Project should be moved to a different site. As discussed in IS/MND Section XI, Land Use and Planning, the Project is subject to the General Commercial (C-1) General Plan Designation and the General Commercial (C36) Zoning Use Regulation. All proposed uses would be permitted by-right within the General Commercial Zone except for the car wash, which would require the processing of a Major Use Permit. Additionally, the Project is subject to a "B" Special Area Designator for Community Design Review, which requires conformance with the Lakeside Community Plan and Design Guidelines. The Project has been reviewed for consistency with the County General Plan and the Lakeside Community Plan. The Major Use Permit application process requires that the County of San Diego Planning Commission review the proposed Project and make a decision on the Project. The IS/MND concluded that the Project would not conflict with any land use plan or regulation associated with the site.
- **I-1-7:** This comment states that the Project will devalue the commenter's home. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
 - This comment further states that the Project will increase traffic. Please refer to response to comment I-1-3.
- **I-1-8:** This is a conclusionary statement, and no further response is required.

I-2. Response to comments received from Bonnie L. Stein, July 31, 2023:

- **I-2-1:** This comment requests that the comment be submitted as part of the California Environmental Quality Act (CEQA) public review period for the Los Coches Plaza Project (Project). This comment has been received. This is an introductory comment. Therefore, no further response is required.
- **I-2-2:** This comment confirms the commenter's submitted comment. This is an introductory comment, and no further response is required.
- **I-2-3:** This comment expresses general concern regarding the Project. This is an introductory comment. Therefore, no further response is required.
- **I-2-4:** This comment states that the Project would cause dangerous traffic and that a traffic light would not alleviate it. *Please refer to response to comment I-1-3.* The proposed traffic signal would allow Ora Belle Lane traffic and site traffic to safely enter Los Coches Road traffic.
- **I-2-5:** This comment states that the Project will increase noise. *Please refer to response to comment I-1-5.*
- **I-2-6:** This comment expresses concern regarding the people experiencing homelessness camping near the commenter's home. This comment does not address the adequacy or accuracy of the Initial Study/Mitigated Negative Declaration (IS/MND). Therefore, no further response is required.
- I-2-7: This comment states that the Project would produce smells. As discussed in IS/MND Section III, Air Quality, the Project could produce objectionable odors during the construction phases of paving and painting activities. Odors could potentially be emitted by construction equipment exhaust. The IS/MND determined that, given the dispersive nature of odors and the temporary nature of these activities, impacts would be short term.

During operation, the Project could result in similar objectionable odors associated with vehicle exhaust and gasoline and some odors associated with the fast food restaurant. The Air Quality Technical Report prepared for the Project found all objectionable odors and particulates to be below screening level thresholds.

As discussed in the IS/MND, the California Air Resources Board does not list food processing equipment as facilities that have the potential to emit substantial odors. The IS/MND concluded that the Project would not create objectionable odors that would affect a substantial number of people. Therefore, impacts were determined to be less than significant.

This comment further states that the Project will cause animal infestations. As discussed in the IS/MND, the project includes trash enclosures which are required

to be routinely maintained. The Project will result in impacts to on-site Biological Resources and potential habitat. As discussed in IS/MND Section IV, Biological Resources, the Project site has limited biological value because the surrounding area is composed of residential, commercial, and transportation developments and the Project will result in purchase of offsite mitigation for Biological Resources in accordance with County of San Diego guidelines. The IS/MND concluded that the Project would not interfere with the movement of any wildlife species.

- **I-2-8:** This comment expresses general concern regarding the Project. This is an introductory comment for the subsequent comments. Therefore, no further response is required.
- **I-2-9:** This comment states that the project will cause dangerous traffic and a traffic light would not alleviate it. *Please refer to response to comment I-1-3.*
- **I-2-10:** This comment states that the Project will increase noise and there needs to be some noise prevention. *Please refer to response to comment I-1-5.*
- **I-2-11:** This comment states opposition to the Project. This is a conclusionary statement. Therefore, no further response is required.

I-3. Response to comments received from Edwin Gerrick, August 11, 2023:

- **I-3-1:** This comment expresses opposition to the Los Coches Plaza Project (Project) and states that the Project would produce smells associated with the fast food restaurant. Please refer to response to comment I-2-7.
- **I-3-2:** This comment states that the Project will lower property value and increase crime. This comment does not address the adequacy or accuracy of the Initial Study/Mitigated Negative Declaration. Therefore, no further response is required.
- **I-3-3:** This comment states that the Project should be rejected. This is a conclusionary statement. The commenter's opposition will be provided as an attachment to a future hearing report for a decision-maker associated with the project. Therefore, no further response is required.

I-4. Response to comments received from Daniel Ward:

- **I-4-1:** This comment expresses concern regarding the Los Coches Plaza Project (Project). This is an introductory statement. No further response is required.
- **I-4-2:** This comment states that the Project would increase traffic and that the commenter does not want another streetlight. Please refer to response to comment I-1-3.
- **I-4-3:** This comment states that the Project would produce smells. Please refer to response to comment I-2-7.

- **I-4-4:** This comment states that the Project would increase the number of people experiencing homelessness. This comment does not address the adequacy or accuracy of the Initial Study/Mitigated Negative Declaration. Therefore, no further response is required.
- **I-4-5:** This comment discusses the commenter's experiences in the area in 1991 and requests that the Project be rejected. This is a conclusionary statement. Therefore, no further response is required.

I-5. Response to comments received from Nancy E. Crosser, August 13, 2023:

- **I-5-1:** This comment expresses concern regarding the Los Coches Plaza Project (Project). This is an introductory comment. Therefore, no further response is required.
 - This comment also states that the proposed car wash vacuums would add to the noise factor. *Please refer to response to comment I-1-5.*
- **I-5-2:** This comment asks about the traffic study and if traffic counts were conducted. Traffic counts were conducted on July 30 and August 12, 2019, at peak commuting hours (7:00–9:00 a.m. and 4:00–6:00 p.m.).
- **I-5-3:** This comment asks about addressing rat abatement. *Please refer to response to comment I-2-7.*
- I-5-4: This comment asks about a proposed retaining wall. As discussed in the Initial Study/Mitigated Negative Declaration, the Project would construct retaining walls ranging from 10 to 27 feet along the northern and eastern boundaries of the Project site. Additional retaining walls are along the Project frontage and within the interior of the development ranging from 5 to 11 feet tall.
- **I-5-5:** This comment asks how blowing dust and dirt will be addressed. *Please refer to response to comment I-1-4 regarding air quality.*
- **I-5-6:** This comment is a conclusionary statement. Therefore, no further response is required.

I-6. Response to comments received from Mike and Teresa Pendergrass, August 14, 2023:

- **I-6-1:** This comment expresses concern regarding the Los Coches Plaza Project (Project). This is an introductory statement for the subsequent comments. No further response is required.
- **I-6-2:** This comment states that the Project would increase traffic, produce smells, and cause noise. *Please refer to responses to comments I-1-3, 1-2-7, and I-1-5.*

I-7. Response to comments received from David and Corin Moreno, August 15, 2023:

- I-7-1: This comment expresses concern regarding the Los Coches Plaza Project (Project) causing traffic noise. As discussed in the Initial Study/Mitigated Negative Declaration (IS/MND) for the Project, Project-related traffic contributions to nearby roadways would not create off-site direct and/or cumulative noise impacts.
- **I-7-2:** This comment states that the Project would produce a strong stench and other food smells associated with the Project's proposed fast food restaurant. *Please refer to response to comment I-2-7.*
- I-7-3: This comment expresses concern with ingress and egress and states that adding another traffic signal will not help. The traffic signal at the Project driveway would provide gaps in Los Coches Road for Bashful Way traffic to more efficiently turn onto Los Coches Road. The traffic signal at the Project driveway is forecasted to operate at an acceptable level of service (Level of Service B), meaning delays would be minimal.
- I-7-4: This comment lists nearby businesses and their distances from the Project site. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-7-5:** This comment expresses concern about people experiencing homelessness coming near the commenter's community. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-7-6:** This is a conclusionary statement. Therefore, no further response is required.

I-8. Response to comments received from Tim and Kaylee Osborne, August 15, 2023:

- **I-8-1:** This comment expresses concern for the Los Coches Plaza Project (Project) regarding ingress and egress and states that the addition of a traffic signal will not work well.
 - Please refer to response to comment I-7-3. The traffic signal at the Project driveway would provide gaps in Los Coches Road for Bashful Way traffic to more efficiently turn onto Los Coches Road. The traffic signal at the Project driveway is forecasted to operate at a level of service (Level of Service B), meaning delays would be minimal.
- **I-8-2:** This comment lists nearby businesses and their distances from the Project site. This comment does not address the adequacy or accuracy of the Initial

- Study/Mitigated Negative Declaration (IS/MND). Therefore, no further response is required.
- **I-8-3:** This comment states that the Project will increase the unhoused population. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.

I-9. Response to comments received from Tracy and Karan Osborne, August 14, 2023:

- I-9-1: This comment expresses concern regarding the Los Coches Plaza Project (Project) and states that the Project will be a traffic hazard. As discussed in the Initial Study/Mitigated Negative Declaration (IS/MND), the Project would incorporate various road and traffic improvements, including the installation of a traffic signal and bus stop. The IS/MND concluded that the Project would have less than significant impacts related to traffic with the addition of these improvements.
- **I-9-2:** This comment states that the Project would produce a stench associated with the Project's proposed fast food restaurant. *Please refer to response to comment I-2-7.*
- I-9-3: This comment states that the Project would increase traffic and that adding a traffic signal will not help. The comment further states that traffic already backs up between Los Coches Road East and Old Highway 8. *Please refer to response to comment I-1-3*. The distance between Old Highway 8 and Los Coches Road East is less than 200 feet, while the distance between Los Coches Road East and the proposed Project driveway at Ora Bell Lane is much longer at 1,500 feet.
- **I-9-4:** This comment states that the Project would decrease property values. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-9-5:** This comment lists nearby business locations and their distances from the Project site. *Please refer to response to comment I-1-6.* This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-9-6:** This comment states that the Project will cause wildlife to relocate to the commenter's residential community. Please refer to response to comment I-2-7.
- **I-9-7:** This comment states that the Project will increase the unhoused population coming to the area. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.

- **I-9-8:** This comment is a conclusionary statement. Therefore, no further response is required.
- I-9-9: This comment asks when traffic counts were conducted and if they occurred after the COVID-19 pandemic. Traffic counts were conducted on July 30 and August 12, 2019, at peak commuting hours (7:00–9:00 a.m. and 4:00–6:00 p.m.) prior to the onset of the COVID-19 pandemic in 2020.
- **I-9-10:** This comment states that the Project will cause an increase in dirt and dust. Please refer to response to comment I-1-4.

This comment further asks for the number of people/cars at each proposed use. As discussed in IS/MND Section XIII, Noise, the estimated traffic generated by the Project is 3,072 average daily trips. The auto parts store would generate approximately 199 primary trips per day. The fast food restaurant would generate approximately 882 primary trips per day. The car wash would generate approximately 189 primary trips per day.

This comment also asks about the installation of an electronic gate. This recommendation will be provided to the applicant. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.

I-10. Response to comments received from Don and Becky Anderson, August 15, 2023:

- **I-10-1:** This comment expresses general concern regarding the Los Coches Plaza Project (Project). This is an introductory comment to the subsequent comments. No further response is required.
- **I-10-2:** This comment states that the Project will increase traffic and cut-throughs and that an additional traffic light will not help. *Please refer to response to comment I-1-3.*
- **I-10-3:** This comment states that the Project would produce smells. *Please refer to response to comment I-2-7.*

This comment also states that the Project would increase noise. *Please refer to response to comment I-1-5.*

This comment further states that the Project would cause light pollution. As discussed in Initial Study/Mitigated Negative Declaration (IS/MND) Section I, Aesthetics, the Project would conform to the San Diego County (County) Light Pollution Code and would not contribute to significant cumulative impacts on day or nighttime views. Compliance with the County Light Pollution Code, Performance Standards of the Zoning Ordinance, and Dark Skies Ordinance is required prior to any building permit issued for any project. The IS/MND

concluded that, through compliance with the County Light Pollution Code and Dark Skies Ordinance, the Project would have a less than significant impact on daytime or nighttime views in the area.

This comment also states that the Project would bring in wildlife. *Please refer to response to comment I-2-7.*

This comment also states that the Project would cause the view from many homes to be an ugly wooden fence. As discussed in the IS/MND, the Project's landscape conditions would include minimum box sizes of planters for trees on site to ensure that the retaining walls and Project are screened from public views. The retaining walls would be earth-tone colors. All landscaping between the Project site and residential areas would be maintained.

The Project has been designed based on existing topographical conditions; the existing gas station and Project site are over 20 to 40 feet higher than adjacent residences. The IS/MND concluded that implementation of landscaping and ongoing maintenance of the proposed retaining walls would ensure that the Project site is screened and would not impact the existing visual character or quality of public views of the site.

- **I-10-4:** This comment expresses concern regarding people experiencing homelessness in the community. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-10-5:** This comment states that the Project is a health concern and would worsen air pollution. *Please refer to response to comment I-1-4.*
- **I-10-6:** This comment states that the Project is causing stress to nearby residents and requests that the Project be denied. This is a conclusionary statement. No further response is required.

I-11. Response to comments received from Sandra Herne, August 15, 2023:

- **I-11-1:** This comment expresses concern regarding the Los Coches Plaza Project (Project). This is an introductory comment. Therefore, no further response is required.
- **I-11-2:** This comment states that the Project will increase traffic and noise. This comment further states that the Project would displace animals and cause them to enter the commenter's property. *Please refer to responses to comments I-1-3, I-1-5, and I-2-7.*
- **I-11-3:** This comment is a conclusionary statement. Therefore, no further response is required.

I-12. Response to comments received from Susan Fox, August 16, 2023:

I-12-1: This comment states that the Los Coches Plaza Project (Project) would increase traffic and cause more congestion. *Please refer to response to comment I-1-3.* This comment further states that the Project would lower property values. This comment does not address the adequacy or accuracy of the Initial Study/Mitigated Negative Declaration. Therefore, no further response is required.

I-13. Response to comments received from Camille Poe, August 17, 2023:

- **I-13-1:** This comment expresses general concern regarding the Los Coches Plaza Project (Project) and states that the commenter has lived in the community for 25 years. This is an introductory comment to the subsequent comments. Therefore, no further response is required.
- **I-13-2:** This comment states that the Project will decrease property values. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-13-3:** This comment expresses concern regarding the noise level of the Project. *Please refer to response to comment I-1-5.*
- **I-13-4:** This comment states that the Project would cause pollution and smells. *Please refer to responses to comments I-1-4 and I-2-7.*
- **I-13-5:** This comment states that the Project will increase traffic congestion and accidents near Old Highway 8. *Please refer to response to comment I-1-3*.
- **I-13-6:** This is a conclusionary statement. Therefore, no further response is required.

I-14. Response to comments received from Gabriel and Ashley:

- **I-14-1:** This comment gives background on the commenter and states their concern regarding noise from the car wash included in the Los Coches Plaza Project (Project). *Please refer to response to comment I-1-5.*
- I-14-2: This comment expresses concern regarding the unhoused population near the commenter's community. This comment does not address the adequacy or accuracy of the Initial Study/Mitigated Negative Declaration (IS/MND). Therefore, no further response is required.
- **I-14-3:** This comment states that the Project will increase noise and that the existing gas station is already loud. *Please refer to response to comment I-1-5.* The noise study calculations prepared for the Project account for the topography of the area.
- **I-14-4:** This comment states that the Project will cause more rats, roaches, and ants due to the fast food restaurant. *Please refer to response to comment I-2-7.*

- **I-14-5:** This comment states that the Project will cause a decrease in home values in the commenter's community. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-14-6:** This comment states that the Project would increase traffic congestion and that a new traffic light will not help. The traffic study prepared for the Project analyzed the Los Coches Road intersections at Aurora Drive and Old Highway 8.

The proposed traffic signal would create gaps in traffic, providing opportunities for left-turns from Bashful Way onto Los Coches Road. The distance between Old Highway 8 and Los Coches Road East is less than 200 feet. The distance between Los Coches Road East and the proposed Project driveway at Ora Bell Lane would be 1,500 feet. Traffic blockage at the Ora Belle Lane intersection would be unlikely.

- **I-14-7:** This comment states that the Project should be somewhere else. *Please refer* to response to comment *I-1-6*.
- I-14-8: This comment states that the Project will cause construction noise and that the car wash would be noisy. Please refer to response to comment I-1-5. As discussed in the IS/MND, the Project would comply with the County General Plan and County Noise Ordinance (Sections 36.404 and 36.409), which would ensure that the Project would not create cumulatively considerable noise impacts because the Project would not exceed the local noise standards for noise sensitive areas and the Project would not exceed the applicable noise level limits at the property line or construction noise limits derived from state regulations to address human health and quality of life concerns.
- I-14-9: This comment asks how many decibels the proposed businesses would emit. According to IS/MND Section XIII, Noise, Project-related traffic contributions to nearby roadways would not create any off-site direct and/or cumulative noise impacts. The noise data indicates the ambient noise level ranged between 62 Aweighted decibels (dBA) Equivalent Continuous Sound Pressure Level (Leq) to 74 dBA Leq near the Project site and within the surrounding area. The IS/MND concluded that noise produced by the Project would not exceed the thresholds and would have less than significant impacts.
- **I-14-10:** This comment asks if the commenter will be compensated for loss in home value. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-14-11:** This comment states that the Project would cause the hill to give out. As discussed in IS/MND Section VII, Geology and Soils, the Project would construct a retaining wall and remove slopes to increase stability. The IS/MND concluded that, through compliance with the County Grading Plan,

Geotechnical Investigation prepared by the registered civil engineer, Grading Ordinance, California Building Code, and County Code, the Project would have less than significant impacts related to soil stability.

I-14-12: This comment states that the Project would cause the commenter's neighborhood to be flooded with pests. *Please refer to response to comment I-2-7.*

This comment also states that the Project would cause people experiencing homelessness to flood the commenter's neighborhood. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.

- I-14-13: This comment asks who will ensure that the proposed car wash closes at 8:00 p.m. According to the IS/MND, the proposed car wash is expected to operate from 7:00 a.m. to 8:00 p.m. The permit for the car wash would state operating hours associated with the car wash. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-14-14:** This comment asks why the Highway Business 8 lights were not surveyed. *Please refer to response to comment I-10-3.*
- **I-14-15:** This comment states that the Project will cause the commenter's fences to lean due to excessive amounts of fill dirt. *Please refer to response to comment I-14-11 related to soil stability.*
- I-14-16: This comment asks if the existing soil has been tested before it is moved. As discussed in IS/MND Section VII, soil remediation was conducted in the late 1980s, which also included removal of soil near the base of the underground storage tanks. Based on the soils only release, the completed remediation conducted, and the current regulatory status of this listing, this listing is not expected to represent a significant environmental concern. The IS/MND concluded that the Project would not create a significant hazard to the public or environment.
- I-14-17: This comment asks about failed waterlines on the hill. As discussed in IS/MND Section XIX, Utilities and Service Systems, the Project would require installation of new wastewater and potable water lines. Helix Water District also develops and maintains an Urban Water Management Plan as required by state law that addresses water supply planning for future development in normal, dry, and multiple dry years. The IS/MND concluded that impacts would be less than significant.
- **I-14-18:** This comment asks about fires started by people experiencing homelessness near the commenter's neighborhood. This is a comment related to the existing environment on the Project site. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.

I-14-19: This comment is a conclusionary statement. Therefore, no further response is required.

I-15. Response to comments received from Cheryl Caruso:

- **I-15-1:** This comment states that the Los Coches Plaza Project (Project) will negatively impact the community. This is an introductory comment to the subsequent comments. Therefore, no further response is required.
- **I-15-2:** This comment states that the vacuums from the car wash would be noisy. *Please refer to response to comment I-1-5.*
- I-15-3: This comment states that traffic is busy now and that an additional traffic light will not help. The proposed traffic signal is forecasted to operate at an acceptable Level of Service B. Traffic counts were conducted and included in the traffic study. A comprehensive traffic study adhering to County of San Diego guidelines was completed, disclosing potential impacts and recommending improvements. The Initial Study/Mitigated Negative Declaration (IS/MND) concluded that, with the incorporation of the proposed improvements, impacts would be less than significant.
- **I-15-4:** This comment states that the Project would cause erosion problems for the commenter's home. *Please refer to response to comment I-14-11.*
- **I-15-5:** This comment states that the Project would increase traffic noise. *Please refer to response to comment I-1-5.*
- **I-15-6:** This comment states that the Project would cause health issues and smells. *Please refer to responses to comments I-1-4 and I-2-7.*
- **I-15-7:** This comment states that the Project would increase traffic. *Please refer to response to comment I-15-3.*
- **I-15-8:** This comment states that the Project would not pass the Dark Sky Ordinance. *Please refer to response to comment I-10-3 regarding light pollution.*
- I-15-9: This comment states that the Project would impact storm drains. As discussed in IS/MND Section X, Hydrology and Water Quality, the Project would increase the amount of impervious area on the Project site by constructing a commercial development. However, the Project would implement several construction and operational stormwater best management practices (BMPs). Construction BMPs include erosion and sediment control, water flow dissipation, off-site sediment tracking, and materials and waste management. Operational BMPs include site design BMPs and a biofiltration basin. The IS/MND concluded that the Project would have a less than significant impact on the capacity of existing or planned stormwater drainage systems.

- **I-15-10:** This comment is a conclusionary statement. Therefore, no further response is required.
- I-16. Response to comments received from Mark and Wendy Culver, August 17, 2023:
- **I-16-1:** This comment expresses general concern regarding the Los Coches Plaza Project (Project). This is an introductory comment. Therefore, no further response is required.
- **I-16-2:** This comment states that the Project will increase traffic. *Please refer to response to comment I-1-3.*
- **I-16-3:** This comment states that the Project will devalue homes, increase noise, and increase light. *Please refer to responses to comments I-1-5 and I-10-3.*
- **I-16-4:** This comment states that the Project will cause the unhoused population to increase. This comment does not address the adequacy or accuracy of the Initial Study/Mitigated Negative Declaration. Therefore, no further response is required.
- **I-16-5:** This is a conclusionary statement. Therefore, no further response is required.
- I-17. Response to comments received from James A. Chatham, August 17, 2023:
- **I-17-1:** This comment states that the Los Coches Plaza Project (Project) will negatively impact the community. This is an introductory comment to the subsequent comments. Therefore, no further response is required.
- **I-17-2:** This comment states that the Project's proposed car wash will increase noise. *Please refer to response to comment I-1-5.*
- **I-17-3:** This comment states that the Project will increase traffic and that an additional traffic light will not help. Please refer to response to comment I-1-3. The study included analysis of the Los Coches Road intersection at Old Highway 8.
- **I-17-4:** This comment states that the Project will increase traffic noise in the area. *Please refer to response to comment I-1-5.*
- **I-17-5:** This comment states that the Project would smell and cause health issues. *Please refer to response to comment I-2-7.*
- **I-17-6:** This comment states that the Project will increase the rodent population and litter in the commenter's community. *Please refer to response to comment I-2-7.*
- **I-17-7:** This comment is a conclusionary statement. Therefore, no further response is required.
- I-18. Response to comments received from Linda Appiah-Dimanche:

- **I-18-1:** This comment states that the Los Coches Plaza Project (Project) will cause harm to the community. This is an introductory comment to the subsequent comments. Therefore, no further response is required.
- **I-18-2:** This comment states that the Project would increase traffic and that a new traffic light will not help. *Please refer to response to comment I-1-3*.
- **I-18-3:** This comment states that the Project would cause unwanted animal and insect infestations in the commenter's community. *Please refer to response to comment I-2-7.*
- **I-18-4:** This comment states that the Project would increase noise from the car wash. *Please refer to response to comment I-1-5.*
- **I-18-5:** This comment states that the Project would bring toxic fumes and fast food smells into the community. *Please refer to response to comment I-2-7.*
- I-18-6: This comment states that the Project will increase the unhoused population. This comment does not address the adequacy or accuracy of the Initial Study/Mitigated Negative Declaration (IS/MND). Therefore, no further response is required.
- **I-18-7:** This comment states that the Project will lower property values in the commenter's community. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-18-8:** This comment is a conclusionary statement offering background on the commenter. Therefore, no further response is required.

I-19. Response to comments received from Tricia Meza, August 15, 2023:

- **I-19-1:** This comment expresses general concern regarding the Los Coches Plaza Project (Project). This is an introductory comment to the subsequent comments. Therefore, no further response is required.
- **I-19-2:** This comment states that the Project's proposed car wash will increase noise behind the commenter's property. *Please refer to response to comment I-1-5.*
- **I-19-3:** This comment requests that the Project be cancelled and that the car wash be relocated. *Please refer to response to comment I-1-6.*
- **I-19-4:** This comment states that the Project would cause lights to shine into the commenter's backyard. *Please refer to response to comment I-10-3.*
- **I-19-5:** This comment states that the Project should install the best pollution control units to deter fast food smells. *Please refer to response to comment I-2-7.*

- I-19-6: This comment states that the proposed fast food restaurant should have updated speaker posts installed. This is a recommendation that will be provided to the applicant. This comment does not address the adequacy or accuracy of the Initial Study/Mitigated Negative Declaration (IS/MND). Therefore, no further response is required.
- **I-19-7:** This comment states that the Project's fast food restaurant should not operate outside the hours of 7:00 a.m. and 10:00 p.m. This is a recommendation that will be provided to the applicant. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-19-8:** This comment states the Project should install security cameras. This is a recommendation that will be provided to the applicant. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-19-9:** This comment states that a block wall should be installed to prevent noise from the Project. *Please refer to response to comment I-1-5 regarding other noise concerns.*
- **I-19-10:** This comment states that a locked security gate should be installed between the commenter's community and the Project site. This is a recommendation that will be provided to the applicant. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-19-11:** This comment states that trees and landscaping between the commenter's community and the Project site should be planted and maintained regularly. The Project would maintain all landscaping within the boundaries of the Project site. *Please refer to response to comment I-10-3.*
- I-19-12: This comment states that the proposed car wash should operate between 8:00 a.m. and 7:00 p.m. As discussed in the IS/MND, the proposed car wash would operate between 7:00 a.m. and 8:00 p.m. and would not operate beyond 10:00 p.m. in compliance with the County of San Diego Noise Ordinance. Please refer to response to comment I-1-5 regarding noise concerns.
- I-19-13: This comment states that a 24-hour phone number for the property manager should be available to report concerns, crime, loitering, vandalism, and people experiencing homelessness. This is a recommendation that will be provided to the applicant. This comment does not address the adequacy or accuracy of the IS/MND. Therefore, no further response is required.
- **I-19-14:** This comment is a conclusionary statement. Therefore, no further response is required.

Attachment G – Ownership Disclosure



County of San Diego, Planning 20 Development Services APPLICANT'S DISCLOSURE OF OWNERSHIP

INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

| Record ID(s) |
|--|
| Assessor's Parcel Number(s) |
| 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 <i>ownership interest</i> in the property involved. |
| |
| B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership. |
| C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust. |
| NOTE: Section 4427 of The Zening Ordinance defines Person as: "Any individual firm concernorship |
| NOTE: Section 1127 of The Zoning Ordinance defines <u>Person</u> 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 |
| THE Name |

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
http://www.sdcounty.ca.gov/pds

