



## *The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	September 20, 2024	<b>Case/File No.:</b>	Woodside Self-Storage; PDS2022-MUP-22-006; PDS2022-TPM 21302; PDS2022-ER-21-14-003
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Major Use Permit and Tentative Parcel Map for a Self-Storage Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	12407 Woodside Avenue, Lakeside
<b>Agenda Item:</b>	#3	<b>General Plan:</b>	Village Residential (VR-24) General
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Commercial (C36)
<b>Applicant/Owner:</b>	Robert Garmo, 21st Century Lakeside Holdings, LLC	<b>Community:</b>	Lakeside Community Plan Area
<b>Environmental:</b>	Mitigated Negative Declaration	<b>APN:</b>	394-122-9, 10,11, 13 and 394-122-16

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### A. OVERVIEW

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 Woodside Self Storage Project (Project) includes a request for the construction of a self-storage facility on 0.79 acres of an approximately 4.57-acre parcel (APN 394-122-16). It also includes a condominium map for a 5.62-acre site which consists of the 4.57-acre parcel and 4 additional parcels (APNs 394-122-9, 10,11, and 13) that are all part of an existing retail center in the community of Lakeside.

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. Specifically, when processing a Major Use Permit, Section 7358 of the County Zoning Ordinance requires that findings be made for a project's compatibility with surrounding land uses. This includes the bulk and scale of a project, the availability of adequate facilities, the suitability of the site, the generation of traffic, and any potential harmful effect on the desired neighborhood character. PDS found the project to be compatible with the surrounding land uses (as detailed below) and found the Project to be consistent with all applicable regulations, policies and ordinances 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, staff finds that the required compatibility findings can be made, the Project will have no harmful impact on the neighborhood, and staff can recommend approval of the Project.

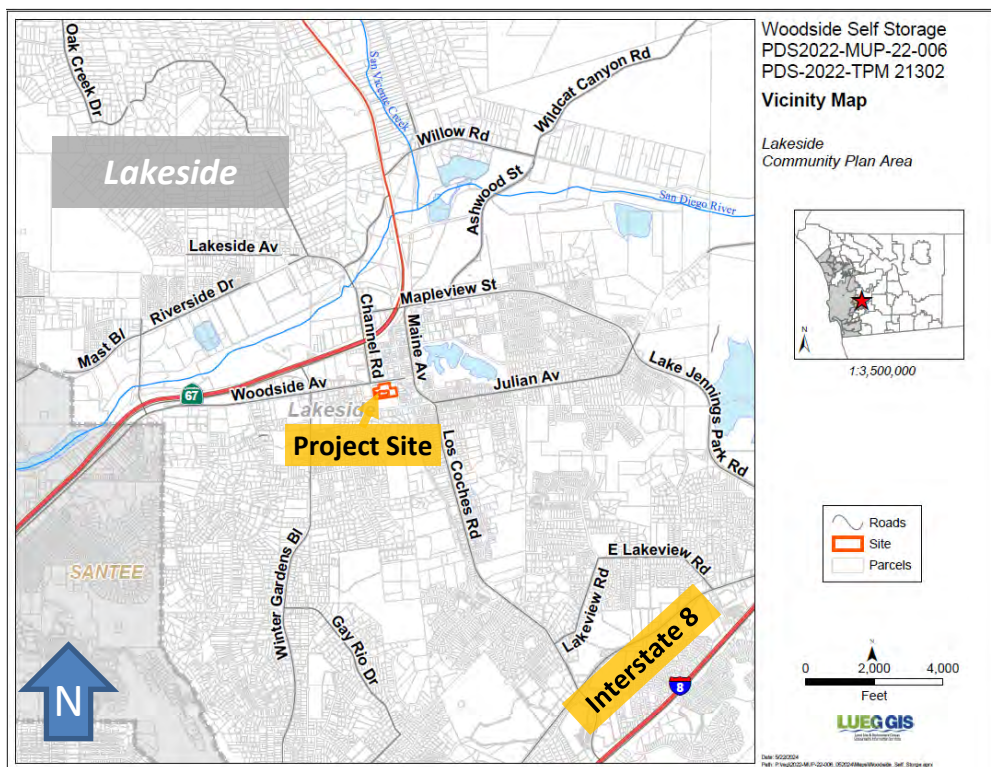
## B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project for a self-storage facility, 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 PDS2022-MUP-22-006 and TPM-21293, make the findings, and include the requirements and conditions as set forth in the Forms of Decision (Attachments B and C)

## C. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located within the Lakeside Community Planning Area on an approximately 5.62-acre site (Figure 1 and Figure 2). The 5.62-acre site has been graded and improved with an existing retail center including a parking lot and three attached commercial buildings with a gym, auto-supply store, a pizza shop, nail salon, beauty supply store, and a barber shop, all of which will remain on the site. The site also includes the 0.79 acres of vacant land where the self-storage facility will be located. The retail center is located south of Woodside Avenue and west of Cactus Street. Channel Road lies along the eastern boundary of the commercial/retail center. Immediately north of the proposed self-storage facility on the corner of Cactus Street is a vacant building. Across the street north of Woodside Avenue is the Lakeside public library. The project site is less than half a mile north of Highway 67. Access to the site would be from Cactus Street, a County-maintained road, via an existing driveway.



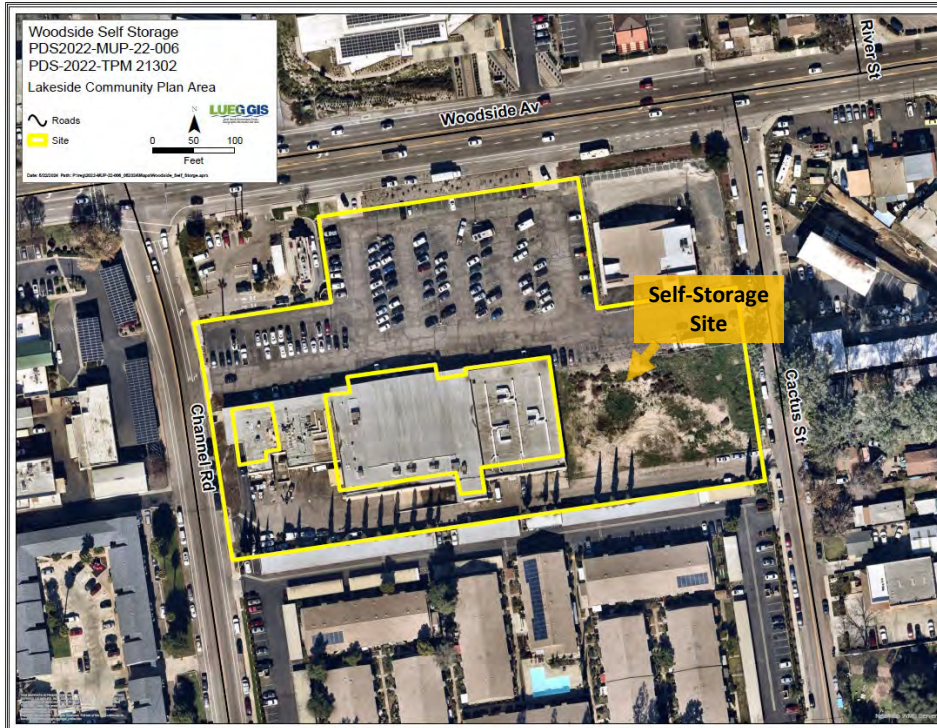


Figure 2: Aerial Photo

The General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is General Commercial. The Zoning Use Regulation for the site is also General Commercial (C36). Self-storage facilities are authorized in the C36 Use Regulation upon approval of a Major Use Permit (MUP) pursuant to the County of San Diego Zoning Ordinance. MUP Findings must be made for a project's compatibility with surrounding land uses. This includes the bulk and scale of a project, the availability of adequate facilities, the suitability of the site, the generation of traffic, and any potential harmful effect on the desired neighborhood character.

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

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	General Commercial	General Commercial (C36)	Woodside Avenue	Commercial
East	General Commercial	General Commercial (C36)	Cactus Street	Commercial
South	Village Residential	Urban Residential (RU)	Julian Avenue	Multi-Family Residential
West	Village Residential/General Commercial	General Commercial (C36)/ Urban Residential (RU)	Channel Road	Commercial/Multi-Family Residential



## D. DEVELOPMENT PROPOSAL

### 1. Project Description

The project is a Major Use Permit (MUP) and Tentative Parcel Map (TPM) to authorize the construction and operation of a self-storage facility on a 0.79-acre site. Access to the site would be from Cactus Street via an existing driveway. The project site is subject to the General Plan Village Category, General Commercial Land Use Designation. The zoning for the site is General Commercial (C36). Self-storage facilities are authorized in the C36 Use Regulation upon approval of a MUP pursuant to the County of San Diego (County) Zoning Ordinance Section 2365.c. The self-storage facility consists of a three-story building totaling 102,236 square feet (sf) of floor space with one story below-grade level. An approximately 1,180-sf office area would be provided on the ground floor. The project would provide 14 new parking spaces on the north side of the building, and a recessed loading bay would be located on the south side of the building. Approximately 6,715 sf of landscape area would be provided, and the remainder of the project site would be asphalt or concrete impervious surfaces. The proposed project would include sidewalk improvements along the project frontage on Cactus Street. The project would also require approximately 8,131 cy of cut and 486 cy of fill and would export approximately 8,471 cy of soil. The Project would be served by San Diego County Sanitation District for sewer service and Lakeside Water District for water service.

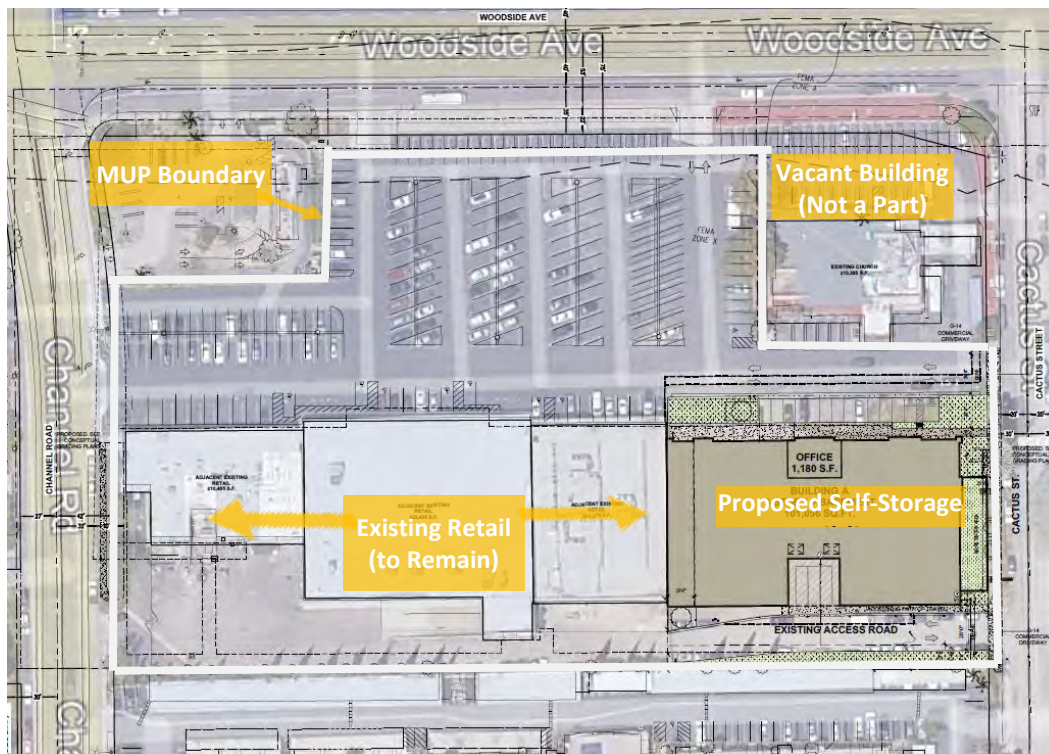


Figure 3: Overall Site Plan



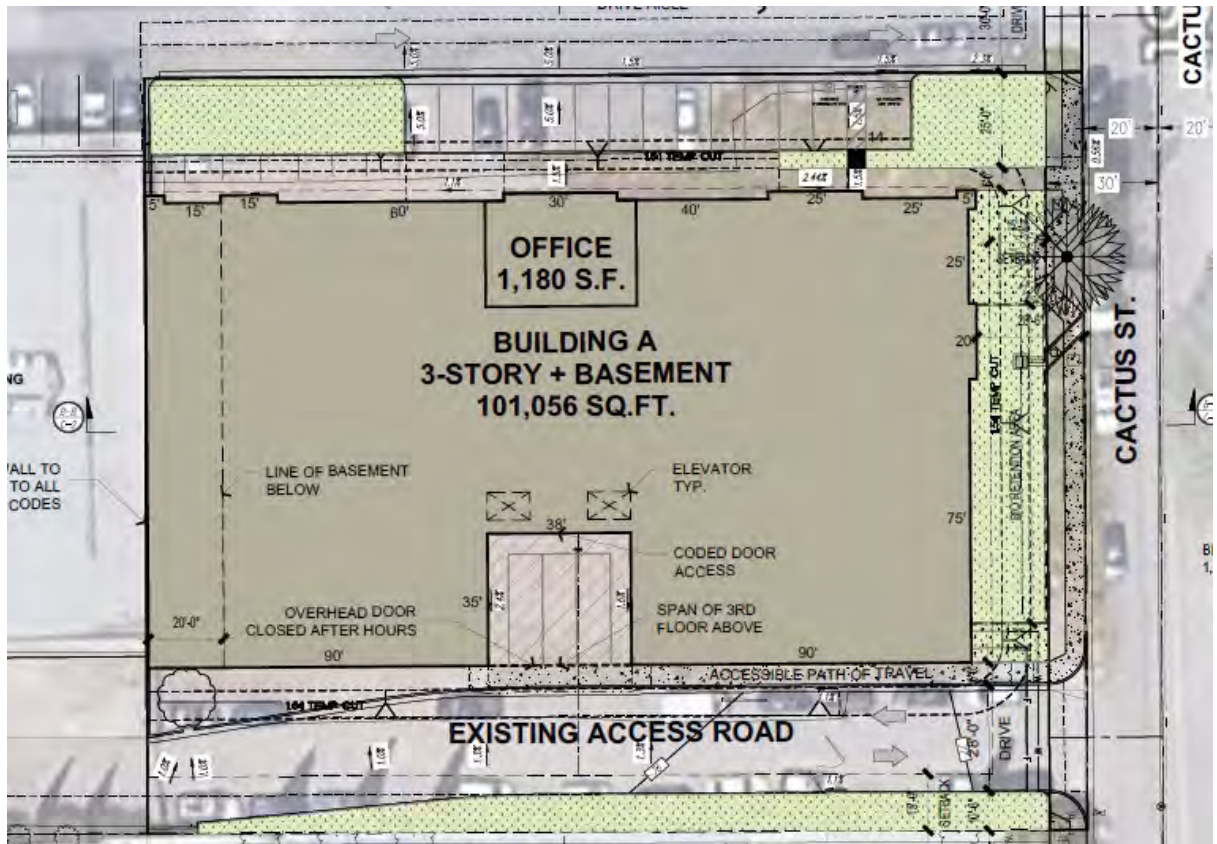


Figure 4: MUP Site Plan



Figure 5: Building Rendering

The Project also includes a condominium map for the 5.62-acre commercial center site which consists of the 4.57-acre parcel and 4 additional parcels (APNs 394-122-9, 10,11, and 13) that are all part of an existing retail center in the community of Lakeside. The map would split the lot into multiple ownerships and allow the self-storage facility to be on its own parcel.

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

## E. 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 and Height Waiver

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 areas.

The proposed self-storage facility includes one below-grade level basement and three stories totaling 102,236 square feet (SF) of floor space. The building footprint is 27,020 SF including a 1,180 SF office. There are also three existing retail buildings in the retail center. The building closest to the new facility is 13,275 SF. The other buildings are 23,435 SF and 10,485SF. Other existing uses on the site are a 10,385 SF vacant building and a parking lot. The self-storage facility has 3 stories and will be 33.6 feet in height. The Lakeside Community Plan Design Guidelines and zoning allow a building height to not exceed 2 stories and 35 feet. The project seeks a waiver through the MUP process to allow for 3 stories however, the overall height is designed to comply with the maximum height allowed by code (35 feet).

As described above, the project site is primarily surrounded by high-density residential and commercial development of comparable bulk and scale. Although the new building is taller than the surrounding buildings, the structures are of similar height with the apartments to the southwest of the subject site (+/-30 feet), the offices to the southeast (+/-30 feet and a newer structure to the north located at 9831 Channel Road (+/-33 feet). The existing Planet Fitness building which shares

the subject site is approximately 25 feet in height. There are several buildings with a similar size to the proposed facility in the area including large apartment buildings, offices, and the Planet Fitness. Renderings of the proposed facility (Figures 5 and 6) show how the new building will blend with the existing center while also presenting architectural materials that are consistent with the Lakeside Design Guidelines and have optimum functionality.

The Project also includes setbacks and buffers from existing surrounding uses. The Project is setback approximately 200 feet from Woodside Avenue. The Project is also separated from the properties to the east by approximately 100 feet with Cactus street, a bio retention basin, sidewalk, and existing and proposed landscaping in between the building and the adjacent uses. A setback of approximately 400 feet is proposed to Channel Road, and an existing structure is located between Channel Road and the proposed project. Finally, the project is setback from the multi-family development located to the south by approximately 45 feet and separated by a driveway, parking area, and additional proposed landscaping.

A Preliminary Landscaping Plan was submitted for the project with landscaping proposed on all visible sides of the storage facility. Landscaping is proposed to help break up the view of the building's appearance. In the front of the building, the applicant will add three elm trees and other trees and shrubs. In the back of the building, the applicant will plant eight trees of various size and some shrubs. Since the building is a commercial building in a retail center, it does not introduce significant additional bulk to the area. There are already three other attached commercial buildings adjacent to the proposed new building. Also, the surrounding areas to the north and east of the project are zoned commercial and have similar types of large buildings. Therefore, the proposed project would be consistent with the scale and bulk of existing uses in the surrounding area.



Figure 6: Photo Simulation 1

In commercial areas, development intensity is determined using Floor Area Ratio (FAR). The FAR is measured by dividing gross floor area on the site by the total net area of the site. The sum of the FAR of the existing buildings plus the proposed building on the 4.57-acre lot is 0.678, which complies with the maximum of 0.70, allowed by the General Plan and C36 zone. The proposed coverage is compatible with surrounding uses (Figures 7 and 8). Most surrounding parcels have an



FAR of at least 0.70. The project is demonstrably harmonious with the scale, bulk, coverage and density of the area as described above.



Figure 7: Photo Simulation 2 (aerial view from Woodside)



Figure 8: Photo Simulation 3 (aerial view from Cactus St)

### Traffic

Due to its inherent nature, self-storage facilities produce lower traffic than other commercial uses. The Project is calculated to generate 204 ADT with 12 AM peak hour trips and 19 PM peak hour trips. Pursuant to the County's adopted Transportation Study Guidelines, the project meets the CEQA VMT screening criteria for projects located in Infill Village Area and will not result in a significant VMT impact. Additionally, the project would serve its local community with self-storage, which would reduce regional VMT by providing convenient storage solutions closer to people's homes than currently exist. The project requires a minimal number of employees to operate the use and their commutes will occur outside of typical commute hours. The site is also well served by existing infrastructure by three surrounding public streets.

### 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. According to the Acoustical Analysis Report that was prepared for the Project, the construction noise levels are not anticipated to exceed 75 dBA Leq (equivalent noise level) at the nearest noise sensitive land use (NSLU). As construction activities associated with the project would comply with noise level limits from the County's Noise Ordinance, temporary increases in noise levels from construction activities would be less than significant at the adjacent residential uses. Therefore, project construction would not exceed noise level limits established in the County's Noise Ordinance, and temporary increases in noise levels during construction would be less than significant. In addition, the maximum increase in traffic noise because of the project would be 0.3 dBA and would not exceed the standard of a 3 dBA increase. **Lastly**, noise from the project HVAC systems would not exceed the County noise Standards established in the General Plan Noise Element.

## 2. 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
<b>Goal S-2 – Emergency Response.</b> 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 Lakeside Fire Protection District has reviewed and approved the proposed project.
<b>Policy S-3.7 – Fire Resistant Construction.</b> 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.

General Plan Policy	Explanation of Project Conformance
<b>Policy LU-6.5 – Sustainable Stormwater Management.</b> 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. A Bio Retention area lies along the eastern side of the building site.
<b>Goal LU-11.1 – Location and Connectivity.</b> Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	The Project is located in the Village Regional Category and is located in an area of Lakeside with high connectivity and is easily accessible by the surrounding residential areas to the south, east and west. Along the northern portion of the site, Woodside Avenue is a main thoroughfare with two eastbound lanes and two westbound lanes.
<b>Policy LU-13.1 – Commitment of Water Supply.</b> Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	Water is supplied by the Lakeside Water District and the proposed storage facility will only require water for the restrooms, maintenance, and landscaping.

### 3. 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
<b>Commercial – Policies and Recommendations:</b> Encourage clean-up, landscaping, beautification, utility undergrounding, and additional parking facilities in existing commercial areas.	The project will enhance the existing commercial center by providing a well-designed low-impact service on an empty corner of an existing commercial center. The project has been designed to enhance the aesthetic of the commercial center and includes landscaping. The project design incorporates muted colors with painted stucco and reclaimed lumber veneer.
<b>Commercial – Policies and Recommendations:</b> Require landscaping of all future commercial structures and parking areas to assure visually attractive commercial developments.	

### 4. 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 ZONING REGULATIONS	CONSISTENT?
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Use Regulation:	C36	Yes, upon approval of a MUP
Animal Regulation:	R	N/A
Density:	-	N/A
Lot Size:	-	Yes
Building Type:	T	Yes
Height:	G	Yes, upon approval of a MUP.
Lot Coverage:	-	N/A
Setback:	O	Yes
Open Space:	-	N/A
Special Area Regulations:	B	Yes, upon approval of a MUP

*Table F-4: Zoning Ordinance Development Regulations Compliance Analysis*

Development Standard	Proposed/Provided	Complies?
Sections 2360 through 2365 define the uses permitted within the General Commercial (C36) Zoning Use Regulation.	The proposed self-storage facility is defined as "Wholesaling, Storage and Distribution:Mini-Warehouses" which is permitted within the General Commercial zone upon approval of a Major Use Permit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP
Section 4600 of the Zoning Ordinance requires the Project to comply with the "G" building height requirements.	The "G" height designator specifies a building height to not exceed 2 stories and 35 feet. The Project seeks a waiver through the MUP process to allow for 3 stories however, the overall height is designed to comply with the maximum height allowed (35 feet).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP

## 5. 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 June 6, 2024 through July 8, 2024, and is on file with PDS under Environmental Log Number PDS2022-ER-21-14-003. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment. Mitigation measures for 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.

No comments from were received during the MND public review period. Details of the mitigation measures can be found in the Environmental Documentation (Attachment C).

## 6. 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 bio retention area for treatment of stormwater.
f. Multiple Species Conservation Program (MSCP)	MSCP findings dated April 24, 2024 have been prepared for the Project demonstrating that the Project conforms with the MSCP Subarea Plan.

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

On June 8, 2022, 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 5-0-0-2 (5 yes, 0 no, 0 abstain and 2 vacant/absent). The Lakeside DRB recommended the applicant return with lighting and landscape plans.

On July 7, 2023, the Lakeside Community Planning Group (CPG) voted to recommend approval of the Project without conditions by a vote of 13-0-0-2 (13 yes, 0 no, 0 abstain, 2 vacant/absent).

On July 13, 2022, the applicant returned to the Lakeside DRB with their landscape and lighting plans and the DRB voted to recommend approval of the Project without conditions 5-0-0-2 (5 Yes, 0 no, 0 abstain, 2 vacant/absent).

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

## G. PUBLIC INPUT

At the time of application submittal on May 10, 2022, and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 500 feet of the project site until at least 20 different property owners were noticed, no comments or phone calls were received.

Notice of today's hearing was sent to approximately 400 property owners, which includes all property owners within 1500 square feet radius of the project site. Notice of the Project was also posted at the site.

**H. 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 PDS2022-MUP-22-006 and TPM-21302, make the findings, and include the requirements and conditions as set forth in the Forms of Decisions (Attachments B and C).

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***Report Prepared By:***

Daniella Hofreiter, Planning Manager  
(619) 629-4431  
[daniella.hofreiter@sdcounty.ca.gov](mailto:daniella.hofreiter@sdcounty.ca.gov)

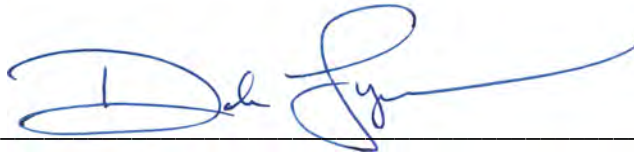
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***Report Approved By:***

Dahvia Lynch, Director  
(858) 694-2962  
[dahvia.lynch@sdcounty.ca.gov](mailto:dahvia.lynch@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_



DAHVIA LYNCH, DIRECTOR

**ATTACHMENTS:**

Attachment A – Planning Documentation  
Attachment B – Form of Decision Approving PDS2022-MUP-22-006  
Attachment C – Form of Decision Approving PDS2022-TPM-21302  
Attachment D – Environmental Documentation  
Attachment E – Environmental Findings  
Attachment F – Public Documentation  
Attachment G – Ownership Disclosure



## Attachment A – Planning Documentation



Woodside Self Storage  
PDS2022-MUP-22-006  
PDS-2022-TPM 21302  
Lakeside Community Plan Area



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Lakeside Community Plan Area

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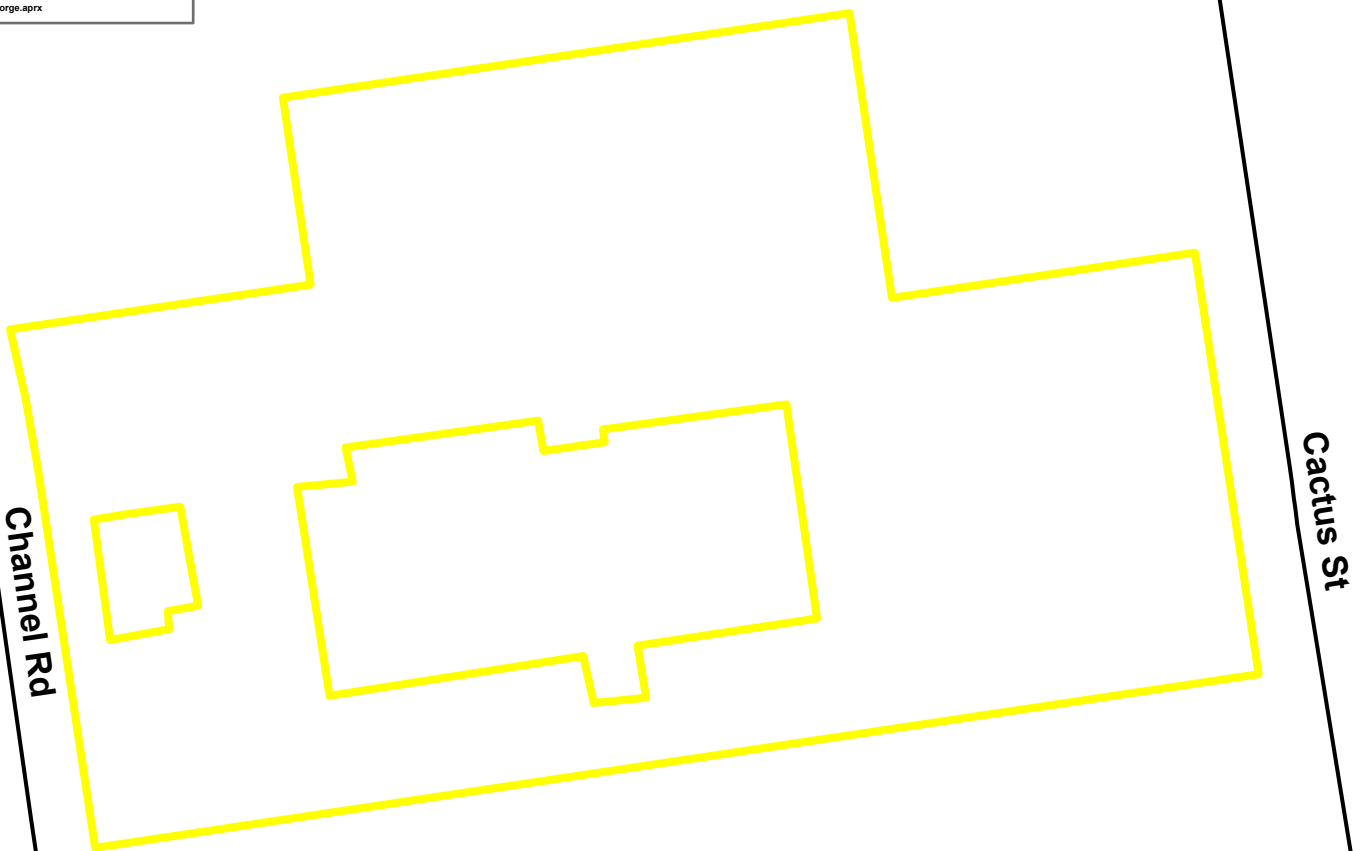
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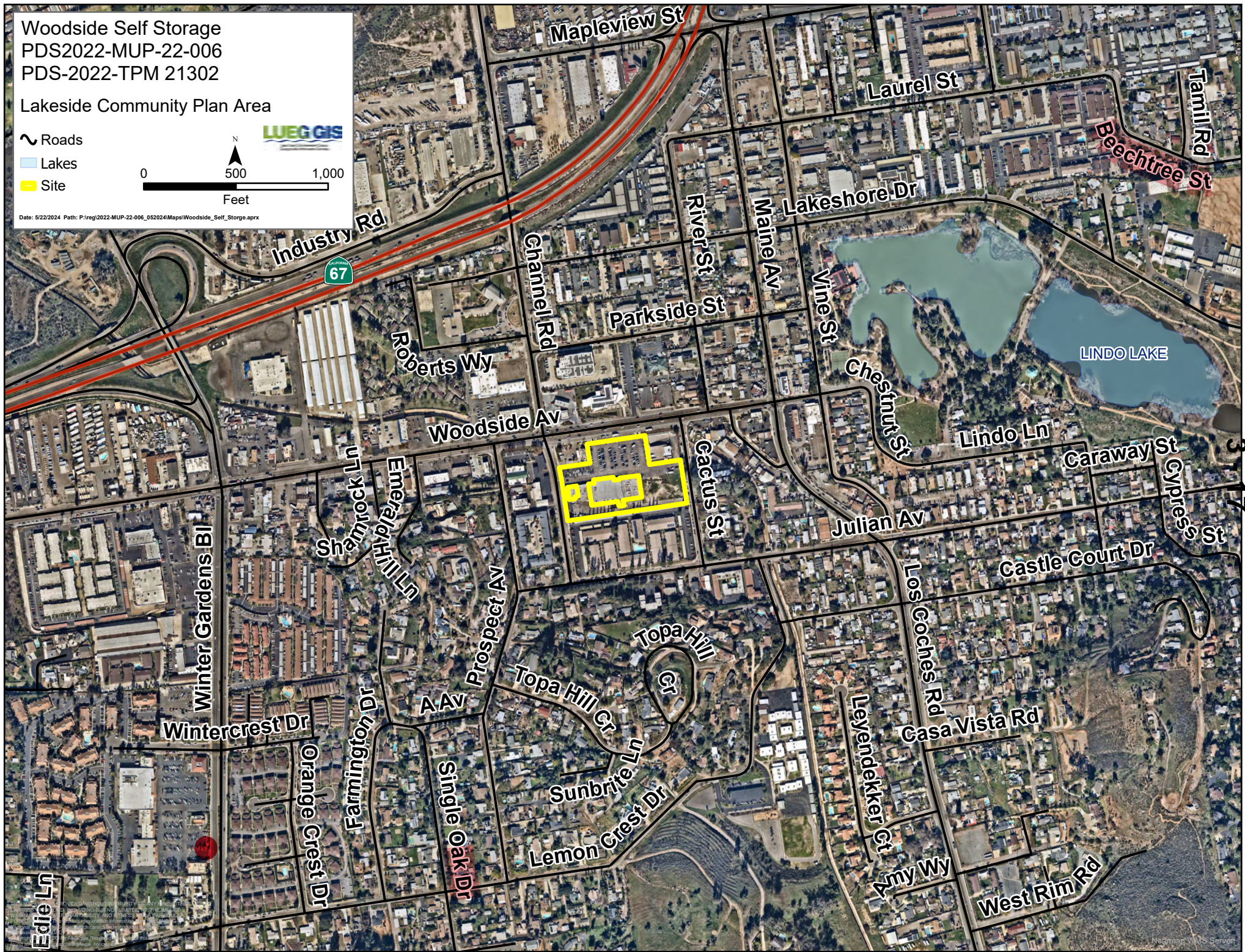
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A detailed street map of the Woodside Self Storage area. The map shows a network of streets including Industry Rd, Woodside Av, Lakeshore Dr, and others. A yellow outline marks the site location on Cactus St. Lindo Lake is shown in light blue. A scale bar and north arrow are in the top left. A legend identifies roads, lakes, and the site. A disclaimer is in the bottom left.

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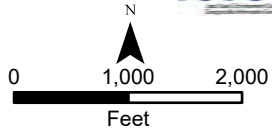
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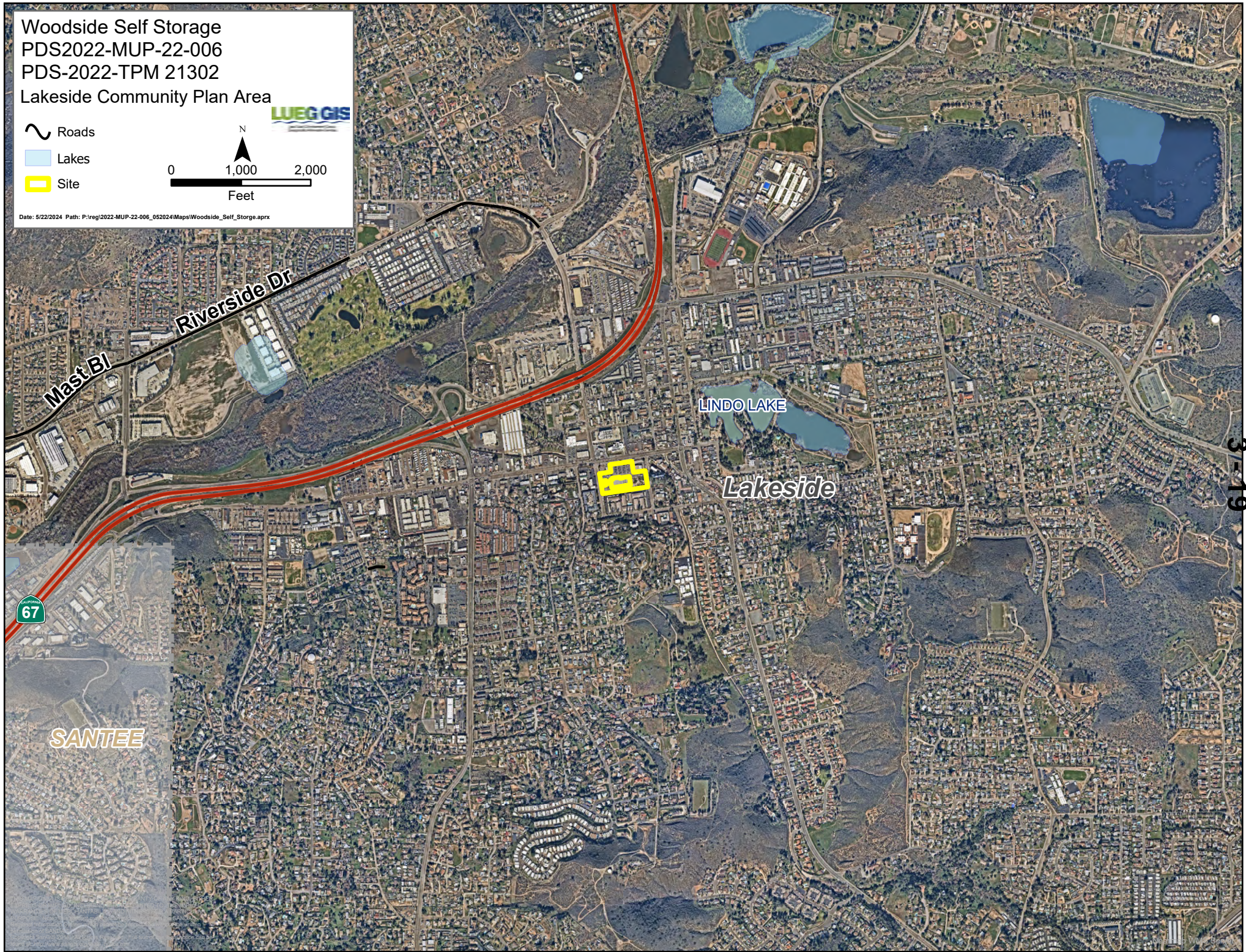
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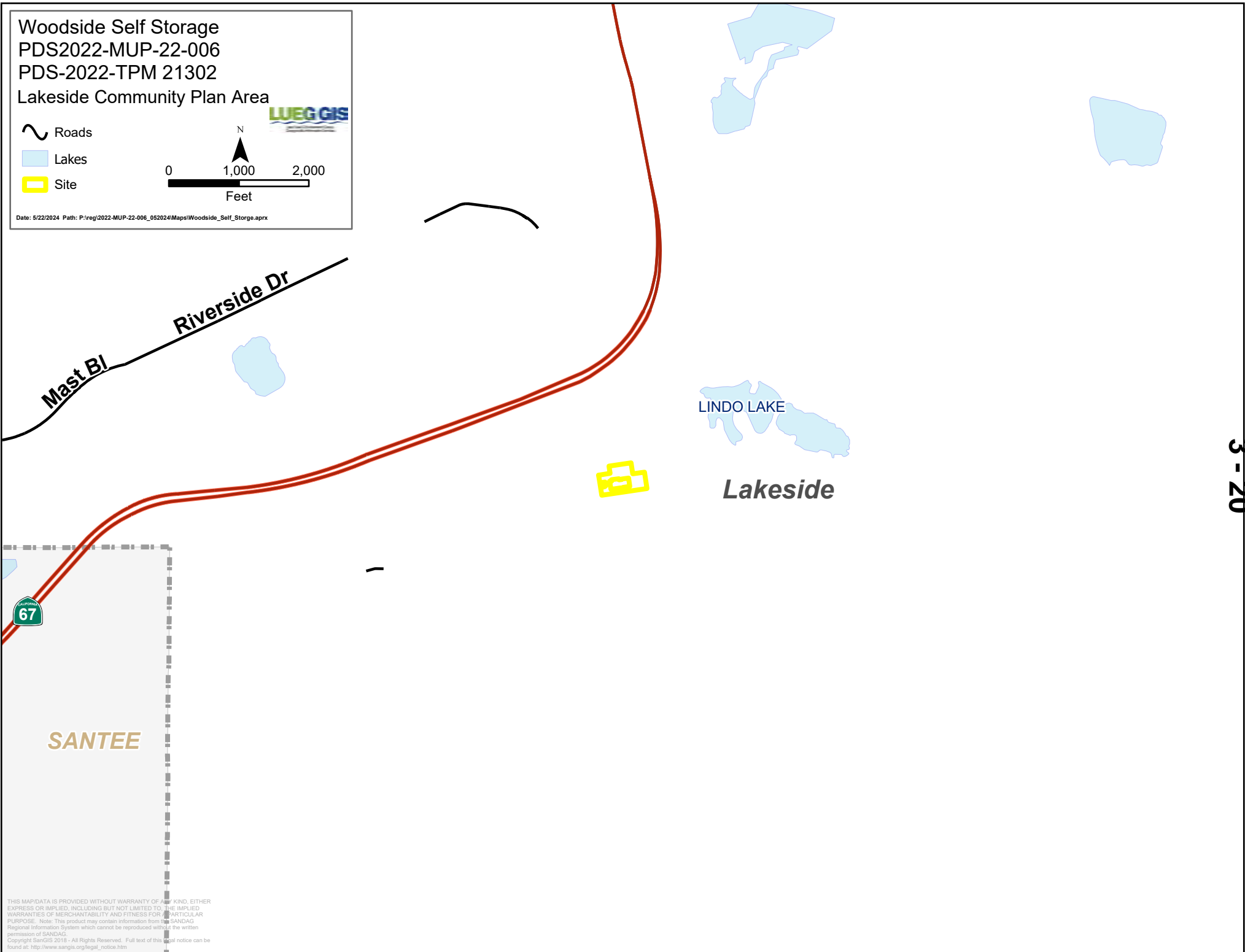


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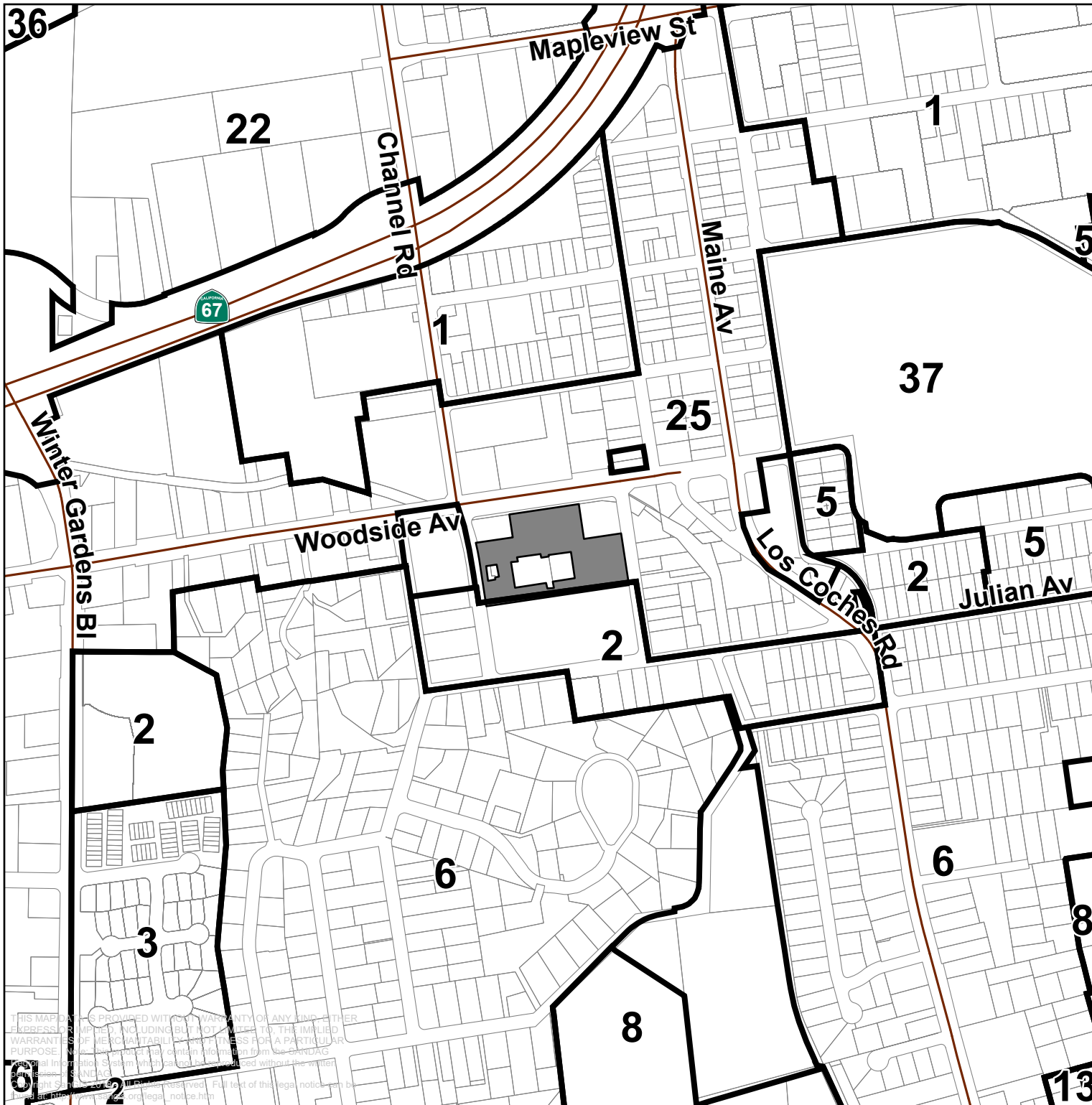
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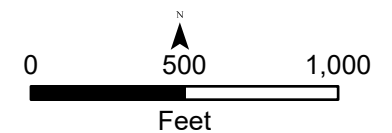
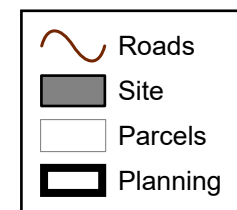


Woodside Self Storage  
PDS2022-MUP-22-006  
PDS-2022-TPM 21302

## General Plan

*Lakeside  
Community Plan Area*

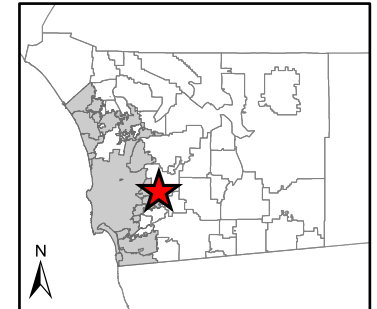
- (1) Village Residential (VR-30)
- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (22) Specific Plan Area
- (25) General Commercial
- (37) Open Space (Conservation)



THIS MAP/DRAWING IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

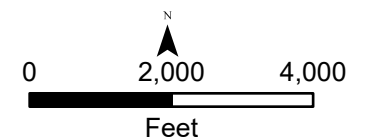
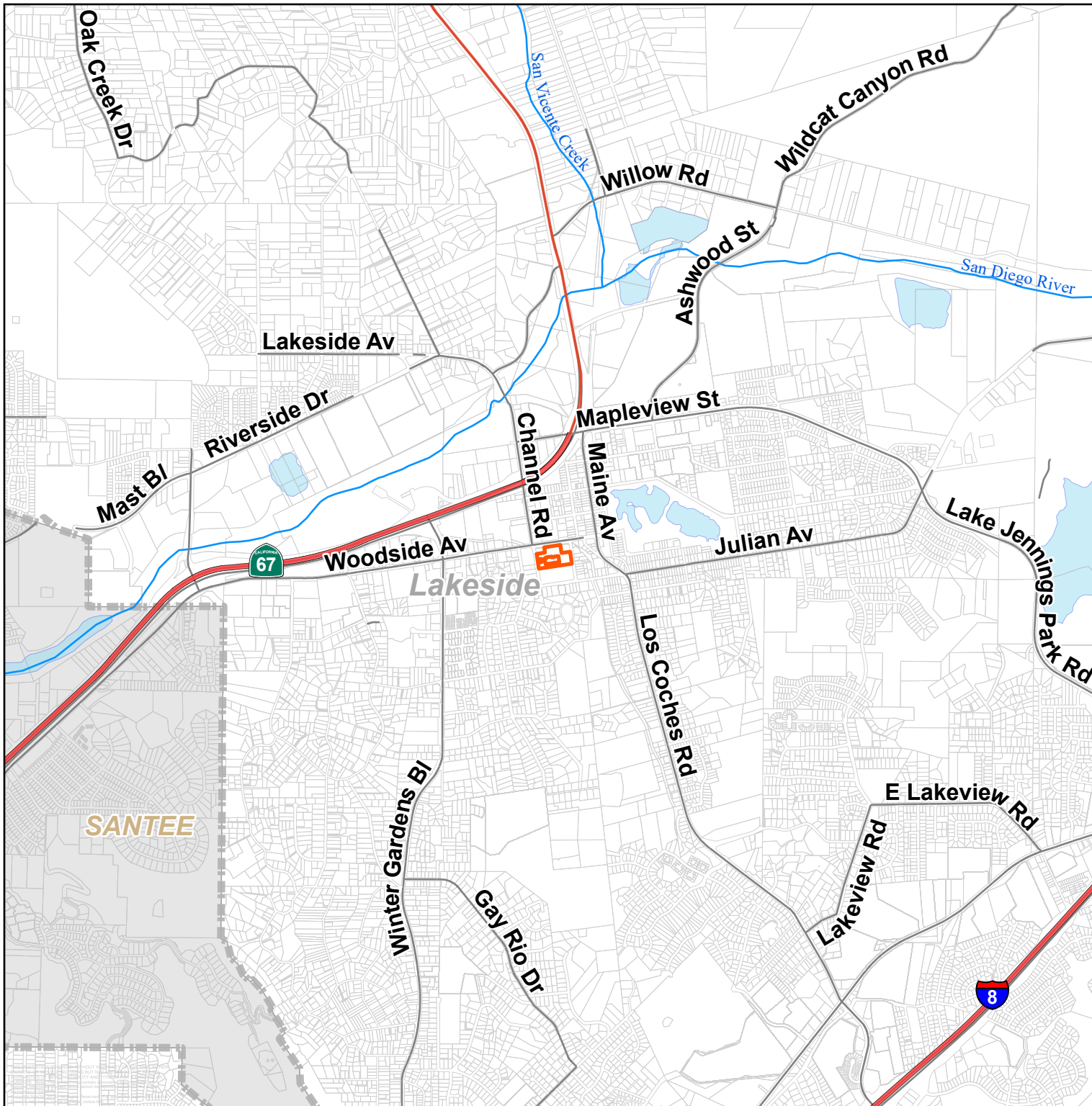
## Vicinity Map

Lakeside  
Community Plan Area



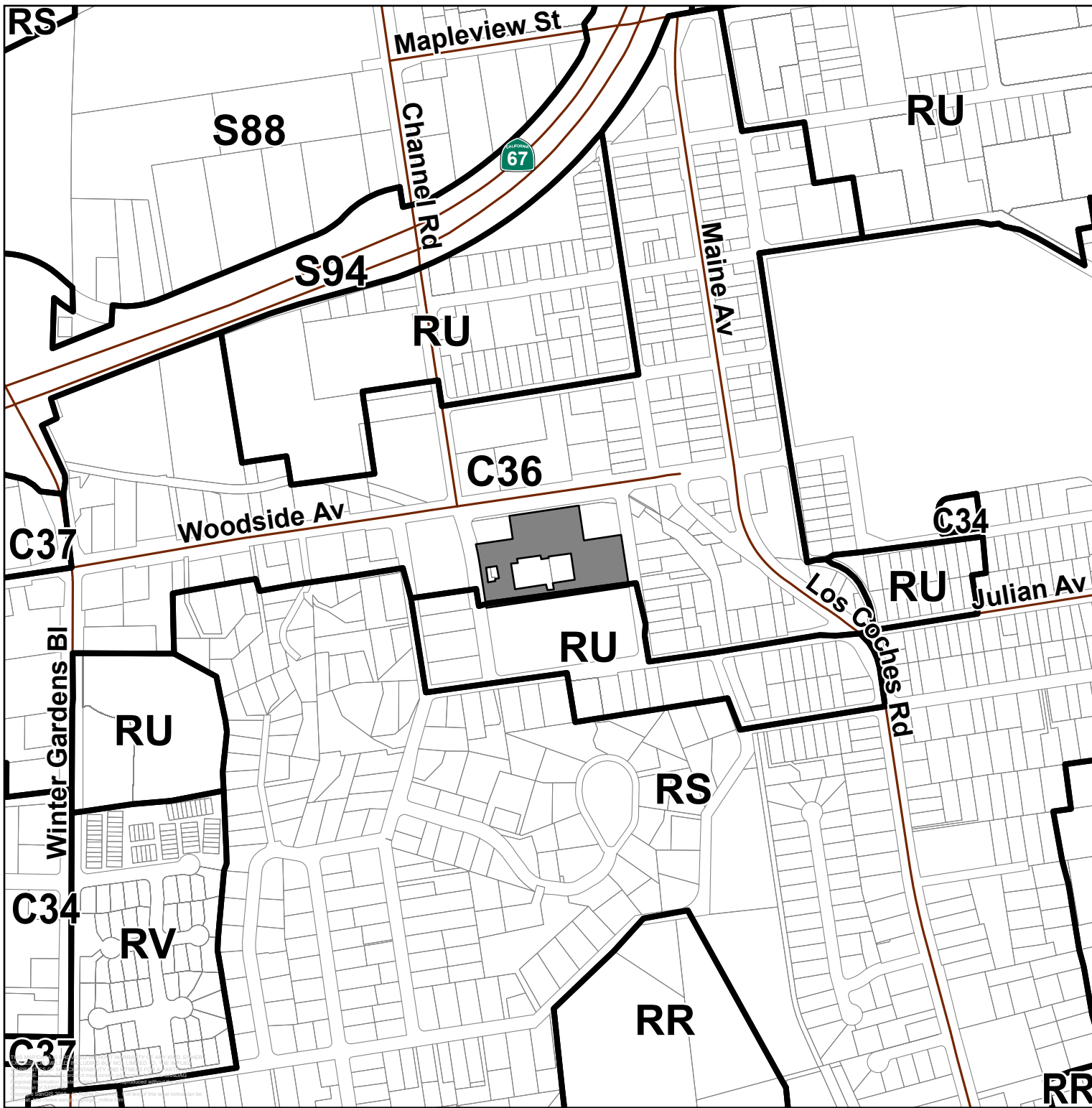
1:3,500,000

3 - 22









Woodside Self Storage  
PDS2022-MUP-22-006  
PDS-2022-TPM 21302

## Zoning

*Lakeside  
Community Plan Area*

C34 - General Commercial/  
Residential

C36 - General Commercial

C37 - Heavy Commercial

RR - Rural Residential

RS - Single Family Residential

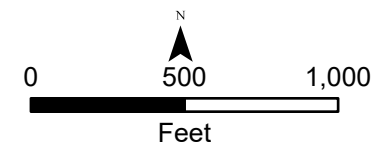
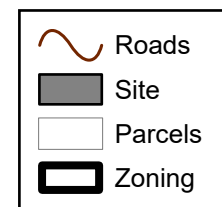
RU - Urban Residential

RV - Variable Family Residential

S88 - Specific Planning Area

S94 - Transportation/Utility Corridor

3 - 24







APPLICANT: ADDRESS + APN:

ATTN: ROBERT GARMO  
21ST CENTURY LAKESIDE HOLDINGS, LLC.  
4360 LA JOLLA VILLAGE DRIVE, SUITE 110  
SAN DIEGO, CA 92122

12407-13 WOODSIDE AVE  
LAKESIDE, CA 92040  
APNs: 394-122-09, 394-122-10,  
394-122-11, 394-122-13,  
394-122-16

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY PRECISION UAV. AS PHOTOGRAPHED ON NOVEMBER 22, 2022. HORIZONTAL AND VERTICAL GROUND CONTROL WERE ESTABLISHED BY OMEGA LAND SURVEYING, INC. ON NOVEMBER 18, 2022 WITH SUPPLEMENTAL DATA COLLECTED ON NOVEMBER 30, 2022.

BASIS OF BEARINGS: TITLE INFORMATION:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF WOODSIDE AVE AS SHOWN ON ROS 23996, SAID BEARING BEING "N 81°08'42" E"

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY CALIFORNIA TITLE COMPANY AS ORDER NO. 400-2307842-37, DATED: JANUARY 24, 2022.

VERTICAL BENCHMARK:

DESCRIPTION: SAN DIEGO COUNTY REAL TIME NETWORK (SDCRTN) CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "P473", (NSRS2007) 2011.00 EPOCH.  
ELEVATION: 732.17' (NAVD88)

SITE SUMMARY:

TOTAL NUMBER OF LOTS: 1  
GROSS AREA OF SITE: 244,719 sf (5.62 ac)  
NET AREA OF SITE: 212,787 sf (4.88 ac)  
OFF-STREET COMMON AREA PARKING: 15 REGULAR (2 ADA ACCESSIBLE)  
OPEN SPACE REQUIRED: N/A  
COMMON LOT OPEN SPACE PROVIDED: N/A  
AREA COVERED BY STRUCTURES: 72,447 SF  
TAX RATE AREAS: 082186  
COMMUNITY PLAN: LAKESIDE COMMUNITY PLANNING GROUP  
REGIONAL CATEGORY: SEMI-RURAL  
GENERAL PLAN DESIGNATION: SEMI-RURAL RESIDENTIAL  
ZONING: SPLIT ZONE: C36 / RU  
SETBACKS: FRONTYARD - N/A  
SIDEYARD - 15 FT  
REAR - 15 FT  
PROPOSED USE: GENERAL COMMERCIAL  
STATUS OF LEGAL ACCESS: WOODSIDE AVE & CHANNEL ROAD  
FLOOD HAZARDS: NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD  
ZONE PER FLOOD INSURANCE RATE MAP 06073C16156G  
RAILROADS: NO EXISTING RAILROADS ON SITE  
STRUCTURES: EXISTING STRUCTURES ON SITE TO REMAIN  
COMMON AREA: SHALL BE MAINTAINED BY THE OWNERS  
ASSOCIATION, BY EASEMENT, OR AGREEMENT.

SERVICE PROVIDERS:

SEWER DISTRICT: SAN DIEGO COUNTY SANITATION DISTRICT  
WATER DISTRICT: LAKESIDE WATER DISTRICT  
FIRE DEPT: LAKESIDE FIRE PROTECTION DISTRICT  
GAS/ELECTRIC PROVIDER: S D G & E  
TELEPHONE PROVIDER: EACH TENANT HAS THEIR OWN  
CABLE PROVIDER: EACH TENANT HAS THEIR OWN  
SCHOOL DISTRICT: LAKESIDE UNION SCHOOL DISTRICT  
STREET LIGHT: COUNTY OF SAN DIEGO (STREET ONLY)

LEGAL DESCRIPTION:

PARCEL 1:  
THAT PORTION OF LOT 150 AND THAT PORTION OF THE EAST HALF OF BENEDICT AVENUE, NOW VACANT AND CLOSED TO PUBLIC USE, IN EL CAJON VALLEY COMPANY'S LAND, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 289, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 150; THENCE ALONG THE SOUTHERLY LINE 11'-THEREOF SOUTH 81°07'00" WEST, 250.00 FEET; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID LOT, NORTH 09°06'15" WEST, 125.00 FEET; THENCE SOUTH 81°07'00" WEST 240.00 FEET; THENCE SOUTH 09°06'15" EAST, 125.00 FEET TO SAID SOUTHERLY LOT-LINE; THENCE ALONG SAID SOUTHERLY LINE AND THE WESTERLY PROLONGATION THEREOF, SOUTH 81°07'00" WEST, 242.95 FEET TO THE CENTER LINE OF SAID BENEDICT AVENUE; THENCE ALONG SAID CENTER LINE NORTH 80°57'50" WEST 756.60 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 150; THENCE ALONG SAID WESTERLY PROLONGATION AND SAID NORTHERLY LINE NORTH 81° 07' 00" EAST, 731.10 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 09° 06'15" EAST, 756.69 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF CHANNEL ROAD, DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED SEPTEMBER 30, 1966 AS INSTRUMENT NO. 158808, OF OFFICIAL RECORDS, WITH A LINE WHICH IS PARALLEL AND 140 FEET SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF LOT 150; THENCE EASTERLY ALONG SAID PARALLEL LINE 165.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE, 177.00 FEET; THENCE WESTERLY PARALLEL TO SAID PARALLEL LINE 158.18 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO SOUTHEAST WHOSE RADIUS IS 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 34.47 FEET TO A POINT OF TANGENCY ( WITH THE EASTERLY LINE OF CHANNEL ROAD; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF CHANNEL ROAD; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF CHANNEL ROAD 44.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, WHOSE RADIUS IS 842.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 50.32 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE EASTERLY 180.00 FEET TO THE NORTHERLY 195.00 FEET OF SAID LOT 150.  
AND ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 150; THENCE ALONG EASTERLY LINE OF SOUTH 08°37'22" EAST, 430.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 430.00 FEET OF SAID LOT AND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE, AND THE WESTERLY PROLONGATION OF SAID SOUTHERLY LINE, SOUTH 81°31'38" WEST; 731.10 FEET TO THE CENTER LINE OF SAID BENEDICT AVENUE;  
PARCEL 2:  
NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND PARKING AS PROVIDED IN THAT CERTAIN GRANTS OF EASEMENTS AND PARKING AGREEMENT RECORDED JUNE 11, 1971 AS INSTRUMENT NO. 122850 OF OFFICIAL RECORDS.

RETAINING WALL STATEMENT:

THIS PROJECT DOES NOT PROPOSE ANY NEW RETAINING WALLS.

STORM DRAIN STATEMENT

THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO EXISTING DRAINAGE PATTERNS.

PARK LAND DEDICATION STATEMENT

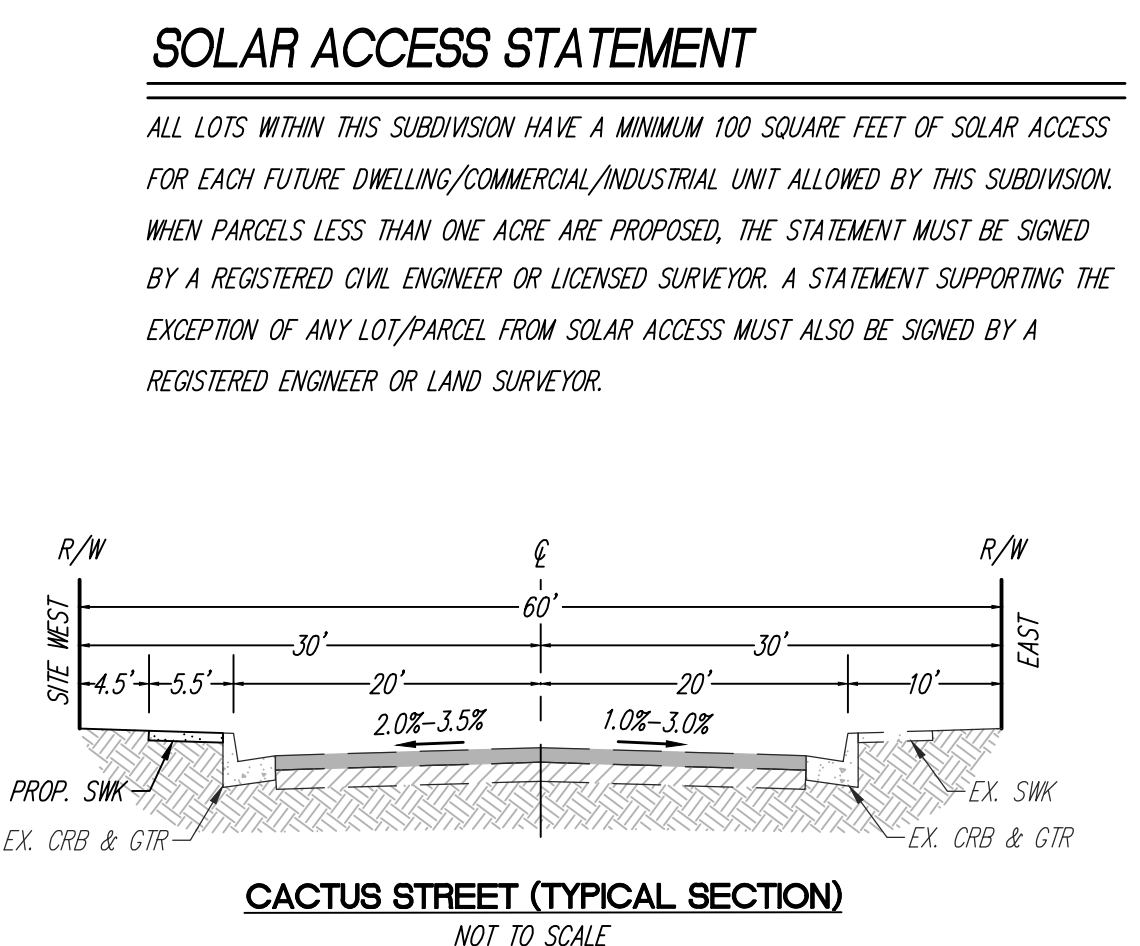
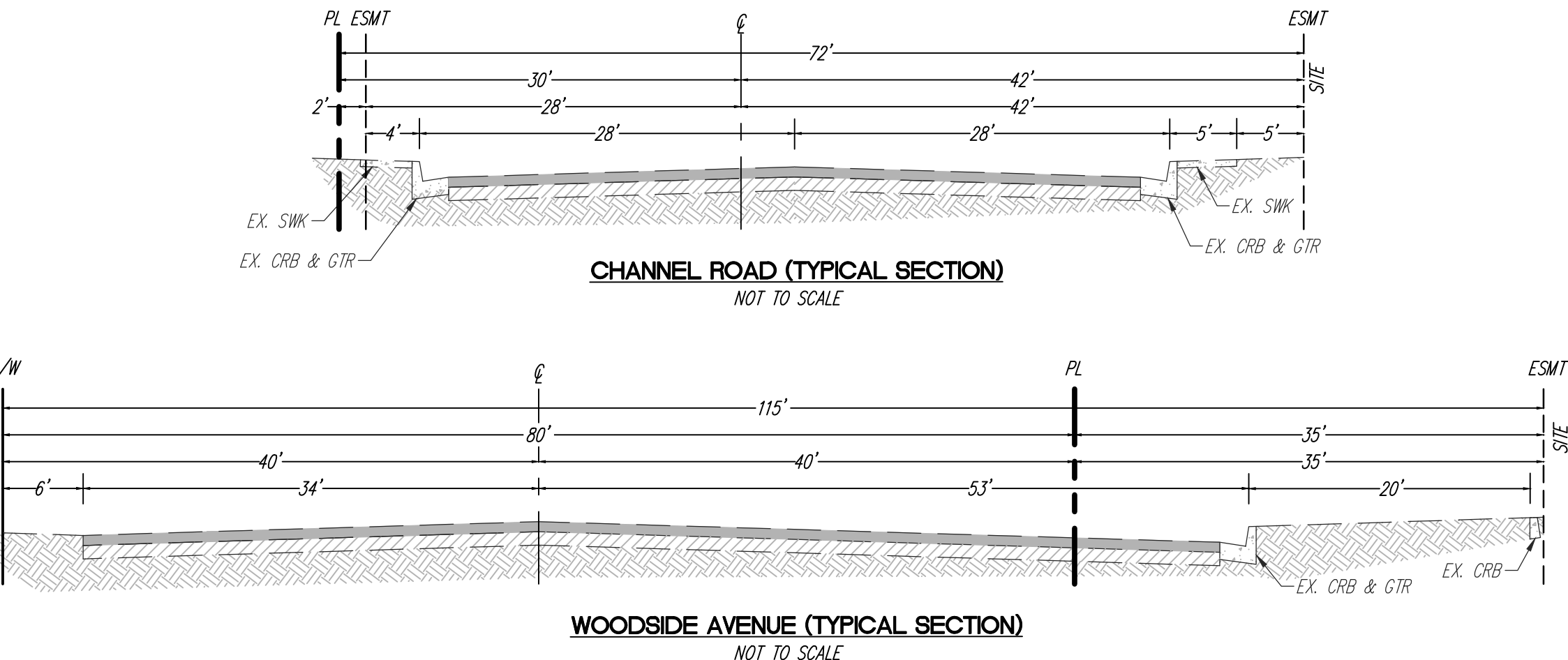
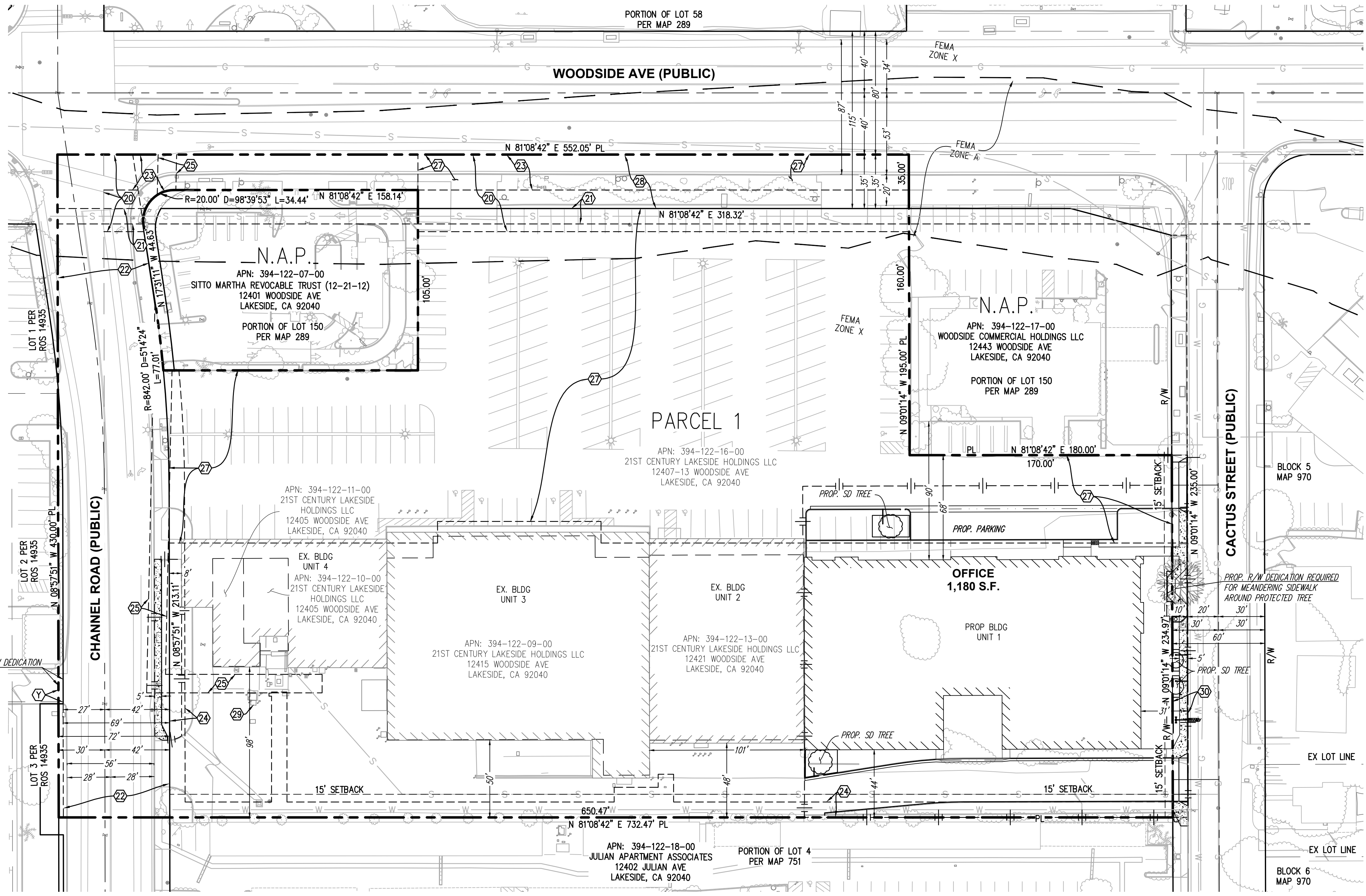
SUBDIVIDER SHALL PROVIDE PAYMENT OF PARK IN-LIEU FEES PER SEC. 819.103 (B) OF THE PARK LAND DEDICATION ORDINANCE

HILLSIDE STATEMENT:

THIS PROJECT IS NOT SUBJECT TO BOARD OF SUPERVISORS POLICY 1-73

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.



SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION. WHEN PARCELS LESS THAN ONE ACRE ARE PROPOSED, THE STATEMENT MUST BE SIGNED BY A REGISTERED CIVIL ENGINEER OR LICENSED SURVEYOR. A STATEMENT SUPPORTING THE EXCEPTION OF ANY LOT/PARCEL FROM SOLAR ACCESS MUST ALSO BE SIGNED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

CONDOMINIUM NOTE:

THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1351 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF COMMERCIAL CONDOMINIUMS UNITS IS 4.

LAND DIVISION STATEMENT OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS OUR CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS, EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.  
Saad Attisha 3/13/2024  
SAAD ATTISHA, MANAGING MEMBER  
21ST CENTURY LAKESIDE HOLDINGS, LLC.  
4360 LA JOLLA VILLAGE DRIVE, SUITE 110  
SAN DIEGO, CA 92122

EXISTING LEGEND:

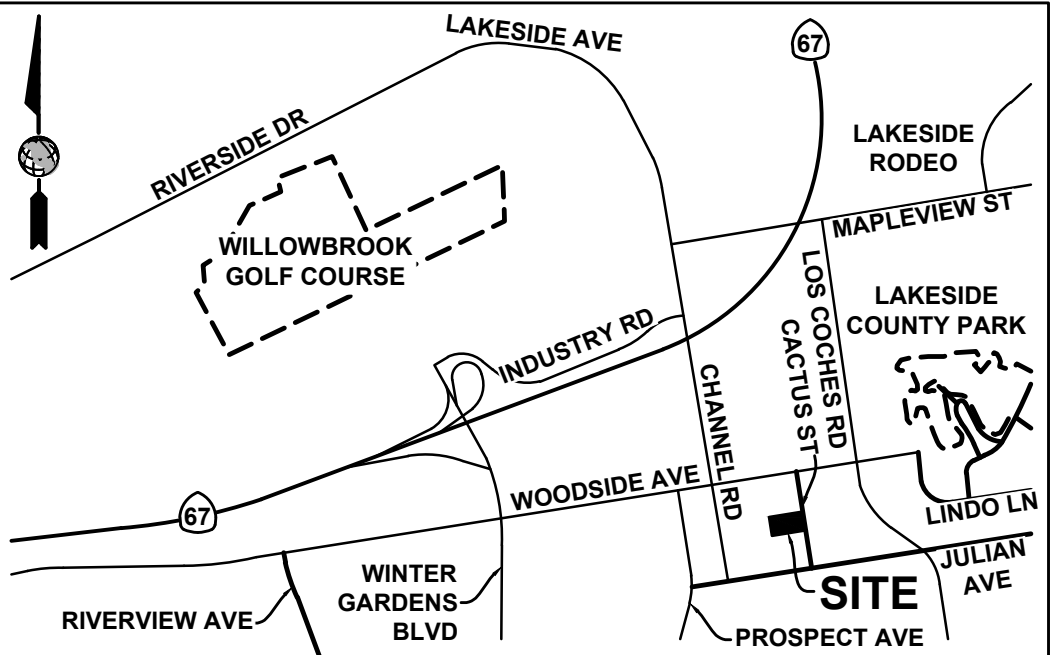
ITEM	SYMBOL
CENTERLINE .....	---
RIGHT-OF-WAY .....	---
EX. PROPERTY LINE .....	---
EX. LOT LINE .....	---
EX. CONTOUR .....	---
EX. SPOT ELEVATION .....	---
EX. ELECTRICAL OR COMMUNICATIONS MANHOLE .....	---
EX. SANITARY SEWER & MANHOLE .....	---
EX. WATER .....	---
EX. FIRE HYDRANT ASSEMBLY .....	---
EX. CURB & GUTTER .....	---
EX. TREE .....	---
EX. POWER POLE .....	---
EX. AC BERM .....	---

PROPOSED LEGEND:

ITEM	SYMBOL
PROPOSED CURB (PVT) .....	---
PROPOSED CURB & GUTTER (PVT) .....	---
PROPOSED ROLLED CURB & GUTTER (PVT) .....	---
PROPOSED DRIVEWAY (PUBLIC) .....	---
PROPOSED ALLEY APRON (PUB) .....	---
PROPOSED BUILDING FOOTPRINT .....	---
PROPOSED SD BMP TREE .....	---

EASEMENTS:

- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF LAKESIDE IRRIGATION DISTRICT RECORDED 4/6/1949 IN BOOK 3163 PAGE 412, OF OFFICIAL RECORDS.
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF LAKESIDE SANITATION DISTRICT PER 1/16/1959 IN BOOK 7450 PAGE 39, OF OFFICIAL RECORDS.
- EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SAN DIEGO RECORDED 9/30/1966 AS INSTRUMENT NO. 1966-158808, OF OFFICIAL RECORDS.
- EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SAN DIEGO RECORDED 11/6/1967 AS INSTRUMENT NO. 1967-173544, OF OFFICIAL RECORDS.
- EASEMENT AGREEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF LAKESIDE IRRIGATION DISTRICT RECORDED 6/6/1968, AS INSTRUMENT NO. 1968-95017, OFFICIAL RECORDS
- EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN FAVOR OF SDGE RECORDED 4/1/1969 AS INSTRUMENT NO. 1969-56087, OF OFFICIAL RECORDS.
- EASEMENT AND PARKING AREA AGREEMENT RECORDED 7/11/1971, AS INSTRUMENT NO. 1971-122650, OFFICIAL RECORDS
- EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT RECORDED 9/19/1985, AS INSTRUMENT NO. 1985-346720, OFFICIAL RECORDS
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SDGE RECORDED 8/14/1992 AS INSTRUMENT NO. 1992-514072, OF OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT IS NOT SPECIFICALLY STATED IN THE DOCUMENTS BUT INCLUDES 3' ON EVERY SIDE OF THE EXISTING FACILITIES. THE APPROXIMATE LOCATION OF THE REFERENCED TRANSFORMER IS SHOWN HEREON.
- DEDICATION PER RECORD OF SURVEY MAP NO. 23996 RECORDED IN BOOK 487, PAGE 9 DECEMBER 17, 1910 OF OFFICIAL RECORDS
- A 3'-WIDE PORTION OF BENEDICT AVENUE, NOW VACATED AND CLOSED TO PUBLIC USE, DOES NOT APPEAR TO BE COVERED BY AN EASEMENT FOR CHANNEL ROAD.



VICINITY MAP:

NO SCALE

SHEET 1 OF 1 SHEETS

ENGINEER OF WORK:

SEAN M. SAVAGE  
R.C.E. 75677

OMEGA  
ENGINEERING CONSULTANTS  
4340 VIEWBRIDGE AVE, SUITE B  
SAN DIEGO, CA 92123  
PH: (858) 634-8620 FAX: (858)-634-8627

12/21/23  
DATE



EASEMENTS:

29 EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF LAKESIDE IRRIGATION DISTRICT RECORDED 4/6/1949 IN BOOK 3163 PAGE 412, OF OFFICIAL RECORDS.

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50 A 10'-WIDE PORTION OF CACTUS STREET, DOES NOT APPEAR TO BE COVERED BY AN EASEMENT, HOWEVER, CURRENT ASSESSOR PARCEL MAPS SHOW THE RIGHT-OF-WAY TO INCLUDE THIS PORTION.

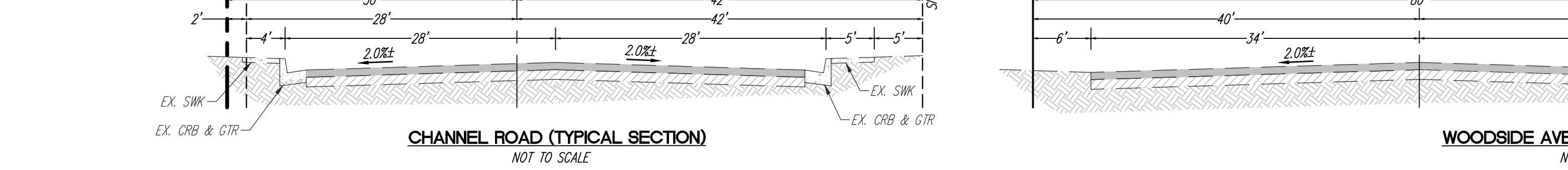
Y A 2'-WIDE PORTION OF BENEDICT AVENUE, NOW VACATED AND CLOSED TO PUBLIC USE, DOES NOT APPEAR TO BE COVERED BY AN EASEMENT FOR CHANNEL ROAD.

ABBREVIATIONS:			
AC	ASPHALT CONCRETE	LSCAPE	LANDSCAPE
ARCH	ARCHITECTURAL	MH	MANHOLE
B	BOLLARD	N	NORTH
BFP	BACK FLOW PREVENTER	P	PAVEMENT
BLDG	BUILDING	PV	POST INDICATOR VALVE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
C.B.	CATCH BASIN	POC	POINT OF CONNECTION
CONC	CONCRETE	PP	POWER POLE
CRB	CURB	PROP	PROPOSED
E	EAST	PVT.	PRIVATE
ELEC	ELECTRICAL UTILITIES	RM	RIGHT-OF-WAY
E-OH	ELECTRICAL OVERHEAD	R/W	RIGHT-OF-WAY
EX	EXISTING	S	SOUTH
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN UTILITIES
FF	FINISH FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SMH	SEWER MANHOLE
FH	FIRE HYDRANT	SWR	SEWER
FL	FLOW LINE	SWK	SIDEWALK
FS	FIRE SERVICE	TC	TOP OF CURB
G	GAS FACILITIES	TW	TOP OF WALL
GTR	GUTTER	W	WEST
IE	INVERT ELEVATION	WM	WATER METER BOX
IRR	IRRIGATION	WTR	WATER
LP	LIGHT POLE	WV	WATER VALVE

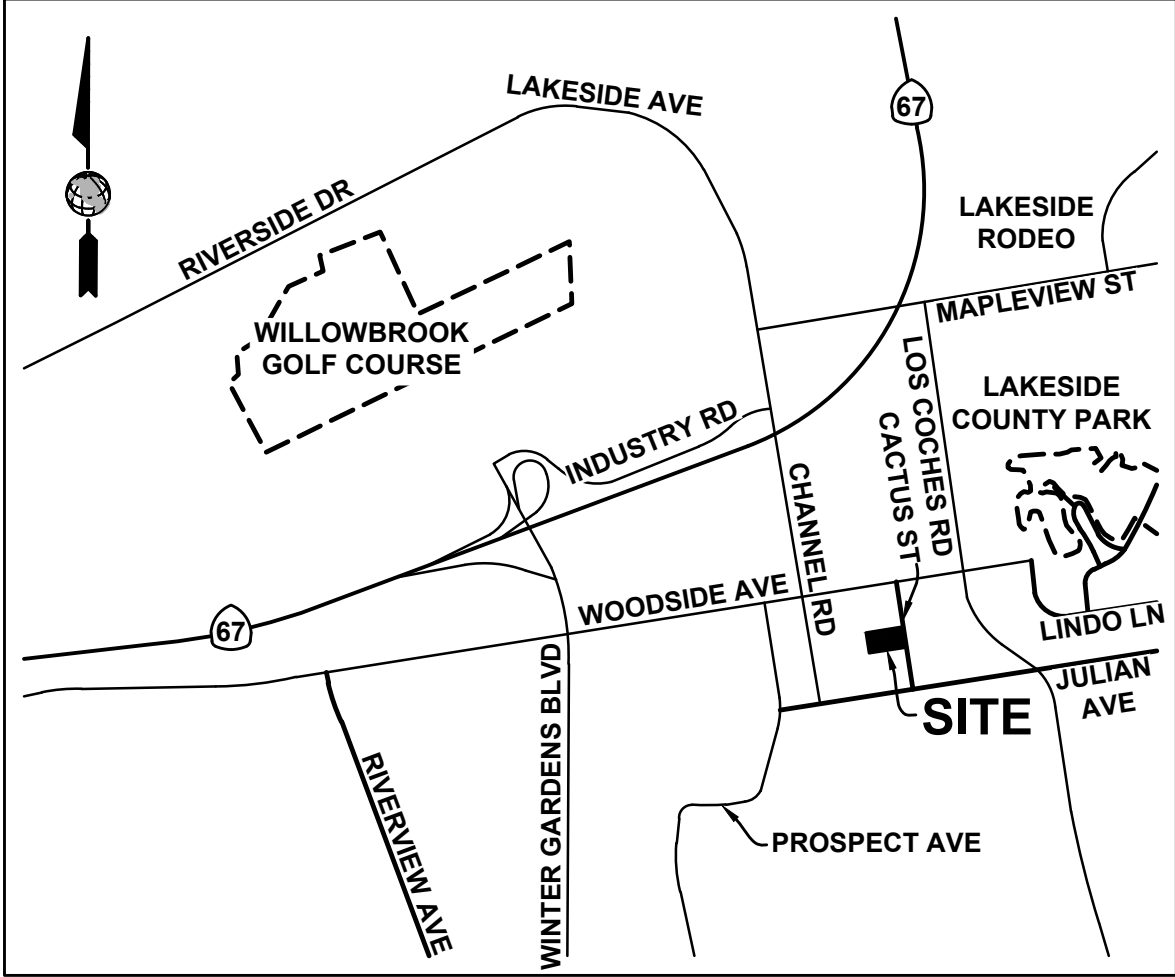
GRADING QUANTITIES:			
GRADED AREA.....	1.11 [ACRES]		
MAX FILL.....	4.28 [FT]		
MAX CUT.....	10.45 [FT]		
FILL QUANTITIES.....	486 [CY]		
CUT QUANTITIES.....	8,131 [CY]		
UNDERCUT QUANTITIES.....	826 [CY]		
EXPORT CONDITION.....	8,471 [CY]		

TITLE INFORMATION:			
TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY CALIFORNIA TITLE COMPANY AS ORDER NO. 400-2307842-37, DATED: JANUARY 24, 2022.			
VERTICAL BENCHMARK:			
DESCRIPTION: SAN DIEGO COUNTY REAL TIME NETWORK (SDCRTN) CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "7473", (NSRS2007) 2011.00 EPOCH.			
ELEVATION:	732.17' (NAVD88)		

LEGAL DESCRIPTION:			
PARCEL 1:			
THAT PORTION OF LOT 150 AND THAT PORTION OF THE EAST HALF OF BENEDICT AVENUE, NOW VACANT AND CLOSED TO PUBLIC USE, IN EL CAJON VALLEY COMPANY'S LAND, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 289, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 150; THENCE ALONG THE SOUTHERLY LINE 11--THEREOF SOUTH 81°07'00" WEST, 250.00 FEET; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID LOT, NORTH 09°06'15" WEST, 125.00 FEET; THENCE SOUTH 81°07'00" WEST 240.00 FEET; THENCE SOUTH 09°06'15" EAST, 125.00 FEET TO SAID SOUTHERLY LOT-LINE; THENCE ALONG SAID SOUTHERLY LINE AND THE WESTERLY PROLONGATION THEREOF, SOUTH 81°07'00" WEST, 242.95 FEET TO THE CENTER LINE OF SAID BENEDICT AVENUE; THENCE ALONG SAID CENTER LINE NORTH 80°57'50" WEST 756.60 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 150; THENCE ALONG SAID WESTERLY PROLONGATION AND SAID NORTHERLY LINE NORTH 81° 07' 00" EAST, 731.10 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 09° 06'15" EAST, 756.69 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:			
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF CHANNEL ROAD, DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED SEPTEMBER 30, 1969 AS INSTRUMENT NO. 158808, OF OFFICIAL RECORDS, WITH A LINE WHICH IS PARALLEL AND 140 FEET SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF LOT 150; THENCE EASTERLY ALONG SAID PARALLEL LINE 165.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE, 177.00 FEET; THENCE WESTERLY PARALLEL TO SAID PARALLEL LINE 158.18 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO SOUTHEAST WHOSE RADIUS IS 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 34.47 FEET TO A POINT OF TANGENCY ( WITH THE EASTERLY LINE OF CHANNEL ROAD; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF CHANNEL ROAD; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF CHANNEL ROAD 44.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, WHOSE RADIUS IS 842.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 50.32 FEET TO THE POINT OF BEGINNING.			
ALSO EXCEPTING THEREFROM THE EASTERLY 180.00 FEET TO THE NORTHERLY 195.00 FEET OF SAID LOT 150. AND ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 150; THENCE ALONG EASTERLY LINE OF SOUTH 08°37'22" EAST, 430.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 430.00 FEET OF SAID LOT AND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE, AND THE WESTERLY PROLONGATION OF SAID SOUTHERLY LINE, SOUTH 81°31'38" WEST; 731.10 FEET TO THE CENTER LINE OF SAID BENEDICT AVENUE,			
PARCEL 2:			
NOW-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND PARKING AS PROVIDED IN THAT CERTAIN GRANTS OF EASEMENTS AND PARKING AGREEMENT RECORDED JUNE 11, 1971 AS INSTRUMENT NO. 122650 OF OFFICIAL RECORDS.			



21ST CENTURY LAKESIDE HOLDINGS, LLC  
WOODSIDE SELF STORAGE  
SAN DIEGO COUNTY, CA



VICINITY MAP:

NO SCALE

OWNER: 21ST CENTURY LAKESIDE HOLDINGS, LLC.

SITE ADDRESS: 12407-13 WOODSIDE AVE  
LAKESIDE, CA 92040

ASSESSOR'S PARCEL NUMBER:

394-122-09, 394-122-10, 394-122-11, 394-122-13, 394-122-16

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY PRECISION UAV, AS PHOTOGRAPHED ON NOVEMBER 22, 2022. HORIZONTAL AND VERTICAL GROUND CONTROL WERE ESTABLISHED BY OMEGA LAND SURVEYING, INC. ON NOVEMBER 18, 2022 WITH SUPPLEMENTAL DATA COLLECTED ON NOVEMBER 30, 2022.

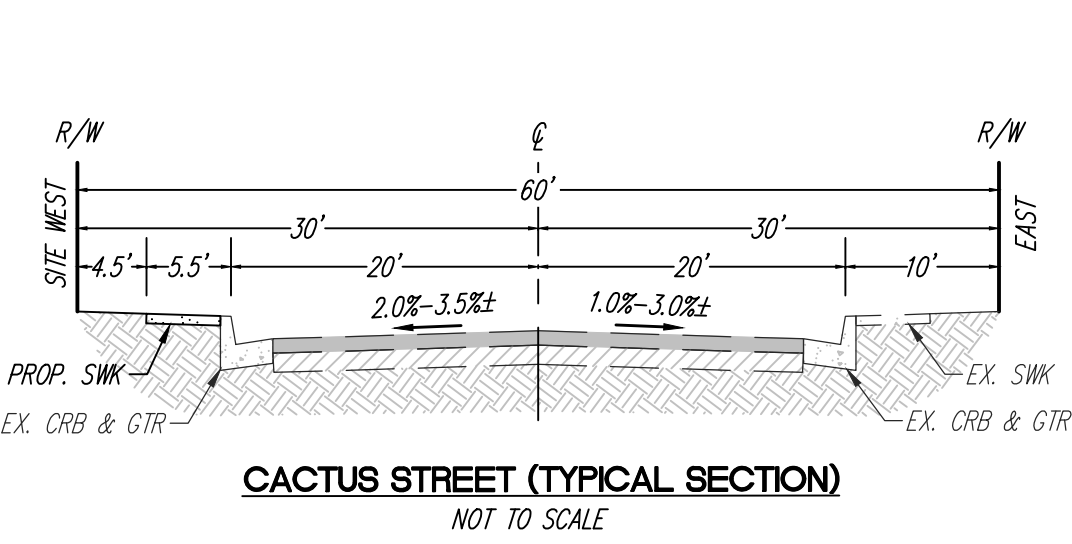
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF WOODSIDE AVE AS SHOWN ON ROS 23996, SAID BEARING BEING "N 81°08'42" E"

SHEET INDEX:	
NO.	DESCRIPTION
C1.....	TITLE SHEET
C2.....	CONCEPTUAL GRADING PLAN
C3.....	DMA MAP
C4.....	BMP DETAILS
C5.....	CONSTRAINTS MAP

EXISTING LEGEND:	
ITEM	SYMBOL
CENTERLINE.....	---
RIGHT-OF-WAY.....	---
EX. PROPERTY LINE.....	---
EX. CONTOUR.....	---
EX. SPOT ELEVATION.....	•965.8'
EX. ELECTRICAL OR COMMUNICATIONS MANHOLE.....	E S
EX. SANITARY SEWER & MANHOLE.....	S S
EX. WATER.....	W W
EX. FIRE HYDRANT ASSEMBLY.....	W W
EX. CURB & GUTTER.....	---
EX. TREE.....	---
EX. POWER POLE.....	---
EX. AC BEAM.....	---

PROPOSED LEGEND:	
ITEM	SYMBOL
PROPOSED CONTOUR.....	---
PROPOSED PROPERTY LINE.....	---
PROPOSED FINISH FLOOR ELEVATION.....	FF=52.00
PROPOSED TOP OF CURB ELEVATION.....	374.00TC
PROPOSED PAVEMENT ELEVATION.....	374.00P
PROPOSED FLOWLINE ELEVATION.....	374.00FL
PROPOSED FINISHED GRADE ELEVATION.....	374.00FG
PROPOSED GRADIENT.....	1.75%
PROPOSED CURB (PVT).....	---
PROPOSED CURB & GUTTER (PVT).....	---
PROPOSED ROLLED CURB & GUTTER (PVT).....	---
PROPOSED PCC SIDEWALK (PUB).....	---
PROPOSED AC PAVEMENT (PVT).....	---
PROPOSED GRIND & OVERLAY (PVT).....	---
PROPOSED DRIVEWAY (PUBLIC).....	---
PROPOSED STORM DRAIN (PVT).....	---
PROPOSED WATER LATERAL (PVT).....	---
PROPOSED BFP (PVT).....	---
PROPOSED BFP W/ FDC (PVT).....	---
PROPOSED DOMESTIC WATER POINT OF CONNECTION.....	---
PROPOSED FIRE POINT OF CONNECTION.....	---
PROPOSED IRRIGATION POINT OF CONNECTION.....	---
PROPOSED SEWER POINT OF CONNECTION.....	---
PROPOSED SEWER LATERAL (PVT).....	---
PROPOSED SEWER CLEANOUT (PVT).....	---
PROPOSED BUILDING FOOTPRINT.....	---
PROPOSED STORM DRAIN STRUCTURE (PVT).....	---
PROPOSED 4" WIDE RIBBON GUTTER (PVT).....	---
PROPOSED ALLEY APRON (PUB).....	---
PROPOSED CMU WALL (PVT).....	---
PROPOSED BIORETENTION BASIN (PVT).....	---



C-1

JORDAN ARCHITECTS

131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE, CA 92672  
949.388.8090

3 - 27

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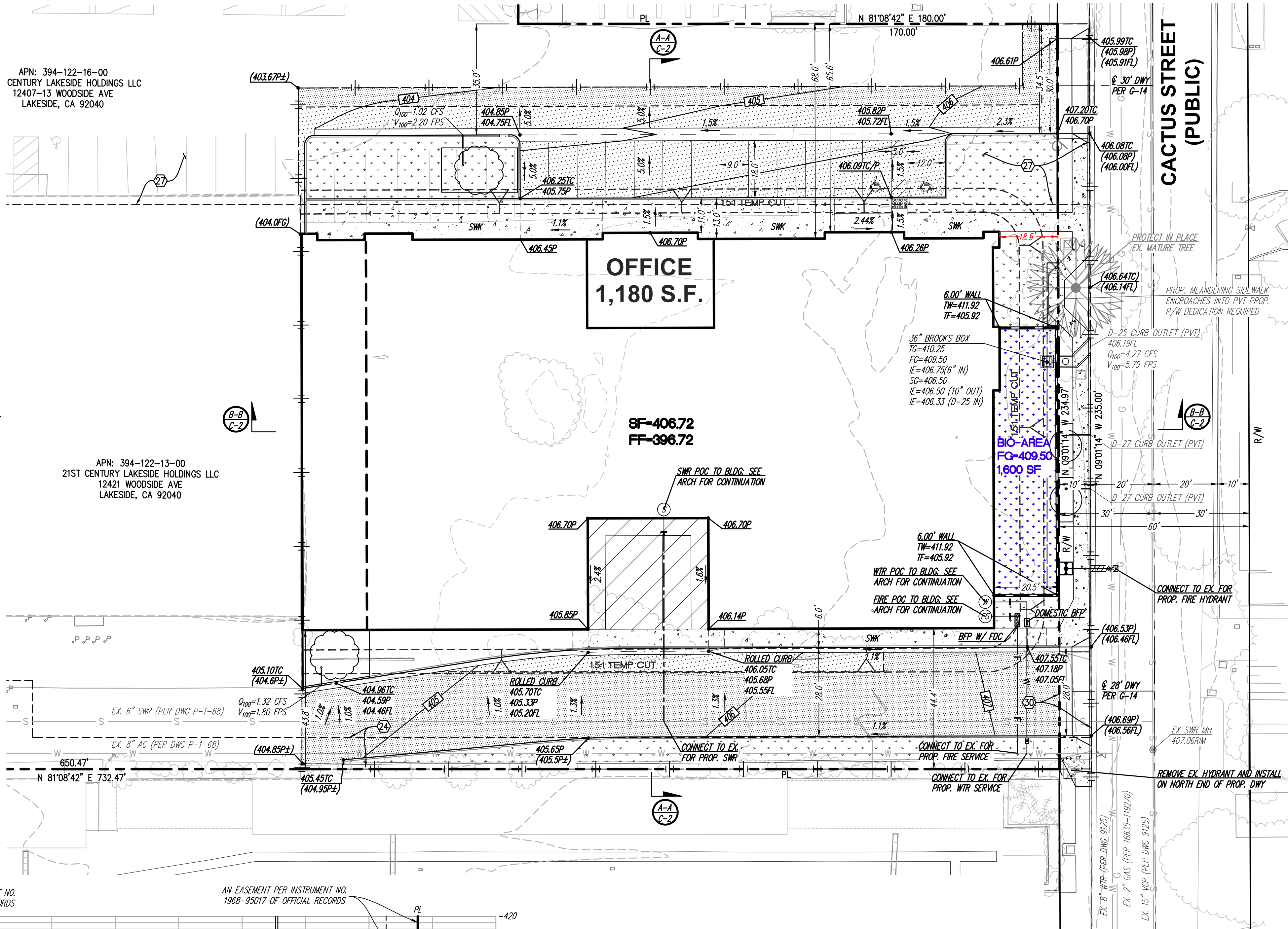
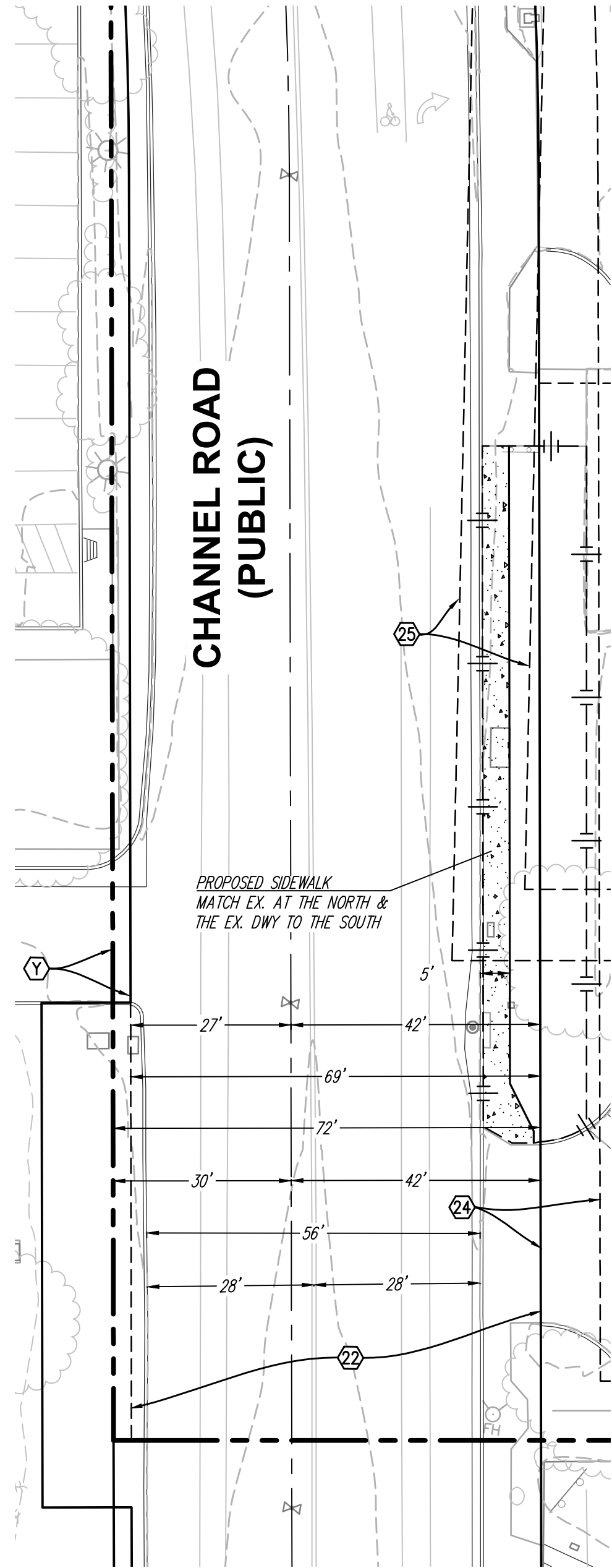
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PROFESSIONAL ENGINEER  
No. 75677  
CIVIL  
STATE OF CALIFORNIA

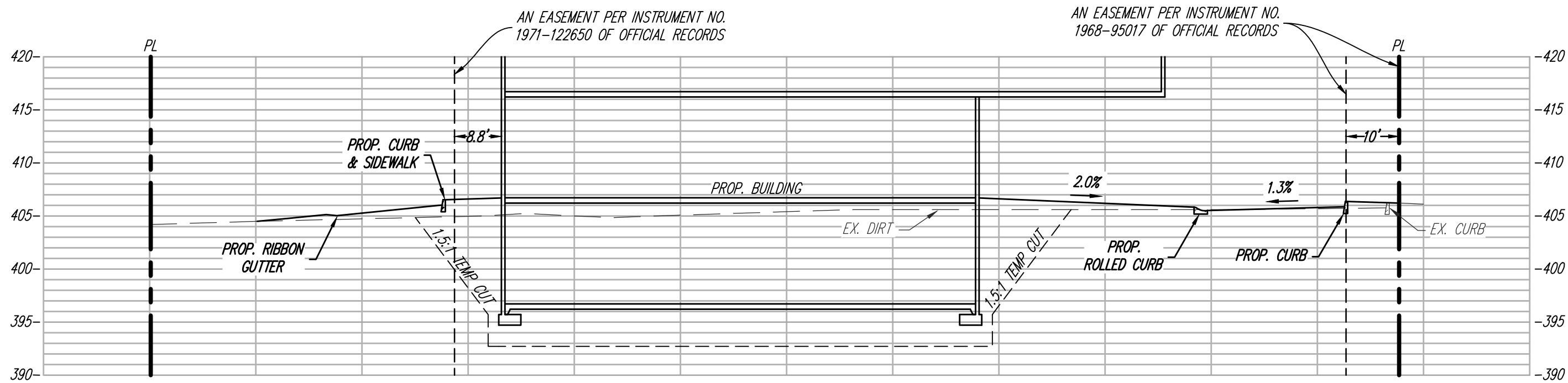
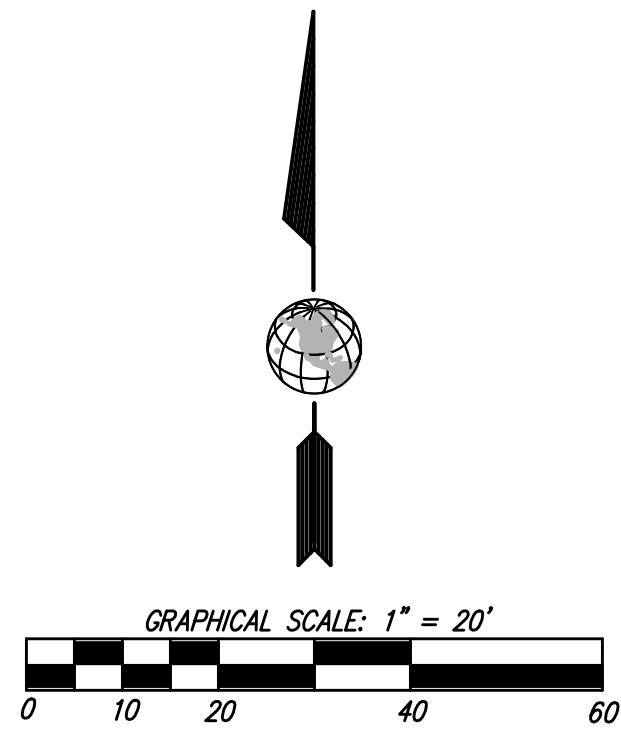
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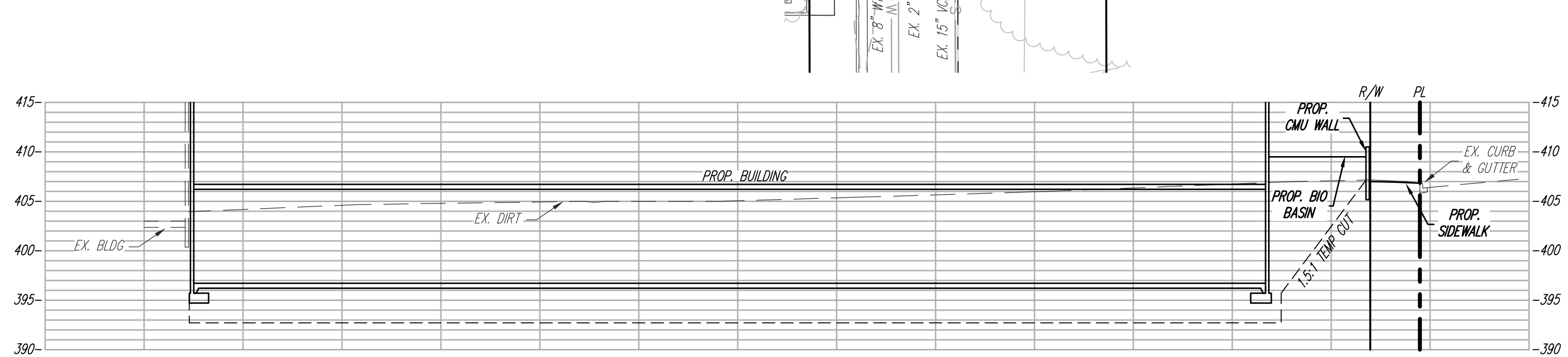




EASEMENT NOTE:  
FOR EASEMENT DESCRIPTIONS SEE SHEET C-1.



SECTION A-A  
HORIZONTAL SCALE 1"=20'  
VERTICAL SCALE 1"=10'



SECTION B-B  
HORIZONTAL SCALE 1"=20'  
VERTICAL SCALE 1"=10'

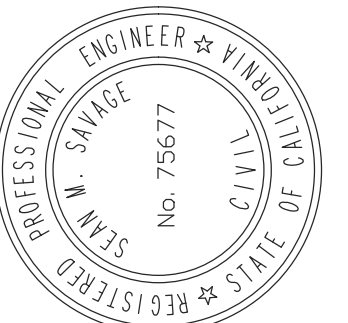
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WOODSIDE SELF STORAGE  
SAN DIEGO COUNTY, CA

CONCEPTUAL GRADING

JOB NUMBER: 21-528  
DATE: 08/22/2023

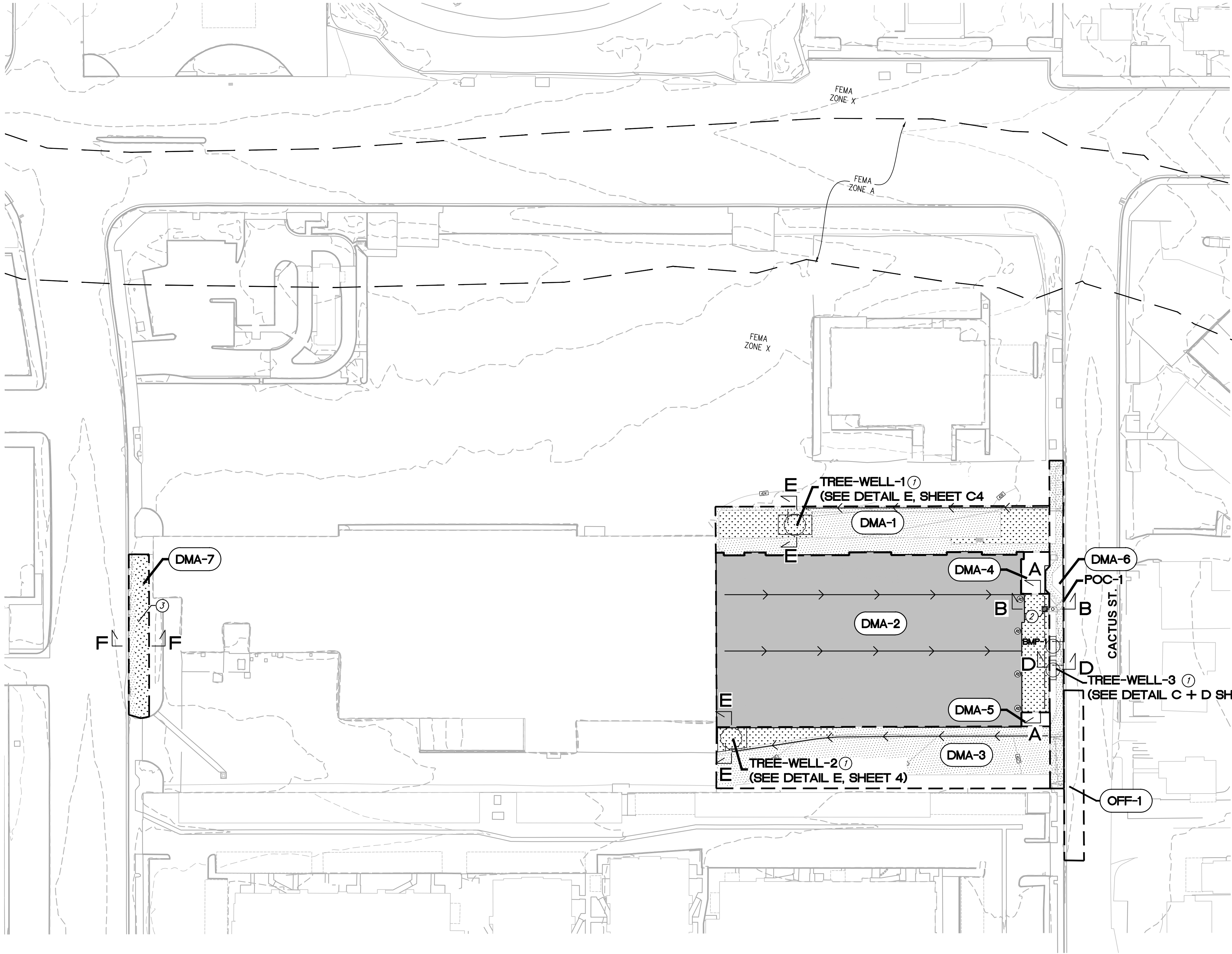
**ja**  
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ARCHITECTS  
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE, CA 92672  
949.388.8090

OMEGA  
ENGINEERING CONSULTANTS  
4320 VIEWBRIDGE AVE. SUITE C  
SAN DIEGO, CA 92123  
PH: (619) 634-8620 FAX: (619) 634-8627



DATE  
SEAN M. SAVAGE R.C.E. 75677





LEGEND:

DMA BOUNDARY

DRAINAGE ARROWS

POINT OF COMPLIANCE

DRAINAGE MANAGEMENT AREA

IMPERVIOUS AREA

ROOF AREA

ENGINEERED PERVIOUS AREAS

NATURAL "D" SOIL AREAS

ROOF DRAIN LOCATION

SOURCE CONTROL BMP NOTES

ALL APPLICABLE SOURCE CONTROL BMPs SHALL BE UTILIZED

A

ALL ONSITE INLETS TO BE MARKED "NO DUMPING" OR SIMILAR AND ALL OPERATIONAL PRECAUTIONS TO AVOID NON STORM WATER DISCHARGE SHALL BE FOLLOWED PER THE CITY'S BMP DESIGN MANUAL.

B

PROPOSED REFUSE AREA WILL REMAIN COVERED AND PROTECTED FROM WIND DISPERSAL. SIGNS SHALL BE PLACED WITH WORDS "DO NOT DUMP HAZARDOUS MATERIALS OR LIQUIDS HERE" OR SIMILAR. OWNER SHALL BE RESPONSIBLE TO KEEP THE AREA CLEAN OF LITTER AND SPILLS.

C

OWNER TO BE RESPONSIBLE FOR SWEEPING PLAZAS, SIDEWALKS, AND PARKING LOTS. THIS IS TO BE DONE REGULARLY AND AS NEEDED TO PREVENT ACCUMULATION OF LITTER AND DEBRIS.

D

FIRE SPRINKLER TEST WATER SHALL BE DRAINED TO THE BIOFILTRATION BASIN.

E

CONDENSATE DRAIN LINES INCLUDING AIR CONDITIONING SHALL BE ROUTED TO LANDSCAPE.

F

ROOFING, GUTTERS, AND TRIM SHALL NOT BE MADE OF COPPER OR OTHER UNPROTECTED METALS THAT MAY LEACH INTO RUNOFF MUST BE AVOIDED.

NOTES

1. UNDERLYING NRCS HYDROLOGIC SOIL GROUP FOR SITE IS TYPE D

2. PER THE GEOTECHNICAL EVALUATION PERFORMED BY LGC GEOTECHNICAL INC. ON MARCH 29, 2022, GROUNDWATER DEPTH WAS ENCOUNTERED AT APPROXIMATELY 20 FEET BELOW EXISTING GROUND SURFACE

3. NO EXISTING NATURAL HYDROLOGIC FEATURES

4. NO CRITICAL COARSE SEDIMENT YIELD AREAS ON SITE

5. AVOID USING COPPER WHEN SELECTING ROOF DRAINAGE AND ROOFING TRIM MATERIALS

DMA DATA TABLE				
DMA-NO.	TOT. AREA (SF)	IMPERVIOUS (%)	DESIGN DCV (CF)	TYPE/TREATED BY
DMA-1	8,177	70	220	TREE WELL-1
DMA-2	28,787	94	999	BMP-1
DMA-3	10,555	71	289	TREE WELL-2
DMA-4	555	0	-	SELF-MITIGATING
DMA-5	205	0	-	SELF-MITIGATING
DMA-6	2,419	67	63	TREE WELL-3
DMA-7	1,689	32	63	IMPERVIOUS AREA DISPERSION
OFF-1	1705	100	63	DMA-6, TREE WELL 3 *

\* NOTE: THE OFFSITE AREA SHOWN HEREON HAS AN EQUIVALENT DCV TO DMA-6.

TREATMENT BMP DATA TABLE			
BMP-#	TREATING	PROPOSED FOOTPRINT	DESCRIPTION
BMP-1	DMA-1	1,600 SF	FULLY LINED BIOFILTRATION BASIN

TREE WELL DATA TABLE						
TREE WELL #	TRIBUTARY BASIN	TOTAL DCV REDUCTION	AMENDED SOIL DEPTH	PROVIDED SOIL AREA (PER TREE)	# OF TREES	CANOPY DIAMETER
1	DMA-1	290 CF	3 FT	336 SF	1	25 FT
2	DMA-3	290 CF	3 FT	336 SF	1	25 FT
3*	DMA-6	80 CF	2.5 FT	63 SF	2	10 FT

\* NOTE: THE PROPOSED OFFSITE IMPROVEMENTS WILL BE MITIGATED BY THE PROPOSED TREE WELL # 3.

SOURCE CONTROL BMPs

- TREE WELL, SIZED PER DATA TABLE
- STORM DRAIN STENCILING
- IMPERVIOUS AREA DISPERSION
- 1

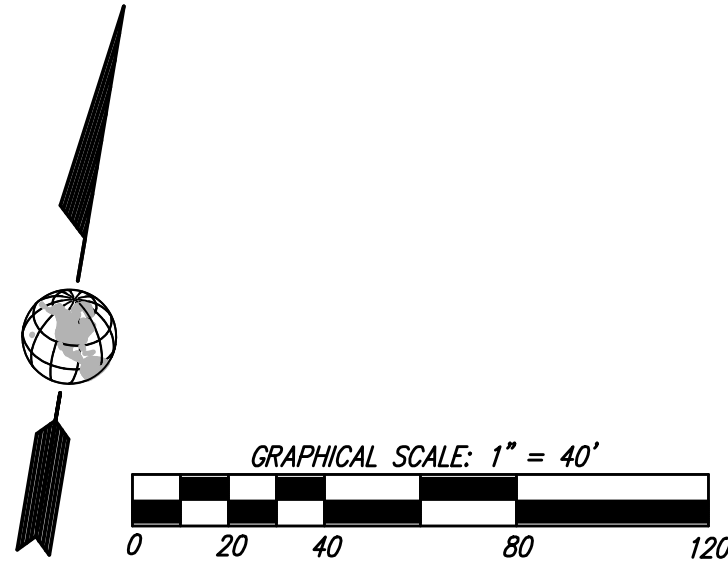
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WOODSIDE SELF STORAGE

SAN DIEGO COUNTY, CA



DMA MAP

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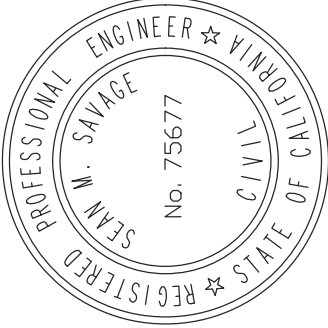
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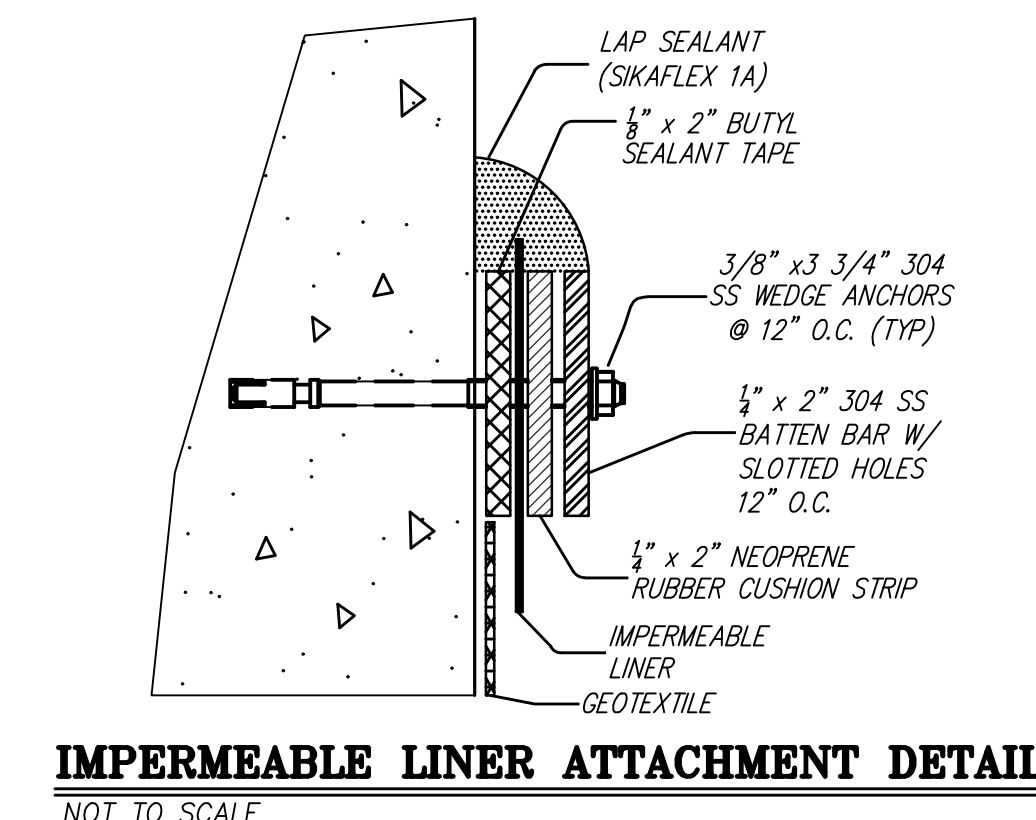
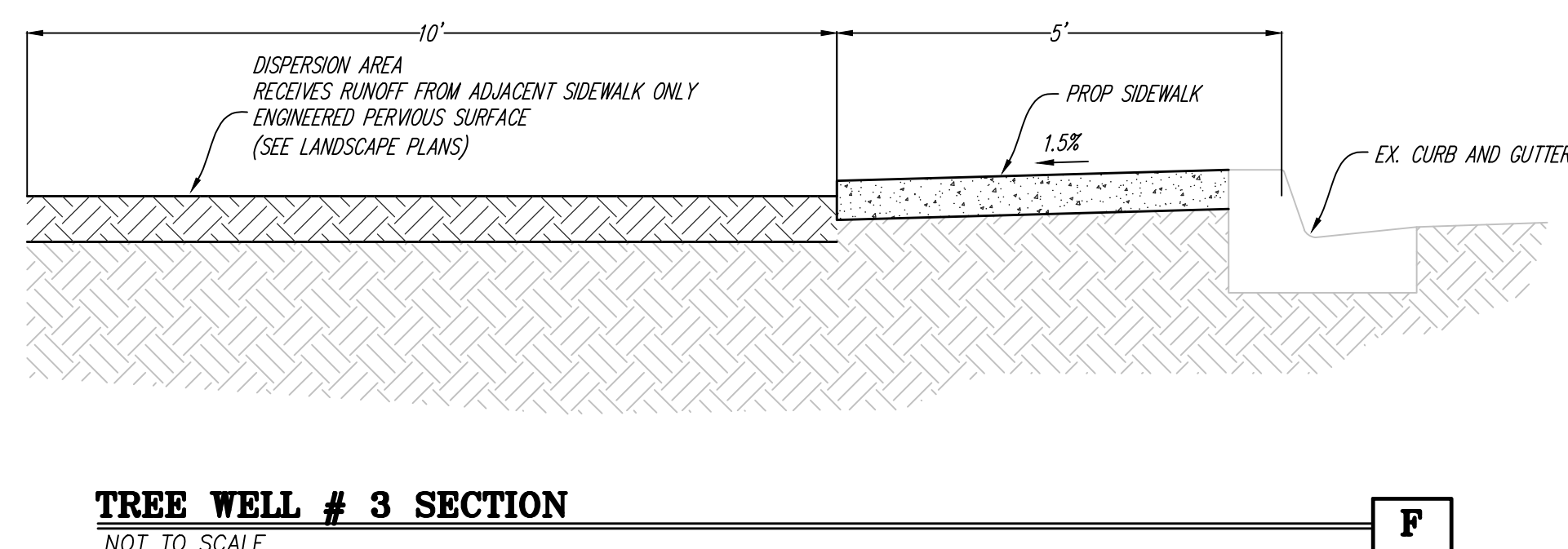
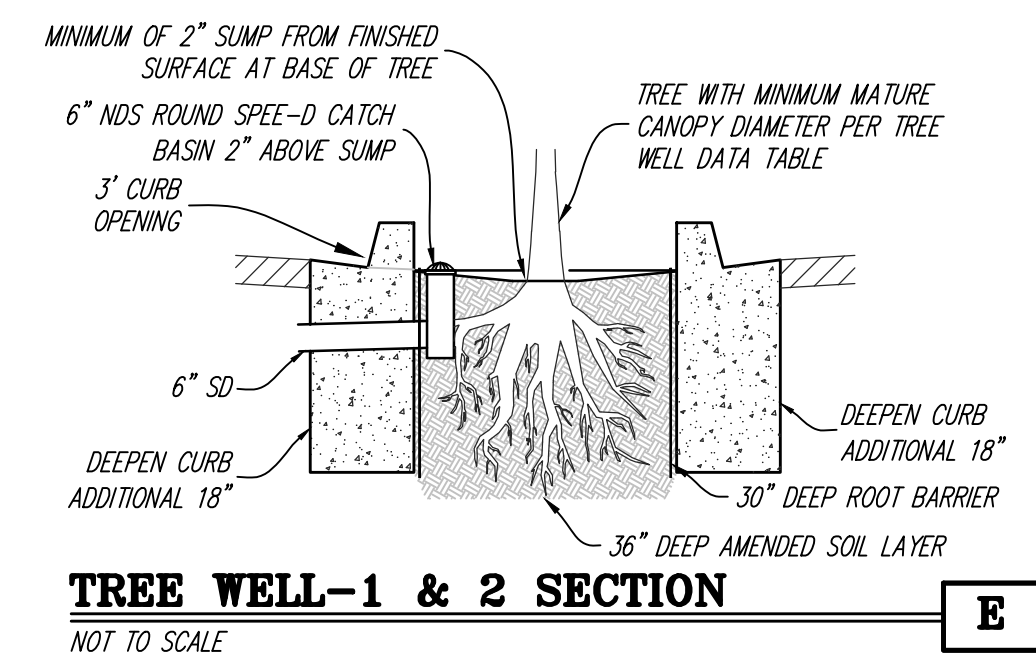
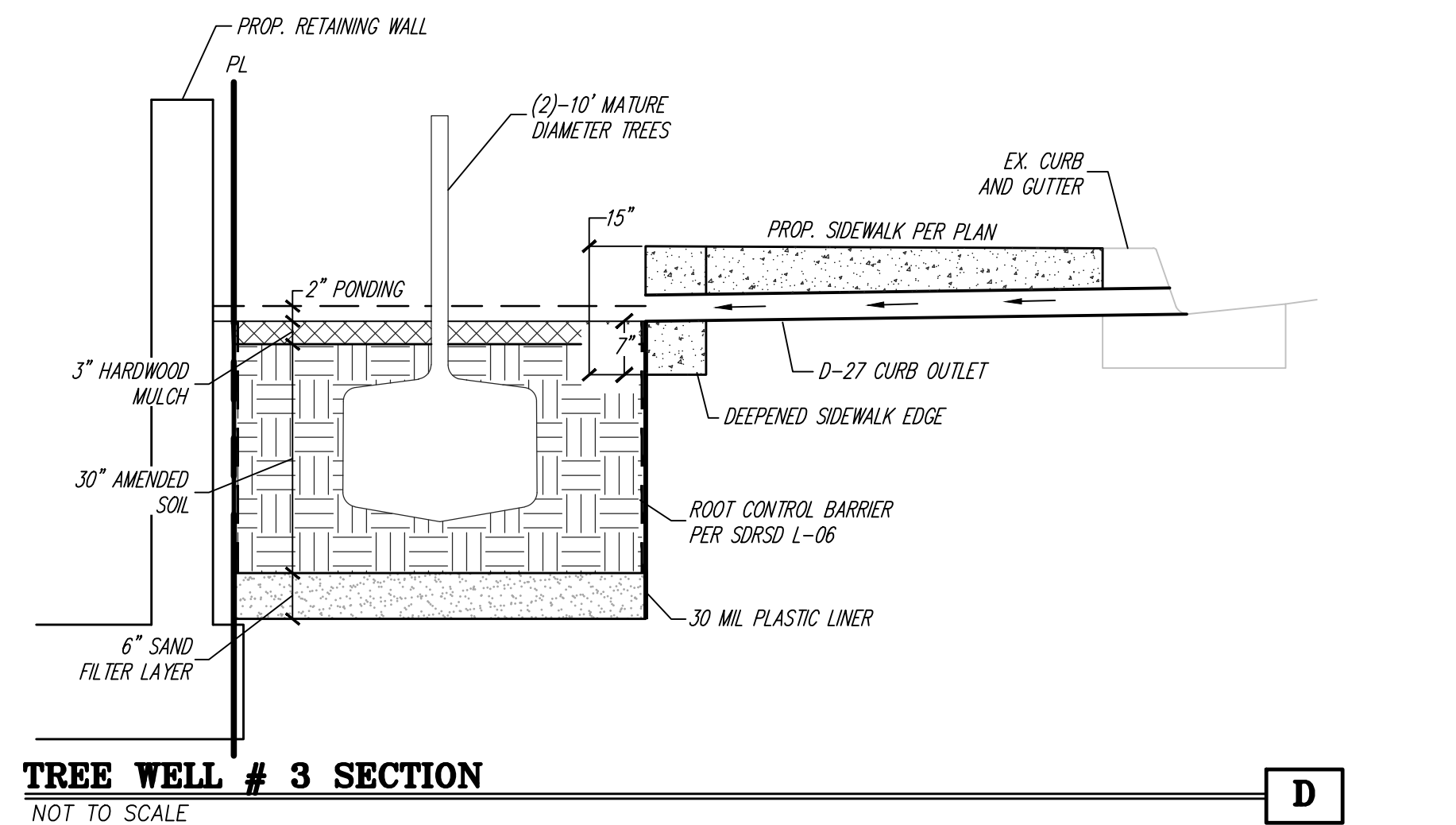
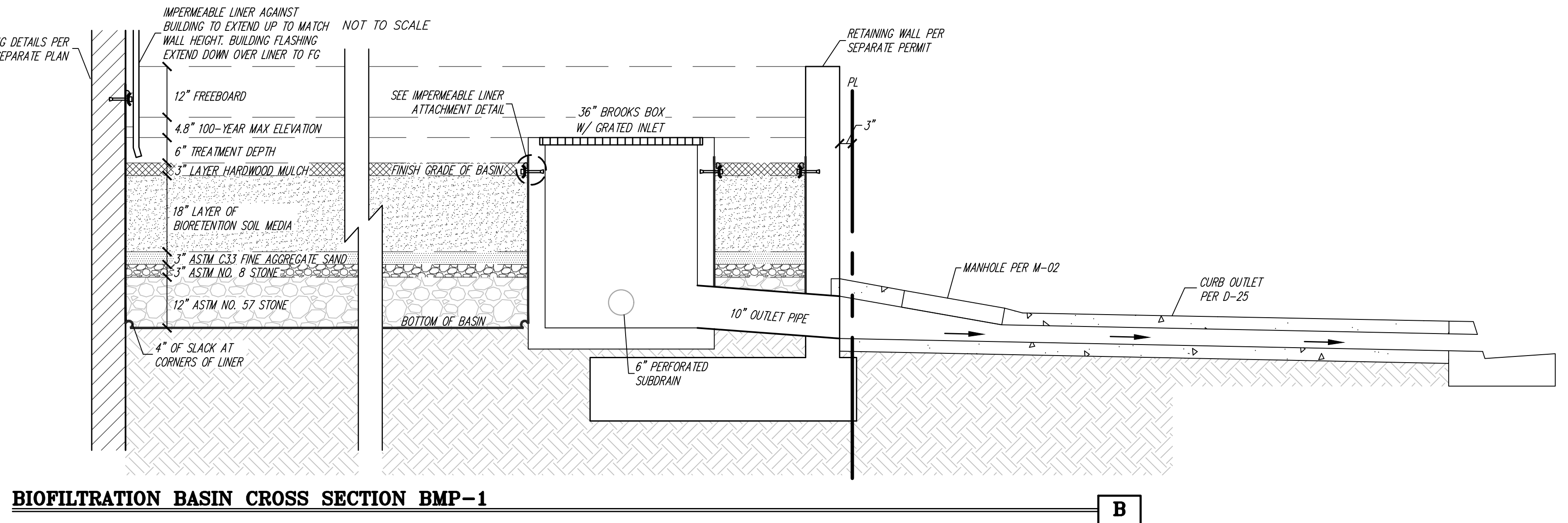
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SAN DIEGO, CA 92123

PH: (619) 634-8620 FAX: (619) 634-8627


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# BMP DETAILS

C4



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131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE, CA 92672

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GRADING PLAN NOTES:

PRIOR TO PRECONSTRUCTION MEETING

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS, SEPTIC TANKS, WELLS, SITE DEBRIS, 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 PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

PROJECT CONDITIONS

PRIOR TO THE APPROVAL OF ANY PLAN

DEHQX-WELL DESTRUCTION  
INTENT: IN ORDER TO ENSURE THAT THE WATER WELL LOCATED ON THE PROPERTY IS REMOVED, AND TO COMPLY WITH THE COUNTY REGULATORY CODE SECTION 67.431, ALL UNUSED AND NON-OPERATIONAL WELLS SHALL BE PROPERLY DESTROYED. DESCRIPTION OF REQUIREMENT: ALL UNUSED WELLS SHALL BE PROPERLY DESTROYED BY A CALIFORNIA C-57 LICENSED WELL DRILLER. A WELL DESTRUCTION PERMIT SHALL BE OBTAINED FROM THE [DEHQ, LWO] AND ALL APPLICABLE INSPECTION FEES SHALL BE PAID. DOCUMENTATION: THE APPLICANT SHALL PROVIDE COPIES OF THE WELL DESTRUCTION LOGS TO [DEHQ, LWO] UPON COMPLETION OF THE WELL DESTRUCTION. TIMING: PRIOR TO THE APPROVAL OF ANY PLAN, ISSUANCE OF ANY PERMIT (EXCLUDING WELL DESTRUCTION PERMIT), AND PRIOR TO OCCUPANCY OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE APPLICANT SHALL DESTROY THE WELL. MONITORING: UPON SUBMITTAL OF THE WELL DESTRUCTION LOGS, [DEHQ, LWO] SHALL PERFORM A FIELD INSPECTION TO VERIFY THAT THE WELL HAS BEEN PROPERLY DESTROYED.

HAZBX-STRUCTURE AND DEBRIS REMOVAL [PDS, FEE X 2]

INTENT: IN ORDER TO COMPLY WITH THE PROPOSED PROJECT DESIGN FOR PDS2021-STP-21-010, STRUCTURE(S) TO BE REMOVED AND DEBRIS PILE(S) IDENTIFIED ON THE APPROVED PLAN SET SHALL BE REMODELED/DEMOLISHED/REMOVED, AS APPLICABLE. ADDITIONAL DEBRIS LOCATED THROUGHOUT THE PROJECT SITE SHALL ALSO BE PROPERLY DISPOSED OF. DESCRIPTION OF REQUIREMENT: THE STRUCTURE(S)/DEBRIS PILE(S) SHOWN ON THE APPROVED PLAN SET SHALL BE REMOVED OR DEMOLISHED. DOCUMENTATION: THE APPLICANT SHALL SUBMIT TO THE [PDS, PPD] A SIGNED STAMPED STATEMENT FROM A REGISTERED PROFESSIONAL: ENGINEER, SURVEYOR, CONTRACTOR, WHICH STATES THAT THE STRUCTURE(S)/DEBRIS PILE(S) HAVE BEEN REMODELED/DEMOLISHED/REMOVED. THE LETTER REPORT SHALL ALSO INCLUDE BEFORE AND AFTER PICTURES OF THE AREA AND STRUCTURE. TIMING: PRIOR TO THE APPROVAL OF ANY PLAN, ISSUANCE OF ANY PERMIT (EXCLUDING DEMOLITION PERMIT), AND PRIOR TO APPROVAL OF THE MAP THE APPLICANT SHALL COMPLY WITH THIS CONDITION. MONITORING: THE [PDS, PPD] SHALL REVIEW THE STATEMENT AND, PHOTOS, AND ANY ADDITIONAL EVIDENCE FOR COMPLIANCE WITH THIS CONDITION.

HAZBX-ASBESTOS SURVEY [PDS, FEE X 2]

INTENT: IN ORDER TO AVOID HAZARDS ASSOCIATED WITH ASBESTOS CONTAINING MATERIALS (ACMS) AND TO MITIGATE BELOW LEVELS OF SIGNIFICANCE AS ESTABLISHED BY THE COUNTY OF SAN DIEGO HAZARDOUS MATERIALS AND EXISTING CONTAMINATION GUIDELINES FOR DETERMINING SIGNIFICANCE, THE STRUCTURES IDENTIFIED ON THE APPROVED (RECORD ID) PLAN SET FOR DEMOLITION SHALL BE SURVEYED FOR THE PRESENCE OF ACMS IN ACCORDANCE WITH DISTRICT RULE 1206. DESCRIPTION OF REQUIREMENT: A FACILITY SURVEY SHALL BE PERFORMED TO DETERMINE THE PRESENCE OR ABSENCE OF ACMS IN THE STRUCTURES IDENTIFIED FOR DEMOLITION OR REMODEL ON THE APPROVED PLAN SET. SUSPECT MATERIALS THAT WILL BE DISTURBED BY THE DEMOLITION ACTIVITIES SHALL BE SAMPLED AND ANALYZED FOR ASBESTOS CONTENT, OR ASSUMED TO BE ASBESTOS CONTAINING. THE SURVEY SHALL BE CONDUCTED BY A PERSON CERTIFIED BY CAL/OSHA PURSUANT TO APPLICABLE REGULATIONS AND SHALL HAVE TAKEN AND PASSED AN EPA-APPROVED BUILDING INSPECTOR COURSE.

- A. IF ACMS ARE FOUND PRESENT, THEY SHALL BE HANDLED AND REMEDIATED IN COMPLIANCE WITH APPLICABLE SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT REGULATIONS.
- B. ACMS SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.

DOCUMENTATION: THE APPLICANT SHALL COMPLETE THE HAZARDOUS MATERIAL QUESTIONNAIRE AND SUBMIT TO THE [APCD] IF REQUIRED BY APCD, THE APPLICANT SHALL SUBMIT FURTHER DOCUMENTATION TO APCD. TIMING: PRIOR TO GRADING OR IMPROVEMENT PERMIT (EXCLUDING DEMOLITION PERMIT), THE APPLICANT SHALL COMPLY WITH THIS CONDITION. MONITORING: THE [APCD] SHALL REVIEW THE HAZARDOUS MATERIAL QUESTIONNAIRE AND ANY ADDITIONAL EVIDENCE REQUIRED BY APCD. THE [PDS, PCC] SHALL REVIEW THE DOCUMENTATION APPROVED AND STAMPED BY APCD FOR COMPLIANCE WITH THIS CONDITION.

HAZBX-LEAD SURVEY [PDS, FEE X 2]

INTENT: IN ORDER TO AVOID HAZARDS ASSOCIATED WITH LEAD BASED PAINT (LBP) AND LEAD CONTAINING MATERIALS (LCM) TO MITIGATE BELOW LEVELS OF SIGNIFICANCE AS ESTABLISHED IN THE COUNTY OF SAN DIEGO HAZARDOUS MATERIALS AND EXISTING CONTAMINATION GUIDELINES FOR DETERMINING SIGNIFICANCE, THE STRUCTURE(S) IDENTIFIED ON THE APPROVED PLOT PLAN DESIGNATED FOR DEMOLITION SHALL BE SURVEYED FOR THE PRESENCE OF LBP/LCM BECAUSE THE STRUCTURES MAY HAVE BEEN BUILT PRIOR TO 1980. DESCRIPTION OF REQUIREMENT: A FACILITY SURVEY SHALL BE PERFORMED TO DETERMINE THE PRESENCE OR ABSENCE OF LBP/LCM IN THE STRUCTURES IDENTIFIED FOR DEMOLITION ON THE APPROVED PLOT PLAN SET. THE SURVEY SHALL BE COMPLETED BY A CALIFORNIA DEPARTMENT OF HEALTH SERVICES (DHS) CERTIFIED LEAD INSPECTOR/RISK ASSESSOR TO DETERMINE THE PRESENCE OR ABSENCE OF LBP AND LCM LOCATED IN THE STRUCTURE. THE FOLLOWING CONDITIONS ONLY APPLY IF LBP AND LCM ARE PRESENT:

- A. ALL LBP AND LCM SHALL BE MANAGED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- B. ALL LBP AND LCM SCHEDULED FOR DEMOLITION OR DISTURBED DURING REMODELING MUST COMPLY WITH APPLICABLE REGULATIONS FOR DEMOLITION METHODS AND DUST SUPPRESSION.
- C. DISPOSAL SHALL BE IN COMPLIANCE WITH APPLICABLE REGULATIONS.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT A LETTER OR REPORT PREPARED BY A CALIFORNIA DHS CERTIFIED LEAD INSPECTOR/RISK ASSESSOR TO THE [DEHQ HAZ MAT] WHICH CERTIFIES THAT THERE WAS NO LBP/LCM PRESENT, OR ALL LEAD CONTAINING MATERIALS HAVE BEEN REMEDIATED PURSUANT TO APPLICABLE REGULATIONS. TIMING: PRIOR TO GRADING OR IMPROVEMENT PERMIT (EXCLUDING DEMOLITION PERMIT), THE APPLICANT SHALL COMPLY WITH THIS CONDITION. MONITORING: THE [DEHQ HAZ MAT] SHALL REVIEW THE REPORT AND ANY ADDITIONAL EVIDENCE FOR COMPLIANCE WITH THIS CONDITION. THE [PDS, PCC] SHALL REVIEW THE COMPLETED

AND STAMPED REPORT AND ANY ADDITIONAL EVIDENCE FOR COMPLIANCE WITH THIS CONDITION.

PRIOR TO GRADING OR IMPROVEMENT PLANS

HAZ BX-STORAGE TANK REMOVAL, SOIL TESTING AND REMEDIATION [PDS, FEE X 2]

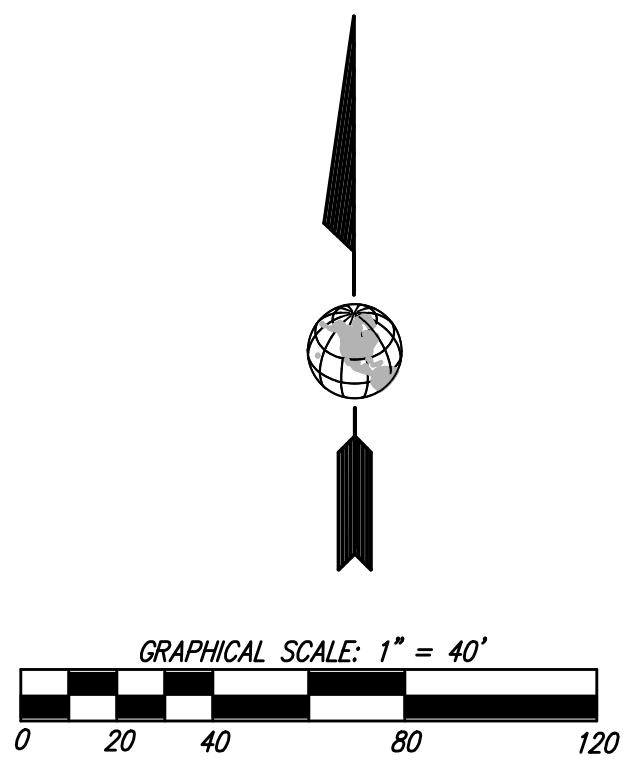
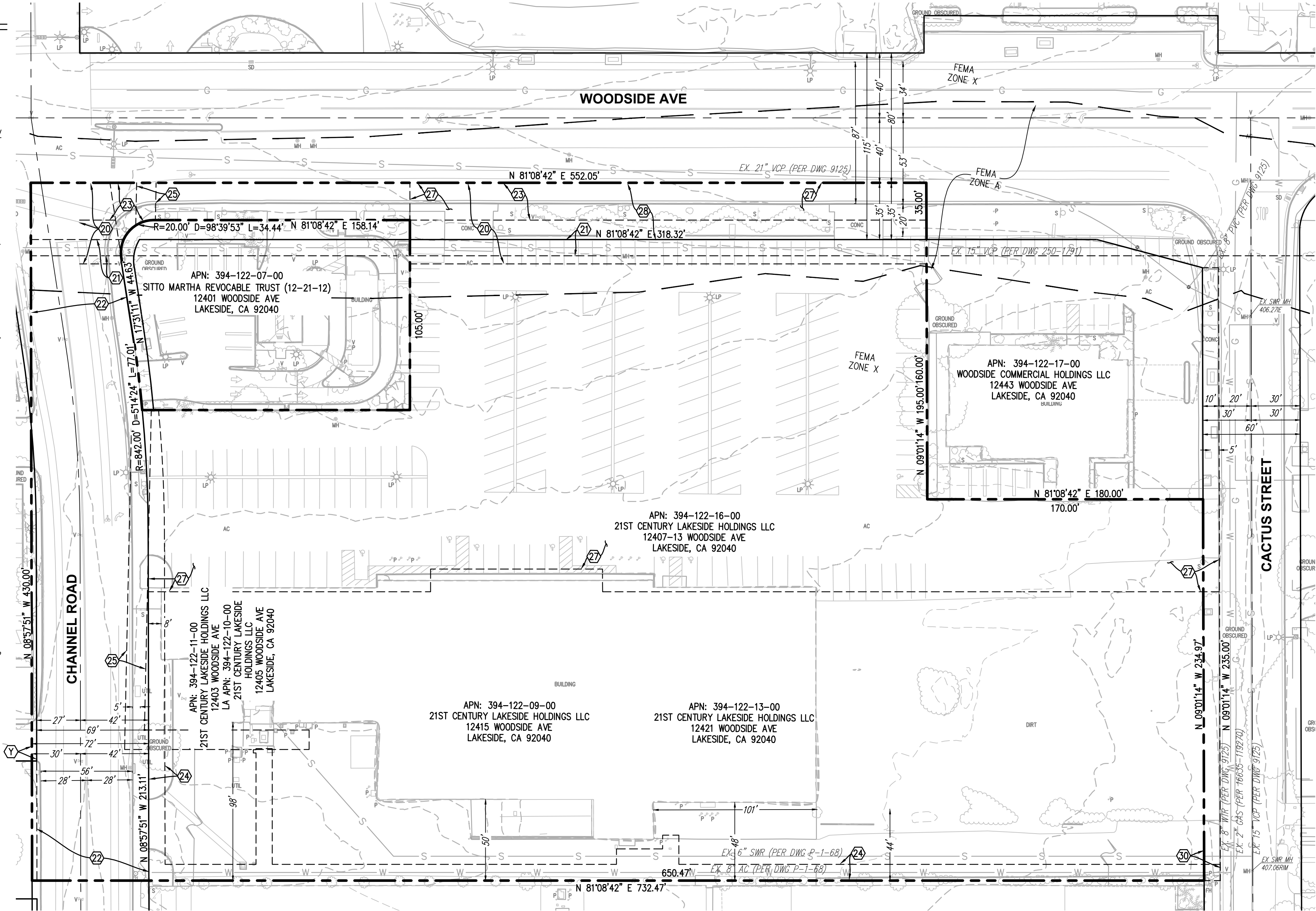
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO HAZARDOUS MATERIALS AND EXISTING CONTAMINATION GUIDELINES FOR DETERMINING SIGNIFICANCE, ANY ABOVEGROUND OR BELOWGROUND STORAGE TANKS LOCATED ON THE PROJECT SITE, WHICH ARE TO BE REMOVED, MUST BE TESTED AND REMEDIATED. REMEDIATION COMPLETED UNDER THE SUPERVISION OF THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY (DEHQ), SITE ASSESSMENT AND MITIGATION PROGRAM (SAM) IS REQUIRED. THE EXCAVATED SOIL SHOULD BE STOCKPILED, TESTED, CHARACTERIZED FOR DISPOSAL AND TRANSPORTED OFF-SITE TO AN APPROPRIATE DISPOSAL FACILITY. DESCRIPTION OF REQUIREMENT: FOR SOIL TESTING, A SIGNED, STAMPED ADDENDUM TO THE PHASE I ESA SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER OR PROFESSIONAL GEOLOGIST. THE ADDENDUM SHALL INCLUDE THE FOLLOWING INFORMATION OR AS MODIFIED BY DEHQ:

- A. DOCUMENTATION THAT THE SOIL SAMPLING OCCURRED BETWEEN SIX INCHES TO 2-3 FEET IN DEPTH.
- B. FINDINGS WHICH IDENTIFY WHETHER ONSITE SOILS IN THIS LOCATION EXCEED REGULATORY SCREENING LEVELS FOR SOIL VAPORS, PETROLEUM, HEAVY METALS, OR OTHER CONTAMINANTS (TPH).
- C. IF CONTAMINATED SOILS ARE DETECTED, PROVIDE A COPY OF THE CONTRACT AND A SIGNED SEALED STATEMENT FROM THE REGISTERED CIVIL ENGINEER OR PROFESSIONAL GEOLOGIST, WHICH STATES THAT THEY IMPLEMENTED THE WORK PLAN APPROVED BY SAM. GRADING REQUIRED TO IMPLEMENT THE SITE REMEDIATION ACTIVITIES IS PERMITTED.
- FOR REMEDIATION, A CALIFORNIA LICENSED ENVIRONMENTAL CONSULTANT COMPANY SHALL PREPARE A SOIL MANAGEMENT PLAN (SMP), FOR THE REMEDIATION OF HAZARDOUS MATERIALS AS IDENTIFIED ABOVE. THE PLAN SHALL BE PREPARED AND IMPLEMENTED PURSUANT TO THE DEHQ SAM MANUAL UNDER DIRECTION FROM THE DEHQ SAM.
- D. ENROLLMENT IN THE DEHQ VOLUNTARY ASSISTANCE PROGRAM (VAP) IS REQUIRED. IF CONTAMINATION IS FOUND TO BE FROM AN UNDERGROUND STORAGE TANK (UST) THEN ENROLLMENT IN THE RWOCB, UST CLEANUP PROGRAM IS REQUIRED IN LIEU OF ENROLLMENT IN THE VAP. ALL SOIL REMEDIATION SHALL BE COMPLETED UNDER SUPERVISION OF THE SAM OR RWOCB AS REQUIRED.
- E. ALL REQUIRED GRADING WORK SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GRADING ORDINANCE 87.101 ET. AL.
- F. IF THE DIRECTOR OF PDS DETERMINES THE REMEDIATION WORK WILL TAKE AN ENORMOUS AMOUNT OF TIME THAT WOULD BE DETRIMENTAL TO ULTIMATE PROJECT IMPLEMENTATION, APPROVAL OF OTHER ENGINEERING PLANS AND/OR ISSUANCE OF OTHER PROJECT PERMITS MAY BE PERMITTED AS LONG AS THERE IS NO RISK OF EFFECTS TO PUBLIC HEALTH AND SAFETY. CONCURRENCE FROM THE [DEHQ, SAM OR RWOCB] IS REQUIRED, AND THE APPLICANT SHALL ENTER INTO A SECURED AGREEMENT FOR THE COMPLETION OF THE REMEDIATION WORK.

DOCUMENTATION: THE APPLICANT SHALL CONTRACT WITH A CALIFORNIA LICENSED ENVIRONMENTAL CONSULTANT TO PREPARE THE SMP AND IMPLEMENT ANY REQUIRED WORK PLAN FOR SOIL REMEDIATION. THE APPLICANT SHALL ALSO ENROLL IN THE VAP OR UST CLEANUP PROGRAM AND PAY ALL APPLICABLE FEES FOR REVIEW AND COMPLETION OF THIS REQUIREMENT. UPON COMPLETION OF THE VAP OR UST CLEANUP PROGRAM, A "CLOSURE LETTER" FROM [DEHQ, SAM OR RWOCB] SHALL BE SUBMITTED TO THE [PDS, PPD] FOR APPROVAL. TIMING: PRIOR TO APPROVAL OF ANY GRADING AND/OR IMPROVEMENT PLANS, THE APPLICANT SHALL COMPLY WITH THIS CONDITION. MONITORING: THE [DEHQ, SAM OR RWOCB] SHALL OVERSEE THE PROGRESS OF THE REMEDIATION PROJECT. UPON COMPLETION OF THE REMEDIATION PROJECT THE [DEHQ, SAM OR RWOCB] SHALL ISSUE A "CLOSURE LETTER" TO THE APPLICANT. THE [PDS, PPD] SHALL REVIEW THE CLOSURE LETTER FOR COMPLIANCE WITH THIS CONDITION.

EASEMENT NOTE:

FOR EASEMENT DESCRIPTIONS SEE SHEET C-1.



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WOODSIDE SELF STORAGE  
SAN DIEGO COUNTY, CA

C-5  
CONSTRAINTS MAP

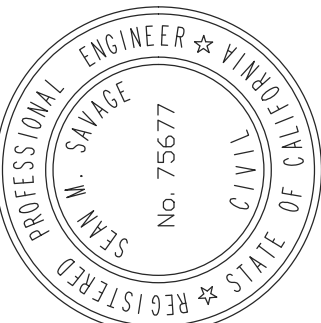
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**Jordan Architects**  
C-5  
JORDAN ARCHITECTS  
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE, CA 92672  
949.388.8090

**OMEGA**  
ENGINEERING CONSULTANTS  
4320 VIEWRIDGE AVE., SUITE C  
SAN DIEGO, CA 92123  
PH: (619) 634-8620 FAX: (619) 634-8627



SEAN M. SAVAGE R.C.E. 75677 DATE



# WOODSIDE SELF STORAGE

## LAKEESIDE, CA



PROJECT DATA		SHEET INDEX	LOCATION MAP:
<b>SITE DATA:</b>	<b>OWNER / APPLICANT:</b>	A0 COVER PAGE	
ADDRESS: 12431 WOODSIDE AVE. LAKEESIDE, CA	<b>NOVO COMMERCIAL PROPERTIES</b>	A1 SITE PLAN	
APN: 394-122-1600	ADDRESS: 5464 GROSSMONT CENTER DR., STE. 300 LA MESA, CA 91942	A1b OVERALL SITE PLAN	
ZONING: C36 (COMMERCIAL & OFFICE)	CONTACT: ROBERT GARMO	A2 BASEMENT FLOOR PLAN	
PROPOSED USE: SELF STORAGE FACILITY	TELEPHONE: 619-441-2500	A3 1ST FLOOR PLAN	
PROPOSED CONST. TYPE: TYPE II-B	EMAIL: rg@novoprop.com	A4 2ND FLOOR PLAN	
	<b>ARCHITECT:</b>	A5 3RD FLOOR PLAN	
	<b>JORDAN ARCHITECTS, INC.</b>	A6 ROOF PLAN	
	ADDRESS: 131 CALLE IGLESIA, SUITE 100 SAN CLEMENTE, CA 92673	A7 ELEVATIONS	
	CONTACT: BRUCE JORDAN	A8 ELEVATIONS	
	TELEPHONE: 949-388-8090	A9 BUILDING SECTIONS	
	EMAIL: bjordan@jordanarchitects.com	A10 RENDERING	
		A11 LIGHTING PLAN	

21ST CENTURY LAKEESIDE HOLDINGS, LLC  
WOODSIDE SELF STORAGE  
SAN DIEGO COUNTY, CA

COVER PAGE

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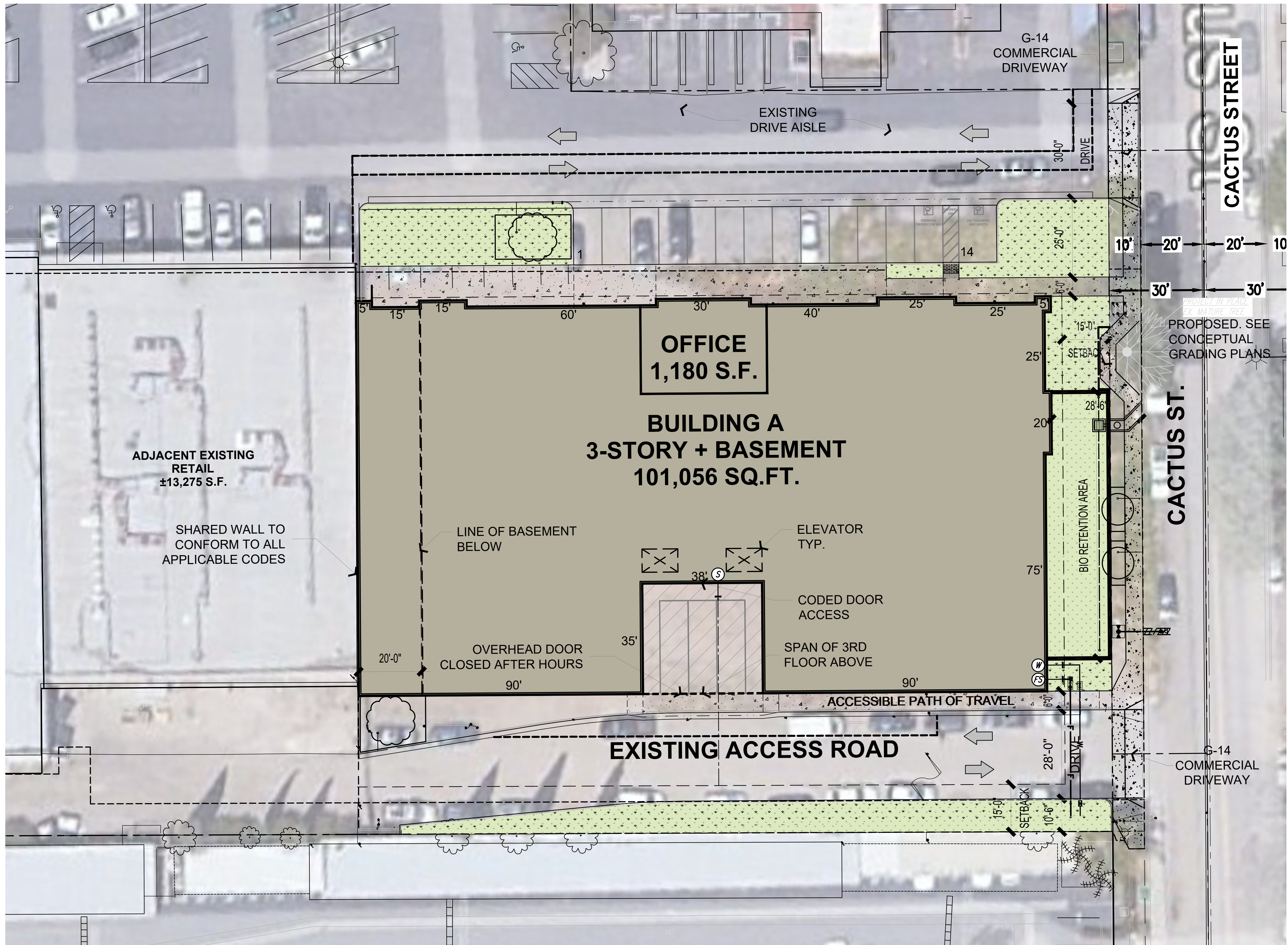
JOB NUMBER: 21-528  
SCALE: N.T.S.  
DATE: 12/21/2023



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131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE, CA 92672  
949.388.8090

SHEET A0





21ST CENTURY LAKESIDE HOLDINGS, LLC  
**WOODSIDE SELF STORAGE**  
 SAN DIEGO COUNTY, CA

# PRELIMINARY SITE PLAN

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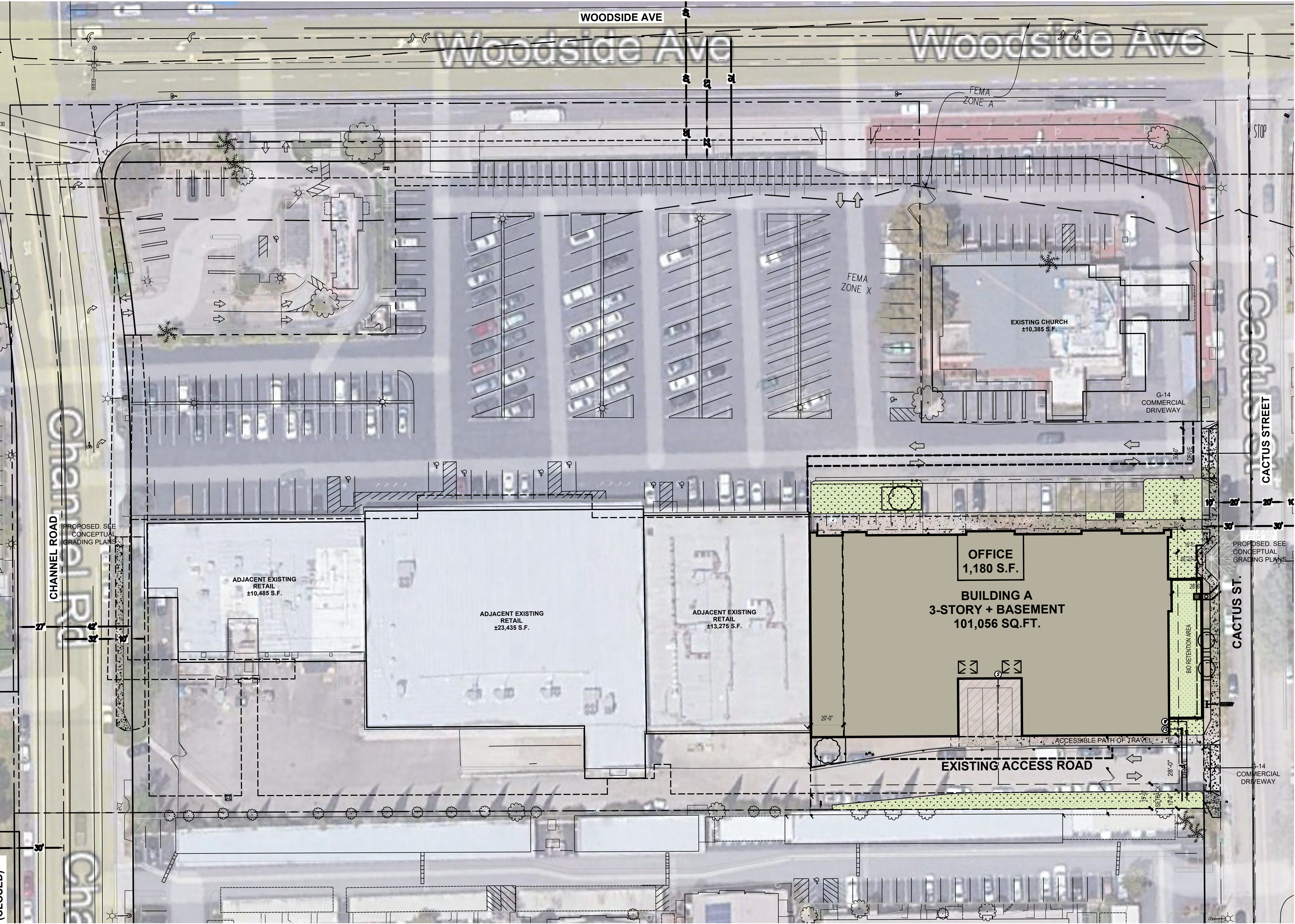
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NORTH

**JORDAN ARCHITECTS**  
 131 CALLE IGLESIA, SUITE 100  
 SAN CLEMENTE, CA 92672  
 949.388.8090

SHEET A1





PROJECT CONTACT	
NAME	TIM SEAMAN
COMPANY	SD PERMIT CO
ADDRESS	PO BOX 5955
CITY, STATE, ZIP	CHULA VISTA, CA 91912
EMAIL	TIM@SDPERMITCO.COM
PHONE	619-993-8846

OWNER DATA	
ENTITY NAME	21ST CENTURY LAKESIDE HOLDINGS, LLC.
ADDRESS	5464 GROSSMONT CENTER DRIVEM, SUITE 300
CITY, STATE, ZIP	LA MESA, CA 91942

SITE DATA		
APN	394-122-16-00	
ADDRESS	12407-12413 WOODSIDE AVE, LAKESIDE, CA	
GROSS LOT AREA	± 244,719	SQ. FT. (5.62 ACRES)
NET SITE AREA	± 212,787	SQ. FT. (4.88 ACRES)
TOTAL LOT COVERAGE	72,447	SQ. FT. (34.0%)
TOTAL BLDG. SQ. FT.	143,186	SQ. FT.
PROPOSED STORAGE	101,056	SQ. FT.
EXISTING BLDGS.	42,130	SQ. FT.
FLOOR AREA RATIO (FAR)	0.673	

LANDSCAPE AREA		
LOT LANDSCAPE AREA	±4,700	SQ. FT.
LOT LANDSCAPE %	13.6	%

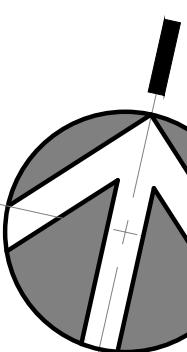
BASIS OF DESIGN		
ZONE	EXISTING	PROPOSED
	GENERAL COMMERCIAL	GENERAL COMMERCIAL
FRONTYARD SETBACK	N/A	5' PARKING
SIDEYARD SETBACK	15' ABUTTING STREET	15'
REAR SETBACK	15'	15'

BUILDING AREA TABULATIONS (SQUARE FEET)			
AREA	SELF STORAGE	OFFICE	TOTAL
BUILDING A - BASEMENT	24,414	0	24,414
BUILDING A - 1ST LEVEL	24,294	1,180	25,474
BUILDING A - 2ND LEVEL	25,474	0	25,474
BUILDING A - 2ND LEVEL	26,874	0	26,874
TOTAL BUILDING AREA	101,056	1,180 SQ. FT.	102,236
ESTIMATED NET RENTABLE @75%			±75,800 S.F.

PARKING REQUIREMENTS		
0.015 SPACES PER STORAGE UNIT PLUS (2) SPACES PER CARETAKER'S DWELLING (N/A)	REQUIRED	PROVIDED
	±9	12 REGULAR 2 ADA

BUILDING CONSTRUCTION TYPE: IIB  
OCCUPANCY CLASSIFICATION: S-1  
BUILDINGS ARE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

NORTH



21ST CENTURY LAKESIDE HOLDINGS, LLC  
WOODSIDE SELF STORAGE  
SAN DIEGO COUNTY, CA

# OVERALL SITE PLAN

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ARCHITECTS  
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE, CA 92672  
949.388.8090



# BASEMENT FLOOR PLAN



**SHEET A2**

# 21ST CENTURY LAKESIDE HOLDINGS, LLC WOODSIDE SELF STORAGE SAN DIEGO COUNTY, CA

## 1ST FLOOR PLAN

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DATE: 12/21/2023

NORTH



*ja*  
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**SHEET A3**





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DATE: 12/21/2023

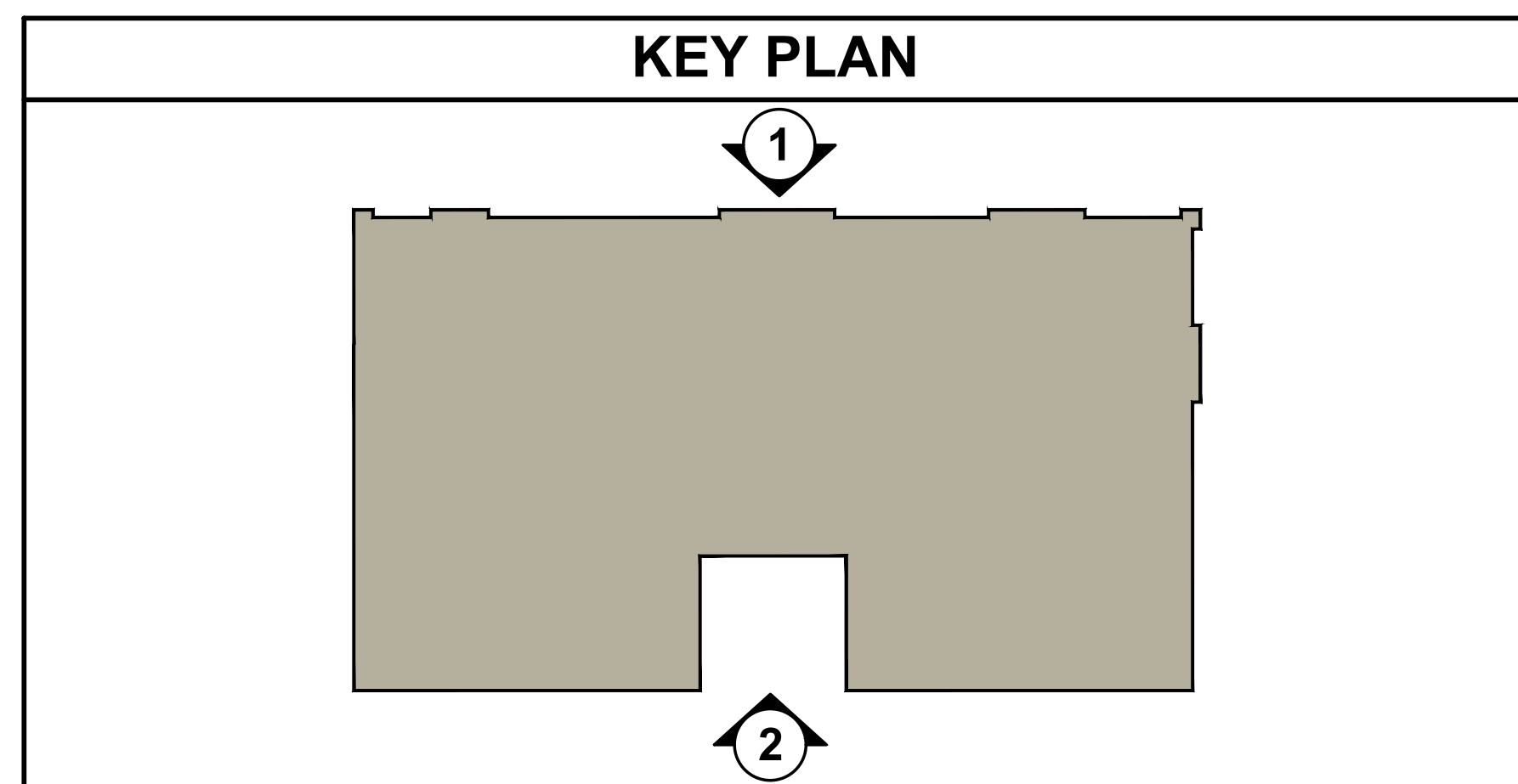
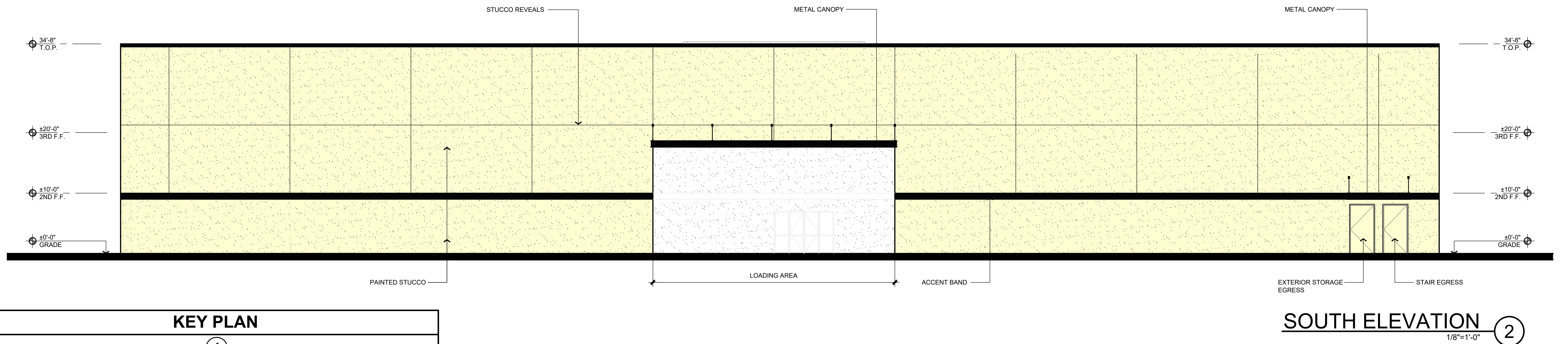
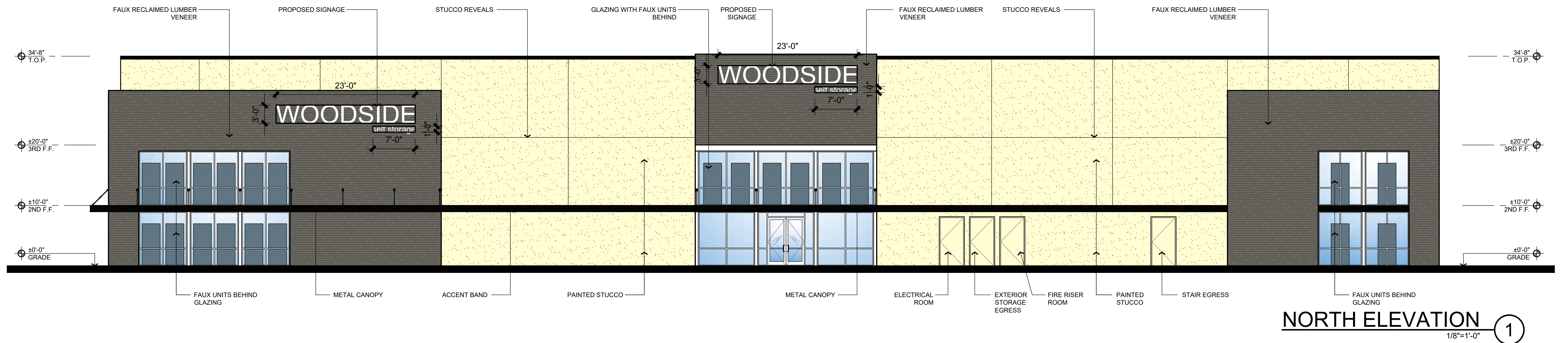
JOB NUMBER: 21-528  
SCALE: 3/32"=1'-0"  
DATE: 12/21/2023





# ROOF PLAN

# SHEET A6



21ST CENTURY LAKESIDE HOLDINGS, LLC  
**WOODSIDE SELF STORAGE**  
 SAN DIEGO COUNTY, CA

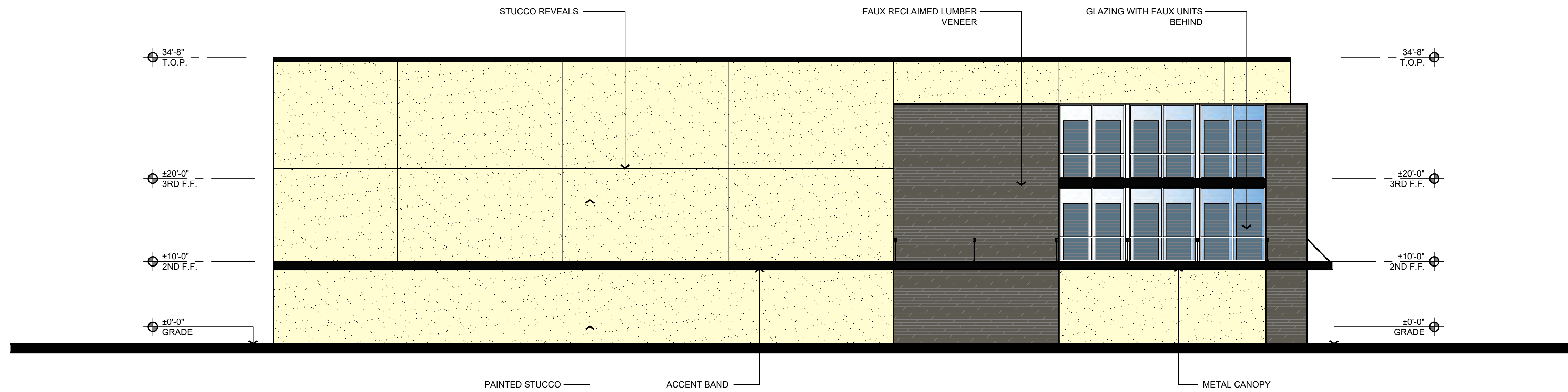
**PRELIMINARY ELEVATIONS**

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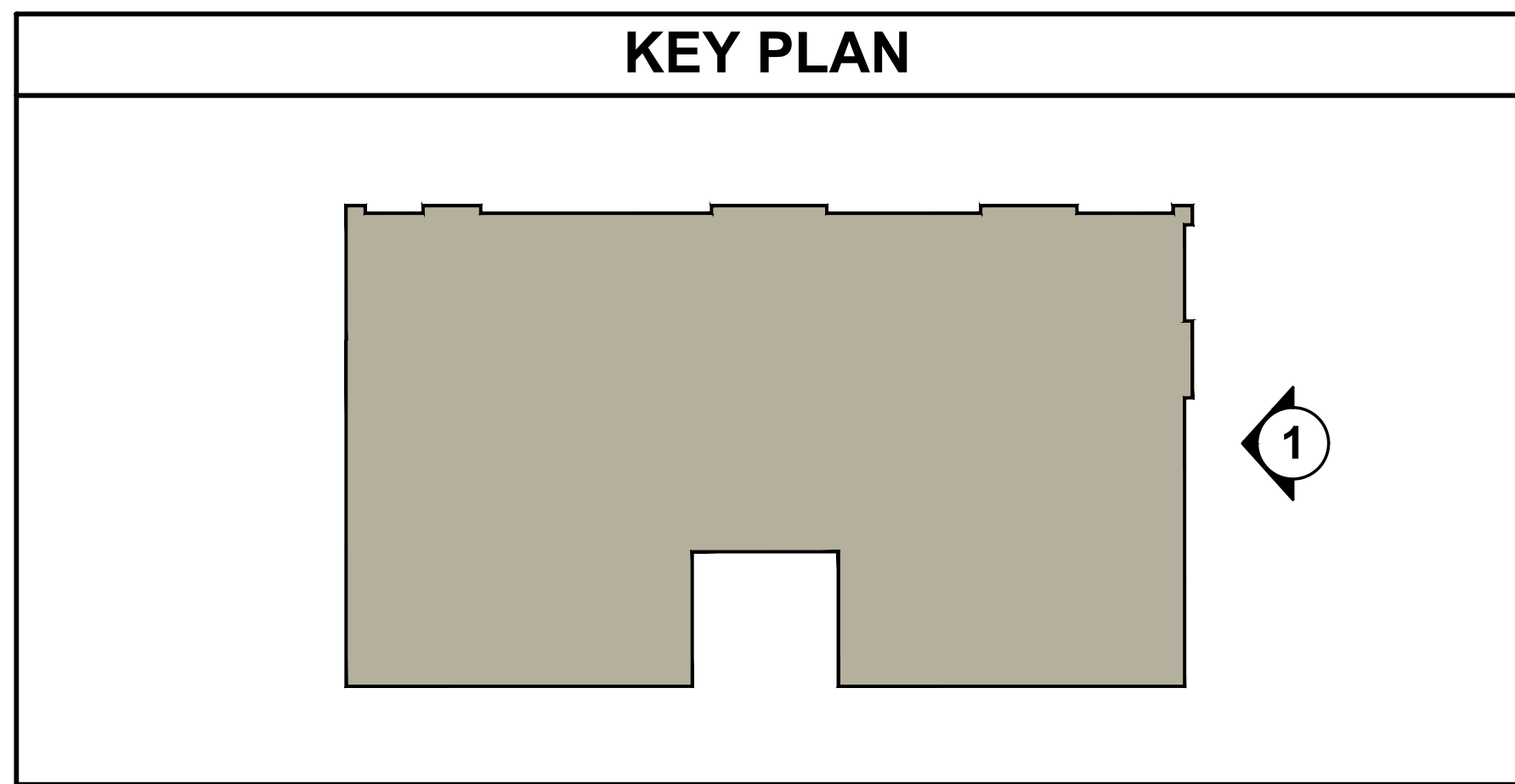
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**SHEET A7**



**EAST ELEVATION** ①  
1/8"=1'-0"



21ST CENTURY LAKESIDE HOLDINGS, LLC  
**WOODSIDE SELF STORAGE**  
 SAN DIEGO COUNTY, CA

# PRELIMINARY ELEVATIONS

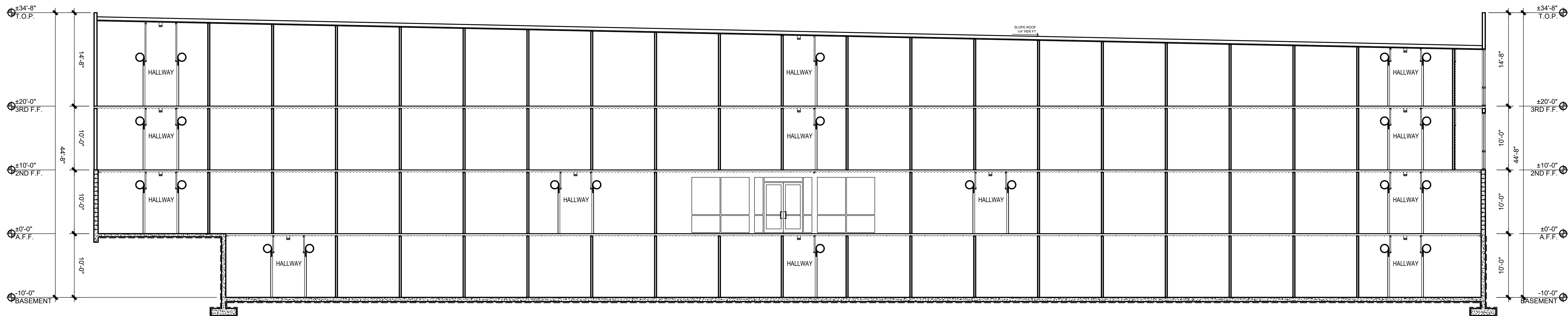
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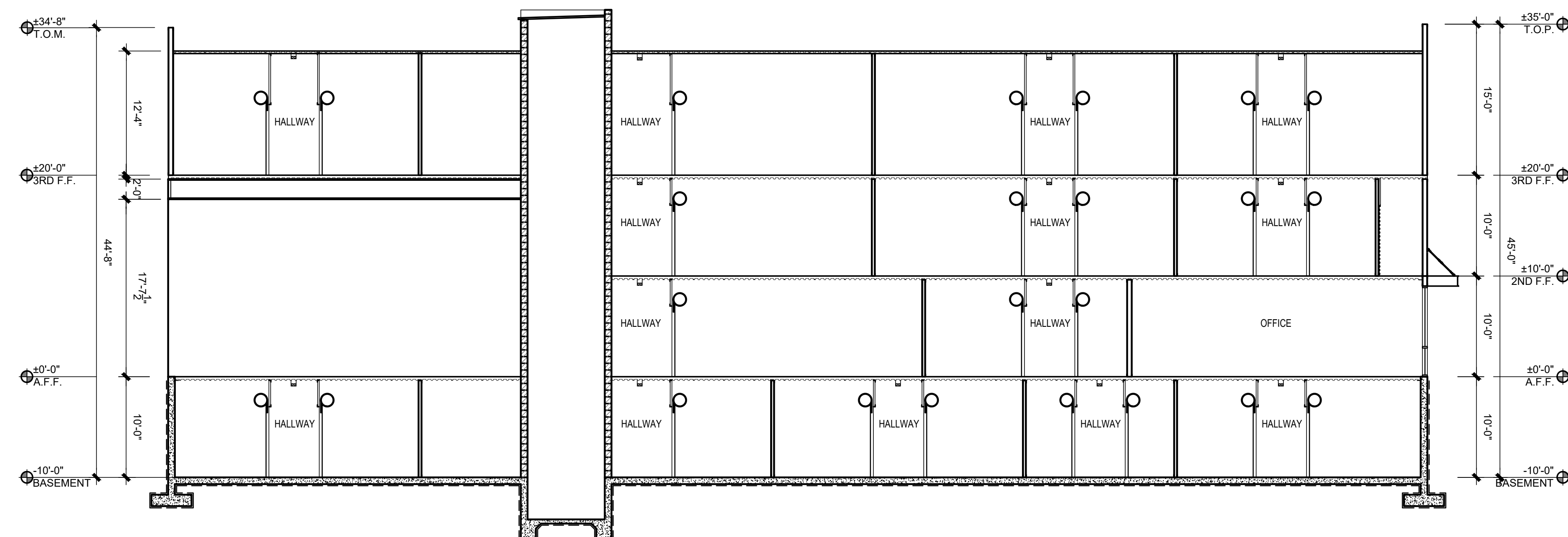
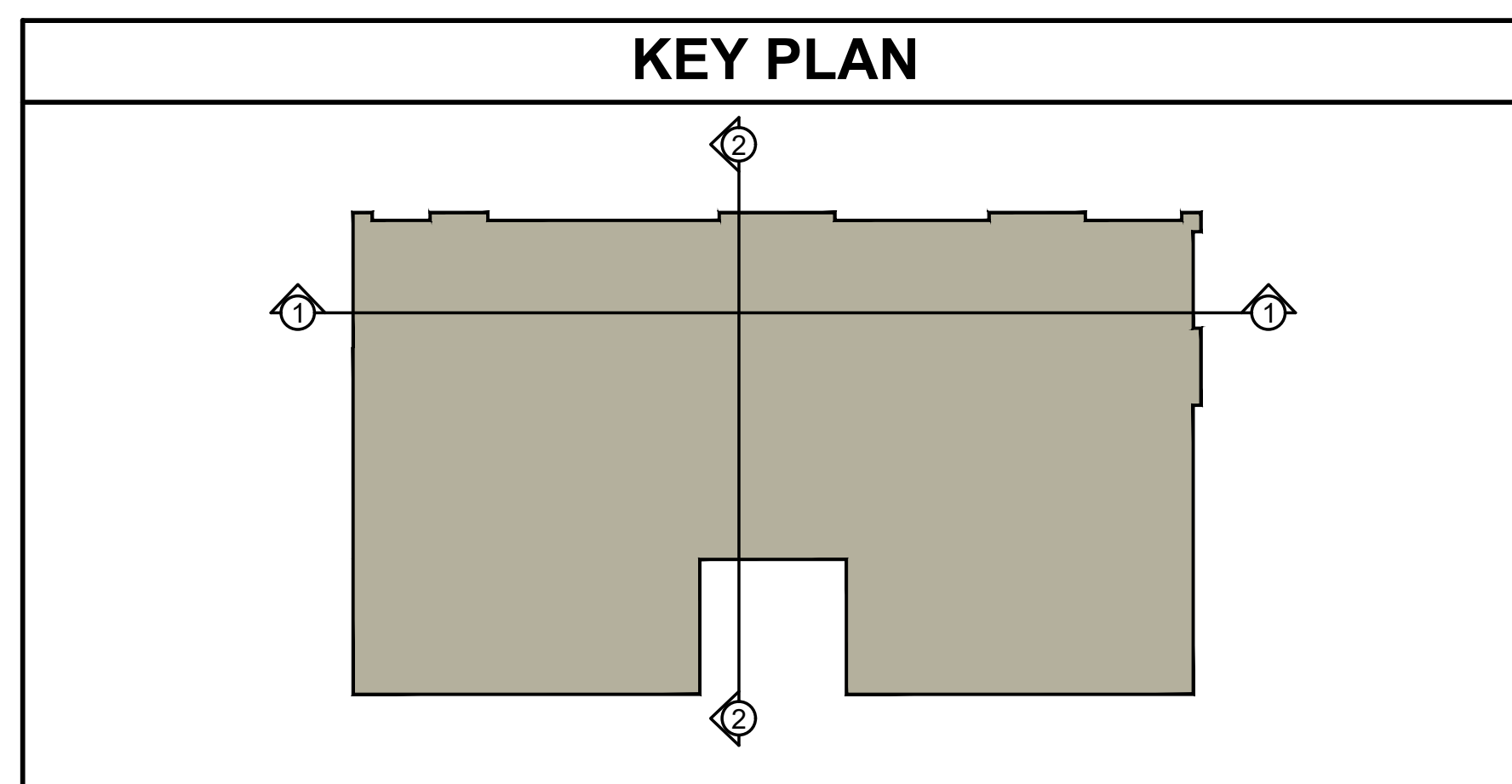


**SHEET A8**





**BUILDING SECTION ①**  
1/8"=1'-0"



**BUILDING SECTION ②**  
1/8"=1'-0"

21ST CENTURY LAKESIDE HOLDINGS, LLC  
WOODSIDE SELF STORAGE  
SAN DIEGO COUNTY, CA

## BUILDING SECTIONS

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*ja*  
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949.388.8090

**SHEET A9**





21ST CENTURY LAKESIDE HOLDINGS, LLC  
**WOODSIDE SELF STORAGE**  
 SAN DIEGO COUNTY, CA

**RENDERING**

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 949.388.8090

**SHEET A10**



# LIGHTNING FIXTURES

**AIR0 SERIES**  
LUMINAIRE POLE COMBO

**DESCRIPTION:**  
The AIR0 Series is a new addition to the HUBBELL Outdoor Lighting line. It is a modern, sleek design that is perfect for any outdoor space. The fixture is made of high-quality materials and is designed to last for many years. It is also very energy-efficient and easy to install.

**FEATURES:**  
• Modern, sleek design  
• Made of high-quality materials  
• Energy-efficient  
• Easy to install

**INSTALLATION:**  
The AIR0 Series is designed to be installed on a pole. The pole should be at least 10 feet high. The fixture should be installed at a height of 8 feet from the ground. The pole should be made of galvanized steel or aluminum.

**MAINTENANCE:**  
The AIR0 Series is designed to be easy to maintain. The fixture should be cleaned regularly with a soft cloth. The pole should be checked for rust or other damage regularly.

**WARRANTY:**  
The AIR0 Series is covered by a 5-year warranty. The warranty covers the fixture and the pole. It does not cover the light bulb.

**ACCESSORIES:**  
The AIR0 Series is available with a variety of accessories. These include different shades of glass, different finishes, and different pole heights.

**ORDERING INFORMATION:**  
The AIR0 Series is ordered by the luminaire and pole. The luminaire is ordered by the model number. The pole is ordered by the height. The model number and pole height are listed in the table below.

Model	Pole Height
AIR0-10	10' - 12'
AIR0-12	12' - 14'
AIR0-14	14' - 16'
AIR0-16	16' - 18'
AIR0-18	18' - 20'

**ORDERING INFORMATION**  
Ordering Legend - All Configurations Dark Bronze Finish (Standard)

**PROJECT:**  
1. Luminaire  
2. Pole  
3. Mounting  
4. Signage

**ACCESSORIES:**  
1. Signage  
2. Mounting  
3. Pole

**ELECTRICAL DATA:**

Model	Power (W)	Voltage (V)	Current (A)
AIR0-10	100	120	0.83
AIR0-12	120	120	1.00
AIR0-14	140	120	1.17
AIR0-16	160	120	1.33
AIR0-18	180	120	1.50

**PERFORMANCE DATA:**

Model	Beam Angle (°)	Footcandle (fc)
AIR0-10	120	1.0
AIR0-12	120	1.2
AIR0-14	120	1.4
AIR0-16	120	1.6
AIR0-18	120	1.8

**MAINTENANCE:**  
The AIR0 Series is designed to be easy to maintain. The fixture should be cleaned regularly with a soft cloth. The pole should be checked for rust or other damage regularly.

**WARRANTY:**  
The AIR0 Series is covered by a 5-year warranty. The warranty covers the fixture and the pole. It does not cover the light bulb.

**ACCESSORIES:**  
The AIR0 Series is available with a variety of accessories. These include different shades of glass, different finishes, and different pole heights.

**ORDERING INFORMATION:**  
The AIR0 Series is ordered by the luminaire and pole. The luminaire is ordered by the model number. The pole is ordered by the height. The model number and pole height are listed in the table below.

Model	Pole Height
AIR0-10	10' - 12'
AIR0-12	12' - 14'
AIR0-14	14' - 16'
AIR0-16	16' - 18'
AIR0-18	18' - 20'

**PHOTOMETRIC REPORTS**

**PHOTOMETRIC DATA:**

Model	Beam Angle (°)	Footcandle (fc)
AIR0-10	120	1.0
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AIR0-16	16' - 18'
AIR0-18	18' - 20'

**GEOPAK SERIES**  
SIZE 2 LED  
LUMINAIRE POLE COMBO

**DESCRIPTION:**  
The GEOPAK Series is a new addition to the HUBBELL Outdoor Lighting line. It is a modern, sleek design that is perfect for any outdoor space. The fixture is made of high-quality materials and is designed to last for many years. It is also very energy-efficient and easy to install.

**FEATURES:**  
• Modern, sleek design  
• Made of high-quality materials  
• Energy-efficient  
• Easy to install

**INSTALLATION:**  
The GEOPAK Series is designed to be installed on a pole. The pole should be at least 10 feet high. The fixture should be installed at a height of 8 feet from the ground. The pole should be made of galvanized steel or aluminum.

**MAINTENANCE:**  
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Model	Pole Height
GEOPAK-10	10' - 12'
GEOPAK-12	12' - 14'
GEOPAK-14	14' - 16'
GEOPAK-16	16' - 18'
GEOPAK-18	18' - 20'

**ORDERING INFORMATION**  
Ordering Legend - All Configurations Dark Bronze Finish (Standard)

**PROJECT:**  
1. Luminaire  
2. Pole  
3. Mounting  
4. Signage

**ACCESSORIES:**  
1. Signage  
2. Mounting  
3. Pole

**ELECTRICAL DATA:**

Model	Power (W)	Voltage (V)	Current (A)
GEOPAK-10	100	120	0.83
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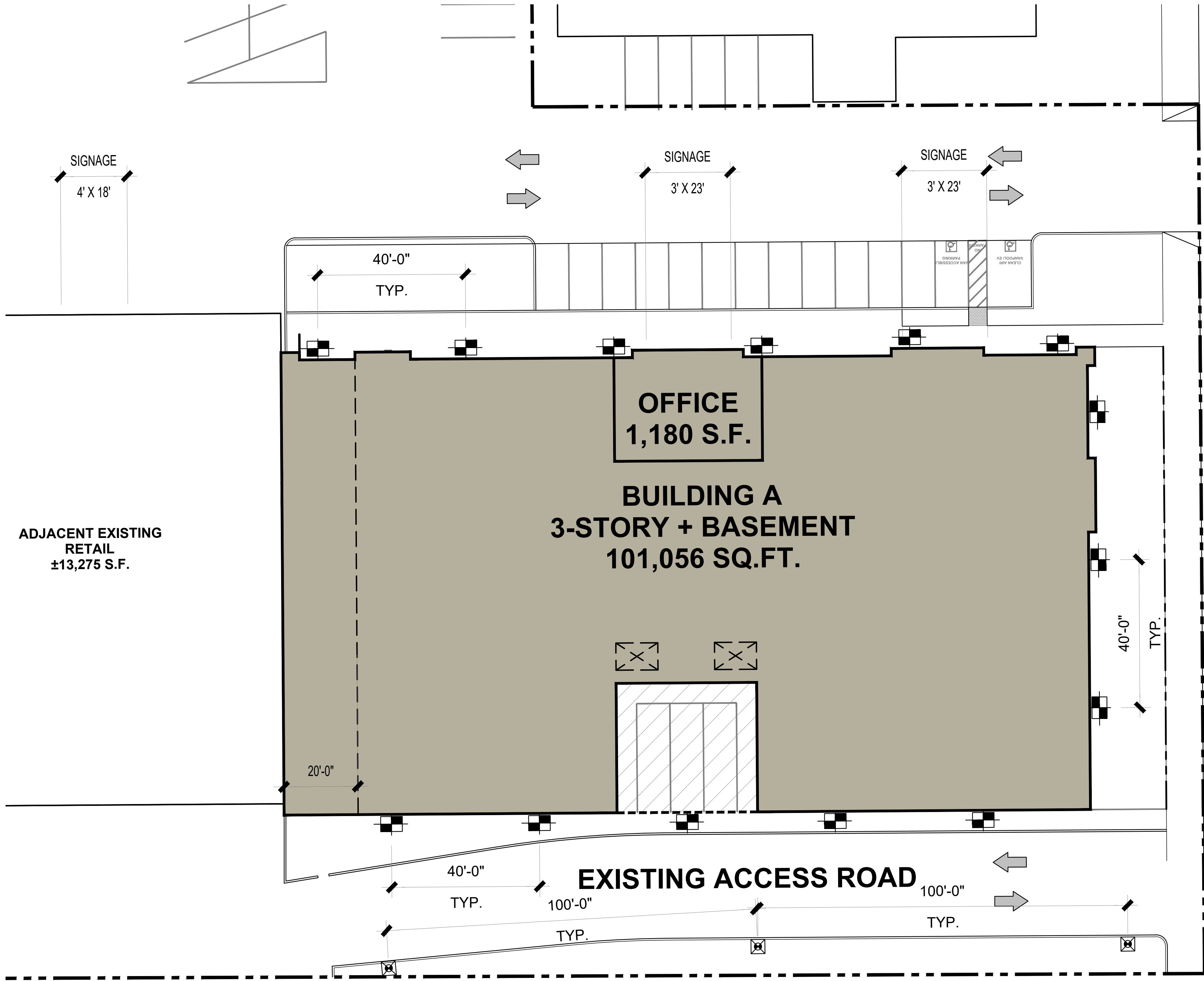
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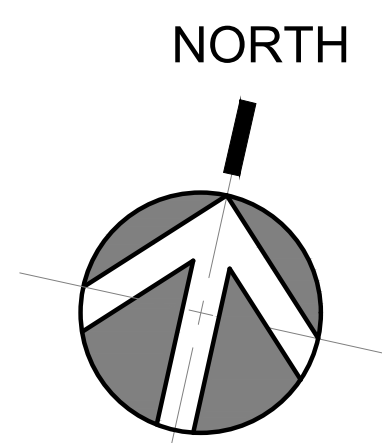


**LEGEND**

S-1 20' HIGH SINGLE POLE LIGHTING FIXTURE WIDE THROW

S-2 EXTERIOR WALL PACK WIDE THROW

**NOTE:** THE PROJECT PROVIDES MINIMAL AND BALANCED LIGHTING LEVELS CONSISTENT WITH IESNA RECOMMENDED RATIOS OF NOT GREATER THAN 10:1 BETWEEN THE MAXIMUM AND MINIMUM LIGHTING LEVELS, AND NOT GREATER THAN 4:1 BETWEEN THE AVERAGE AND MINIMUM LIGHTING LEVELS; THAT THE PROJECT PROVIDES A MINIMUM LEVEL OF 0.2 FOOTCANDLES FOR COMMERCIAL PARKING AREAS, AN AVERAGE OF APPROXIMATELY 0.8, AND THE MAXIMUM ILLUMINANCE IS APPROXIMATELY 2.0 FOOTCANDLES, CONSISTENT WITH THE IESNA GUIDELINES.



**Jordan Architects**  
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE, CA 92672  
949.388.8090

# LIGHTING PLAN

# SHEET A11

# 21ST CENTURY LAKESIDE HOLDINGS, LLC WOODSIDE SELF STORAGE SAN DIEGO COUNTY, CA

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SCALE: 1/16"=1'-0"  
DATE: 12/21/2023



Landscape Construction Plans for:

WOODSIDE SELF STORAGE

12431 Woodside Avenue  
Lakeside, California

DRAWING INDEX

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L-1	TITLE SHEET, NOTES
L-2	PLANTING PLAN, SCHEDULE
L-3	PLANTING NOTES AND DETAILS
L-4	PLANTING SPECIFICATIONS
L-5	IRRIGATION PLAN, SCHEDULE
L-6	IRRIGATION NOTES AND CALCULATIONS
L-7	IRRIGATION DETAILS
L-8	IRRIGATION SPECIFICATIONS

SITE ADDRESS

12431 WOODSIDE AVENUE  
LAKE SIDE, CALIFORNIA

OWNER/APPLICANT

NOVO COMMERCIAL PROPERTIES  
5464 GROSSMONT CENTER DR., STE 200  
LA MESA , CA 91941  
ATTN: ROBERT GARMO  
619-441-2500

AHLES  
LANDSCAPE  
ARCHITECTURE INC.

P.O. Box 1503  
Rancho Santa Fe, California 92067  
858.756.8963  
ala@ahlesland.com



CA# 2538

LANDSCAPE ARCHITECT COMPLIANCE STATEMENT  
I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 8, CHAPTER 1, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BY: \_\_\_\_\_  
DATE: JUN 2022

LANDSCAPE PLAN  
FOR:

WOODSIDE  
SELF  
STORAGE

12431 Woodside Ave.  
Lakeside California

APN:	394-122-16-00
ALA PROJECT NO.:	2225
ISSUE:	DATE:
INITIAL CD	27 JUN 22

SHEET:

L-1



LANDSCAPE ARCHITECT COMPLIANCE STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 8, CHAPTER 1, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BY: \_\_\_\_\_  
DATE: JUN 2022

LANDSCAPE PLAN FOR:

WOODSIDE SELF STORAGE

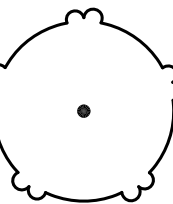

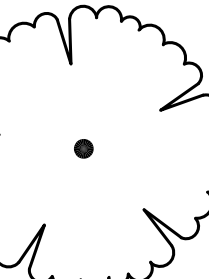




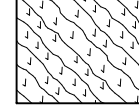
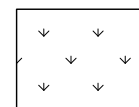
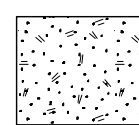
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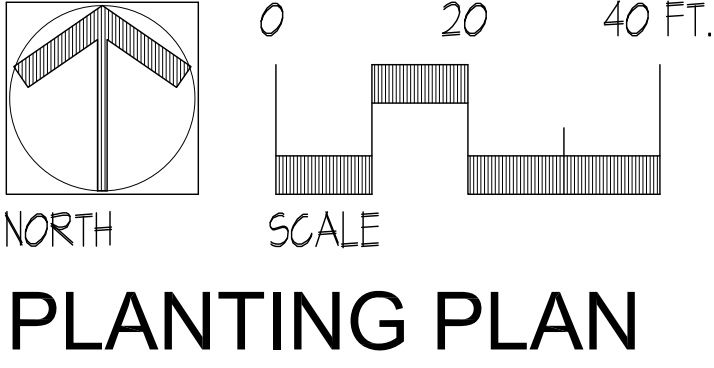
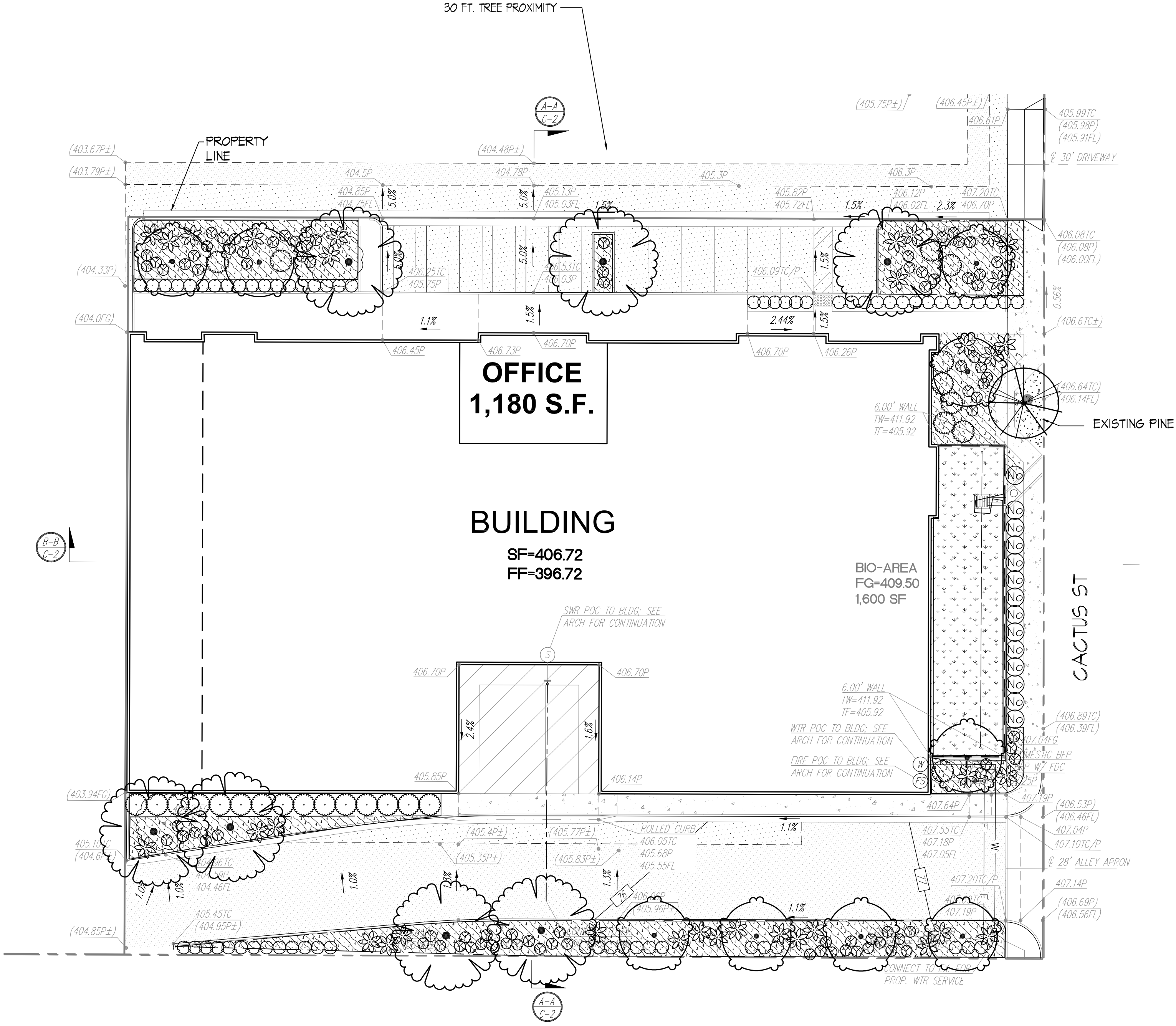
APN:	394-122-16-00
ALA PROJECT NO.:	2225
ISSUE:	DATE:
INITIAL CD	21 JUN 22

SHEET:

L-2

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	
	ARBUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	24 IN. BOX	9	
	PINUS CANARIENSIS CANARY ISLAND PINE	EXISTING	1	
	ULMUS PARVIFOLIA LACEBARK ELM	24 IN. BOX	8	
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY	
	AGAVE TEQUILANA 'SUNRISE' SUNRISE BLUE AGAVE	15 GALLON	34	
	ARTEMISIA ARBORESCENS TREE WORMWOOD	5 GALLON	25	
	HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	42	
	LANTANA MONTEVIDENSIS 'YELLOW' TRAILING LANTANA	5 GALLON	65	
	NERIUM OLEANDER OLEANDER	15 GALLON	14	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CEANOTHUS FUMILUS DWARF CEANOTHUS	SF	12" o.c.	4,504
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CAREX PRAEGRACILIS SLENDER SEDGE	4 IN. POTS	12" o.c.	2,236
NON LIVING GROUND COVER	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	BARK MULCH BARK MULCH	3 IN. DEPTH		119 SF









AHLES  
LANDSCAPE  
ARCHITECTURE INC.

P.O. Box 1503  
Rancho Santa Fe, California 92067  
858.756.8963  
ala@ahlesland.com

REG. LANDSCAPE ARCHITECT  
STEVEN M. AHLES  
CA # 2538  
RENEWAL DATE  
9-30-23  
STATE OF CALIFORNIA

CA# 2538

LANDSCAPE ARCHITECT COMPLIANCE STATEMENT

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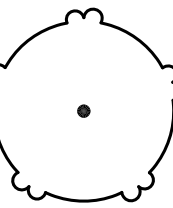
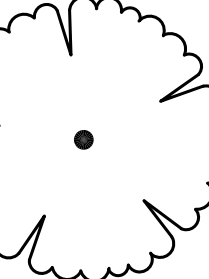





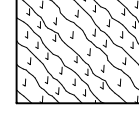
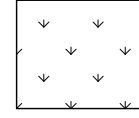
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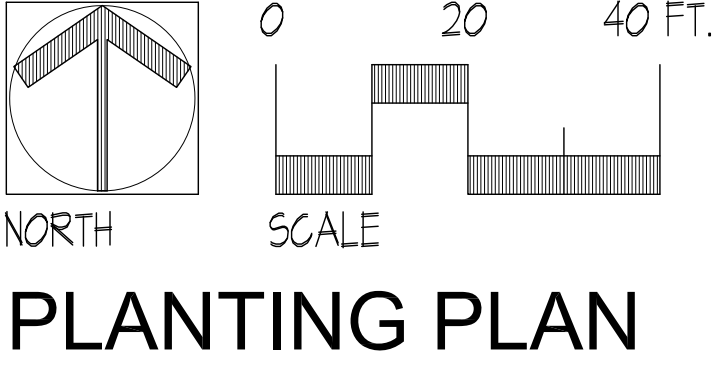
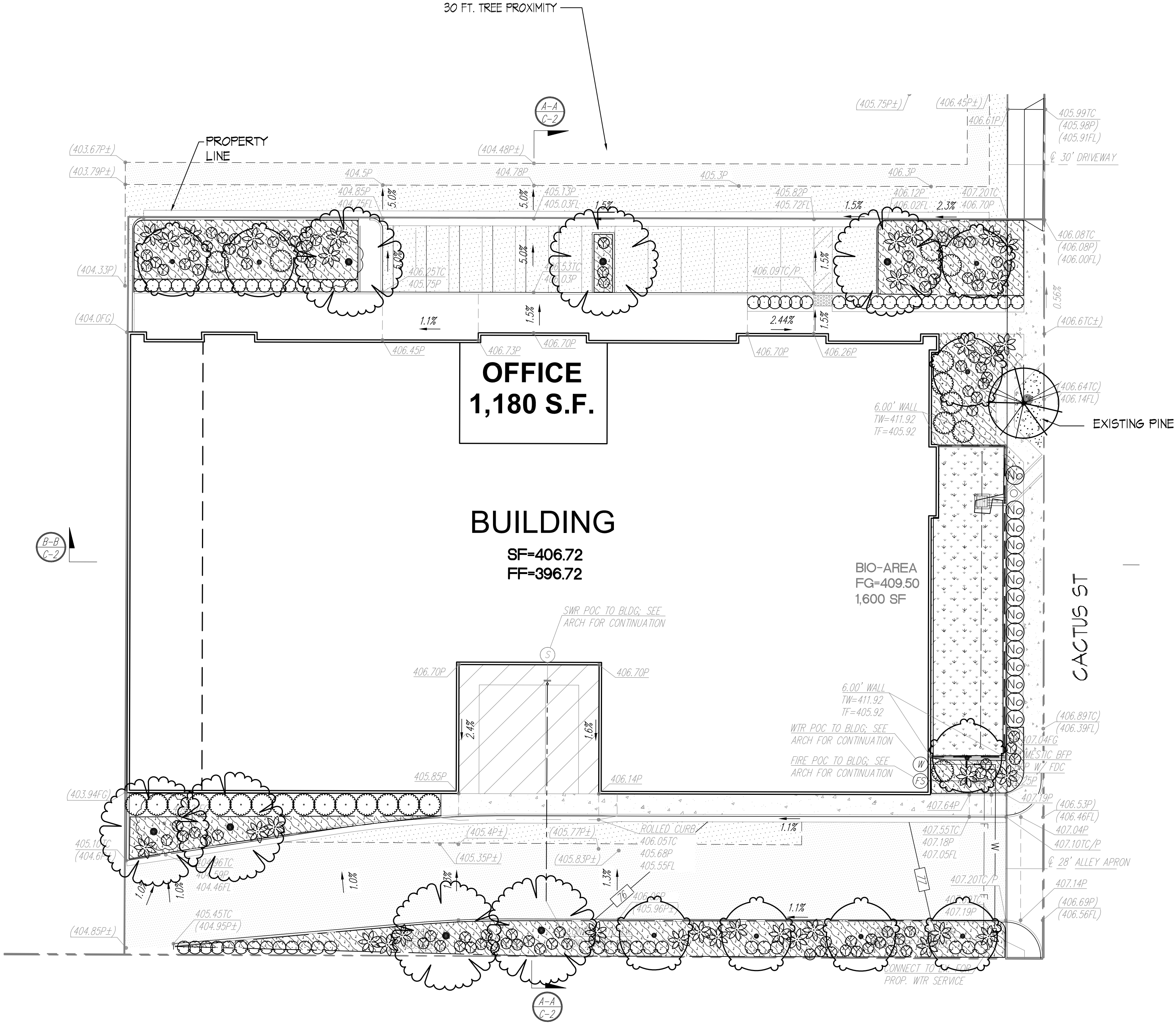
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PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.

2. PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY OR HEALTH.

3. PLANT COUNTS ARE FOR THE CONVENIENCE OF CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN.

4. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS THOROUGHLY SOAKED PRIOR TO PLANTING.

5. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS AND FINISH GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.

6. REMOVE ALL EXISTING VEGETATION (EXCEPT INDIVIDUAL PLANTS TO REMAIN PER PLAN AND AS IDENTIFIED BY LANDSCAPE ARCHITECT.) TRASH, CLIPPINGS AND OTHER DEBRIS IN PLANTING AREAS.

A. UPON INSTALLATION OF IRRIGATION SYSTEM, CUT WEEDS AND APPLY AN ALL PURPOSE FERTILIZER, SUCH AS 250 LBS/AC OF 16-6-8 AND IRRIGATE FOR TWO TO FOUR WEEKS.

B. WHEN WEEDS AND GRASSES ARE APPROXIMATELY ONE TO TWO INCHES IN HEIGHT, SPRAY WITH A NON SELECTIVE HERBICIDE.

C. PLANT AS SPECIFIED.

7. PRIOR TO START OF PLANTING WORK, PLANTING AREAS SHALL BE FREE OF WEEDS AND SURFACE ROCKS, AND CONTRACTOR SHALL ESTABLISH FINISHED GRADES. AFTER COMPLETION OF PLANTING WORK, CONTRACTOR SHALL FINE GRADE ALL PLANTING AREAS AND REMOVE SURFACE ROCKS, CLODS AND DEBRIS.

8. PROVIDE SOIL MANAGEMENT PER NOTES

9. VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE.

10. PLANTING PITS SHALL BE TWICE THE CONTAINER WIDTH AND OF EQUAL DEPTH.

11. PLANTING PITS AND PLANTERS SHALL BE BACKFILLED WITH EXISTING SITE SOIL AND 1/3 (BY VOLUME) NITRIFIED SOIL CONDITIONER MIX.

12. DOUBLE STAKE 15 GALLON AND 24" BOX TREES. BUY LARGER TREES AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE STABILITY FOR THE LENGTH OF THE GUARANTEE.

13. LOCATE STREET TREES (PALMS) 6 INCHES OUTSIDE THE SEWER EASEMENT AND RIGHT OF WAY, GENERALLY EQUALLY SPACED EXCEPT AS ADJUSTED FOR UTILITY CONFLICTS.
14. NOTE RELATIONSHIP TO PLANTINGS TO IRRIGATION, PARTICULARLY IN LINEAR CONFIGURATIONS. COORDINATE WHERE PLANTING AND IRRIGATION HEAD SPACING CORRESPOND TO MAINTAIN UNIFORM SPACING BETWEEN PLANTS AS WELL AS PLANTINGS AND IRRIGATION.

15. CONTAINER PLANTS SHALL NOT BE PLACED WITHIN 2 FT. OF SPRAY HEAD, 4 FT. OF LARGE RADIUS ROTOR, UNLESS OTHERWISE INDICATED ON PLAN.

16. SHRUBS & TREES SHALL BE UNDER PLANTED WITH GROUND COVER OR HYDROSEED AS SHOWN BY ADJACENT SYMBOL.

17. PROVIDE THREE (3") IN. DEPTH SHREDDED BARK MULCH (NO RECYCLED GREEN OR CONSTRUCTION WASTE- SEE SPECIFICATION) IN ALL NON-TURF PLANTING AREAS LESS THAN 3:1 IN SLOPE. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT AND LOCAL INSPECTOR FOR APPROVAL PRIOR TO BULK DELIVERY.

HOLD BARK MULCH 1 FT. FROM EXTERIOR WALL OF STRUCTURES, PROVIDING RAKED BARE EARTH IN THIS AREA (FOR FIRE PROTECTION).
18. CONTRACTOR SHALL PROVIDE A WEED FREE LANDSCAPE THROUGH THE ESTABLISHMENT MAINTENANCE PERIOD. PRE-EMERGENT HERBICIDE MAY BE APPLIED TO ALL PLANTING AREAS PRIOR TO SPREADING MULCH. HERBICIDES SHALL BE USED IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS.

19. PROVIDE POST PLANTING FERTILIZATION SHALL BE PERFORMED AT 30 AND 75 DAYS AFTER PLANTING.

20. PROVIDE ESTABLISHMENT MAINTENANCE OF ALL LANDSCAPE FOR NINETY (90) DAYS AFTER INITIAL ACCEPTANCE OF COMPLETION. KEEP ALL AREAS CLEAN, WATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS SHALL BE REPLACED DURING THE MAINTENANCE PERIOD. SEE MAINTENANCE NOTES

21. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY FOR ONE YEAR.

SOIL MANAGEMENT

PROVIDE SOIL TEST OF CHEMICAL AND AGRICULTURAL ANALYSIS BY AN INDEPENDENT AGRONOMIC SOILS TESTING LABORATORY. REPRESENTATIVE SOIL SAMPLES SHALL BE TAKEN IN THE FIELD AND A WRITTEN REPORT SHALL BE PREPARED BY THE AGRONOMIST AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS AND APPLICATION RATES FOR SOIL PREPARATION FERTILIZATION, PLANTING BACKFILL MIX, HYDRO MULCH SLURRY (AS APPLICABLE) AND A POST MAINTENANCE FERTILIZATION PROGRAM.

PROVIDE TWO COPIES OF THE ANALYSIS TO THE LANDSCAPE ARCHITECT. PROVIDE ACTUAL SOIL AMENDMENTS PER SOIL ANALYSIS RECOMMENDATIONS. FOR BIDDING PURPOSES ASSUME THE APPLICATION OF THE FOLLOWING AMENDMENTS AND FINISH GRADING:

150 LBS/1000 SF. AGRICULTURAL GYPSUM  
25 LBS/1000 SF. 12-12-12 FERTILIZER  
150 LBS/1000 SF. "GROWPOWER PLUS W/ SULFER"  
3 CU. YDS./1000 SF. NITROFIED ORGANIC SOIL AMENDMENT (PER SPEC.)  
ROTOTILL IN THE TOP 6" OF SOIL.

THEREAFTER FOR ALL AREAS:  
RAKE AND FINE GRADE ALL PLANTING AREAS, MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES AND 5% WITHIN FIVE FEET OF BUILDING OR STRUCTURE. SMOOTH FINISH GRADES TO ELIMINATE PUDDLING AND STANDING WATER. COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.  
APPLY SOIL LEACHING AS ANALYSIS INDICATES

PLANTING PITS AND PLANTERS SHALL BE BACKFILLED WITH AMENDMENTED EXISTING SITE SOIL AND 1/3 (BY VOLUME) NITROFIED ORGANIC SOIL AMENDMENT.

FERTILIZE TREES, SHRUBS AND GROUND COVERS AT TIME OF PLANTING WITH AGRIFORM TABLET(S) PER SPECIFICATIONS AT THE FOLLOWING RATES:

FLAT MATERIAL - 1 (5 GRAM) TABLET	LINERS - 2 (5 GRAM) TABLETS
1 GAL SIZE - 1 TABLET	15 GAL - 5 TABLETS
5 GAL SIZE - 3 TABLETS	24" BOX - 8 TABLETS

ADDITIONAL CITY PLANTING NOTES

ROOT BARRIER REQUIREMENT

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOTBALL.

TREE SETBACK

MINIMUM TREE SEPARATION DISTANCE  
TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 1- FEET  
DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

EXISTING TREES TO REMAIN ON SITE WITHIN 10 FT OF THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED.

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET.

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EROSION CONTROL FABRIC REQUIREMENT

PROVIDE SOIL STABILIZATION FABRIC, PER MANUFACTURER'S SPECIFICATION, ON ALL LANDSCAPED SLOPES OF 3:1 OR STEEPER GRADIENT. SEE CITY LANDSCAPE REQUIREMENTS AND COMPLY.

TEMPORARY HYDROSEED MIX

APPLY TO ALL GRADED AND UNGRADED SLOPES, AS WELL AS ANY PAD AREAS NOT SCHEDULED FOR IMPROVEMENTS WITHIN 6 MONTHS OF COMPLETION OF ROUGH GRADING

MIN. % P / G	LBS./ ACRE	BOTANICAL NAME	COMMON NAME
95 /	2.5	ESCHSCHOLZIA CALIFORNICA	CALIF. POPPY
90 / 60	4	LOTUS SCOPARIUS	DEERWEED
98 / 80	2.5	LUPINUS BICOLOR	ARROYO LUPINE
70 / 60	4	NASELLA LEPIDA	FOOTHILL STIPA
65	3	GAZANIA RED SHADES	GAZANIA
98 / 75	20	PLANTAGO INSULARIS	PLANTAGO
	36.0	TOTAL POUNDS PER ACRE	

SOIL STABILIZER- M BINDER OR EQUAL	120 LBS/ACRE
WOOD FIBER- CONVEB 100% WOOD FIBER	1500 LBS/ ACRE
FERTILIZER- 6-20-20	50 LBS/ACRE

NON GRADED AND PAD AREAS (NON IRRIGATED AREAS) WILL LIE DORMANT UNTIL NATURAL RAINFALL PROMOTES GERMINATION

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FOR:

WOODSIDE  
SELF  
STORAGE

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Lakeside California

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SOIL PREPARATION AND FINISH GRADING

PART 1 - GENERAL

- 1.1 DESCRIPTION
- A. WORK INCLUDED: PREPARATION OF SURFACE STRATA OF SOIL FOR PLANTING INCLUDING, BUT NOT NECESSARILY LIMITED TO:
1. TOPSOIL PLACEMENT,
  2. SOILS TESTING
  3. PLACEMENT AND INCORPORATION OF SOIL AMENDMENTS,
  4. FINISH GRADING,
  5. ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH CAN REASONABLY BE INFERRED AS PART OF WORK.
- B. RELATED WORK:
- PLANTING TREES, SHRUBS AND GROUND COVER
- 1.2 SUBMITTALS
- TEST RESULTS
- DELIVERY STATEMENTS
- 1.3 QUALITY ASSURANCE
- A. WORK SHALL BE PERFORMED PER BEST STANDARDS OF PRACTICE RELATING TO VARIOUS TRADES UNDER CONTINUOUS SUPERVISION OF COMPETENT FOREMAN, CAPABLE OF INTERPRETING DRAWINGS AND SPECIFICATIONS.
- B. HERBICIDE APPLICATOR SHALL BE LICENSED BY STATE OF CALIFORNIA.

- 1.4 DELIVERY, STORAGE AND HANDLING
- WORK SHALL BE PERFORMED PER BEST STANDARDS OF
- A. CONTAINERS SHALL BE UNOPENED AT DELIVERY AND RESPECTIVE LABELS SHALL SHOW CONTENTS.
- B. STORE CONTAINERS OFF THE GROUND AND PROTECT FROM THE WEATHER.

- 1.5 PROJECT SITE CONDITIONS
- A. WHEN EXISTING (STOCKPILED) SOIL IS AVAILABLE CONTRACTOR SHALL VERIFY THE QUANTITY, LOCATION AND WHEN SOIL CAN BE MOVED INTO THE PLANTING AREA. STOCKPILED SOIL IS TO MEET CONDITIONS DESCRIBED IN SECTION ON MATERIAL STANDARDS. NO SOIL SHALL BE MOVED INTO AREAS WHEN EITHER THE SOIL OR EXISTING GRADE IS TOO WET OR DRY, OR WHEN DELETERIOUS MATERIALS ARE PRESENT.

PART 2 - PRODUCTS

- 2.1 TOPSOIL
- A. SOURCE: OFF-SITE BORROW TAKEN FROM SOURCE ACCEPTABLE TO LANDSCAPE ARCHITECT.
- B. ACID-ALKALINE RANGE: pH 6.0 TO 7.0
- C. FREE OF PESTS, PEST LARVAE AND MATTER TOXIC TO PLANTS.
- D. PERCENT OF ORGANIC MATTER: 2% MINIMUM.
- E. MAXIMUM 5% BY VOLUME SLAG, CINDERS, STONES OR OTHER EXTRANEIOUS MATERIAL OVER 1/2" DIAMETER.
- F. FREE OF NOXIOUS WEED SEED, PATHOGENIC VIRUSES, HERBICIDES, OR CHEMICALS THAT INHIBIT GROWTH.
- 2.2 TESTS AND SAMPLING OF TOPSOIL:
1. PROVIDE SOIL SAMPLING FROM THREE LOCATIONS AND SUBMIT TO CERTIFIED AGRONOMIC SOIL TESTING LABORATORY. SUBMIT LABORATORY TO PROVIDE TESTING TO CITY FOR APPROVAL PRIOR TO TESTING.
  2. TESTS: ORGANIC MATTER, NUTRIENT ANALYSIS, TEXTURAL ANALYSIS AND SALINITY TEST. PROVIDE TEST RESULTS AND AMENDMENT RECOMMENDATIONS BY TESTING LAB TO LANDSCAPE ARCHITECT AND CITY PRIOR TO AMENDMENT DELIVERY. CITY SHALL APPROVE TESTING LAB, AND RECOMMENDATIONS PRIOR TO AMENDMENT DELIVERY.
- 2.2 SOIL CONDITIONERS
- A. PEAT: CANADIAN PEAT MOSS
- B. HERBICIDES: AS REQUIRED UPON LANDSCAPE ARCHITECT'S APPROVAL.
- C. FERTILIZER
1. PRE PLANTING FERTILIZER SHALL BE LONG LASTING, CONTROLLED RELEASE, UNIFORM, FREE FLOWING SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT AND SHALL CONTAIN THE FOLLOWING MINIMUM AVAILABLE PERCENTAGES BY WEIGHT OF PLANT FOOD: FOR LAWN AREAS: N-P-K RATIO AS REQUIRED FROM SOIL REPORT. FOR SHRUB AREAS: N-P-K RATIO AS REQUIRED FROM SOIL REPORT.
  2. POST PLANTING FERTILIZER SHALL BE ORGANIC BASE, NON BURNING, SLOW RELEASE FREE FLOWING, SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT WITH THE FOLLOWING MINIMUM AVAILABLE PERCENTAGES OF HEIGHT OF PLANT FOOD WITH TRACE MINERALS OF 3% IRON AND 3% SULFUR: FOR LAWN AND SHRUB AREAS: N-P-K RATIO OF 14-7-3
  3. PLANTING TABLETS SHALL BE TIGHTLY COMPRESSED CHIP TYPE COMMERCIAL PLANT TABLETS WITH THE FOLLOWING AVAILABLE PERCENTAGES OF WEIGHT OF PLANT FOOD: FOR 21 GRAM TABLETS: N-P-K RATIO OF 20-10-5 FOR 5 OR 7 GRAM TABLETS: N-P-K RATIO OF 12-8-8
- D. ORGANIC SOIL AMENDMENTS: DERIVED FROM REDWOOD OR FIR BARK, WITH SEVERAL GRADIENT DEGREES OF BREAKDOWN, NON IONIC WETTING AGENT, STABILIZED WITH NITROGEN (0.5%) AS FOLLOWS:
1. SALINITY: SATURATION EXTRACT CONDUCTIVITY (eCE) NOT TO EXCEED 1.75 AT 25 DEGREES CENTIGRADE.
  2. ORGANIC CONTENT: MINIMUM 90% BY WEIGHT.
  3. pH: 5.5 TO 6.0.
  4. CONTAINING NO SLUDGE OR ANIMAL MANURE.
- E. MINERALS
1. SOIL SULFUR (S) SHALL BE ELEMENTAL SULFUR (99.5%) MINIMUM.
  2. FERROUS SULFATE SHALL BE PELTED OR GRANULAR FORM CONTAINING NOT LESS THAN 18% METALLIC IRON. MATERIAL SHALL CONFORM TO THE AGRICULTURAL CODE OF THE STATE OF CALIFORNIA.
  3. AGRICULTURAL GYPSUM (CaSO4-2H2O) SHALL BE COMMERCIALY PROCESSED WITH MINIMUM 80% GRADE CONTAINING 14% MINIMUM COMBINED SULFUR.
  4. LIME (CaCO3) SHALL BE CALCIUM CARBONATES LIME.
- F. SOIL PENETRANT: "SARVON" BRAND.
- G. WATER.
- I. SOURCE: IRRIGATION SYSTEM P.O.C.

PART 3 - EXECUTION

- 3.1 INSPECTION
- A. EXAMINE GRADE TO RECEIVE SOIL PREPARATION TO ASSURE WORK OF OTHER TRADES HAS BEEN COMPLETED.
- B. VERIFY GRADE WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING SOIL PERPETRATION.
- C. NO SOIL PREPARATION SHALL BE PERFORMED UNTIL ALL STRUCTURES AND WALLS AND CONSTRUCTION ITEMS (INCLUDING MAINS AND DRAINAGE LINES) HAVE BEEN INSTALLED.
- D. THE SITE SHALL BE FREE OF WEEDS, TRASH AND DELETERIOUS MATERIALS PRIOR TO SOIL PREPARATION.
- E. VERIFY THAT PLANTS TO REMAIN HAVE BEEN UNDISTURBED.
- F. DO NOT PROCEED WITH SOIL PREPARATION UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
- 3.2 SOILS TEST RESULTS
- PROVIDE TEST RESULTS TO LANDSCAPE ARCHITECT AND MUNICIPALITY/ LOCAL AGENCY INSPECTOR. CONFIRM SOIL AMENDMENTS PRIOR TO APPLICATION AND BACKFILL. (SEE PLANTING NOTES 4 & 12, SHEET )

3.3 PERFORMANCE

- A. SUBSOIL
1. SCARIFY SUBSOIL IN ALL AREAS (EXCEPT SLOPES 3:1 OR GREATER) TO BE PLANTED TO DEPTH OF 6 INCHES PRIOR TO PLACEMENT OF AMENDMENTS AND TOPSOIL. THE SOIL SURFACE SHALL BE MADE LOOSE AND FRIABLE.
  2. REMOVE ROCKS AND OTHER OBJECTS OVER 2 INCHES IN DIAMETER.
- B. TOPSOIL:
- (NOT APPLICABLE)
- C. INCORPORATION OF SOIL AMENDMENTS.
1. PLACE ADDITIVES UNIFORMLY IN ACCORDANCE WITH SPECIFICATION AND SOIL TEST RESULTS, INCORPORATE TO DEPTH OF PLACEMENT OF AMENDMENTS AND TOPSOIL. THE SOIL SURFACE SHALL BE MADE LOOSE AND FRIABLE.
  2. RAKE DRAG ROLL AND SMOOTH THE SURFACE UNTIL FREE OF HOLLOWYS AND RIDGES AND IT CONFORMS TO ESTABLISHED GRADE PLUS OR MINIMUM 1 INCH IN 10 FEET.
  3. APPLY PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURE'S AND AGENCY REQUIREMENTS.
- D. FINISH GRADE:
1. UPON COMPLETION OF ROTOTILLING AND TOPSOIL PLACEMENT, ALL AREAS SHALL BE WATERED TO SETTLE SOIL.
  2. WHEN THE SOIL HAS DRIED SUFFICIENTLY TO BE READILY WORKED, ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO PREVIOUSLY ESTABLISHED GRADES.
  3. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORMLY LEVEL OR SLOPING BETWEEN GIVEN ELEVATIONS. FINISH GRADE SHALL BE SMOOTH, EVEN, UNIFORM PLANTS WITHOUT ABRUPT CHANGE OF ELEVATION.
  4. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING TO ALLOW FOR A NATURAL RUN OFF OF WATER, AND SURFACE WATER SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS BY REMODELING SURFACES TO FACILITATE NATURAL RUN OFF OF WATER.
  5. LOW SPOTS AND POCKETS SHALL BE GRADED TO DRAIN PROPERLY, MAINTAIN 2% MINIMUM SLOPE.
  6. FINISH GRADE OF ALL PLANTING AREAS SHALL BE BROUGHT FLUSH WITH CURBS AND PAVING TO ASSURE POSITIVE DRAINAGE OVER THE SURFACE.
  7. MAKE MINOR ADJUSTMENTS TO FINISH GRADE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- 3.4 CLEANUP
- A. IMMEDIATELY CLEAN UP SPILLS, SOIL, CONDITIONERS ON PAVED AND FINISHED SURFACE AREAS.
- B. REMOVE DEBRIS AND EXCESS MATERIALS FROM PROJECT SITE.

PLANTING TREES, SHRUBS AND GROUND COVER

PART 1 - GENERAL

- 1.1 DESCRIPTION
- A. WORK INCLUDED: PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE WORK ON DRAWINGS, COMPLETE IN PLACE AND APPROVED, INCLUDING BY NOT NECESSARILY LIMITED TO:
1. PURCHASE OF PLANTS
  2. ALL PLANTING, INCLUDING GROUND COVER
  3. INSPECTION AND CERTIFICATION
- 1.2 QUALITY ASSURANCE
- PERFORM IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE RELATING TO VARIOUS TRADES UNDER CONTINUOUS SUPERVISION OF COMPETENT FOREMAN, CAPABLE OF INTERPRETING DRAWINGS AND SPECIFICATIONS.
- 1.3 EXISTING SITE CONDITIONS
- A. PRIOR TO EXCAVATION OR PLACING OF STAKES, LOCATE ALL ELECTRIC CABLES, CONDUITS, SPRINKLER VALVES, UTILITY LINES SO THAT PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS. IN EVENT OF CONFLICT BETWEEN SUCH LINES AND PLANT LOCATIONS, NOTIFY LANDSCAPE ARCHITECT. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON CONTRACTOR THE RESPONSIBILITY FOR MAKING ANY AND ALL REPAIRS FOR DAMAGE RESULTING FROM WORK HEREUNDER.
- B. VERIFICATION OF DIMENSIONS: ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING, CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND IMMEDIATELY INFORM LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN DRAWINGS, SPECIFICATION AND ACTUAL CONDITIONS. PERFORM NO WORK IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL FOR SAME HAS BEEN GIVEN BY LANDSCAPE ARCHITECT.
- 1.4 SCHEDULING / SEQUENCING
- A. AFTER SOIL HAS BEEN PREPARED PER SOIL PREPARATION SPEC., IRRIGATION SYSTEM IS INSTALLED AND CONDITIONS ARE FAVORABLE TO PLANT, REQUEST APPROVAL TO PLANT.
- B. IRRIGATION AND PLANTING MAY BE DONE CONCURRENTLY, HOWEVER, PLANTING WORK MAY NOT START IN ANY SECTION PRIOR TO INSPECTION AND APPROVAL OF IRRIGATION WORK.
- 1.5 SUBSTITUTIONS
- NO SUBSTITUTIONS FROM SPECIFIED PLANT MATERIALS WILL BE PERMITTED UNLESS SUBSTITUTE MATERIALS ARE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT AND MUNICIPALITY/ LOCAL AGENCY INSPECTOR, AND SUBSTITUTIONS ARE MADE AT NO ADDITIONAL CHARGE TO OWNER. IF ACCEPTED SUBSTITUTES ARE OF LESS VALUE THAN THOSE INDICATED OR SPECIFIED, CONTRACT PRICE WILL BE ADJUSTED IN ACCORDANCE WITH PROVISIONS OF CONTRACT.
- 1.6 SUBMITTALS
- A. FURNISH SOURCE OF MATERIALS IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT
- B. IN ADDITION TO ANY OTHER CERTIFICATES SPECIFIED, FURNISH A CERTIFICATE WITH EACH DELIVERY OF BULK MATERIAL STATING SOURCE, QUANTITY, TYPE OF MATERIAL, AND THAT MATERIAL CONFORMS TO SPECIFICATION. SUBMIT CERTIFICATES PRIOR TO START OF MAINTENANCE PERIOD.
- 1.7 GUARANTEE AND REPLACEMENT
- ALL PLANTS SHALL BE GUARANTEED FOR PERIOD SPECIFIED IN PLANTING NOTES. ANY PLANT NOT GROWING PROPERLY DURING THIS PERIOD SHALL BE REPLACED WITHIN SEVEN (7) DAYS OF WRITTEN NOTICE. GUARANTEE MAY BE EXTENDED IN CASES IF PLANTS ARE SLOW TO ESTABLISH. IF CONTRACTOR FAILS TO MAKE REPLACEMENTS WITHIN TIME LIMIT, OWNER MAY REPLACE THEM AT CONTRACTOR'S EXPENSE.
- PART 2 - PRODUCTS
- 2.1 PLANT QUANTITIES AND TYPES
- FURNISH PLANT MATERIALS IN QUANTITIES AND SPACING SHOWN, OR NOTED FOR EACH LOCATION, OF SPECIES, KIND, SIZE, ETC. AS SYMBOLIZED AND DESCRIBED IN PLANT LEGEND.
- 2.2 PLANT MATERIAL STANDARDS
- A. NOMENCLATURE: PLANT NAMES LISTED IN PLANT LEGEND CONFORM TO "STANDARD PLANT NAMES" ESTABLISHED BY AMERICAN COMMITTEE ON HORTICULTURAL NOMENCLATURE, FOR NAMES NOT COVERED THEREIN FOLLOW LOCAL NURSERY CUSTOM. CALIFORNIA NATIVE PLANT SPECIES PER "JEPSON MANUAL."
- B. CONDITION: SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE OF DISEASE, INSECT PESTS OR TEGGS, HAVING HEALTHY, NORMAL ROOT SYSTEMS, WELL FITTING CONTAINERS BUT NOT TO POINT OF BEING ROOT BOUND. DO NOT PRUNE PRIOR TO DELIVERY. IN NO CASE SHALL TREES BE TOPPED BEFORE DELIVERY.

- C. DIMENSIONS: MEASURE HEIGHT AND SPREAD OF PLANT MATERIAL WITH BRANCHES IN NORMAL POSITION. MEASURE TREE CALIPER 2'-0" ABOVE GRADE. PROVIDE ALL PLANTS AT MINIMUM DIMENSIONS INDICATED ON PLANS, WHERE CALIPER OR OTHER DIMENSIONS OF ANY PLANT MATERIALS ARE OMITTED FROM PLANT LEGEND, IT SHALL BE AVERAGE STOCK FOR TYPE LISTED.
- D. INSPECTIONS: ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND APPROVAL BEFORE PLANTING. ALL PLANTS SUPPLIES TO PROJECT (WHETHER PLANTED OR NOT) ARE SUBJECT TO REJECTION.
- E. PLANT LIST: AS INDICATED ON PLANTING PLAN
- F. SIZES OF PLANTS: PER PLANT LEGEND. CONTAINER STOCK (1, 5, AND 15 GALLON) SHALE HAVE BEEN GROWN IN CONTAINERS FOR TIME SUFFICIENT TO DEVELOP ROOT GROWTH SUFFICIENT TO HOLD SOIL BALL TOGETHER TO SIDE AND BOTTOM OF CONTAINER IN WHICH IT WAS DELIVERED.
- G. PLANTS NOT APPROVED: REMOVE FROM SITE IMMEDIATELY AND REPLACE WITH SUITABLE PLANTS. LANDSCAPE ARCHITECT MAY REJECT ENTIRE LOT OF PLANTS REPRESENTED BY DEFECTIVE SAMPLES.

2.3 SOIL CONDITIONS - SEE SECTIONS ON GRADING, DRAINAGE AND SOIL PREPARATION STANDARDS.

PART 3 - EXECUTION

- 3.1 PLANTING - GENERAL
- A. RELATIVE POSITION OF ALL TREES AND PLANTS IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND SHALL, IF NECESSARY, BE RELOCATED AS DIRECTED AS PART OF CONTRACT.
- B. PLANT PITS SHALL BE MINIMUM WIDTH 2X LARGER THAN ROOT BALL. IF WATER WILL NOT DRAIN FROM HOLE OVER NIGHT, TAKE CAUTION NOT TO OVER WATER PLANTS.
- C. SET SO THAT, WHEN SETTLED, PLANTS ARE 1 IN. HIGHER THAN FINISH GRADE THAN THEY BORE TO CONTAINER. PLANT IN CENTER OF PIT, BACK FILL WITH MIX PER PLANTING NOTES. NO SOIL IN MUDDY CONDITION SHALL BE USED ON BACKFILLING. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. ALL BROKEN OR FRAYED ROOTS SHALL BE PROPERLY CUT.
- D. DO NOT ALLOW PLANTS TO DRY BEFORE OR WHILE PLANTING. KEEP EXPOSED RTS MOIST BY MEANS OF NET SANDUST, PEAT MOSS, OR BURLAP AT ALL TIMES DURING PLANTING. DO NOT EXPOSE TO AIR WHILE BEING PLACED IN GROUND. WILTED PLANTS, IN PLACE OR NOT, WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- E. LANDSCAPE ARCHITECT SHALL MAKE PERIODIC INSPECTIONS DURING PLANTING. PLANTS NOT PROPERLY HANDLED, SPOTTED OR PLANTED SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.
- F. IN THE EVENT THAT UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED ALTERNATIVE LOCATIONS WILL BE SELECTED BY LANDSCAPE ARCHITECT. LOCATION OPERATION WILL BE DONE AT NO EXTRA COST TO OWNER.

- 3.2 PLANTING OF TREES
- A. SPECIMEN TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT WITHIN 30 DAYS OF THE AWARD OF CONTRACT OR 48 HOURS BEFORE DELIVERY, WHICHEVER COMES FIRST. SPECIMEN TREES DELIVERED THAT ARE DAMAGED OR CHANGED FROM THE WRITTEN APPROVAL ARE SUBJECT TO REJECTION.
- B. NO TREES 15 GALLONS AND OVER SHALL BE PLANTED IN A HOLE THAT WILL NOT NATURALLY DRAIN IN 24 HOURS AFTER BEING FILLED WITH WATER. CONDUCT TEST TO MAKE THIS DETERMINATION, AND NOTIFY LANDSCAPE ARCHITECT OF RESULT PRIOR TO PLANTING.
- C. PLANT ALL SPECIMENS OCCURRING IN SODDED OR GROUND COVER AREAS BEFORE FINAL PREPARATION OF THOSE AREAS.

- 3.3 PLANTING SHRUBS AND GROUND COVER
- A. REMOVE ALL VINES FROM STAKES, UNITE AND SECURELY FASTEN IN AN APPROVED MANNER TO WALL, FENCE, OR OTHER SURFACE NEAR TO WHICH THEY ARE PLANTED.
- B. SET IN CENTER OF PIT, IN VERTICAL POSITION, SO THAT AFTER ALLOWING FOR WATERING AND SETTLING, CROWN OF ROOT BALL IS 1 IN. ABOVE SURROUNDING FINISH GRADE TO PREVENT WATER ACCUMULATION.

- 3.4 INSTALLATION OF GROUND COVER
- A. PLANT GROUND COVER IN AREAS DESIGNATED ON PLANS.
- B. KEEP GROUND COVER STORED ON THE SITE MOIST AND FREE OF INSECTS AND WEEDS.
- C. DO NOT PLANT GROUND COVER UNTIL INSPECTED BY LANDSCAPE ARCHITECT.
- D. PLANT FLATTED GROUND COVER WITH FLAT SOIL INTACT WITH ROOTS.

- 3.5 FERTILIZER
- INSTALL CHIP TYPE FERTILIZER TABLETS PER THE PLANTING NOTES.

- 3.6 WATER BASINS
- PREPARE RAISED WATER BASIN AS WIDE AS PLANT BALL AT EACH PLANT. WATER THOROUGHLY, BACK FILLING ANY VOIDS WITH ADDITIONAL PREPARED PLANTING MIX. DO NOT BASIN FLAT SIZED PLANTS. REMOVE ALL BASINS PRIOR TO PLANTING OF LAWN AND GROUND COVER.

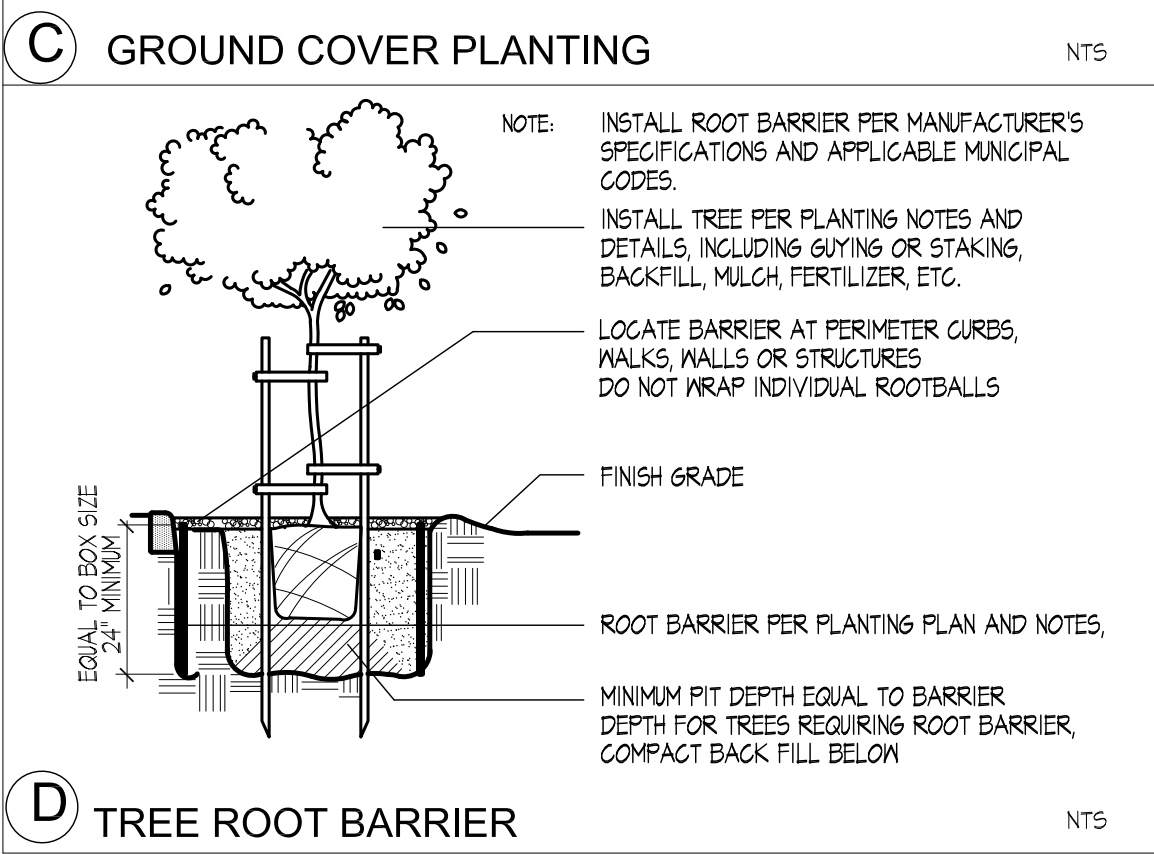
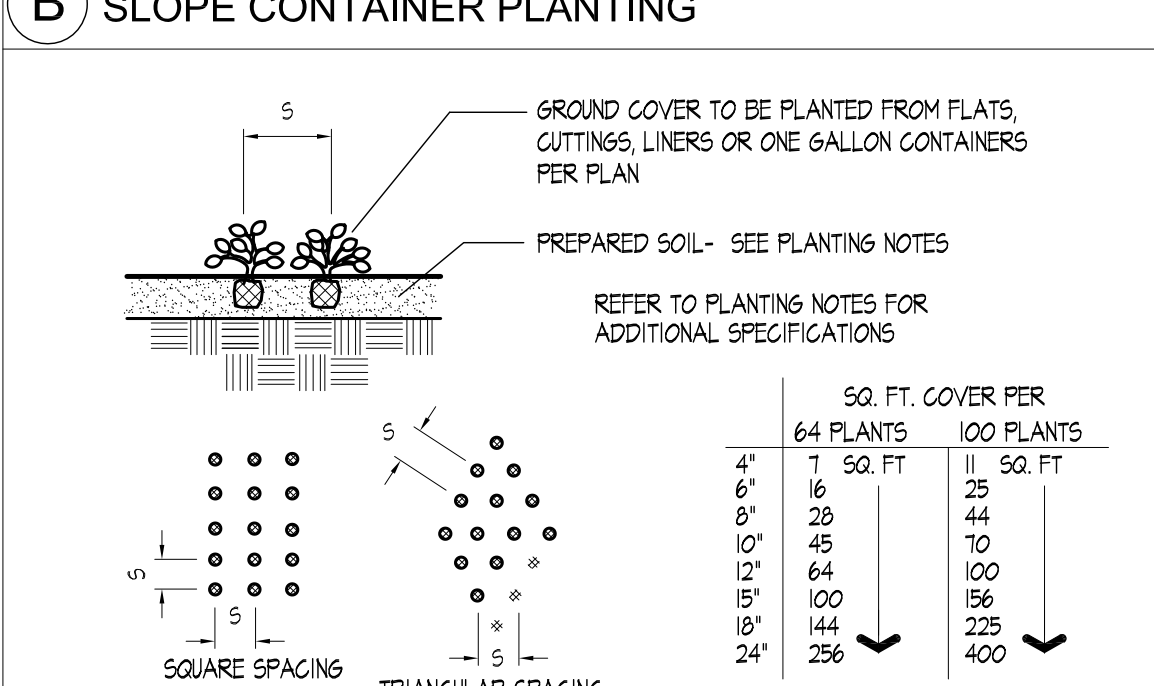
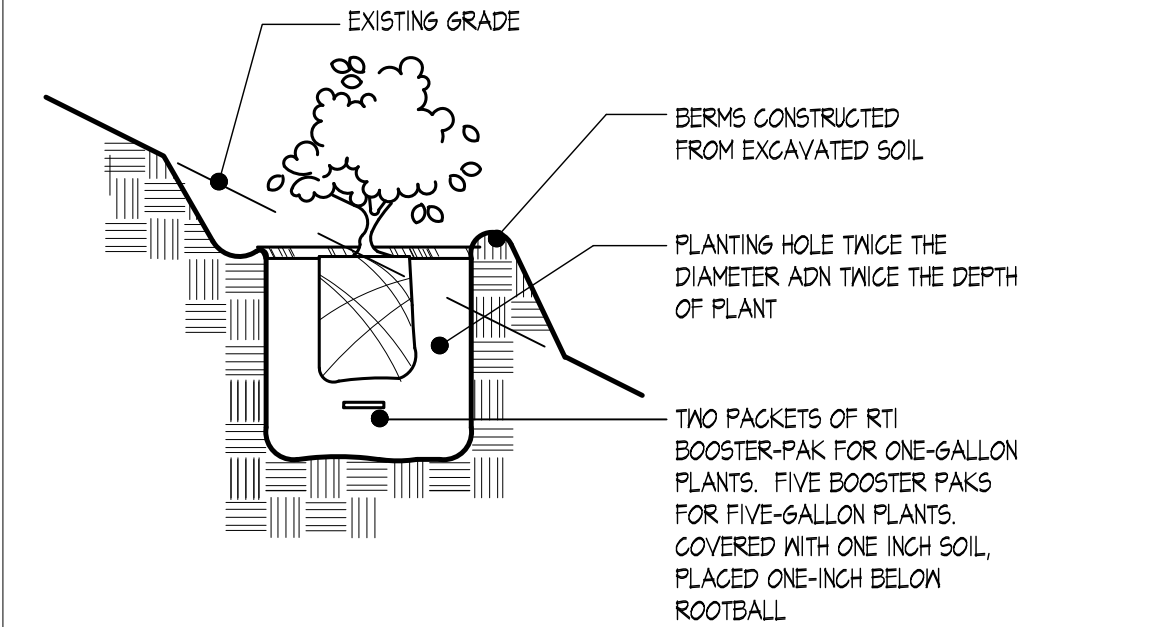
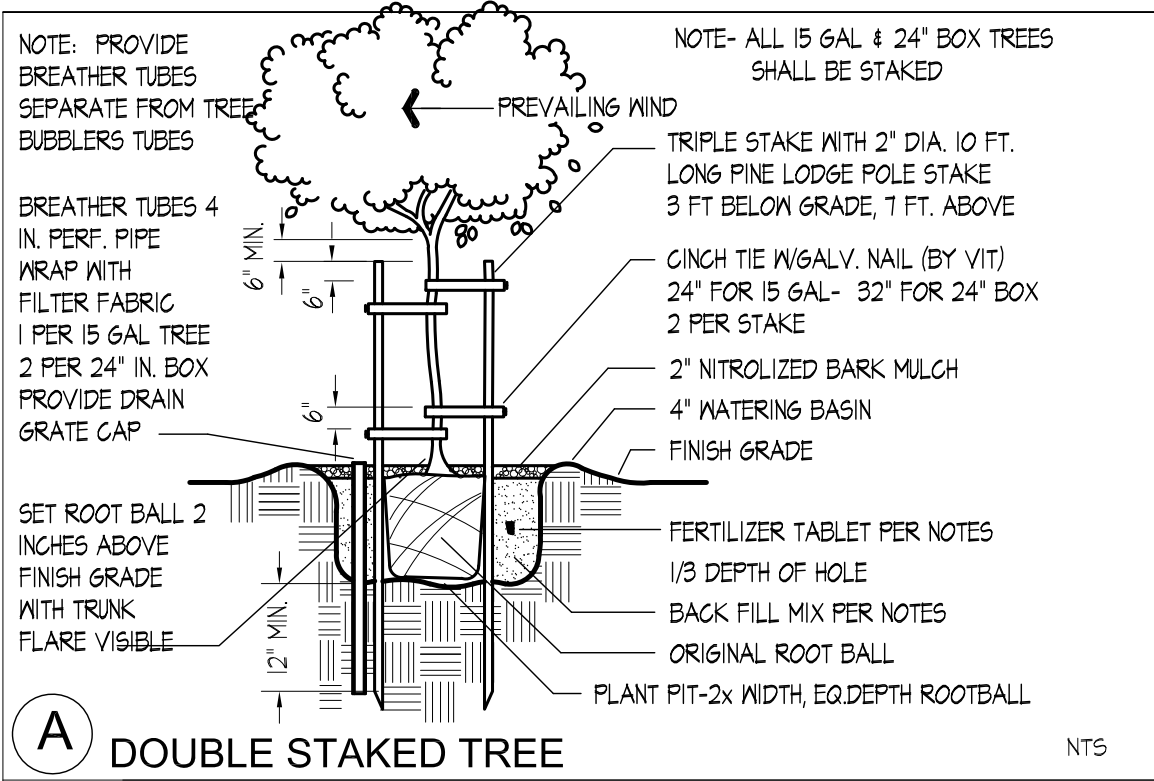
- 3.7 WATERING
- A. APPLY WATER, IMMEDIATELY AFTER PLANTING, TO EACH TREE, SHRUB, VINE AND GROUND COVER AREA BY HOSE. APPLY WATER IN A MODERATE STREAM IN PLANTING HOLES UNTIL THE MATERIAL ABOUT THE ROOTS IS MOIST FROM BOTTOM OF HOLE TO TOP OF THE GROUND.
- B. FOLLOWING THE PLANTING OF GROUND COVER PLANTS, IMMEDIATELY AND THOROUGHLY WATER EACH PLANT.
- C. WATER PLANTS NOT EFFICIENTLY WATERED WITH EXISTING IRRIGATION SYSTEM WITH HOSE.
- D. APPLY WATER IN SUFFICIENT QUANTITIES, AS OFTEN AS SEASONAL CONDITIONS REQUIRE TO KEEP THE GROUND MOIST AT ALL TIMES TO THE DEPTH OF THE ROOT SYSTEM OF GRASS AND PLANTS.

- 3.8 PROTECTION
- CAREFULLY AND CONTINUOUSLY PROTECT AREAS INCLUDED IN CONTRACT, INCLUDING PLANT MATERIALS, FENCE SUPPORTS, ETC., UNTIL FINAL ACCEPTANCE.

- 3.9 CLEAN UP
- UPON COMPLETION OF WORK, REMOVE RUBBISH, TRASH, AND DEBRIS RESULTING FROM OPERATION. REMOVE EQUIPMENT AND IMPLEMENTS OF SERVICE AND LEAVE ENTIRE AREA INVOLVED IN A NEAT, ACCEPTABLE CONDITION SUCH AS TO MEET APPROVAL OF LANDSCAPE ARCHITECT.

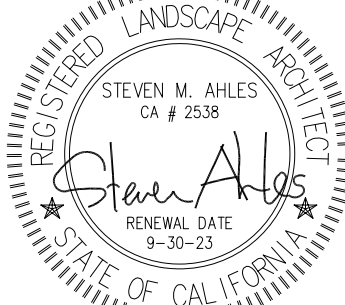
- 3.10 MAINTENANCE
- A. MAINTAIN ALL PLANTING AREAS IN VIGOROUS, THRIVING CONDITION BY WATERING, CULTIVATING, SPRAYING, WASHING OFF MALKS, AND ANY OTHER NECESSARY OPERATIONS DURING THE ENTIRE PERIOD OF INSTALLATION AND ESTABLISHMENT MAINTENANCE UNTIL FINAL ACCEPTANCE.
- B. CALENDAR: MAINTENANCE PERIOD SHALL BE CALCULATED FROM INITIAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
- C. IMPROPER MAINTENANCE WHICH MAY CAUSE THE POOR CONDITION OF PLANTED MATERIAL AT TERMINATION OF SCHEDULED CONTRACT PERIOD WILL CAUSE POSTPONEMENT OF FINAL ACCEPTANCE OF WORK. CONTINUE MAINTENANCE OF SUCH AREAS AT NO ADDITIONAL COST TO OWNER UNTIL WORK IS ACCEPTED.
- D. KEEP ALL AREAS FREE OF DEBRIS, WEEDS AND CULTIVATED AT INTERVALS OF NOT GREATER THAN TEN (10) DAYS AFTER INITIAL ACCEPTANCE OF ANY AREA.
- E. MAINTAIN ADEQUATE PROTECTION OF ALL AREAS. DAMAGED AREAS SHALL BE REPAIRED IMMEDIATELY.
- F. POST FERTILIZE ALL AREAS AFTER THIRTY (30) DAYS AND EACH SIXTY (60) DAYS THEREAFTER OF MAINTENANCE.
- G. REMOVE ALL WEEDS BY HAND, AFTER WATERING, AT THIRTY (30) DAYS AFTER INITIAL ACCEPTANCE. APPLICATION OF OF DYMID OR TREFLAN OR APPROVED PRE EMERGENCE WEED CONTROL SHALL BE MADE WHEN, IN LANDSCAPE ARCHITECT'S OPINION, PROJECT IS INFESTED WITH WEED SEED AND FURTHER WEEDING WILL BECOME AN UNNECESSARY BURDEN TO OWNER.
- H. CALL FOR INSPECTION AFTER EACH THIRTY (30) DAYS OF MAINTENANCE.
- I. MAINTENANCE SHALL CONTINUE FOR PERIOD SPECIFIED IN PLANTING NOTES.

END OF SECTION



AHLES  
LANDSCAPE  
ARCHITECTURE INC.

P.O. Box 1503  
Rancho Santa Fe, California 92067  
858.756.8963  
ala@ahlesland.com



CA# 2538

**LANDSCAPE ARCHITECT COMPLIANCE STATEMENT**

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 1, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BY: \_\_\_\_\_  
DATE: JUN 2022

LANDSCAPE PLAN  
FOR:

WOODSIDE  
SELF  
STORAGE

12431 Woodside Ave.  
Lakeside California

APN: 394-122-16-00

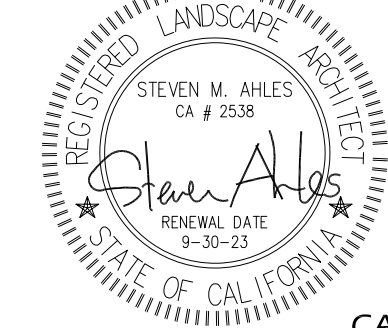
ALA PROJECT NO.: 2225

ISSUE: DATE:  
INITIAL CD 27 JUN 22

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CA# 2538

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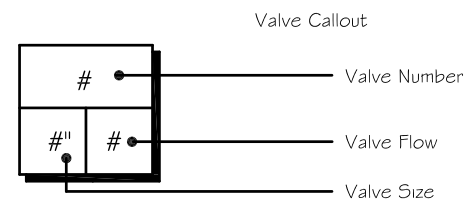
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POC TO COMMON 8-28-23

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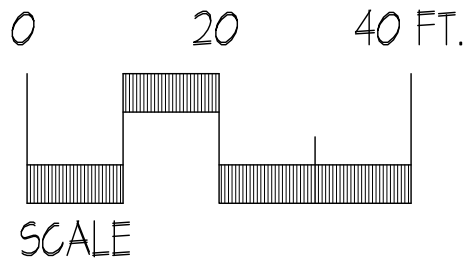
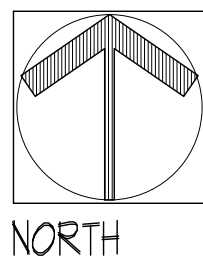
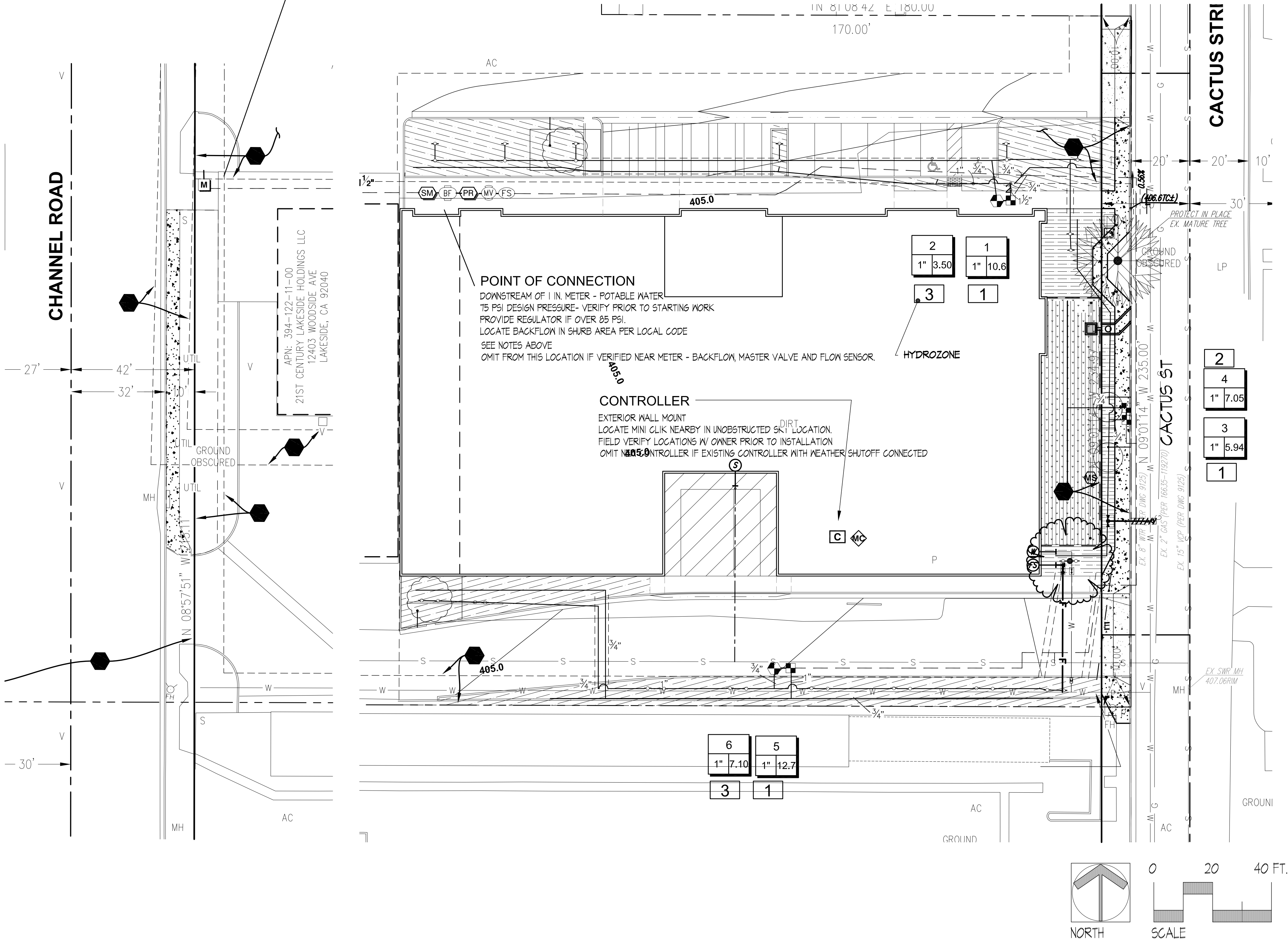
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	HUNTER RZNS-36 25 36' LONG RZNS WITH INSTALLED .25 GPM OR 50 6PM BUBBLER OPTIONS, 1/2' SWING JOINT FOR CONNECTION TO 1/2" PIPE	32	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT, 1' ICV GLOBE VALVE WITH 1' HY100 FILTER SYSTEM, PRESSURE REGULATION: 40PSI, FLOW RANGE: 2 GPM TO 20 GPM, 150 MESH STAINLESS STEEL SCREEN.	4	
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-18-R HDL-06-18-R, HUNTER DRIPLINE WITH 0.6 GPH FLOW, LIGHT BROWN TUBING WITH PURPLE STRIPING, EMITTERS AT 18' O.C., DRIPLINE LATERALS SPACED AT 18' APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	5346 L.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICV-6 1', 1-1/2', 2', AND 3' PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	2	
	HUNTER ICV-6 1" 1', 1-1/2', 2', AND 3' PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.		
	FEECO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER		
	HUNTER PCC-1200 LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER, 12-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL		
	HUNTER MINI-CLICK RAIN SENSOR, MOUNT AS NOTED		
	HUNTER SOIL-CLICK THE SOIL-CLICK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE, WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.		
	HUNTER HC-100-FLOW 1' FLOW METER FOR USE WITH HYDRAMISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS, ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.		
	IRRIGATION SUB METER FMD SUBMETER - MODEL #FMXXXB, FINAL SIZE PER MAXIMUM FLOW DEMAND, SEE MANUFACTURER FOR ADDITIONAL INFORMATION		
	PRESSUREREDUCING VALVE ZURN-WILKING MODEL TO XL SIZE PER MANUFACTURER RECOMMENDATIONS SEE POC INFORMATION FOR PRESSURE ADJUSTMENT INFO		
	IRRIGATION LATERAL LINE: PVC CLASS 315 SDR 13.5	1,307 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	789.5 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 80	229.0 L.F.	



CONNECTION TO EXISTING LANDSCAPE IRRIGATION

IRRIGATION TO BE CONNECTED TO AND INTEGRATED WITH EXISTING PROPERTY IRRIGATION SYSTEM.  
MAKE CONNECTION TO MAINLINE NEAR CHANNEL ROAD PARKWAY.  
VERIFY UP STREAM IRRIGATION METER LOCATION, SIZE AND STATIC PRESSURE  
VERIFY AND PROVIDE IF NOT PRESENT - BACKFLOW, MASTER VALVE AND FLOW SENSOR.  
VERIFY AND PROVIDE IF NOT PRESENT - CONTROLLER WITH WEATHER SHUTOFF  
CONNECT NEW VALVES TO EXISTING CONTROLLER- UPSIZE IF NECESSARY TO ACCOMMODATE NEW STATIONS



IRRIGATION PLAN



IRRIGATION NOTES

1. IRRIGATION PLANS- PIPING, VALVES, HEADS, ETC. ARE DRAWN DIAGRAMMATICALLY. CONTRACTOR SHALL ADJUST TO PROVIDE ADEQUATE COVERAGE AS REQUIRED DUE TO MINOR SITE DRAWING DISCREPANCIES.
2. IRRIGATION PLAN IS DIAGRAMMATIC. LOCATE ALL MAINLINES, EQUIPMENT AND APPURTENANCES WITHIN PROPERTY LINES AND OUTSIDE OF PUBLIC RIGHT OF WAY. LOCATE LATERALS WITHIN THE R.O.W ONLY WHERE IRRIGATING THE R.O.W LANDSCAPE. RED BRASS PIPE, MAINLINE, BACKFLOW PREVENTER MY BE LOCATED IN R.O.W.
3. CONTRACTOR SHALL GUARANTEE THE ENTIRE SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
4. CONTRACTOR SHALL VERIFY WATER PRESSURE AT P.O.C PRIOR TO BEGINNING WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. CONTRACTOR'S POINT OF CONNECTION SHALL BE DOWNSTREAM OF WATER METER. PIPE BETWEEN METER AND BACKFLOW PREVENTER SHALL BE RED BRASS PIPE
6. ELECTRICAL P.O.G. SHALL BE SPLICE TO 110 V POWER PROVIDED BY OWNER ADJACENT TO CONTROLLER LOCATION.
7. PRESSURE MAINLINES SHALL BE INSTALLED EIGHTEEN (18") INCHES DEEP AND LATERALS TWELVE (12") INCHES DEEP.
8. CONTRACTOR SHALL INSTALL THRUST BLOCKS (1 CUBIC FOOT OF CONCRETE) AT EACH CHANGE IN DIRECTION OF PRESSURE MAINLINE.
9. PRESSURE TEST MAINLINE FOR 3 HOURS AT 150 P.S.I., HAVE INSPECTED AND APPROVED BY LAND ARCHITECT, CITY INSPECTOR PRIOR TO BACKFILL.
10. LOCATE AUTOMATIC VALVES IN PLASTIC VALVE BOXES. PROVIDE ONE CUBIC FOOT OF PEA GRAVEL UNDER EACH VALVE. PROVIDE WATERPROOF VALVE IDENTIFICATION TAG ON EACH VALVE. 'BRAND' EACH LID BY MELTING STATION NUMBER ONTO EACH LID.
11. PROVIDE TWO EXTRA WIRES PLUS ONE EXTRA COMMON WIRE, CONTINUOUS FROM CONTROLLER TO FURTHEST VALVE IN EACH CLUSTER. PROVIDE WATERPROOF IDENTIFICATION TAG ON EXTRA WIRES.
12. PROVIDE BALL VALVE IN SEPARATE PLASTIC BOX TO SEPARATE VALVE CLUSTER FROM MAINLINE (WHETHER SHOWN ON THE PLANS OR NOT).
13. LOCATE VALVE BOXES, ETC. IN SHRUB PLANTING AREAS (NOT LAWN) WHERE POSSIBLE.
14. PLACE QUICK COUPLERS NEAR VALVES AND SEPARATE FROM MAINLINE WITH BALL VALVE (WHETHER SHOWN ON PLANS OR NOT).
15. OPEN
16. ALL HEADS WITHIN 10 FEET OF PEDESTRIAN USE AREAS AND 5 FT. OF VEHICULAR PAVING SHALL BE POP UPS
17. SPACE SPRAY HEADS OF SAME RADIUS UNIFORMLY ALONG LATERAL LINES. NOTE RELATIONSHIP TO PLANTINGS, PARTICULARLY IN LINEAR CONFIGURATIONS. COORDINATE WHERE PLANTING AND IRRIGATION HEAD SPACING CORRESPOND TO MAINTAIN UNIFORM SPACING BETWEEN PLANTS AND IRRIGATION.
18. PROVIDE MINIMUM 2 FT. SPRAY HEAD, 4 FT. LARGE RADIUS ROTOR, SEPARATION FROM CONTAINER PLANT UNLESS OTHERWISE INDICATED ON PLAN.
19. ADJUST HEADS TO PROVIDE EVEN COVERAGE AND AVOID THROWING WATER ON BUILDINGS, WALLS AND PAVEMENT. UTILIZE MATCHING SET VARIABLE ARC NOZZLES AS NECESSARY TO AVOID OVER SPRAY.
20. PROVIDE LINE SIZE CHECK VALVE PER PLAN AND AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
21. FLUSH ALL PIPE PRIOR TO INSTALLING HEADS.
22. SHRUB RISERS TO BE GRAY SCH. 80 P.V.C., (NO WHITE PVC) SHRUB RISERS TO BE 18 IN. ABOVE FINISH GRADE, BUBBLERS 6 IN. UNLESS INDICATED BY DETAIL BELOW GRADE IN WATERING TUBE.
23. OBTAIN AN IRRIGATION COVERAGE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT, CITY AND WATER DISTRICT INSPECTORS AT LEAST 12 HOURS IN ADVANCE OF INSPECTION.
24. PROVIDE WATERPROOF COLOR- CODED CONTROLLER CHART IN CONTROLLER CABINET. REDUCE AS NECESSARY TO FIT, AND BE LEGIBLE. PROVIDE ADDITIONAL COPY WITH IRRIGATION RECORD DRAWING AND MANUAL SUBMITTAL.
25. PROGRAM CONTROLLER AND PROVIDE RECORD DRAWING AND WRITTEN SCHEDULE TO LANDSCAPE ARCHITECT (SEE SPECIFICATIONS).
26. ADJUST CONTROLLER PROGRAMS TO WATER AT A MORE CONSERVATIVE RATE AT 30 AND AGAIN AT 90 DAYS AFTER COMPLETION OF PLANTING.
27. OWNER SHALL AGAIN ADJUST WATERING RATE DOWN ONE YEAR FROM COMPLETION DATE.
28. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF NINETY (90) DAYS OR UNTIL FINAL PLANTING ACCEPTANCE (WHICHEVER IS GREATER) AND OPERATE AS REQUIRED.

CRITICAL ANALYSIS

Generated:	2022-06-28 07:29
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	1"
Water Meter Size:	37.5 GPM
Flow Available	
PRESSURE AVAILABLE	
Static Pressure at POC:	75.00 PSI
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	73.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	12.74 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	24.76 GPM
Critical Station:	5
Design Pressure:	30 PSI
Friction Loss:	1.95 PSI
Fittings Loss:	0.19 PSI
Elevation Loss:	0 PSI
Loss through Valve:	21.98 PSI
Pressure Req. at Critical Station:	54.07 PSI
Loss for Fittings:	0.07 PSI
Loss for Main Line:	0.66 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	10.85 PSI
Loss for Master Valve:	3 PSI
Loss for Water Meter:	0.97 PSI
Critical Station Pressure at POC:	69.62 PSI
Pressure Available:	73 PSI
Residual Pressure Available:	33.8 PSI



County of San Diego, Planning & Development Services

WATER EFFICIENT LANDSCAPE WORKSHEET  
COUNTY LANDSCAPE ARCHITECT

The project applicant must fill out this worksheet for each individual parcel/lot as it is a required element of the Landscape Documentation Package. Complete all sections of the worksheet.

PROJECT INFORMATION

Project Applicant:	
Name of Project Applicant STEVE M. AHLES	Phone No. 658-756-8463
Title LANDSCAPE ARCHITECT	Email STEVE@AHLESLAND.COM
Company AHLES LANDSCAPE ARCHITECTURE, INC.	Fax No.
Address (must include City, State and Zip Code) PO BOX 1503 RANCHO SANTA FE CA 92067	

Project:	
Project's Name WOODSIDE SELF STORAGE	
Assessor's Parcel No. 394-122-16-00	County Landscape Plan No.
Address (must include City, State and Zip Code) 1241 WOODSID AVE, LAKESIDE, CA 92040	

Use the information and formulas below to fill out the worksheet and calculations on page 2.

Hydrozone Category <sup>(a)</sup>	PF- Plant Factor	Irrigation Method <sup>(b)</sup>	IE- Irrigation Efficiency <sup>(c)</sup>
Very Low Water Use	0.0 - 0.1	Filter Pipe for Pools/Spas	1.00
Low Water Use*	0.2 - 0.3	Drip/Subsurface	0.90
Moderate Water Use	0.4 - 0.6	Bubblers	0.85
High Water Use	0.7 - 1.0	Rotors	0.75
		Rotators	0.70
		Overhead Spray	0.60

ETWU<sup>(d)</sup> (Annual Gallons Required) =  $Eto \times 0.62 \times ETAF \times Area$

MAWA<sup>(e)</sup> (Annual Gallons Allowed) =  $(Eto)(0.62)(ETAF \times LA) + ((1- ETAF) \times SLA))$

ETo - see Appendix A in Water Efficient Landscape Design Manual.  
0.62 is the conversion factor to gallons per sq. ft.  
ETAF is Plant Factor/Irrigation Efficiency.  
Area is the Landscaped Area for each hydrozone.

LA is the total landscape of all hydrozone areas in sq. ft.  
SLA is the total special landscape area in square feet.  
ETAF is 0.42 for residential and non-residential areas.

MAWA =  $(50.1)(.62)((.42 \times 8,253)+(1-.42) \times 0)$   
MAWA = 115,360 GAL/ YR

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PAGE 1 of 2



County of San Diego, PDS, Zoning Division  
WATER EFFICIENT LANDSCAPE WORKSHEET

Continued

REFERENCE EVAPOTRANSPIRATION (Eto) 31.0

Hydrozone # / Planting Description <sup>(a)</sup>	Plant Factor (PF)	Irrigation Method <sup>(b)</sup>	Irrigation Efficiency (IE) <sup>(c)</sup>	ETAF (PF/IE)	Landscape Area in Square Feet	ETAF x Area	Estimated Total Water Use (ETWU) <sup>(d)</sup>
Regular Landscape Areas							
#LAWN DRIP	3	DRIP	.4	.333	6,026	2,008.7	62,343
#BASIN	5	DRIP	.4	.556	1,587	881.7	27,386
#TREES	5	BUBB	.85	.588	640	376.5	11,694
#							
#							
#							
#							
#							
#							
#							
#							
Totals					(A) 8,253	(B) 3,266.8	(C) 4,173
Special Landscape Areas							
#			1.0	0	0	0	0
#			1.0				
#			1.0				
#			1.0				
Totals					(C)	(D)	
Estimated Total Water Use (ETWU) Total							(C)+(D)
Maximum Water Allowance (MAWA) <sup>(e)</sup>							115,360
Irrigation Efficiency (IE) Average**							.88

\*\*Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.42 or below for residential and non-residential areas. Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas		Totals		All Landscape Areas		Totals	
Total ETAF x Area	(B) =	3,266.8		Total ETAF x Area	(B+D) =	3,266.8	
Total Area	(A) =	8,253		Total Area	(A+C) =	8,253	
Average ETAF	(B) ÷ (A) =	.396		Site wide ETAF	(B+D) ÷ (A+C) =	.396	

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PAGE 2 of 2

AHLES  
LANDSCAPE  
ARCHITECTURE INC.

P.O. Box 1503  
Rancho Santa Fe, California 92067  
858.756.8963

ala@ahlesland.com



CA# 2538

LANDSCAPE ARCHITECT  
COMPLIANCE STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 8, CHAPTER 1, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BY: \_\_\_\_\_

DATE: JUN 2022

LANDSCAPE PLAN  
FOR:

WOODSIDE  
SELF  
STORAGE

12431 Woodside Ave.  
Lakeside California

APN: 394-122-16-00

ALA PROJECT NO.: 2225

ISSUE: DATE:  
INITIAL CD 27 JUN 22

SHEET:

L-6

IRRIGATION NOTES &  
CALCULATIONS



LANDSCAPE ARCHITECT  
COMPLIANCE STATEMENT  
I AM FAMILIAR WITH THE  
REQUIREMENTS FOR  
LANDSCAPE AND IRRIGATION  
PLANS CONTAINED IN THE  
COUNTY LANDSCAPE WATER  
CONSERVATION REGULATIONS,  
IN TITLE 8, DIVISION 6,  
CHAPTER 1, OF THE SAN  
DIEGO COUNTY CODE OF  
REGULATORY ORDINANCES. I  
HAVE PREPARED THIS PLAN  
IN COMPLIANCE WITH THOSE  
REGULATIONS. I CERTIFY THAT  
THE PLAN IMPLEMENTS THOSE  
REGULATIONS TO PROVIDE  
EFFICIENT USE OF WATER.

BY: \_\_\_\_\_  
DATE: JUN 2022

LANDSCAPE PLAN  
FOR:

WOODSIDE  
SELF  
STORAGE

12431 Woodside Ave.  
Lakeside California

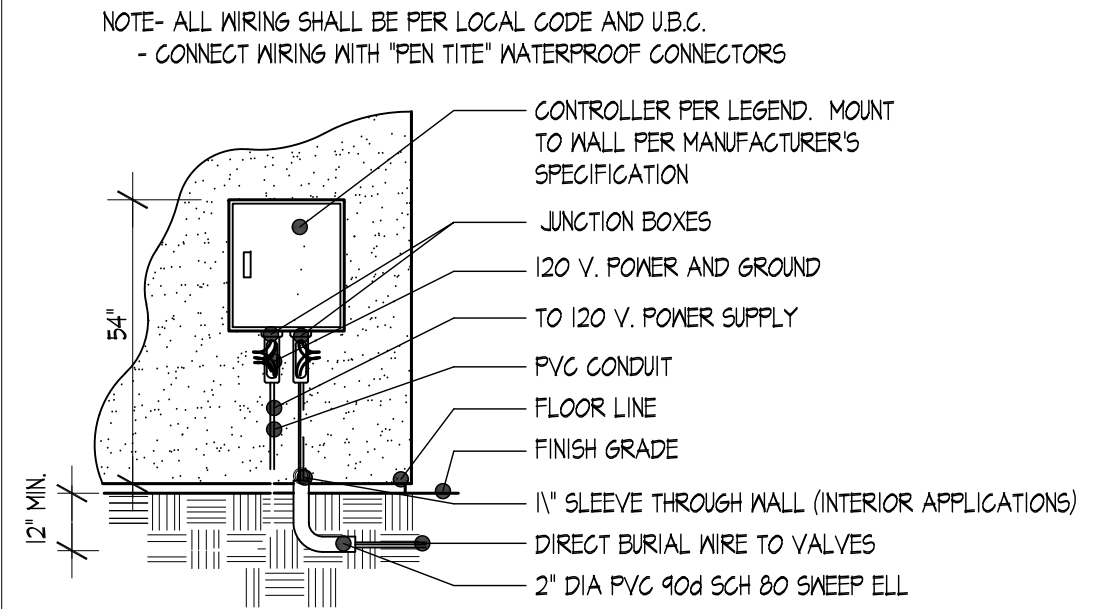
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ALA PROJECT NO.: 2225

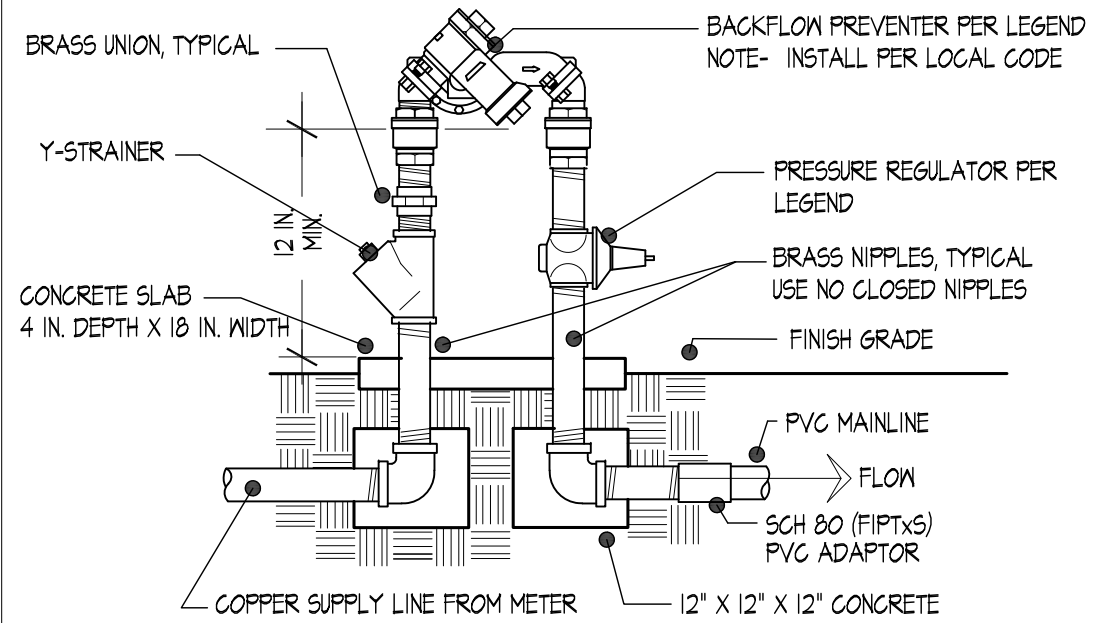
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INITIAL CD 27 JUN 22

SHEET:

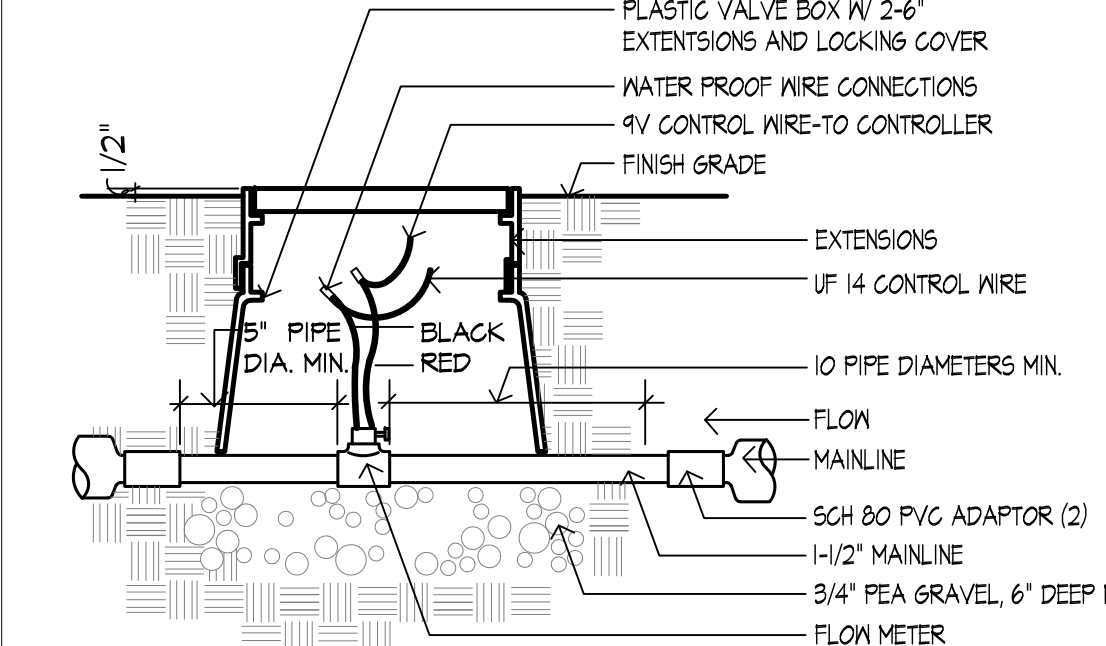
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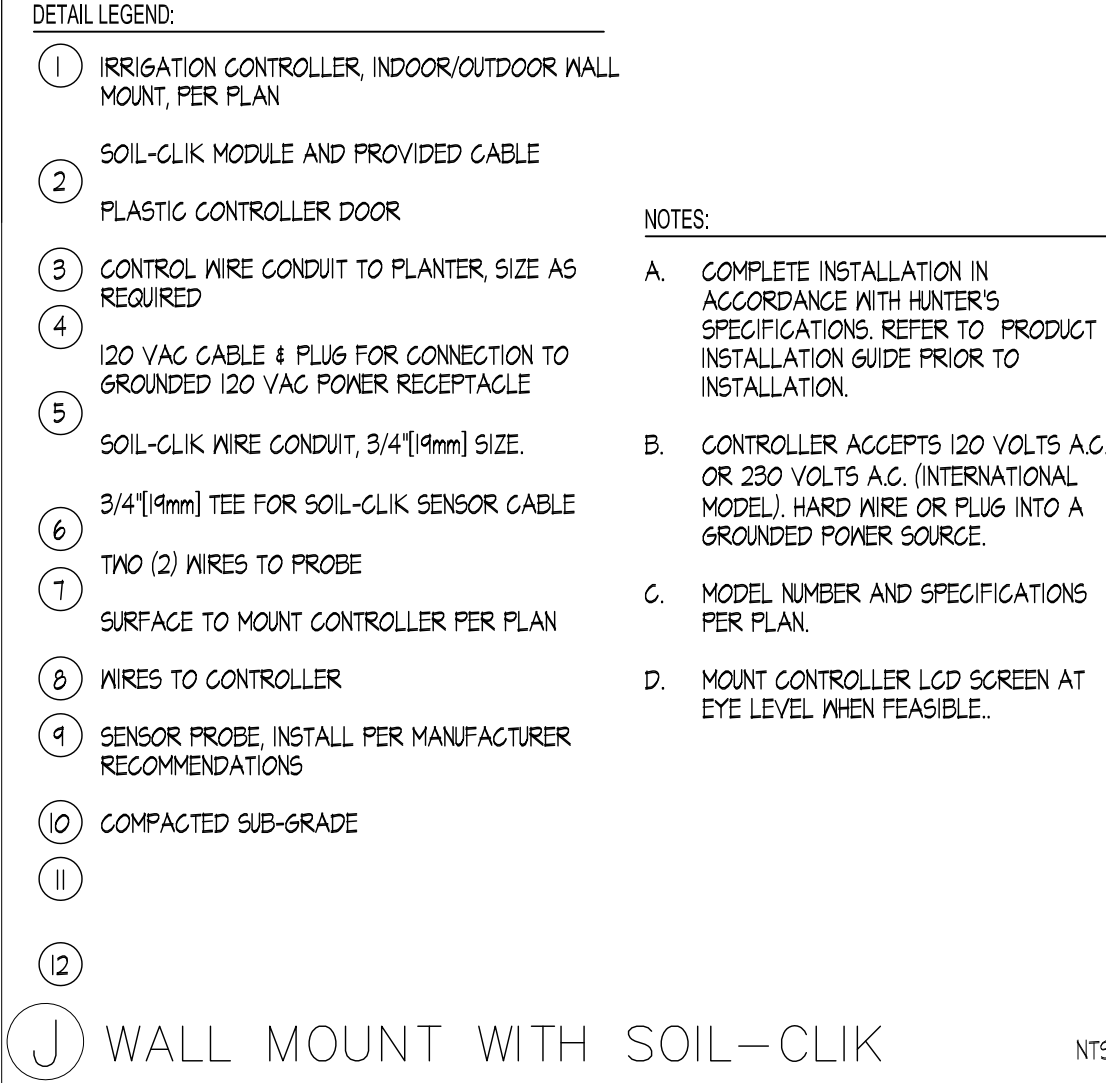
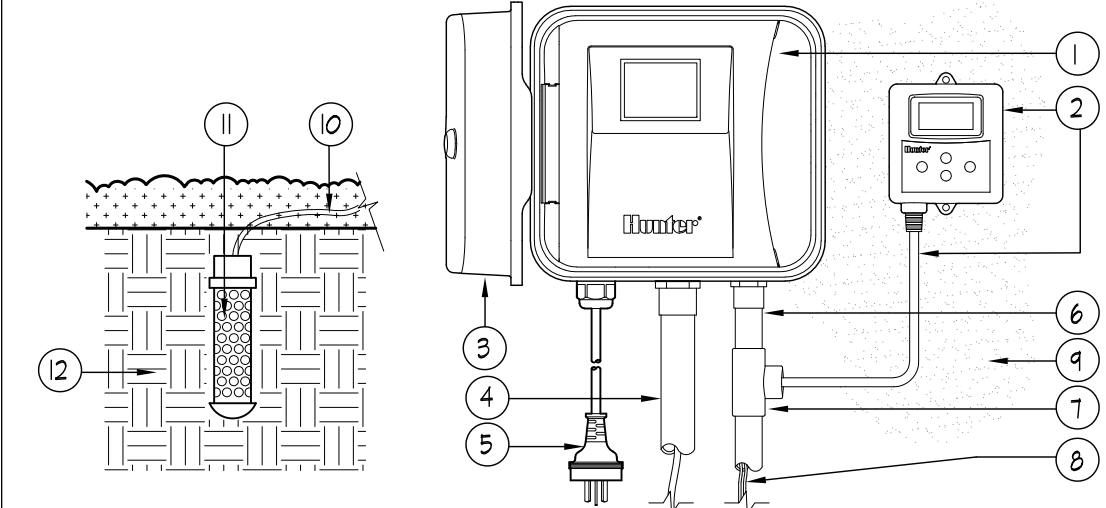
A WALL MOUNT CONTROLLER



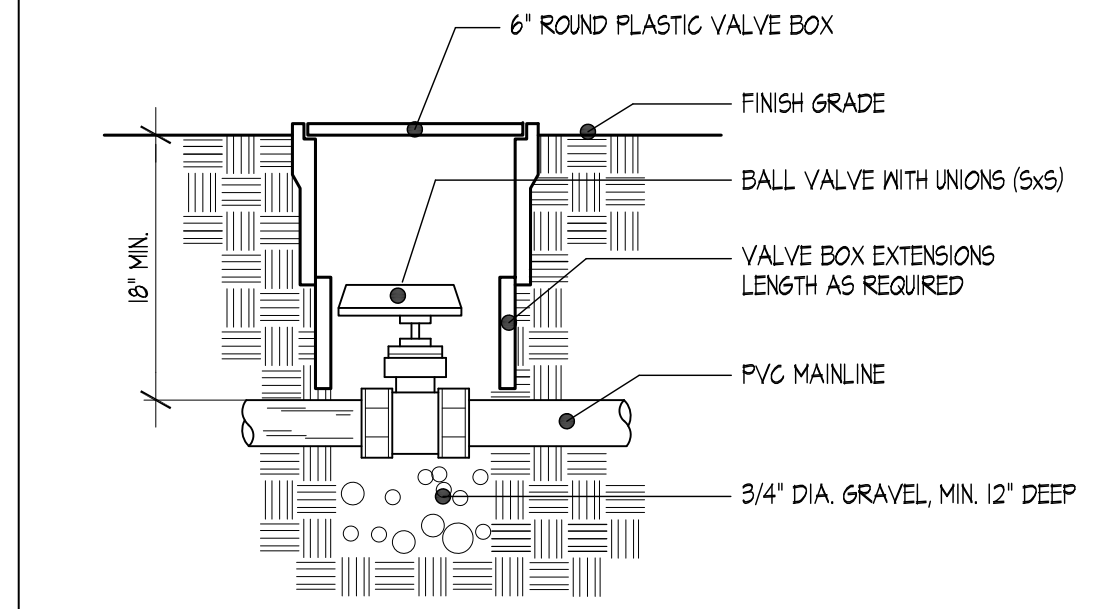
B BACKFLOW PREVENTER W/P.R.



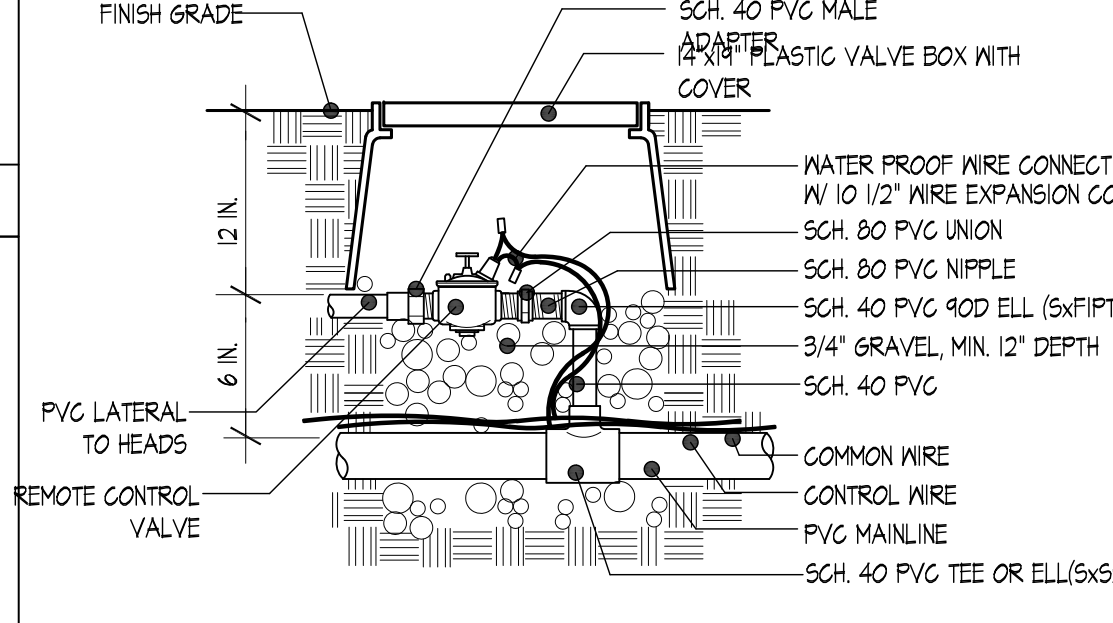
C FLOW SENSOR



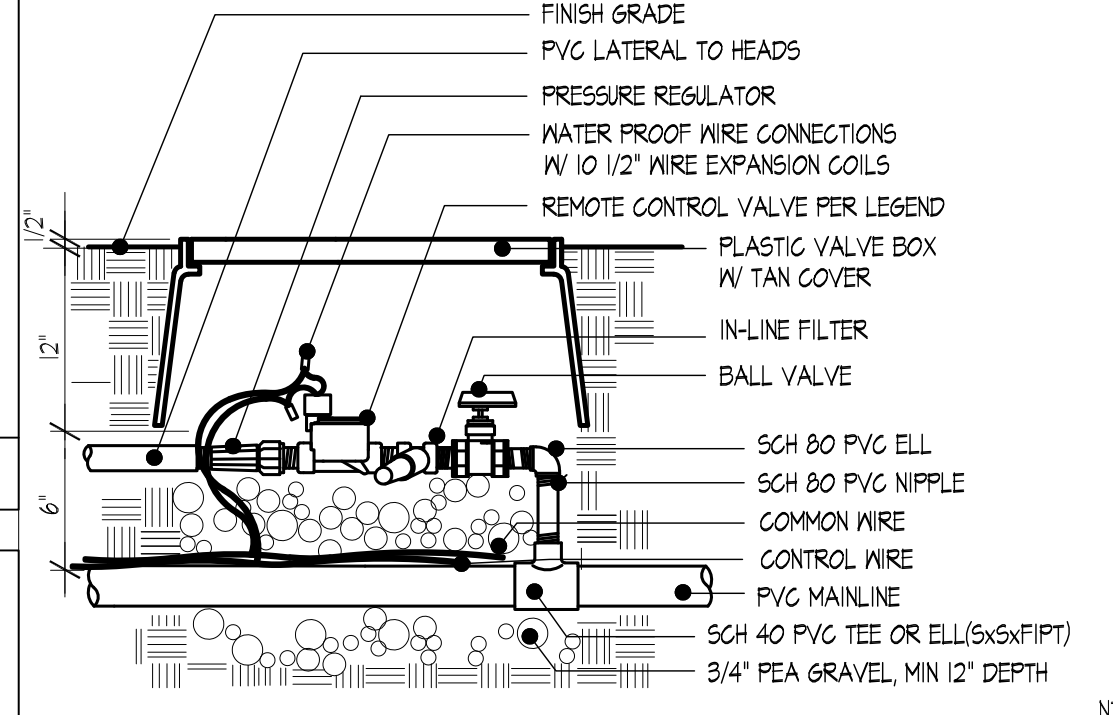
J WALL MOUNT WITH SOIL-CLICK



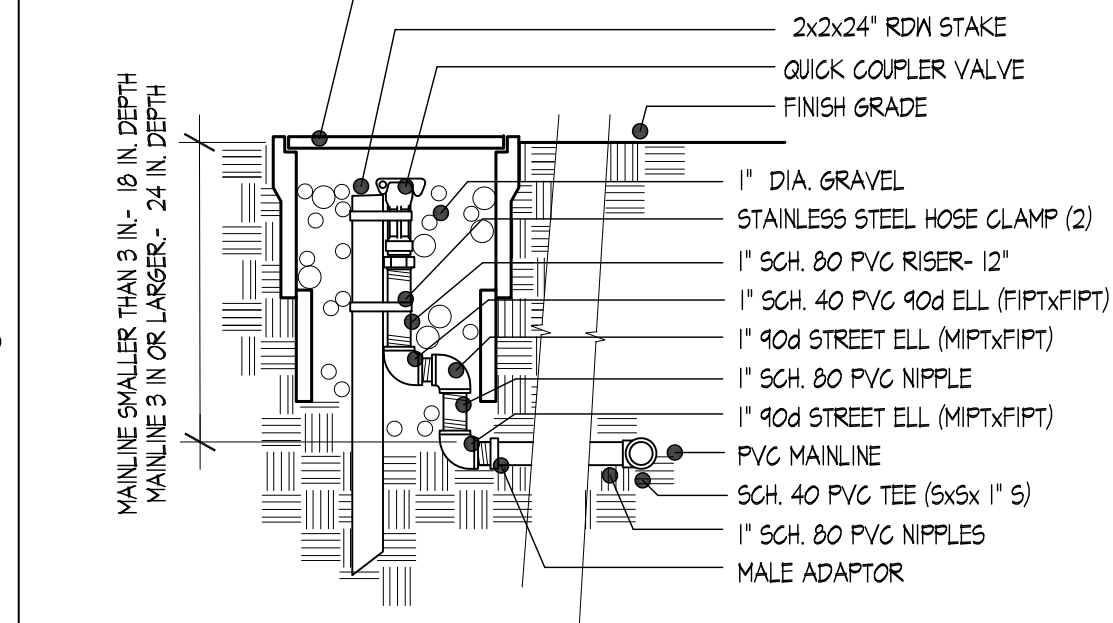
F BALL VALVE



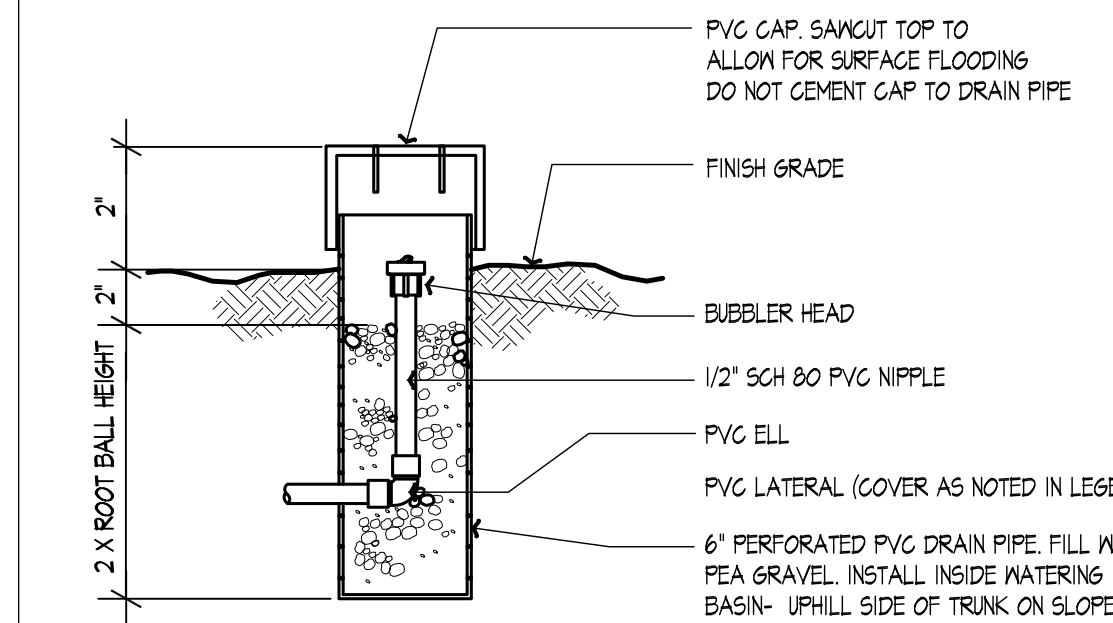
G AUTOMATIC CONTROL VALVE



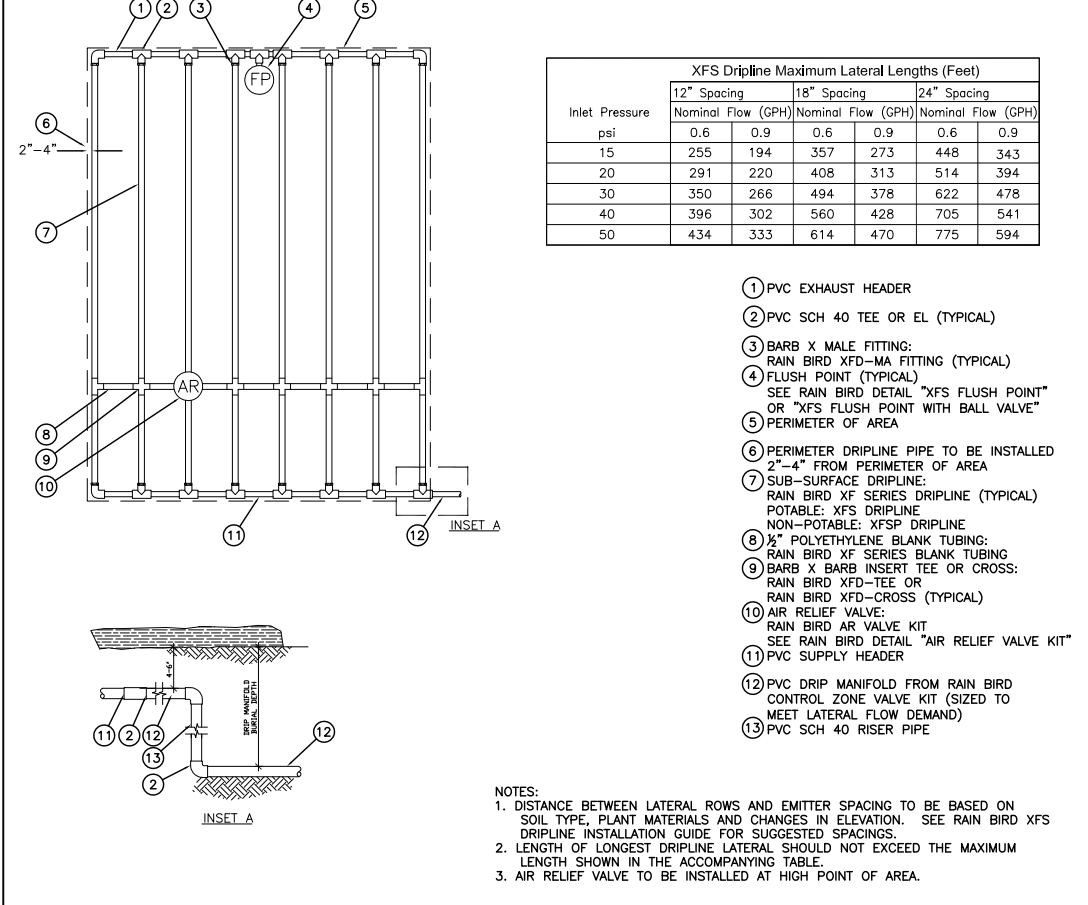
H DRIP CONTROL VALVE KIT



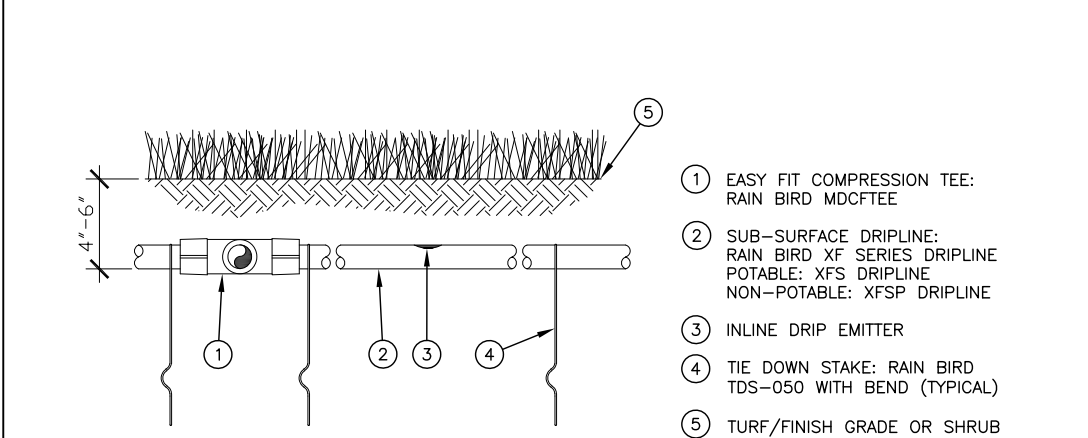
I QUICK COUPLER VALVE



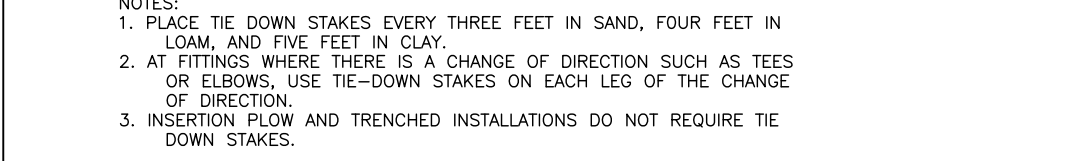
K TREE BUBBLER



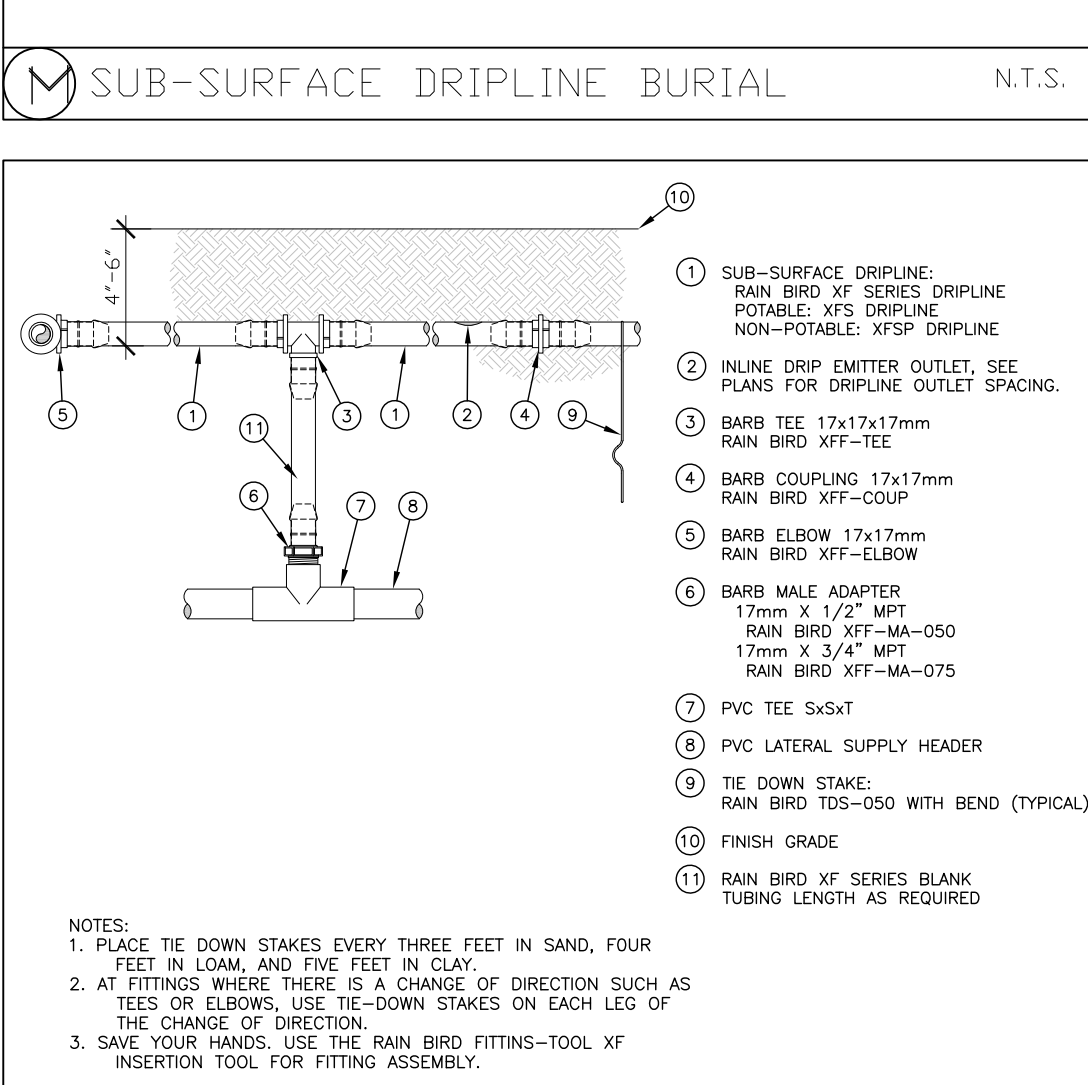
L SUB-SURFACE DRIPLINE LAYOUT (END FEET)



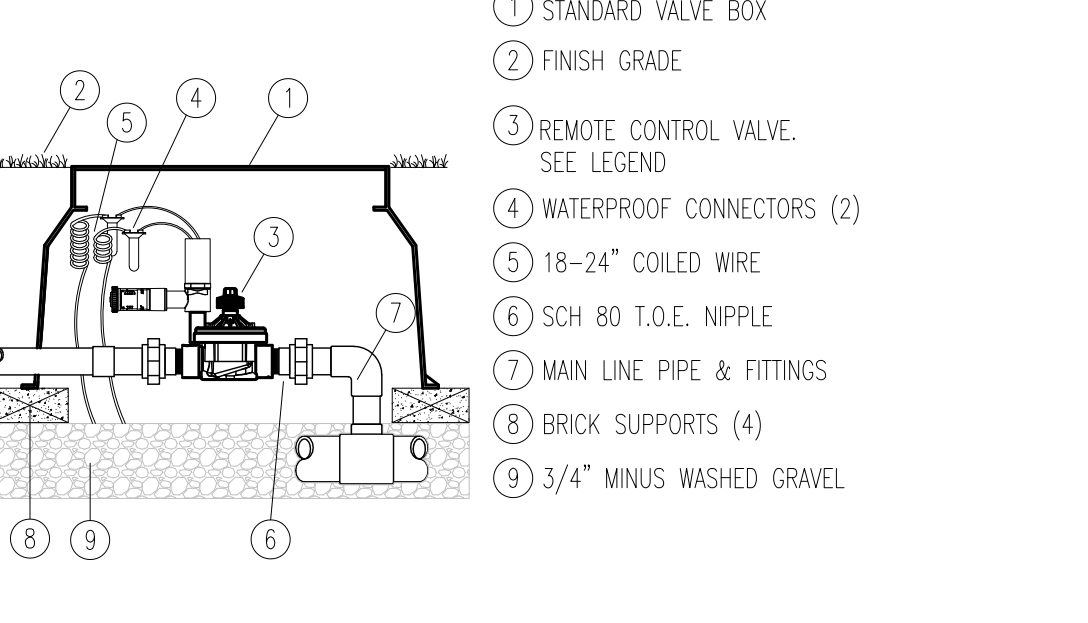
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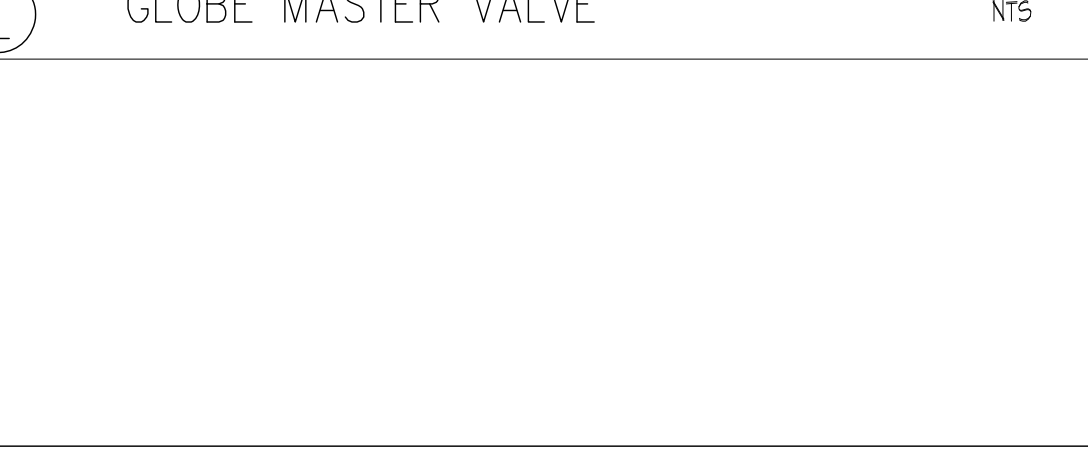
N SUB-SURFACE DRIPLINE RISER ASSEMBLY



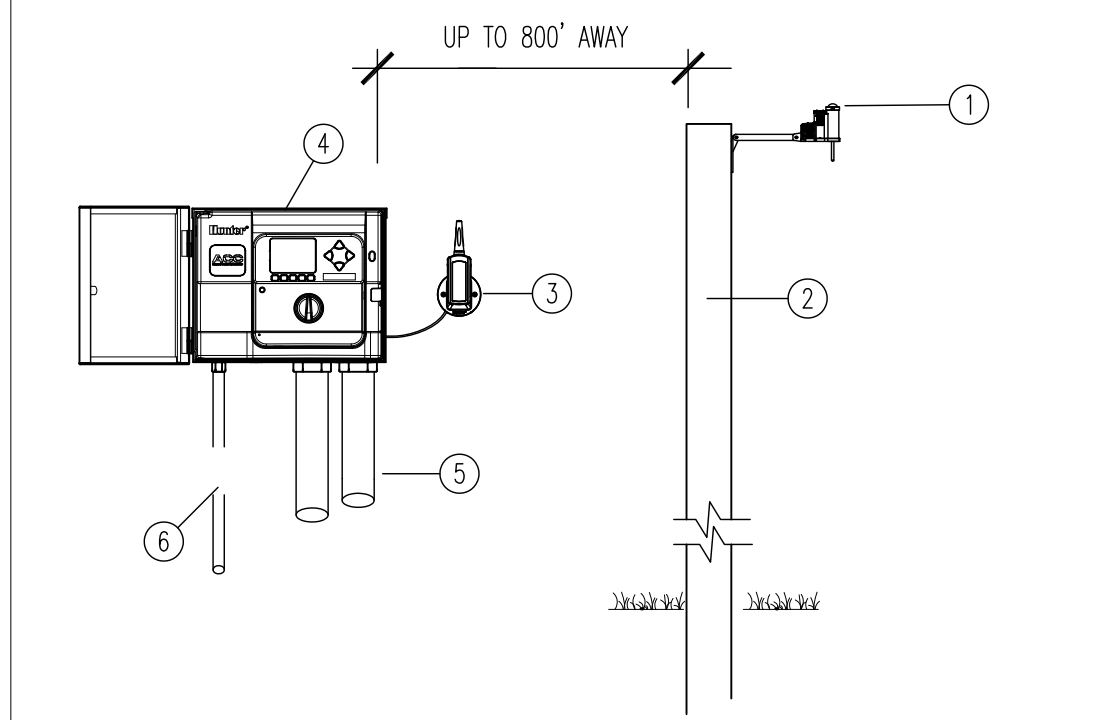
O IRRIGATION TRENCH



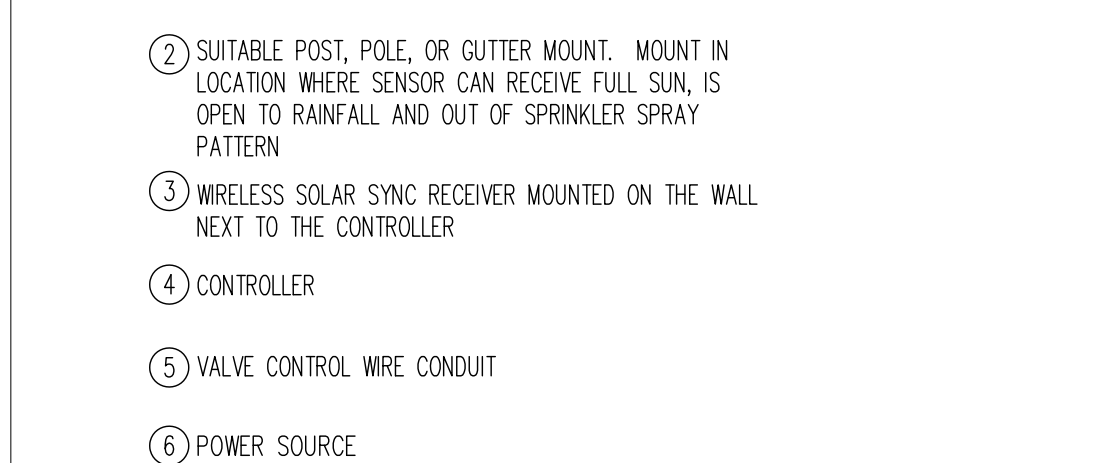
P SLEEVE UNDER PAVING



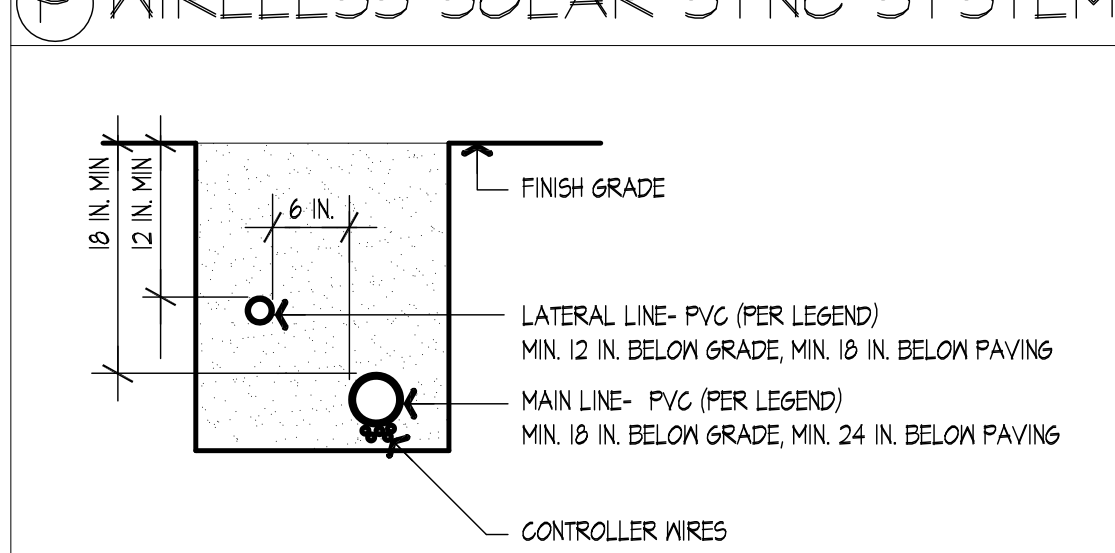
Q WIRE CONNECTOR



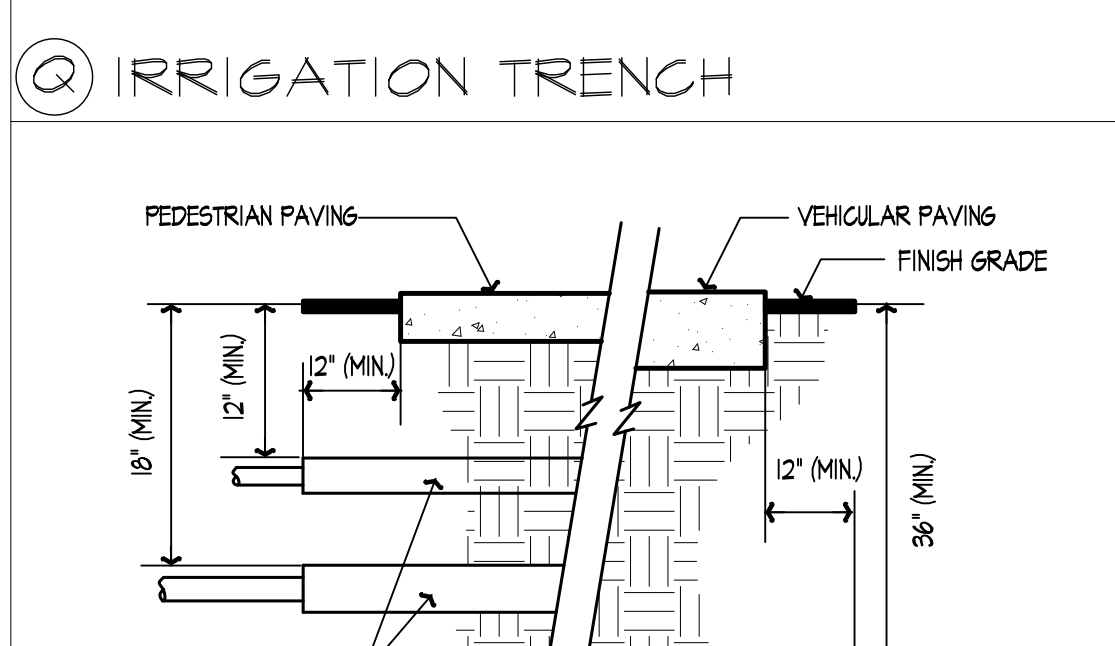
R WIRELESS SOLAR SYNC SYSTEM



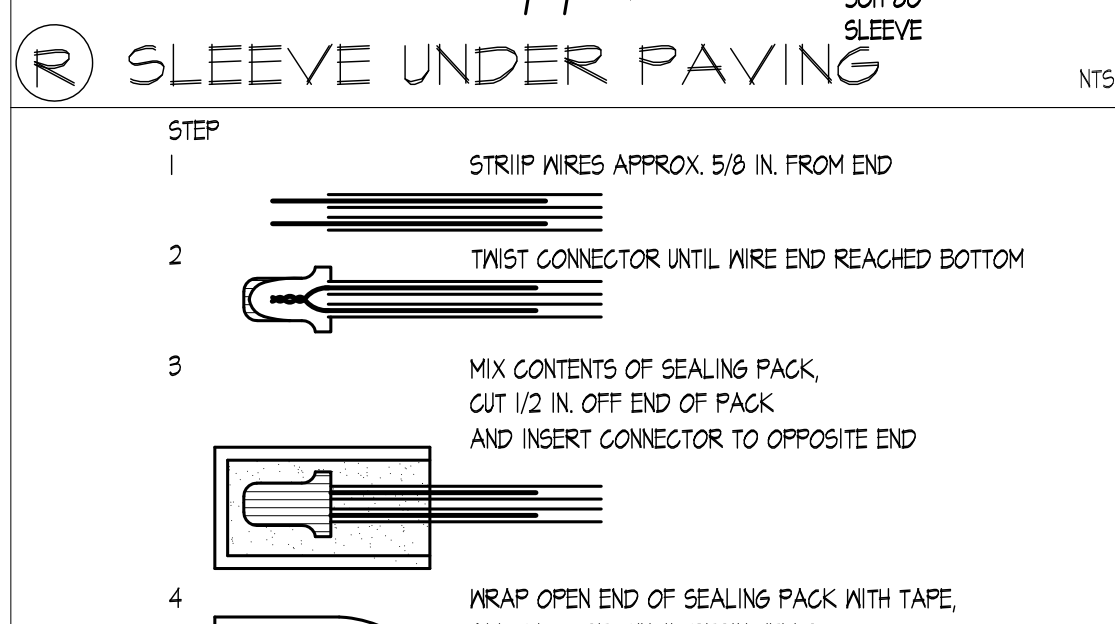
S SUB-SURFACE DRIPLINE LAYOUT (END FEET)



T BACKFLOW PREVENTER W/P.R.



U FLOW SENSOR



V WALL MOUNT WITH SOIL-CLICK



W BALL VALVE

W BALL VALVE



IRRIGATION SYSTEM  
PART 1 - GENERAL  
1. DESCRIPTION  
A. WORK INCLUDED: IRRIGATION SYSTEM SHOWN ON DRAWINGS AND SPECIFIED HEREIN COMPLETE IN PLACE, TESTED, APPROVED, INCLUDING, BUT NOT NECESSARILY LIMITED TO:  
1. CONNECTION OF SYSTEM TO EXISTING WATER SUPPLY  
2. REVIEW OF UTILITY PLANS SHOWING OTHER UNDERGROUND UTILITIES  
3. TRENCHING AND BACK FILL  
4. DRIP AND SPRAY IRRIGATION SYSTEM  
5. AUTOMATIC CONTROLLER AND REMOTE CONTROL VALVES  
6. RECORD DRAWING AND SCHEDULE SUBMITTALS  
7. INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH CAN REASONABLY BE INFERRED AS PART OR AND NECESSARY TO PROVIDE A COMPLETE AND OPERABLE SYSTEM  
B. RELATED WORK: DOCUMENTS AFFECTING WORK OF THIS SECTION INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO GENERAL CONDITIONS AND OTHER SECTIONS OF THESE SPECIFICATIONS.  
1.2 PERMITS, FEES AND CODES  
A. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION. ON COMPLETION OF WORK, PRESENT SATISFACTORY EVIDENCE TO LANDSCAPE ARCHITECT THAT WORK IS IN ACCORDANCE WITH ORDINANCE AND CODE REQUIREMENTS. ARRANGE FOR INSPECTIONS REQUIRED BY LOCAL ORDINANCE DURING CONSTRUCTION.  
B. CONFORM WITH APPLICABLE CODES, STANDARDS, LAWS AND REGULATIONS. NOTHING IN DRAWINGS OR SPECIFICATIONS SHALL BE CONSIDERED TO PERMIT NON CONFORMING WORK. SHOULD CONSTRUCTION DOCUMENTS OR INSTRUCTIONS VARY FROM AFOREMENTIONED RULES AND REGULATIONS, NOTIFY LAND ARCHITECT, AWAIT INSTRUCTIONS BEFORE PROCEEDING WITH AFFECTED WORK.  
1.3 SAFETY ORDERS  
MAINTAIN WARNING SIGNS, BARRIERS, SHORING REQUIRED BY LOCAL ORDINANCE OR OTHER AGENCY.  
1.4 QUALITY ASSURANCE  
A. A SUPERVISOR CAPABLE OF INTERPRETING THE DRAWINGS SHALL BE ON SITE ALL TIMES DURING CONSTRUCTION.  
B. USE ADEQUATE NUMBER OF SKILLED WORKMEN THOROUGHLY TRAINED, EXPERIENCED IN NECESSARY CRAFTS AND COMPLETELY FAMILIAR WITH SPECIFIC REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF WORK.  
C. ALL MATERIALS SHALL BE NEW AND IN NEAR PERFECT CONDITIONS. DECISION OF LANDSCAPE ARCHITECT IS FINAL IN DETERMINATION OF QUALITY OF MATERIALS, EQUIPMENT, WORKMANSHIP.  
1.5 EXISTING SITE CONDITIONS  
A. ACQUAINT SELF WITH ALL SITE CONDITIONS. SHOULD UTILITIES NOT SHOWN ON PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY LANDSCAPE ARCHITECT FOR INSTRUCTIONS FOR FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE THERETO ARISING FROM OPERATIONS, SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON DRAWINGS.  
B. MAKE MINOR ADJUSTMENTS TO SPRINKLER SYSTEM LAYOUT AS MAY BE REQUIRED, AND WORK AROUND EXISTING CONSTRUCTION AT NO INCREASE IN COST TO OWNER.  
1.6 DELIVERY, STORAGE AND HANDLING  
PROTECT WORK AND MATERIALS UNDER THIS SECTION FROM DAMAGE DURING CONSTRUCTION AND STORAGE. POLY VINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE ESPECIALLY PROTECTED FROM DIRECT SUNLIGHT.  
1.7 SUBSTITUTIONS  
NO DEVIATIONS FROM SPECIFIED EQUIPMENT OR INSTALLATION PROCEDURES SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT AND CITY INSPECTOR.  
1.8 SUBMITTALS  
A. EQUIPMENT SUBMITTAL: PRIOR TO COMMENCEMENT OF CONSTRUCTION, SUBMIT FOR REVIEW A LIST OF ALL IRRIGATION EQUIPMENT TO BE USED, MANUFACTURER'S BROCHURES, MAINTENANCE MANUALS, WARRANTIES AND OPERATION INSTRUCTIONS.  
B. PRESSURE DOCUMENTATION: PRIOR TO INSTALLATION OF ANY IRRIGATION MAIN OR LATERAL LINES, SUBMIT DOCUMENTATION OF FIELD TESTING OF STATIC WATER PRESSURE AT THE POINT OF CONNECTION.  
C. RECORD DRAWINGS: PRIOR TO CONDITIONAL ACCEPTANCE, SUBMIT REDLINE DRAWING OVER A CLEAN SET OF PLANS SHOWING DEVIATIONS FROM BID DOCUMENTS MADE DURING CONSTRUCTION AND LOCATING CONTROLLER, POC, MAINLINE PIPE, CONTROL, QUICK COUPLER AND BALL VALVES AND ALL BLEEVING. ITEMS SHALL BE LOCATED BY WRITTEN DIMENSION FROM TWO FIXED CONSTRUCTION POINT (I.E. CURB, LIGHT STANDARD). DEVIATIONS IN SPRINKLER HEAD TYPES OR AREA OF COVERAGE SHALL BE FURTHER NOTED. RECORD DRAWINGS SHALL BE DELIVERED TO LANDSCAPE ARCHITECT AND LOCAL JURISDICTION (AS APPLICABLE) BEFORE PRIOR TO ACCEPTANCE.  
D. CONTROLLER CHART, SCHEDULE AND INSTRUCTIONS: PRIOR TO FINAL ACCEPTANCE, PER PART 3.1  
1.9 GUARANTEE  
A. GUARANTEE ALL WORK FOR ONE YEAR FROM ACCEPTANCE DATE AGAINST DEFECTS IN MATERIAL EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL COVER DAMAGE REPAIR TO ANY PART OF PREMISES RESULTING FROM LEAKS OR DEFECTS IN MATERIAL, EQUIPMENT, WORKMANSHIP TO SATISFACTION OF LANDSCAPE ARCHITECT.  
B. PROMPTLY MAKE REPAIRS UPON NOTIFICATION BY LANDSCAPE ARCHITECT AND AT NO COST TO OWNER.

PART 2- PRODUCTS  
2.1 PIPE  
A. PLASTIC PIPE  
1. USE POLY VINYL CHLORIDE (PVC) TYPE 1220-1220 PIPE UNLESS OTHERWISE INDICATED ON PLANS. MAINLINE SHALL BE SCHEDULE 40 PVC FOR SIZES 1-1/2" AND SMALLER, CLASS 315 FOR SIZES. 2" AND LARGER. LATERAL LINES CLASS 315 PVC FOR 1/2" SIZES, CLASS 200 FOR LARGER SIZES, SLEEVING SCH. 40 BENEATH PEDESTRIAN PAVING, SCH. 80 BENEATH VEHICULAR PAVING.  
2. FITTINGS: SCHEDULE 40 PVC FITTINGS  
3. SOLVENT CEMENT: AS RECOMMENDED BY PIPE MANUFACTURER. AND OF PROPER CONSISTENCY. MAINLINE CEMENT SHALL BE A TWO STEP (PRIMER) PROCESS.  
B. RECYCLED WATER SYSTEMS: PIPE SHALL BE PURPLE COLOR BY ALERT LINE OR PACIFIC CAL PIPE.

2.2 RISER  
A. POP UP HEADS: USE SCHEDULE 80 PVC NIPPLES WITH STREET ELL SWING JOINTS PER DETAILS  
B. RISER HEADS: USE GRAY SCHEDULE 80 PVC NIPPLES WITH SWING JOINTS BELOW GRADE PER DETAILS. MEASURE RISER HEIGHT FROM FINISH GRADE TO TOP OF RISER. RISER DIAMETER SHALL BE 1/2", EXCEPT WHERE HEAD INLET IS LARGER IN WHICH CASE RISER WILL MATCH INLET SIZE, UNLESS OTHERWISE NOTED ON DRAWINGS.  
C. SLOPE HEADS: STAKE RISERS OF IMPACT AND GEAR DRIVEN HEADS ON SLOPES WITH NO. 6 STEEL REINFORCING BAR SECURE WITH ADJUSTABLE STAINLESS STEEL GEARED CLAMP.  
D. DRIP EMITTER RISERS: USE GRAY SCHEDULE 80 PVC NIPPLES PER DETAILS.

2.3 SPRINKLER HEADS  
A. PROVIDE SPRINKLER HEADS SHOWN ON IRRIGATION LEGEND.  
B. RECYCLED WATER SYSTEMS: HEADS SHALL BE SPECIFICALLY MADE FOR RECYCLED WATER APPLICATION WITH PURPLE COLOR CODING AND INTEGRAL CHECK VALVE.

2.4 VALVES  
A. BALL VALVES: PROVIDE 125 P.S.I. RATED VALVES (LINE SIZE) PER LEGEND AND DETAILS ON DRAWINGS.  
B. QUICK COUPLER VALVES: PROVIDE PER DRAWINGS AND DELIVER TO OWNER WHEN APPLICABLE.  
1. TWO KEYS FOR LOCKED CAP  
2. TWO COUPLERS  
3. TWO HOSE SNIPELS  
C. AUTOMATIC AND MANUAL CONTROL VALVES: PROVIDE PER LEGEND AND DETAILS ON DRAWINGS.  
D. RECYCLED WATER SYSTEMS: VALVE SHALL BE SPECIFICALLY MADE FOR RECYCLED WATER APPLICATION WITH REVERSED THREADING QUICK COUPLERS, PURPLE COLOR CODING AND DIRTY WATER " SCRUBBER" CONTROL VALVES.

2.5 DRIP IRRIGATION  
A. TUBING- 0.125" I.D. POLYPROPYLENE "SPAGHETTI" TUBING.  
B. EMITTERS- PER IRRIGATION LEGEND ON DRAWINGS.  
C. STAKES- 4" POLYPROPYLENE EMITTER STAKES  
D. RECYCLED WATER SYSTEMS- PURPLE COLOR WITH INTEGRAL CHECK VALVES

2.6 BACK FLOW PREVENTER/PRESSURE REGULATOR  
A. PROVIDE BACK FLOW PREVENTER SHOWN ON LEGEND AND INSTALL PER DETAIL ON DRAWINGS.  
B. INCORPORATE PRESSURE REGULATOR AND FILTER DEVICE IN ASSEMBLY PER DETAILS AND DRAWINGS.

2.7 AUTOMATIC CONTROLLER  
A. PROVIDE CONTROLLER SHOWN ON LEGEND ON DRAWINGS. PROVIDE ALL MOUNTING EQUIPMENT AND HARDWARE REQUIRED FOR PEDESTAL OR WALL MOUNTING AS INDICATED.  
B. CONTROL WIRES: 24 VOLT SOLID UL APPROVED FOR DIRECT BURIAL IN GROUND. BLACK #14 DIRECT LEAD AND WHITE #12 UF COMMON GROUND, UNLESS OTHERWISE NOTED ON DRAWINGS.

2.8 OTHER MATERIALS  
A. BACK FILL: LOCAL SOIL, CLEAN, FREE OF RUBBISH AND ROCKS OVER 2 INCHES DIAMETER.  
B. PLASTIC VALVE BOXES: PLASTIC VALVE BOXES WITH LIDS FOR BALL VALVES (ROUND) AND AUTOMATIC CONTROL VALVES (2 PER BOX MAXIMUM). PLACE 6" DEPTH PEA GRAVEL AT BASE OF BOXES. FOR RECYCLED WATER APPLICATION, LIDS SHALL BE PURPLE COLOR.  
C. CHECK VALVES: PROVIDE SPRING IN-LINE CHECK VALVES (LINE SIZE) PER PLAN AND AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.  
D. RECYCLED WATER SYSTEMS: PROVIDE SITE AND CONTROLLER SIGNAGE AS INDICATED ON DRAWINGS.  
E. PROVIDE OTHER MATERIALS NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE INSTALLATION AS SELECTED BY CONTRACTOR SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.

PART 3 - EXECUTION  
3.1 SURFACE CONDITIONS  
A. VERIFY FINISH GRADES AND SURFACE DRAINAGE WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.  
B. EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY, PROPER COMPLETION OF WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.2 FIELD MEASUREMENTS  
MAKE NECESSARY MEASUREMENTS IN FIELD, ENSURE PRECISE FIT OF ITEMS IN ACCORDANCE WITH DESIGN.

3.3 LAYOUT  
A. LAYOUT WORK AS ACCURATELY AS POSSIBLE TO DRAWINGS. DRAWINGS, THOUGH CAREFULLY DRAWN, ARE GENERALLY DIAGRAMMATIC TO EXTENT THAT SWING JOINTS, OFFSETS AND ALL FITTINGS ARE NOT SHOWN. SITE CONDITIONS WILL NOT ALWAYS PERMIT LOCATING PIPING, VALVES AND HEADS WHERE SHOWN. THIS SITUATION SHALL BE BROUGHT TO IMMEDIATE ATTENTION OF LANDSCAPE ARCHITECT AND RELOCATION DETERMINED IN JOINT CONFERENCE. CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY ITEMS INSTALLED WITHOUT FIRST OBTAINING LANDSCAPE ARCHITECT'S APPROVAL AND SHALL REMOVE AND RELOCATE SUCH ITEMS AT OWN EXPENSE IF SO DIRECTED BY LANDSCAPE ARCHITECT.  
B. WHERE PIPING IS SHOWN ON DRAWINGS TO BE UNDER PAVED AREAS BUT RUNNING PARALLEL AND ADJACENT TO PLANTING AREAS, THE INTENTION IS TO INSTALL PIPING IN PLANTED AREA.  
C. MINOR CHANGES IN EQUIPMENT LOCATION FROM THAT SHOWN ON DRAWINGS SHALL BE MADE AS DIRECTED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER, PROVIDING SUCH CHANGE IS ORDERED AT COMMENCEMENT OF WORK, OR WORK DIRECTLY CONNECTED, AND NO ADDITIONAL MATERIALS ARE REQUIRED.  
D. OFFSET ALL SPRAY HEADS A MINIMUM OF 24 IN. WHERE ADJACENT TO STREET OR OTHER IMPERMEABLE SURFACE WHICH DOES NOT RUNOFF INTO PERMEABLE LANDSCAPE AREA.

3.4 TRENCHING AND BACK FILL  
A. PERFORM ALL EXCAVATIONS AS REQUIRED FOR INSTALLATION OR WORK INCLUDED UNDER THIS SECTION, INCLUDING SHORING OF EARTH BANKS TO PREVENT CAVING IN. RESTORE ALL SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC. DAMAGED OR CUT AS A RESULT OF EXCAVATIONS TO ORIGINAL CONDITIONS IN MANNER APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER.  
B. TRENCHES SHALL BE MADE WIDE ENOUGH TO ALLOW A MINIMUM OF 4 IN. BETWEEN PARALLEL PIPE LINES AND SHALL BE SUFFICIENT DEPTHS TO PROVIDE THE MINIMUM COVER FROM FINISH GRADE AS FOLLOWS:  
1. 18 IN. MINIMUM COVER OVER MAINLINES LESS THAN 3 IN. IN SIZE TO REMOTE CONTROL VALVES.  
2. 24 IN. MINIMUM COVER OVER MAINLINES 3 IN. OR GREATER IN SIZE TO REMOTE CONTROL VALVES.  
3. 12 IN. MINIMUM COVER OVER LATERAL LINES TO HEADS.  
4. 36 IN. MINIMUM COVER UNDER VEHICULAR DRIVES, PARKING AREAS, OR ROADS.  
C. EXCAVATE FOR IRRIGATION SYSTEMS BY TRENCHING, WITH SIDES NEARLY VERTICAL AS POSSIBLE. ACCURATELY GRADE THE BOTTOM TO PROVIDE UNIFORM BEARINGS FOR LINE.  
D. SHORT SECTIONS OF TRENCH MAY BE TUNNELED IF IN LANDSCAPE ARCHITECT'S OPINION LINES CAN BE INSTALLED SAFELY AND BACK FILL CAN BE COMPACTED PROPERLY.  
E. REMOVE BOLLERS AND OTHER INTERFERING OBJECTS, BACK FILL VOIDS REMAINING AFTER REMOVAL OF OBJECTS.  
F. PROTECTION OF PERSONS AND PROPERTY:  
1. BARRICADE AND OPERATE WARNING LIGHTS FROM DUSK TO DAWN AT OPEN HOLES, TRENCHES AND DEPRESSIONS OCCURRING AS PART OF WORK ON PROPERTY ADJACENT TO OR WITHIN PUBLIC ACCESS.  
2. PROTECT STRUCTURES, UTILITIES, SIDEWALK, PAVEMENT AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, WASHOUT, OTHER HAZARDS CREATED BY WORK.  
3. DO NOT TRENCH UNDER DRIP LINES OF EXISTING TREES.  
G. DO NOT BACK FILL TRENCHES UNTIL REQUIRED PRESSURE AND LEAKAGE TESTS HAVE BEEN PERFORMED, AND UNTIL SYSTEMS AS INSTALLED CONFORM TO SPECIFICATIONS.  
H. PRIOR TO BACK FILLING, REMOVE ALL SHEETING OR SHORING.  
I. BACK FILL FOR ALL TRENCHES AND EXCAVATIONS SHALL BE COMPACTED TO 90% DENSITY.  
J. BACK FILL TO LEVEL OF ADJACENT ELEVATIONS, ALLOWING FOR SETTLING AND COMPACTION.

3.5 INSTALLATION OF PIPING  
A. PIPING DEPTH: INSTALL PIPING WITH AT LEAST THE FOLLOWING DEPTH OF COVER- PVC MAINLINE LESS THAN 3 IN. DIA.- 18 INCHES PVC LATERAL- 12 INCHES POLYPROPYLENE TUBING- 3 INCHES  
B. PIPING UNDER PAVEMENT: SLEEVE PIPING UNDER PAVED AREAS AS INDICATED ON DRAWINGS. EXTEND SLEEVING 12" BEYOND EDGE OF PAVING, CURBS, WALLS, ETC.  
C. INSPECTION OF MATERIALS: CAREFULLY INSPECT PIPE AND FITTINGS BEFORE INSTALLATION, REMOVING ALL DIRT, SCALE AND BURRS, REAMING AS REQUIRED. INSTALL PIPE WITH MARKINGS UP FOR VISUAL INSPECTION.  
D. PLASTIC (PVC) PIPE  
1. EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING PLASTIC PIPE AND FITTINGS.  
A) STORE UNDER COVER FROM DIRECT SUNLIGHT UNTIL READY TO INSTALL.  
B) TRANSPORT ONLY ON VEHICLE WITH BED LONG ENOUGH TO ALLOW PIPE TO LAY FLAT, TO AVOID UNDUE BENDING AND CONCENTRATED EXTERNAL LOAD.  
2. REPAIR DENTED AND DAMAGED PIPE BY CUTTING ONLY AND DISCARDING DENTED OR DAMAGED SECTIONS, REJOINING WITH A COUPLING.  
3. IN JOINING, USE ONLY SPECIFIED SOLVENT. MAKE JOINTS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST, MOISTURE BEFORE APPLYING SOLVENT. CLEAN OFF EXCESS SOLVENT. ALLOW SOLVENT WELDS AT LEAST 15 MINUTES SET UP TIME BEFORE MOVING OR HANDLING AND 24 HOURS DING TIME BEFORE FILLING WITH WATER.  
4. SNAKE LINES FROM SIDE TO SIDE IN TRENCH TO ALLOW FOR EXPANSION AND CONTRACTION.  
5. FOR PLASTIC TO METAL CONNECTIONS-  
A) WORK METAL CONNECTIONS FIRST.  
B) USE NON HARDENING PIPE DOPE ON THREADED PLASTIC TO METAL CONNECTIONS.  
C) USE ONLY A LIGHT WRENCH PRESSURE.  
D) USE A MEDIUM DUTY ALUMINIZED IRON FITTINGS.  
E. PLUS OR CAP ALL OPENINGS PRIOR TO LINE INSTALLATION TO PREVENT ENTRANCE OF MATERIALS.  
F. THOROUGHLY FLUSH ALL LINES, PERFORM HYDROSTATIC TESTINGS PER PARAGRAPH BELOW. TESTING AND COMPACTION.

3.6 INSTALLATION OF EQUIPMENT  
A. POP UP SPRAY HEADS  
1. INSTALL WHERE INDICATED ON DRAWINGS IN ACCORDANCE WITH DETAILS AND MANUFACTURER RECOMMENDATION AS APPROVED BY LANDSCAPE ARCHITECT.  
2. LOCATE POP UP 3" FROM PEDESTRIAN PAVING, 12" FROM AUTOMOBILE TRAFFIC WITHOUT CURBS, 6" FROM AUTO. TRAFFIC WITH CURBS AND 6" FROM ALL BUILDINGS AND WALL FOOTINGS UNLESS NOTED OTHERWISE. SET HEADS FLUSH TO ADJACENT PAVING OR GRADE ELEVATION.  
3. UPON LINE TESTING COMPLETION, COMPLETE ASSEMBLY, ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.

B. RISER HEADS  
1. INSTALL IN PLANTING AREAS WHERE INDICATED ON DRAWINGS.  
2. LOCATE RISER HEADS NOT WITHIN 10 FEET OF PEDESTRIAN PAVING, AND 12" FROM AUTOMOBILE TRAFFIC WITHOUT CURBS, 6" FROM AUTO. TRAFFIC WITH CURBS AND 6" FROM ALL BUILDING AND WALL FOOTINGS UNLESS NOTED OTHERWISE. SET SHRUB HEADS EIGHTEEN (18") INCHES ABOVE FINISH GRADE UNLESS NOTED OTHERWISE (SEE DETAILS).  
3. UPON LINE TESTING COMPLETION, COMPLETE ASSEMBLY, ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.  
C. OFFSET ALL SPRAY HEADS A MINIMUM OF 24 IN. WHERE ADJACENT TO STREET OR OTHER IMPERMEABLE SURFACE WHICH DOES NOT RUNOFF INTO PERMEABLE LANDSCAPE AREA.  
D. VALVES: INSTALL BALL VALVES AND QUICK COUPLER VALVES PER DRAWINGS. PROVIDE BALL VALVES TO SEPARATE QUICK COUPLERS AND CONTROL VALVE CLUSTERS FROM MAINLINE.  
E. CONTROL VALVES: INSTALL WHERE SHOWN ON DRAWINGS, LOCATING IN CLUSTERS IN PLANTING AREAS WHERE PRACTICAL. PLACE NO CLOSER THAN 12" AND PARALLEL TO WALK EDGES, BUILDINGS AND WALLS. HOUSE IN VALVE BOXES WITH TOPS SET FLUSH TO GRADE. SEPARATE CLUSTERS FROM MAINLINE WITH BALL VALVE.  
F. DRIP IRRIGATION: PROVIDE COMPLETE SYSTEMS WITH IRRIGATION TO EACH INDIVIDUAL PLANT WITHIN THE ZONE OF DRIP IRRIGATION.  
1. ALL DRIP:  
(A) PROVIDE STATION SPECIFIC FILTER AND PRESSURE REGULATOR DOWNSTREAM OF EACH INDIVIDUAL DRIP VALVE.  
(B) COVER DRIP TUBING COMPLETELY WITH MULCH. WHERE NO MULCH IS SPECIFIED, BURY 2-3 INCHES IN SHOVEL CUT TRENCH.  
2. POINT EMITTER SYSTEMS:  
(A) PROVIDE PVC PIPING FROM VALVE WITH RISERS TO EACH INDIVIDUAL OR MULTI PORT EMITTER LOCATION.  
(B) EMITTERS SHALL BE FLUSH WITH FINISH GRADE, EXCEPT WHERE INDICATED ON PLAN TO BE IN BELOW GRADE BOX.  
(C) ROUTE POLY DISTRIBUTION TUBING TO EACH INDIVIDUAL PLANT, QUANTITY PER IRRIGATION LEGEND AND NOTES.  
(1) PUNCH INTO LINES WITH MANUFACTURER APPROVED PUNCH, IF APPLICABLE.  
(2) PLACE OUTLET AT EDGE OF WATER BASIN, A MINIMUM OF 6 INCHES FROM PLANT STEM OR TRUNK.  
(3) FOR SLOPE CONDITIONS, LOCATE OUTLETS TO UPHILL SIDE OF PLANT STEM OR TRUNK.  
(4) PLACE EMITTER BUG CAP ON OUTLET TUBING END.  
(5) STAKE OUTLET TUBING NEAR END.  
3. SOAKER TUBING SYSTEMS:  
(A) PROVIDE PVC PIPING FROM VALVE TO MULTIPLE SOAKER TUBE CONNECTIONS AS INDICATED ON THE PLAN. MANIFOLD MULTIPLE CONNECTIONS TO FACILITATE UNIFORM FLOW INTO LINE.  
(B) LAYOUT SOAKER TUBING TO UNIFORMLY COVER AREA OF IRRIGATION.  
(C) PROVIDE AIR RELIEF AND FLUSH VALVES PER MANUFACTURERS SPECIFICATIONS.  
6. BACK FLOW PREVENTER: INSTALL WHERE INDICATED ON DRAWINGS AND IN ACCORDANCE WITH ALL PERTINENT CODES, REGULATIONS, AND MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT AND LOCAL MUNICIPAL WATER DISTRICT.  
H. AUTOMATIC CONTROL SYSTEM  
1. CONTROLLER  
(A) INSTALL AS SHOWN ON DRAWINGS, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.  
(B) CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN SEQUENCE CORRESPONDING TO THAT INDICATED ON DRAWINGS. WHERE TWO OR MORE VALVES HAVE SAME NUMBER, WIRE TOGETHER AT CONTROLLER. DO NOT GROUP DRIP AND SPRAY HEADS ON SAME STATION.  
(C) ELECTRICAL SUPPLY TO POINT OF CONNECTION SHALL BE BY OTHERS. PROVIDE "HARD WIRE" SPLICE INTO EXISTING JUNCTION BOX NEAR CONTROLLER LOCATION.  
2. AUTOMATIC CONTROL WIRING:  
(A) INSTALL CONTROL WIRES, IRRIGATION MAINS AND LATERALS IN COMMON TRENCHES WHENEVER POSSIBLE.  
(B) INSTALL CONTROL WIRES AT LEAST 18" BELOW FINISH GRADE AND LAY TO SIDE OF MAINLINE WHERE POSSIBLE. WIRES SHALL BE A MINIMUM 1" FROM ANY PIPE OR FITTING EXCEPT AT TERMINAL POINTS. PROVIDE LOOPED SLACK AT VALVES AND SNAKE WIRES IN TRENCH TO ALLOW FOR CONTRACTION OF WIRE. TIE WIRE IN BUNDLES AT 10' INTERVALS WITH PLASTIC ELECTRICAL TAPE.  
(C) WIRE SPLICES WILL BE ALLOWED ONLY ON RUNS MORE THAN 500 FEET. CRIMP WIRES TOGETHER WITH APPROVED WIRE CONNECTOR AND SEAL CONNECTION PLACE IN ABOVE GRADE PULL BOX PER SAN DIEGO REGIONAL STANDARD DRAWING #1-15.  
(D) PROVIDE SEPARATE SLEEVING FROM IRRIGATION LINES FOR CONTROL WIRES BENEATH PAVING, WALLS, ETC.  
(E) WIRES SHALL BE PLACE IN GRAY SCHEDULE 80 PVC ELECTRICAL SLEEVE FROM 18" BELOW GRADE TO CONTROLLER AT CONTROLLER LOCATION.  
(F) PROVIDE EXTRA WIRES FROM CONTROLLER TO EACH VALVE CLUSTER PER IRRIGATION NOTES.  
3. WEATHER CONTROLS:  
(A) PROVIDE PER PLAN AND LEGEND. CONNECT AND MAKE FULLY OPERATIONAL PER MANUFACTURER'S SPECIFICATIONS

3.7 TESTING AND INSPECTION  
A. DO NOT ALLOW OR CAUSE ANY WORK OF THIS SECTION TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSTALLED, TESTED, APPROVED BY LANDSCAPE ARCHITECT AND CITY INSPECTOR. REQUEST INSPECTIONS AT LEAST FORTY- EIGHT (48) HOURS IN ADVANCE HOURS IN ADVANCE OF TESTING.  
B. FLUSH PIPE BEFORE BACK FILLING MAINLINE, WITH CONTROL VALVES PLACED BUT BEFORE LATERAL LINES ARE CONNECTED, COMPLETELY FLUSH AND TEST MAINLINE.  
1. REPAIR LEAKS  
2. FLUSH OUT EACH SECTION OF LATERAL PIPE BEFORE SPRINKLER HEADS ARE ATTACHED.  
C. TESTING:  
1. MAKE NECESSARY PROVISIONS TO THOROUGHLY BLEED LINE OF AIR AND DEBRIS.  
2. AFTER VALVES HAVE BEEN INSTALLED, WHEN WELDED PLASTIC JOINTS HAVE CURED FOR 24 HOURS, TEST MAIN WATER LINES FOR LEAKS AT PRESSURE OF 125 P.S.I. FOR PERIOD OF 24 HOURS WITH COUPLINGS EXPOSED AND PIPE SECTIONS CENTER LOADED WITH SUFFICIENT BACK FILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. LATERAL LINES SHALL BE TESTED, WITH RISERS CAPPED, FOR TWO HOURS UNDER NORMAL STATIC PRESSURE.  
3. PROVIDE REQUIRED TESTING EQUIPMENT AND PERSONNEL.  
4. REPAIR LEAKS, RE TEST UNTIL ACCEPTANCE BY LANDSCAPE ARCHITECT AND CITY INSPECTOR.  
D. FINAL INSPECTION: CLEAN, ADJUST, BALANCE ALL SYSTEMS. VERIFY:  
1. HEADS ARE PROPERLY ADJUSTED FOR RADIUS AND ARC OF COVERAGE.  
2. INSTALLED SYSTEM IS WORKABLE, CLEAN, EFFICIENT.  
E. RECYCLED WATER SYSTEMS: PROVIDE CROSS CONNECTION COVERAGE, OTHER TESTING REQUIRED BY HEALTH DEPARTMENT OR WATER DISTRICT (SEE RECYCLED NOTES, SHEET L-1.).  
3.8 RECYCLED WATER SIGNAGE  
INSTALL AS SHOWN ON DRAWINGS OR REQUIRED BY HEALTH DEPARTMENT OR WATER DISTRICT.  
3.9 INSTRUCTIONS  
A. ATTACH TYPEWRITTEN LEGEND INSIDE EACH CONTROLLER DOOR, STATING AREAS COVERED BY EACH VALVE. PROVIDE REDUCED, LAMINATED, COLOR CODED MAP OF AREA IRRIGATED BY CONTROLLER.  
B. PROVIDE AN IRRIGATION SCHEDULE INCLUDING THE FOLLOWING:  
- REFERENCE INFORMATION- ETO DATA UTILIZED TO DEVELOPE SCHEDULE, PROJECT SOIL CONDITIONS  
- APPLICATION WINDOW FOR OVERHEAD IRRIGATION- LIMITED BETWEEN 10:00 AM AND 6:00 PM  
- FOR EACH IRRIGATION STATION- RUN DAYS, RUN TIMES (UTILIZING MULTIPLE CYCLES TO AVOID RUNOFF)  
- FOR EACH STATION- PLANT TYPE, SLOPE AND SHADE FACTORS  
- SEPARATE SCHEDULES FOR PLANT ESTABLISHMENT (INCLUDING TEMPORARY AREAS) AND ESTABLISHED, PERMANENT LANDSCAPE  
- SEASONAL OR MONTHLY ADJUSTMENTS  
- ESTIMATED AMOUNT OF WATER TO BE APPLIED ON A MONTHLY BASIS.  
C. AFTER SYSTEM HAS BEEN COMPLETED, TESTED, INSPECTED AND APPROVED, INSTRUCT OWNER OR MAINTENANCE PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEM.

3.10 IRRIGATION SCHEDULE  
PROVIDE A WRITTEN SCHEDULE OF LONG TERM IRRIGATION PROGRAMING. GROUP STATIONS BY HYDROZONE AND SPECIFY FOR EACH ZONE-  
- MINUTES PER START TIMES.  
- START TIMES PER WEEK.  
- TOTAL MINUTES PER WEEK.  
PROVIDE A CHART OF MONTHLY RUN TIMES FOR THE ABOVE.

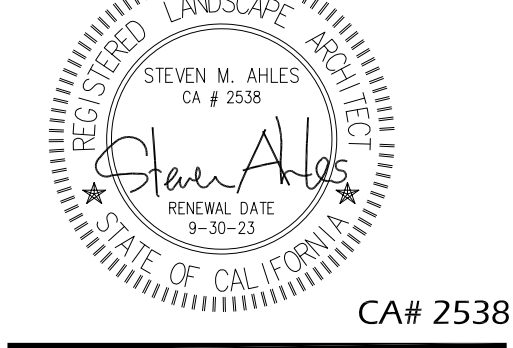
HYDROZONES SHALL BE AS ESTABLISHED PER THE WATER USE CALCULATIONS, ADJUST TO REFLECT ACTUAL FIELD CONDITIONS AND CONSTRUCTION. HYDROZONES SHALL BE BASED ON PLANT TYPE, IRRIGATION TYPE, SOILS, SLOPE ASPECT AND OTHER CONDITIONS.

INCLUDE A SEPARATE SCHEDULE FOR PLANT ESTABLISHMENT AND ANY AREAS OF TEMPORARY IRRIGATION. NOTE THAT THE SCHEDULE IS PROVIDED ONLY AS A GUIDE, AND ACTUAL WATER USE WILL VARY WITH WEATHER, PLANT MAINTENANCE AND OTHER FIELD CONDITIONS.

3.11 MAINTENANCE  
MAINTAIN SYSTEM FOR PERIOD INDICATED IN IRRIGATION NOTES, OR LENGTH OF PLANTING MAINTENANCE PERIOD, WHICHEVER IS GREATER.  
END OF SECTION

AHLES  
LANDSCAPE  
ARCHITECTURE INC.

P.O. Box 1503  
Rancho Santa Fe, California 92067  
858.756.8963  
ala@ahlesland.com



CA# 2538

LANDSCAPE ARCHITECT  
COMPLIANCE STATEMENT  
I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 8, CHAPTER 1, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BY: \_\_\_\_\_  
DATE: JUN 2022

LANDSCAPE PLAN  
FOR:

WOODSIDE  
SELF  
STORAGE

12431 Woodside Ave.  
Lakeside California

APN:	394-122-16-00
ALA PROJECT NO.:	2225
ISSUE:	DATE:
INITIAL CD	27 JUN 22

SHEET:

L-8

IRRIGATION DETAILS &  
SPECIFICATIONS



**Attachment B – Form of Decision Approving  
PDS2022-MUP-22-006**





DAHVIA LYNCH  
Director

VINCE NICOLETTI  
Assistant Director

**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

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

**COMMISSIONERS**

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

September 20, 2024

**PERMITEE:** ROBERT GARMO  
**MAJOR USE PERMIT:** PDS2022-MUP-22-006;  
**E.R. NUMBER:** PDS2022-ER-21-14-003  
**PROPERTY:** 12407 WOODSIDE AVENUE, LAKESIDE, CA  
**APN(S):** 394-122-16-00

**DECISION OF THE PLANNING COMMISSION**

This Major Use Permit authorizes the construction and operation of a self-storage facility, associated improvements and parking. The Major Use Permit consists of plot plans, elevations, preliminary grading, conceptual landscape plans and conceptual signage plans. This permit authorizes the proposed uses in accordance with Sections 2360 through 2365, 5750, 6157zz, 6305, and 7350 of the Zoning Ordinance.

This Major Use Permit authorizes an increase in the number of stories from 2 stories to 3 stories, in accordance with Section 4610 of the Zoning Ordinance. Despite having an additional story, the overall height is designed to comply with the maximum height allowed by code (35 feet), 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 Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation 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 County of San Diego Grading Ordinance (Sec 87.701 et. al.).

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **September 20, 2026** 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.

.....



**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, and/or building plan, and issuance of grading, construction, building, and/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: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO]**  
**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 a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
  
2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**  
**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.
  
3. **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. **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 of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters



#### 4. **CULT#1-ARCHAEOLOGICAL MONITORING**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA).

**DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

1. 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 would 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.
2. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
3. 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 County Planning and Development Services (PDS) Project Planning Division (PPD). Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

**TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits.

**MONITORING:** PDS PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to PDS PPD for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

#### 5. **ROADS#1-NO PARKING COVENANT**

**INTENT:** In order to allow for clear lines of sight from the proposed and existing driveways serving the commercial subdivision along **Channel Road, Woodside Avenue**, and **Cactus Street** and to comply with Traffic Advisory Committee (TAC) – Fire, Community, and Development Standards, a no parking restriction shall be provided. **DESCRIPTION OF REQUIREMENT:** Execute a covenant not to oppose a "No Parking" restriction along the **Channel Road, Woodside Avenue**, and **Cactus Street** frontage of **TPM-21302**. **DOCUMENTATION:** The applicant shall execute the covenant and record it with the



County Recorder. Prior to Recordation, provide the covenant to the [PDS, LDR] for review and approval. **TIMING:** Prior to the issuance of any permit, the covenant not to oppose the "No parking restriction," shall be executed. **MONITORING:** The [PDS, LDR] shall review the documents to determine adequacy with this condition.

## 6. ROADS#2–SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is \_\_\_\_\_ feet of unobstructed intersectional sight distance in Choose an item. direction(s) from the proposed driveway(s) along **Channel Road, Woodside Avenue, and Cactus Street** 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 have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the issuance of any permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

## 7. ROADS#3–PUBLIC ROAD IMPROVEMENTS

**INTENT:** In order to promote orderly development and to comply with the County of San Diego Board Policy I-18 and the County Community Trails Master Plan, **Channel Road** and **Cactus Street** shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Cactus Street**.
  - a. The portion of the meandering sidewalk that enters into the private property will be required to be dedicated right-of-way (ROW) to the satisfaction of the Department of Public Works (DPW).
  - b. Provide curb outlets as shown on the approved plan for MUP-22-006.  
**NOTE:** Proposed curb outlets to be privately maintained.



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- c. Remove existing fire hydrant at the southeast end of the project sight and install at the new driveway's northside to the satisfaction of the Lakeside Fire Protection District and the Department of Public Works (DPW).
- b. Improve or agree to improve and provide security for access improvements:
  - a. The project driveway(s), which shall be designed and constructed per standard drawing G-14A or DS-7 to the satisfaction of the Director of Planning & Development Services.

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

- a. Process and obtain approval of Improvement Plans to improve ***Channel Road*** and ***Cactus Street***.
- b. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- c. Pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all improvements to the satisfaction of the ***Lakeside Fire Protection District*** and [PDS, LDR].
- f. Obtain a Construction Permit for any work within the County Road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at [rowpermitcounter@sdcounty.ca.gov](mailto:rowpermitcounter@sdcounty.ca.gov) or (858)-694-2055 to coordinate departmental requirements. Also, before trimming, removing, or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

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



## 8. **ROADS#4–OFFER OF ROAD DEDICATION**

**INTENT:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.703, the road shall be dedicated. **DESCRIPTION OF REQUIREMENT:** An offer of dedication shall be made to the County for public road purposes as indicated below:

- a. Offer to dedicate the offsite right-of-way (ROW) that provides a one-half right-of-way width of thirty feet (30') from centerline of **Channel Road** in accordance with Public Road Standards for a **Light Collector Road (2.2C)**; along the western boundary edge of the parallel properties, Lots 1-3 per ROS 14935, to the satisfaction of the Director of Planning and Development Services. The Parcel Map shall be prepared to show the offer being accepted.
- b. Offer to dedicate the onsite ROW for the meandering sidewalk, as shown on the approved TPM-21302, along the frontage of **Cactus Street**.
- c. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.704.a, at the time of recordation of the Parcel Map.

**DOCUMENTATION:** The applicant shall prepare the dedication on the map as indicated above. **TIMING:** Prior to the issuance of any permit, the offer of dedication shall be made to the County. **MONITORING:** The [PDS, LDR] shall review the map for compliance with this condition.

## 9. **ROADS#5–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](mailto: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](mailto:CDRecycling@sdcounty.ca.gov). Templates for all forms required are available at:

[https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD\\_Grading.html](https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html).

**TIMING:** Prior to 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.

#### 10. 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.

#### 11. STRMWTR#1-EROSION CONTROL

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

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

**DOCUMENTATION:** The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved and the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and



stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

## 12. STRMWTR#2–STORMWATER MAINTENANCE DOCUMENTATION

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

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

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

## 13. UTILITIES#3–PAVEMENT CUT POLICY

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

## 14. ROADS#6–TRAFFIC CONTROL PLAN

**INTENT:** In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to

[PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

#### 15. **ROADS#7-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 issuance of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

#### 16. **DRNG#1-DRAINAGE MAINTENANCE DOCUMENTATION**

**INTENT:** In order to promote orderly development and to comply with the [Water Code App. Section 105-6\(4\), 105-6\(11\), and Section 105-43](#) and the [San Diego County Flood Control District Board of directors Policy No. F-30. San Diego County Code of Regulating Ordinance](#), the drainage easement encroachment permit and maintenance agreements shall be obtained and completed. **DESCRIPTION OF REQUIREMENT:**



- a. Process an Encroachment Right-of-Entry Maintenance Agreement (ERMA) to assure maintenance of the drainage facilities to the satisfaction of the Director of DPW and/or PDS. The ERMA shall be signed and notarized by the applicant and recorded by the County. The following language shall be within the agreement:

1. This includes but is not limited to the proposed D-25 outfall located along **Cactus Street**.

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

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

#### 17. **AIR#1-CONSTRUCTION EXHAUST EMISSIONS**

**INTENT:** In order to mitigate for diesel exhaust emissions and criteria air pollutants.

**DESCRIPTION OF REQUIREMENT:** The project shall comply with the California Air Resources Board's (CARB's) Air Toxic Control Measure 13:

- a. Idling time for heavy-duty construction equipment shall not exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons

**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 [PDS, PCC] if the applicant fails to comply with this condition.

#### 18. **AIR#2-FUGITIVE DUST**

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

**DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall implement the following measures to mitigate fugitive dust compliant with San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance):

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least two (2) feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Areas recently disturbed by dozer/scrapper passes and any unpaved roads within the project limits will be watered a minimum of three (3) times daily.
- c. Grading activities will be terminated in winds in excess of 25 miles per hour (mph).

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- d. Dust and debris at public street access points shall be cleaned regularly using sweepers and water trucks.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing, or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or applying stabilizing chemicals after rough grading.
- g. Apply non-toxic soil stabilizers to inactive, exposed surfaces when not in use for more than 3 days. h. A 15-mph speed limit on unpaved surfaces shall be enforced.

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

#### 19. **AIR#3-CONSTRUCTION ARCHITECTURAL COATINGS**

**INTENT:** In order to reduce emissions of volatile organic compounds (VOC).

**DESCRIPTION OF REQUIREMENT:** The project shall comply with the following SDAPCD's Rule 67:

- a. The project shall use architectural coatings with a VOC content of 100 grams per liter (g/l) or less for exterior coatings and 50 g/l or less for interior coatings.

**DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DLPU, BI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DLPU, BI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

#### 20. **UTILITIES#2-SAN DIEGO COUNTY SANITATION DISTRICT APPROVAL**

**INTENT:** In order to assure compliance with all San Diego County Sanitation District requirements.

**DESCRIPTION OF REQUIREMENT:** The applicant shall comply with all San Diego County Sanitation District Requirements, including:

- 1) The applicant/owner shall furnish documentation that the Self-Storage will be served by a new private sewer lateral;
- 2) The applicant/owner proposing to connect to San Diego County Sanitation District (District), Lakeside Service Area, sewer system shall obtain a Commercial Wastewater Discharge Permit from the Department of Public Works.



The applicant/owner shall make a written application to Wastewater Management through Department of Planning and Development Services (DPDS), building permit counter. For information, contact the DPW/DPDS intake counter at 858-495-5717.

3) The connection (saddle only) to the District sewer shall be installed by District personnel only. For field coordination, phone the District Field Office five (5) days in advance (Tuesday – Friday) at 619-538-2150; All cost associated with permits.

**DOCUMENTATION:** The applicant shall process appropriate permits and pay all required fees, to the satisfaction of the Lakeside Sanitation District. The applicant shall provide evidence of approval [PDS, LDR] for review and approval. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the evidence of approval shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

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

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

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.

- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the Parking Design Manual and the County Zoning Ordinance Section 6793.b. Wheel stops shall be required for all stalls adjacent to a planting bed, or where the adjacent walkway is less than 7' in width.
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: plans shall be in substantial conformance with the Conceptual Landscape Plans for MUP 22-006.
- j. If the public sidewalk is approved to enter into private property in order to retain the existing pine tree, replace the two proposed Arbutus trees to match the same species of pine at the north end of the property facing Cactus St. If it is determined that the pine needs to be removed, proposed planting shall extend to the back of sidewalk and the Arbutus may remain as proposed.
- k. The irrigation controller shall be selected so that all three sensor types (rain, soil, flow) can be accommodated, otherwise an auxiliary system may need to be designed to control the stormwater basin and tree well irrigation.

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

## 22. **ROADS#8—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](mailto: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](mailto:CDRecycling@sdcounty.ca.gov). Templates for all forms required are available at: [https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD\\_Grading.html](https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html).

**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.

**23. GHG#1-OPERATION AIR QUALITY AND GREENHOUSE GAS EMISSIONS**

**INTENT:** In order to reduce emissions of criteria pollutants and greenhouse gases from mobile and energy sources. **DESCRIPTION OF REQUIREMENT:** In an effort to develop a sustainable project, the project shall:

- a. Construct all new buildings to be natural gas prohibitive (i.e., fully electric).
- b. Install a minimum of 3 electric vehicle (EV) capable spaces with Electric Vehicle Supply Equipment and 8 EV capable spaces in accordance with the Tier 2 Standards of the CalGreen Code.
- c. Install photovoltaic solar (PV) panels on the project rooftop following the completion of building design and architectural plans.

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

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

**MONITORING:** The [PDS, BPPR] and [DPW, PC] shall review the site plan and applicant documents to ensure these conditions have been met.

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

**24. GEN#3-INSPECTION FEE: [PDS, ZONING][PDS, PCO] [UO][DPR, TC, PP].**

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

**DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit.

**MONITORING:** The [PDS, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established. **SITE PLAN**

**25. PLN#1-SITE PLAN IMPLEMENTATION:**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: improving all parking areas trails, parks and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened,

required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

## 26. 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, and the requirements of the D Designator, 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.

## 27. STRMWTR#3–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

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

- a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
- b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the 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.

## 28. ~~STRMWTR#4~~ VERIFICATION OF STRUCTURAL BMPs

**INTENT:** In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410 (County Code Section 67.801 et. seq.), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 10 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.

## 29. CULT# 2 - ARCHAEOLOGICAL MONITORING

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

- Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
- b. 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 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 this condition and the report format guidelines. Upon acceptance of the report, PDS PPD shall inform PDS Land Development Review (LDR) and the County Department of Public Works (DPW) Private Development Construction Inspection (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 Services to release the bond back to the applicant.

**ONGOING:** *(The following conditions shall apply during the term of this permit).*

**30. PLN#3-SITE CONFORMANCE:**

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



the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

### 31. **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.

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

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

## **GRADING PLAN NOTES**

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

### **CULT#GR-1 - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING**

**INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the 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).

#### **AIR#1-CONSTRUCTION EXHAUST EMISSIONS**

**INTENT:** In order to mitigate for diesel exhaust emissions and criteria air pollutants.

**DESCRIPTION OF REQUIREMENT:** The project shall comply with the California Air Resources Board's (CARB's) Air Toxic Control Measure 13:

- a. Idling time for heavy-duty construction equipment shall not exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons

**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 [PDS, PCC] if the applicant fails to comply with this condition.

#### **AIR#2-FUGITIVE DUST**

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

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



- g. Apply non-toxic soil stabilizers to inactive, exposed surfaces when not in use for more than 3 days. h. A 15-mph speed limit on unpaved surfaces shall be enforced.

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

### **AIR#3-CONSTRUCTION ARCHITECTURAL COATINGS**

**INTENT:** In order to reduce emissions of volatile organic compounds (VOC). **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following SDAPCD's Rule 67:

- a. The project shall use architectural coatings with a VOC content of 100 grams per liter (g/l) or less for exterior coatings and 50 g/l or less for interior coatings.

**DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DLPU, BI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DLPU, BI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

### **DPW 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.

- 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.

#### **CULT#GR-2 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION**

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

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
  1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
  2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
  3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
  4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
  5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
  6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out



using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) “unique” cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

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

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

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.

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

- a) Affected property owners shall be notified in writing two weeks prior to construction activity within 500 feet of their property boundaries.
- b) Turn off equipment when not in use.
- c) Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- d) Use equipment with effective mufflers.
- e) Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
- f) Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;
- g) Equipment staging areas should be placed at locations away from noise sensitive receivers.
- h) Usage of truck engine exhaust compression braking systems shall be limited to emergencies.
- i) Radios and other noise-generating "personal equipment" shall be prohibited.
- j) Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site. Such techniques shall include but not be limited to the construction of temporary sound barriers or sound blankets between construction sites and nearby noise-sensitive receptors.

**DOCUMENTATION:** The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The actions above 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 prior to issuance of any building permit).*

#### **DPW 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, PDC] shall ensure that the grading contractor has prepared and submitted the final report to [DPW, CO]. The [DPW, PDC] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

#### **CULT#GR-3 - ARCHAEOLOGICAL MONITORING – ROUGH GRADING**

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

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

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 PDS2022-ER-21-14-003

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**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 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.

.....  
**MITIGATION MONITORING OR REPORTING PROGRAM (MMRP):** Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

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

Section 21081(b) further states:

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

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

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

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

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

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

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

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

Condition(s):

#### **CULT- 1 - ARCHAEOLOGICAL MONITORING PROGRAM**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA).

**DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

1. 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 would 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.
2. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
3. 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 County Planning and Development Services (PDS) Project Planning Division (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 - ARCHAEOLOGICAL 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:
  - a. All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.
  - or
  - Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
  - b. 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 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

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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 this condition and the report format guidelines. Upon acceptance of the report, PDS PPD shall inform PDS Land Development Review (LDR) and the County Department of Public Works (DPW) Private Development Construction Inspection (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 Services to release the bond back to the applicant.

#### **CULTGR-1 - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING**

**INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the 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.

#### **CULT#GR-2 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION**

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

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



- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
  - a. 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.
  - b. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
  - c. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
  - d. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
  - e. 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.
  - f. 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:
  - a. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
  - b. 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.
  - c. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
  - d. 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.
  - e. 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

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- 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.
- f. 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.

### **CULT#GR-3 - ARCHAEOLOGICAL MONITORING – ROUGH GRADING**

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

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

**DOCUMENTATION:** The applicant shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be



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

## MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 (see Section 7359 for additional findings required for a “Specific Hazardous Waste Facility Project” and for in lieu findings for Large Wind Turbine permits) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. *Harmony in scale, bulk, coverage, and density*

The proposed Major Use Permit (MUP) will add a self-storage facility to an existing commercial/retail center in the community of Lakeside. Other uses in the center include a gym, auto-supply store, a pizza shop, nail salon, beauty supply store, and a barber shop. The retail center is located south of Woodside Avenue and west of Cactus Street. Channel Road lies along the eastern boundary of the commercial/retail center. The site is surrounded by high-density development. An apartment complex is located south of the site. The apartment complex includes 9 buildings with minor landscaping between the buildings and a pool in the center of the complex. To the east are a mix of commercial office buildings, car storage lots and some residences. To the west is a mix of housing including apartment buildings and single-family residences. North of the site is an existing vacant building and a parking lot. Across the street north of Woodside Avenue is the Lakeside public library. The project site is less than half a mile north of Highway 67.

*Bulk and Scale of Proposed Project*

The proposed self-storage facility includes one below-grade level basement and three stories totaling 102,236 square feet (SF) of floor space. The building footprint is 27,020 SF including a 1,180 SF office. There are also three existing retail buildings in the retail center. The building closest to the new facility is 13,275 SF. The other buildings are 23,435 SF and 10,485SF. Other existing uses on the site are a 10,385 SF vacant building and a parking lot. The self-storage facility has 3 stories and will be 33.6 feet in height. The Lakeside Community Plan Design Guidelines and zoning allow a building height to not exceed 2 stories and 35 feet.

The project seeks a waiver through the MUP process to allow for 3 stories however, the overall height is designed to comply with the maximum height allowed by code (35 feet).

As described above, the project site is primarily surrounded by high-density residential and commercial development of comparable bulk and scale. Although the new building is taller than the surrounding buildings, the structures are of similar height with the apartments to the southwest of the subject site (+/-30 feet), the offices to the southeast (+/-30 feet and a newer structure to the north located at 9831 Channel Road (+/-33 feet). The existing Planet Fitness building which shares the subject site is approximately 25 feet in height. There are several buildings with a similar size to the proposed facility in the area including large apartment buildings, offices, and the Planet Fitness. Renderings of the proposed facility (Figures 5 and 6) show how the new building will blend with the existing center while also presenting architectural materials that are consistent with the Lakeside Design Guidelines and have optimum functionality.

The Project also includes setbacks and buffers from existing surrounding uses. The Project is setback approximately 200 feet from Woodside Avenue. The Project is also separated from the properties to the east by approximately 100 feet with Cactus street, a bio retention basin, sidewalk, and existing and proposed landscaping in between the building and the adjacent uses. A setback of approximately 400 feet is proposed to Channel Road, and an existing structure is located between Channel Road and the proposed project. Finally, the project is setback from the multi -family development located to the south by approximately 45 feet and separated by a driveway, parking area, and additional proposed landscaping.

A Preliminary Landscaping Plan was submitted for the project with landscaping proposed on all visible sides of the storage facility. Landscaping is proposed to help break up the view of the building's appearance. In the front of the building, the applicant will add three elm trees and other trees and shrubs. In the back of the building, the applicant will plant eight trees of various size and some shrubs. Since the building is a commercial building in a retail center, it does not introduce significant additional bulk to the area. There are already three other attached commercial buildings adjacent to the proposed new building. Also, the surrounding areas to the north and east of the project are zoned commercial and have similar types of large buildings. Therefore, the proposed project would be consistent with the scale and bulk of existing uses in the surrounding area.

### *Coverage and Density*

In commercial areas, development intensity is determined using Floor Area Ratio (FAR). The FAR is measured by dividing gross floor area on the site by the total net area of the site. The sum of the FAR of the existing buildings plus the proposed building on the 4.57-acre lot is 0.678, which complies with the maximum of 0.70, allowed by the General Plan and C36 zone. The proposed coverage is compatible with surrounding uses (Figures 7 and 8). Most surrounding parcels have an FAR



of at least 0.70. The project is demonstrably harmonious with the scale, bulk, coverage and density of the area as described above.

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

The proposed storage facility would be located within an existing commercial center with access to all necessary public service and utilities. Sewer is provided by the San Diego County Sanitation District and additional impacts on the sewer system will be minimal as the facility only includes two on-site restrooms. Water is supplied by the Lakeside Water District and the proposed storage facility will only require water for the restrooms, maintenance, and landscaping. Fire services are provided by the Lakeside Fire Protection District. The structure is Type IIB non-combustible and will be equipped with an NFPA-13 fire suppression system. Police services are available as the majority of the storage units are located within the building. Internal units will only be accessible during business hours and there will be 24/7 digital surveillance throughout the inside and outside of the facility. The office will be staffed during business hours. When necessary, police protection services would be primarily provided by a nearby San Diego County Sheriff's Department office. The project will have no impact on surrounding schools. Therefore, all necessary public facilities, services, and utilities are available for the project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The project will not have a harmful effect on the desirable community character. The project will enhance the community by providing a service on an empty corner of an existing commercial center. The project will act as a buffer for both traffic and noise from the surrounding commercial establishments and neighboring residences. In addition, the project has been designed to maintain the character of the area..

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

Due to its inherent nature, self-storage facilities produce lower traffic than other commercial uses. The Project is calculated to generate 204 ADT with 12 AM peak hour trips and 19 PM peak hour trips. Pursuant to the County's adopted Transportation Study Guidelines, the project meets the CEQA VMT screening criteria for projects located in Infill Village Area and will not result in a significant VMT impact. Additionally, the project would serve its local community with self-storage, which would reduce regional VMT by providing convenient storage solutions closer to people's homes than currently exist. The nature of the use is intended to serve density in existing travel patterns associated with developed communities. The project requires a minimal number of employees to operate the use and their commutes will occur outside of typical commute hours. The site is also well served by existing infrastructure by three surrounding public streets.

Along the northern portion of the site, Woodside Avenue is a main thoroughfare with two eastbound lanes and two westbound lanes. Woodside has common center lane that allows for left in/left out access from the subject retail.

Channel Road borders the retail center on the left and consists of one northbound lane and one southbound lane. The retail center has two driveway cuts along Channel Road, one that feeds the parking lot and one that connects to the alley at the south end of the site. This alley serves the rear of the center and is largely utilized for loading services.

Cactus Street borders the subject project to the east. This right-of-way contains one southbound and one northbound lane. The retail center has three driveway cuts along Cactus; one connecting to the alley and two feeding the existing parking lot.

The majority of new inquiries for the self storage will likely come from the Woodside driveways. Loading operations will take place in the devoted covered loading area that is accessed from the shared alley that is currently devoted to loading operations.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The site is suited for the type and intensity of this development because it is previously developed and zoned for commercial development. The subject site is the last remaining portion of an existing retail center. It is currently vacant and is generally flat in nature. Adequate services are provided within the existing center. The project provides on-site bio-filtration located to the east of the proposed building, between the building facade and Cactus Street. The site is bound by existing paving to the north, south and east. As previously described, the site is well suited from an access standpoint with numerous existing points of entry to the subject site. The proposed project also provides sufficient parking and does not significantly increase traffic.

6. *Any other relevant impact of the proposed use:*

N/A.

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

The General Plan Designation is General Commercial and is included in the Village Regional Category, which allows for commercial uses. The "Village" category seeks to reflect compact, higher density development that is located within walking distance of other commercial services and employment centers.



The subject site provides the desired density and massing while connecting pedestrians to the existing retail center. The self-storage use provides a service to the businesses and residences in the area without substantial impact on the surrounding infrastructure. The project, along with the existing retail center, serves as a transition between the Village and residential areas by providing a low-impact use on an infill site. The analysis also found that the project is consistent with all applicable policies of the Lakeside Community 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 June 6, 2024 through July 8, 2024, and is on file with PDS under Environmental Log Number PDS2022-ER-21-14-003. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment. Mitigation measures for 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 self-storage facility with the additional story to a total of three stories, while all other uses associated with the project are permitted within the General Commercial Zoning Use Regulation.
- b. That the proposed development is compatible with the Lakeside Community Plan and 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 additional story which requires the processing of a Major Use Permit. 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, because it encourages beautification of existing commercial areas and requires landscaping for future commercial projects. Because the project site is subject to a B-Designator, any future signage for future tenants will be required to 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.

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- 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.

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

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

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

**MAJOR USE PERMIT COMPLIANCE INSPECTION:** In order to comply with Zoning Ordinance Section 7362.e, the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions, the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(SDRWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new*



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*Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

**DRAINAGE COMPLIANCE NOTICE:** The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

**GRADING PERMIT REQUIRED:** A major grading permit is required prior to commencement of grading within an area that includes a watercourse pursuant to [Section 87.201 and 87.601 of Grading Ordinance](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit (and possibly an Encroachment Permit) are required for any and all work within the County right-of-way. Contact PDS Construction/Road Right of Way Permits Services Section at [rowpermitcounter@sdcounty.ca.gov](mailto:rowpermitcounter@sdcounty.ca.gov) or (858) 694-2055 to coordinate County requirements. In addition, before trimming, removing, or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section. The Construction Permit application form can be found at the following link:  
<https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

**ENCROACHMENT PERMIT REQUIRED:** An Encroachment Permit is required for any and all proposed/existing facilities within the County Road rights-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works. The Encroachment Permit application form can be found at the following link:  
<https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

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

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

**NOTICE:** The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited

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to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

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

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

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

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

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

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

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance 36.404. 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



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

**NOTICE:** TIME EXTENSION REQUESTS CANNOT BE PROCESSED WITHOUT UPDATED PROJECT INFORMATION INCLUDING NEW DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATION OF SEPTIC SYSTEMS. SINCE DEPARTMENT OF ENVIRONMENTAL HEALTH REVIEW MAY TAKE SEVERAL MONTHS, APPLICANTS ANTICIPATING THE NEED FOR TIME EXTENSIONS FOR THEIR PROJECTS ARE ADVISED TO SUBMIT APPLICATIONS FOR SEPTIC CERTIFICATION TO THE DEPARTMENT OF ENVIRONMENTAL HEALTH SEVERAL MONTHS PRIOR TO THE EXPIRATION OF THEIR TENTATIVE PARCEL MAP.

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

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

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Real Property Division	RP		
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**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 Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, this Form of Decision is passed and approved by the of the County of San Diego, State of California, at a regular meeting held on this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 20\_\_, in County Operations Center, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES  
DAHVIA LYNCH, DIRECTOR

BY:

Mark Slovick, Deputy Director  
Project Planning Division

email cc:

Daniella Hofreiter, Planning Manager, Planning & Development Services  
Taylor Ryan, Land Development, Planning & Development Services  
Alisha Ballard, Land Development, Planning & Development Services  
Robert Garmo, Applicant Team  
Sean Savage, Applicant Team  
Lakeside Community Planning Group  
Lakeside Design Review Board



**Attachment C – Form of Decision Approving  
PDS2022-TPM-21302**

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PDS2022-MUP-22-006;  
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**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

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

DAHVIA LYNCH  
Director

VINCE NICOLETTI  
Assistant Director

**COMMISSIONERS**

Douglas Barnhart (Chairman)  
Ronald Ashman (Vice Chairman)  
Yolanda Calvo  
Michael Edwards  
Ginger Hitzke  
Molly Weber  
David Pallinger

September 20, 2024

**PERMITEE:** ROBERT GARMO  
**MAJOR USE PERMIT:** PDS2022-TPM-21302;  
**E.R. NUMBER:** PDS2022-ER-21-14-003  
**PROPERTY:** 12407 WOODSIDE AVENUE, LAKESIDE, CA  
**APN(s):** 394-122-16-00

**DECISION OF THE PLANNING COMMISSION**

The subject Tentative Parcel Map was concurrently processed with a Major Use Permit (PDS2022-MUP-22-006) 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 includes an analysis for both the Major Use Permit and Tentative Parcel Map and has been adopted by the Planning Commission.

The granting of this use permit also approves the Preliminary Grading and Improvement Plan dated December 21, 2023 consisting of five sheets. In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

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.

.....  
**APPROVAL OF MAP:** THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

**1. GEN#1- COST RECOVERY: [PDS, DEH, DPR], [MA, GP, IP]**

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

**2. ROADS#1–NO PARKING COVENANT**

**INTENT:** In order to allow for clear lines of sight from the proposed and existing driveways serving the commercial subdivision along **Channel Road, Woodside Avenue, and Cactus Street** and to comply with Traffic Advisory Committee (TAC) – Fire, Community, and Development Standards, a no parking restriction shall be provided. **DESCRIPTION OF REQUIREMENT:** Execute a covenant not to oppose a "No Parking" restriction along the **Channel Road, Woodside Avenue, and Cactus Street** frontage of **TPM-21302**. **DOCUMENTATION:** The applicant shall execute the covenant and record it with the County Recorder. Prior to Recordation, provide the covenant to the [PDS, LDR] for review and approval. **TIMING:** Prior to the recordation of the Parcel Map, the covenant not to oppose the "No parking restriction," shall be executed. **MONITORING:** The [PDS, LDR] shall review the documents to determine adequacy with this condition.

### 3. **ROADS#2–SIGHT DISTANCE**

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is \_\_\_\_\_ feet of unobstructed intersectional sight distance in Choose an item. direction(s) from the proposed driveway(s) along **Channel Road**, **Woodside Avenue**, and **Cactus Street** 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 have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the recordation of the Parcel Map the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

### 4. **ROADS#3–PUBLIC ROAD IMPROVEMENTS**

**INTENT:** In order to promote orderly development and to comply with the County of San Diego Board Policy I-18 and the County Community Trails Master Plan, **Channel Road** and **Cactus Street** shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Channel Road**:
  - a. Provide five feet (5') of Portland Concrete Cement (PCC) sidewalk to match existing to the north and the existing driveway to the south along APN 394-122-13-00.
- b. Improve or agree to improve and provide security for **Cactus Street**:
  - a. Provide five feet (5') of a PCC meandering sidewalk along the project's frontage.
    - The portion of the meandering sidewalk that enters into the private property will be required to be dedicated right-of-way (ROW) to the satisfaction of the Department of Public Works (DPW).
  - b. Provide curb outlets as shown on the approved plan for MUP-22-006. **NOTE:** Proposed curb outlets to be privately maintained.



- c. Remove existing fire hydrant at the southeast end of the project sight and install at the new driveway's northside to the satisfaction of the Lakeside Fire Protection District and the Department of Public Works (DPW).
- c. Improve or agree to improve and provide security for access improvements:
  - a. The project driveway(s), which shall be designed and constructed per standard drawing G-14A or DS-7 to the satisfaction of the Director of Planning & Development Services.

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

- a. Process and obtain approval of Improvement Plans to improve **Channel Road** and **Cactus Street**.
- b. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- c. Pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all improvements to the satisfaction of the **Lakeside Fire Protection District** and [PDS, LDR].
- f. Obtain a Construction Permit for any work within the County Road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at [rowpermitcounter@sdcounty.ca.gov](mailto:rowpermitcounter@sdcounty.ca.gov) or (858)-694-2055 to coordinate departmental requirements. Also, before trimming, removing, or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to the recordation of the Parcel Map, the required improvement plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

## 5. **ROADS#4– OFFER OF ROAD DEDICATION**

**INTENT:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.703, the road shall be dedicated. **DESCRIPTION OF REQUIREMENT:**

An offer of dedication shall be made to the County for public road purposes as indicated below:

- a. Offer to dedicate the offsite right-of-way (ROW) that provides a one-half right-of-way width of thirty feet (30') from centerline of **Channel Road** in accordance with Public Road Standards for a **Light Collector Road (2.2C)**; along the western boundary edge of the parallel properties, Lots 1-3 per ROS 14935, to the satisfaction of the Director of Planning and Development Services. The Parcel Map shall be prepared to show the offer being accepted.
- b. Offer to dedicate the onsite ROW for the meandering sidewalk, as shown on the approved TPM-21302, along the frontage of **Cactus Street**.
- c. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.704.a, at the time of recordation of the Parcel Map.

**DOCUMENTATION:** The applicant shall prepare the dedication on the map as indicated above. **TIMING:** With the recordation of the Parcel Map, the offer of dedication shall be made to the County. **MONITORING:** The [PDS, LDR] shall review the map for compliance with this condition.

## 6. 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. **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

## 7. UTILITIES #2-SAN DIEGO COUNTY SANITATION DISTRICT APPROVAL

**INTENT:** In order to assure compliance with all San Diego County Sanitation District requirements. **DESCRIPTION OF REQUIREMENT:** The applicant shall comply with all San Diego County Sanitation District Requirements, including:

- 1) The applicant/owner shall furnish documentation that the Self-Storage will be served by a new private sewer lateral;
- 2) The applicant/owner proposing to connect to San Diego County Sanitation District (District), Lakeside Service Area, sewer system shall obtain a Commercial Wastewater Discharge Permit from the Department of Public Works. The applicant/owner shall make a written application to Wastewater Management



through Department of Planning and Development Services (DPDS), building permit counter. For information, contact the DPW/DPDS intake counter at 858-495-5717.

3) The connection (saddle only) to the District sewer shall be installed by District personnel only. For field coordination, phone the District Field Office five (5) days in advance (Tuesday – Friday) at 619-538-2150; All cost associated with permits.

**DOCUMENTATION:** The applicant shall process appropriate permits and pay all required fees, to the satisfaction of the Lakeside Sanitation District. The applicant shall provide evidence of approval [PDS, LDR] for review and approval. **TIMING:** Prior to the approval improvement plans and the recordation of the Parcel Map, the evidence of approval shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

#### 8. UTILITIES#3–PAVEMENT CUT POLICY

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

#### 9. STRMWTR#1–EROSION CONTROL

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

- a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the County of San Diego Grading Ordinance Section 87.304. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.

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

**DOCUMENTATION:** The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR].

**TIMING:** Prior to recordation of the Final Parcel Map, and the approval of any plan or any permit, and prior to use of the property in reliance of this permit, 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. STRMWTR#2–STORMWATER MAINTENANCE DOCUMENTATION

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

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

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

#### 11. 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.



## GRADING PLAN NOTES

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

### **CULT#GR-1 - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING**

**INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the 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 CONSTRUCTION:** *(The following actions shall occur throughout the duration of the grading construction).*

### **DPW 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.
- 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.

### **CULT#GR-2 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION**

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

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

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

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

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

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.

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

- a) Affected property owners shall be notified in writing two weeks prior to construction activity within 500 feet of their property boundaries.
- b) Turn off equipment when not in use.
- c) Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- d) Use equipment with effective mufflers.
- e) Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
- f) Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;
- g) Equipment staging areas should be placed at locations away from noise sensitive receivers.
- h) Usage of truck engine exhaust compression braking systems shall be limited to emergencies.
- i) Radios and other noise-generating "personal equipment" shall be prohibited.
- j) Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site. Such techniques shall include but not be limited to the construction of temporary sound barriers or sound blankets between construction sites and nearby noise-sensitive receptors.

**DOCUMENTATION:** The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The actions above 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.

#### **AIR#1-CONSTRUCTION EXHAUST EMISSIONS**

**INTENT:** In order to mitigate for diesel exhaust emissions and criteria air pollutants. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the California Air Resources Board's (CARB's) Air Toxic Control Measure 13: Idling time for heavy-duty construction equipment shall not exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons. **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 [PDS, PCC] if the applicant fails to comply with this condition.

#### **AIR#2-FUGITIVE DUST**

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

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least two (2) feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Areas recently disturbed by dozer/scrapper passes and any unpaved roads within the project limits will be watered a minimum of three (3) times daily.
- c. Grading activities will be terminated in winds in excess of 25 miles per hour (mph).
- d. Dust and debris at public street access points shall be cleaned regularly using sweepers and water trucks.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing, or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or applying stabilizing chemicals after rough grading.
- g. Apply non-toxic soil stabilizers to inactive, exposed surfaces when not in use for more than 3 days.
- h. A 15-mph speed limit on unpaved surfaces shall be enforced.

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

#### **AIR#3-CONSTRUCTION ARCHITECTURAL COATINGS**

**INTENT:** In order to reduce emissions of volatile organic compounds (VOC). **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following SDAPCD's Rule 67:

- a. The project shall use architectural coatings with a VOC content of 100 grams per liter (g/l) or less for exterior coatings and 50 g/l or less for interior coatings.

**DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DLPU, BI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DLPU, BI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

#### **DPW 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.

#### **CULT#GR-3 - ARCHAEOLOGICAL MONITORING – ROUGH GRADING**

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

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



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

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

#### **CULT#GR-4 - ARCHAEOLOGICAL MONITORING – FINAL GRADING**

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

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

or

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

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated

records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

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

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

CUL-1 Archeological Monitoring  
CUL-2 Cultural Resources Monitoring Report

**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 Commercial (C36) Land Use Designation because it proposes a commercial use type consistent with the Commercial designation of the Lakeside Community Plan. The proposed project also complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Parcel Map is consistent with the Zoning Ordinance because it authorizes the construction and operation of a self-storage facility on a 0.79-acre site. Self-storage facilities are authorized in the C36 Use Regulation upon approval of a Major Use Permit (MUP) pursuant to the County of San Diego (County) Zoning Ordinance Section 2365.c. The self-storage facility consists of a three-story building totaling 102,236 square feet (sf) of floor space with one story below-grade level. An approximately 1,180-sf office area would be provided on the ground floor.
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 commercial type of development because the lot sizes are consistent with the minimum lot size of the property, and the project will not

develop on steep slope, it is generally flat with surrounding parcels that are moderately developed with other commercial uses and civic uses; and

5. The site is physically suitable for the proposed density of development because the area is designated for commercial development, there is an existing commercial use on the project site. In addition, public services such as fire, water, and sewer 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 have been found to be available or can be provided concurrently with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat based upon the findings of the Mitigated Negative Declaration dated April 24, 2024; 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
10. The discharge of sewage waste from the subdivision into the San Diego County (Lakeside) Sanitation District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water code, as specified by Government Code Section 66474; and

**MITIGATION MONITORING OR REPORTING PROGRAM (MMRP):** Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

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

Section 21081(b) further states:

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



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

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

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

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

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

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

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

#### **CULT# 1 - ARCHAEOLOGICAL MONITORING**

**INTENT:**In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA).

**DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

1. 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 would 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.
2. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
3. 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 County Planning and Development Services (PDS) Project Planning Division (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 - ARCHAEOLOGICAL MONITORING**

**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:
  - a. All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.
  - or
  - Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
  - b. 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 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 this condition and the report format guidelines. Upon acceptance of the report, PDS PPD shall inform PDS Land Development Review (LDR) and the County Department of Public Works (DPW) Private Development Construction Inspection (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 Services to release the bond back to the applicant.

**MAP PROCESSING REQUIREMENTS:** The parcel map shall comply with the following processing requirements pursuant to the [Sections 81.801 through 81.814 of the Subdivision Ordinance](#) and the [Minor Subdivision Map Processing Manual](#).

- ☒ The parcel map shall show an accurate and detailed vicinity map.
- ☒ The Basis of Bearings for the Parcel Map shall comply with [Sections 81.814 and 81.507 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



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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]
- ☐ This subdivision includes a designated remainder parcel, which is not being created for purposes of sale, lease or financing. Prior to sale, lease or financing of the designated remainder parcel, a Certificate of Compliance or Conditional Certificate of Compliance must be obtained from Planning & Development Services and must be recorded. Additional improvements, exactions or other requirements may be imposed as a condition of approval of such a Conditional Certificate of Compliance.”
- ☐ This is a map of a condominium project as defined in Section 1350 of the State of California Civil Code, the maximum number of dwelling units is 24.

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

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

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

**MAJOR USE PERMIT COMPLIANCE INSPECTION:** In order to comply with Zoning Ordinance Section 7362.e, the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions, the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(SDRWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm

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Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

**DRAINAGE COMPLIANCE NOTICE:** The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

**GRADING PERMIT REQUIRED:** A major grading permit is required prior to commencement of grading within an area that includes a watercourse pursuant to [Section 87.201 and 87.601 of Grading Ordinance](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit (and possibly an Encroachment Permit) are required for any and all work within the County right-of-way. Contact PDS Construction/Road Right of Way Permits Services Section at [rowpermitcounter@sdcounty.ca.gov](mailto:rowpermitcounter@sdcounty.ca.gov) or (858) 694-2055 to coordinate County requirements. In addition, before trimming, removing, or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section. The Construction Permit application form can be found at the following link:  
<https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

**ENCROACHMENT PERMIT REQUIRED:** An Encroachment Permit is required for any and all proposed/existing facilities within the County Road rights-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works. The Encroachment Permit application form can be found at the following link:  
<https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

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

**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

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“incidental take” under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County’s Implementing Agreement.

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

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>  
 Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>  
 California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

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

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

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

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification



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systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance 36.404. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

**NOTICE:** TIME EXTENSION REQUESTS CANNOT BE PROCESSED WITHOUT UPDATED PROJECT INFORMATION INCLUDING NEW DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATION OF SEPTIC SYSTEMS. SINCE DEPARTMENT OF ENVIRONMENTAL HEALTH REVIEW MAY TAKE SEVERAL MONTHS, APPLICANTS ANTICIPATING THE NEED FOR TIME EXTENSIONS FOR THEIR PROJECTS ARE ADVISED TO SUBMIT APPLICATIONS FOR SEPTIC CERTIFICATION TO THE DEPARTMENT OF ENVIRONMENTAL HEALTH SEVERAL MONTHS PRIOR TO THE EXPIRATION OF THEIR TENTATIVE PARCEL MAP.

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

**APPEAL PROCEDURE:** 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](#)

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[the Subdivision Ordinance](#) and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the Secretary of the Board of Supervisors 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.

If you have any questions regarding this matter, please contact Daniella Hofreiter at (619) 629-4431.

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES  
DAHVIA LYNCH, DIRECTOR

BY:

Mark Slovick, Deputy Director  
Project Planning Division

email cc:

Daniella Hofreiter, Planning Manager, Planning & Development Services  
Taylor Ryan, Land Development, Planning & Development Services  
Alisha Ballard, Land Development, Planning & Development Services  
Robert Garmo, Applicant Team  
Sean Savage, Applicant Team  
Lakeside Community Planning Group  
Lakeside Design Review Board

## **Attachment D – Environmental Documentation**





## County of San Diego

**DAHVIA LYNCH**  
DIRECTOR

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

**VINCE NICOLETTI**  
ASSISTANT DIRECTOR

April 24, 2024

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

1. Title; Project Number(s); Environmental Log Number:  
Woodside Self Storage Major Use Permit;  
PDS2022-MUP-22-006; PDS2022-TPM-21302; PDS2022-ER-21-14-003
2. Lead agency name and address:  
County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123-1239
3.
  - a. Contact: Daniella Hofreiter Project Manager
  - b. Phone number: 619-629-4431
  - c. E-mail: [DaniellaT.Hofreiter@sdcounty.ca.gov](mailto:DaniellaT.Hofreiter@sdcounty.ca.gov)
4. Project location:  
The approximately 0.79-acre project site is located at 12431 Woodside Avenue in the unincorporated community of Lakeside in San Diego County (APN 394-122-16-00). The project site is located west of Cactus Street, between Woodside Avenue (to the north) and Julian Avenue (to the south). Figure 1 shows the regional location and Figure 2 shows the project location on an aerial photograph.

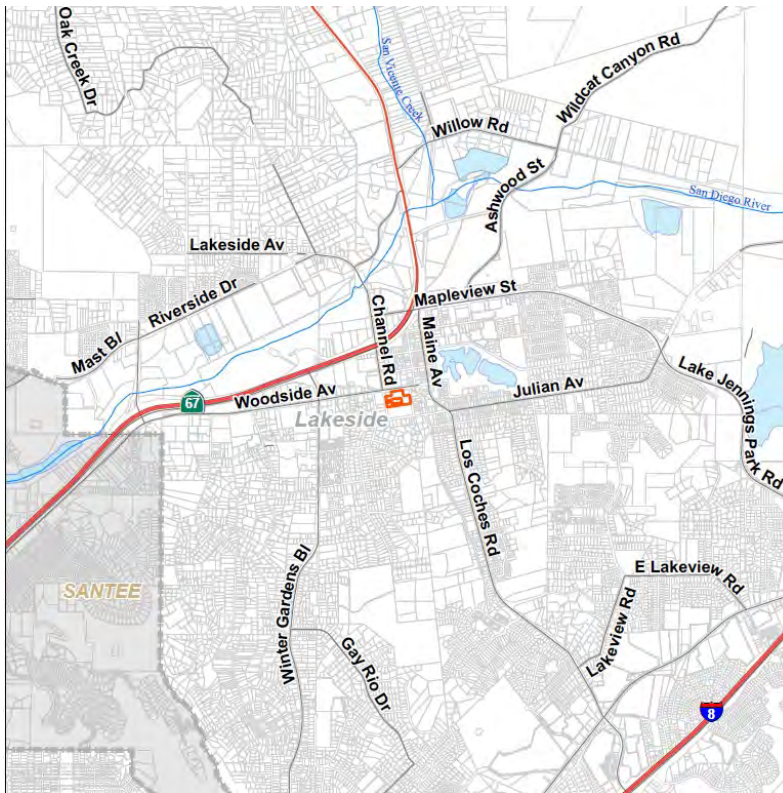


Figure 1, Vicinity Map



Figure 2, Aerial of the Vicinity

5. Project Applicant name and address:

Robert Garmo  
21<sup>st</sup> Century Lakeside Holdings LLC

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5464 Grossmont Center Drive Suite 300  
La Mesa, CA 91942

6. General Plan  
Community Plan: Lakeside  
Land Use Designation: General Commercial (C-1) and Village Residential VR  
Density: 2 du/acre  
Floor Area Ratio (FAR): N/A
7. Zoning  
Use Regulation: Commercial Office (C36)  
Minimum Lot Size: 0.5 acre(s)  
Special Area Regulation: N/A
8. Description of project:

The project is a Major Use Permit (MUP) to authorize the construction and operation of a self-storage facility on a 0.79-acre site. Access to the site would be from Cactus Street via an existing driveway. The project site is subject to the General Plan Village Category, Village Residential (VR-24) Land Use Designation. The zoning for the site is General Commercial (C36). Self-storage facilities are authorized in the C36 Use Regulation upon approval of a MUP pursuant to the County of San Diego (County) Zoning Ordinance Section 2365.c.

The project would develop a self-storage facility consisting of a three-story building totaling 102,236 square feet (sf) of floor space with one below-grade level (Figure 3, Site Plan). An approximately 1,180-sf office area would be provided on the ground floor. The project would include the installation of a 160 kilowatt (kW) solar array on the roof of the main storage building in accordance with California Title 24 Building Energy Efficiency Standards. In addition, the project would include a lined bio-filtration basin on the eastern side of the project site to collect stormwater runoff from the project site that would drain to a curb outlet on Cactus Street.

The project would provide 14 parking spaces on the north side of the building, and a recessed loading bay would be located on the south side of the building. A minimum of 8 of the project's 14 parking spaces would be electric vehicle (EV) capable spaces, and a minimum of 3 of those EV capable spaces would include electric vehicle supply equipment (EVSE). The self-storage and office areas would be climate controlled (e.g., heating and air conditioning) but would not include refrigerated storage space. Approximately 6,715 sf of landscape area would be provided, and the remainder of the project site would be asphalt or concrete impervious surfaces. The proposed project would include sidewalk improvements along the project frontage on Cactus Street. The project would also require approximately 8,131 cy of cut and 486 cy of fill and would export approximately 8,471 cy of soil.



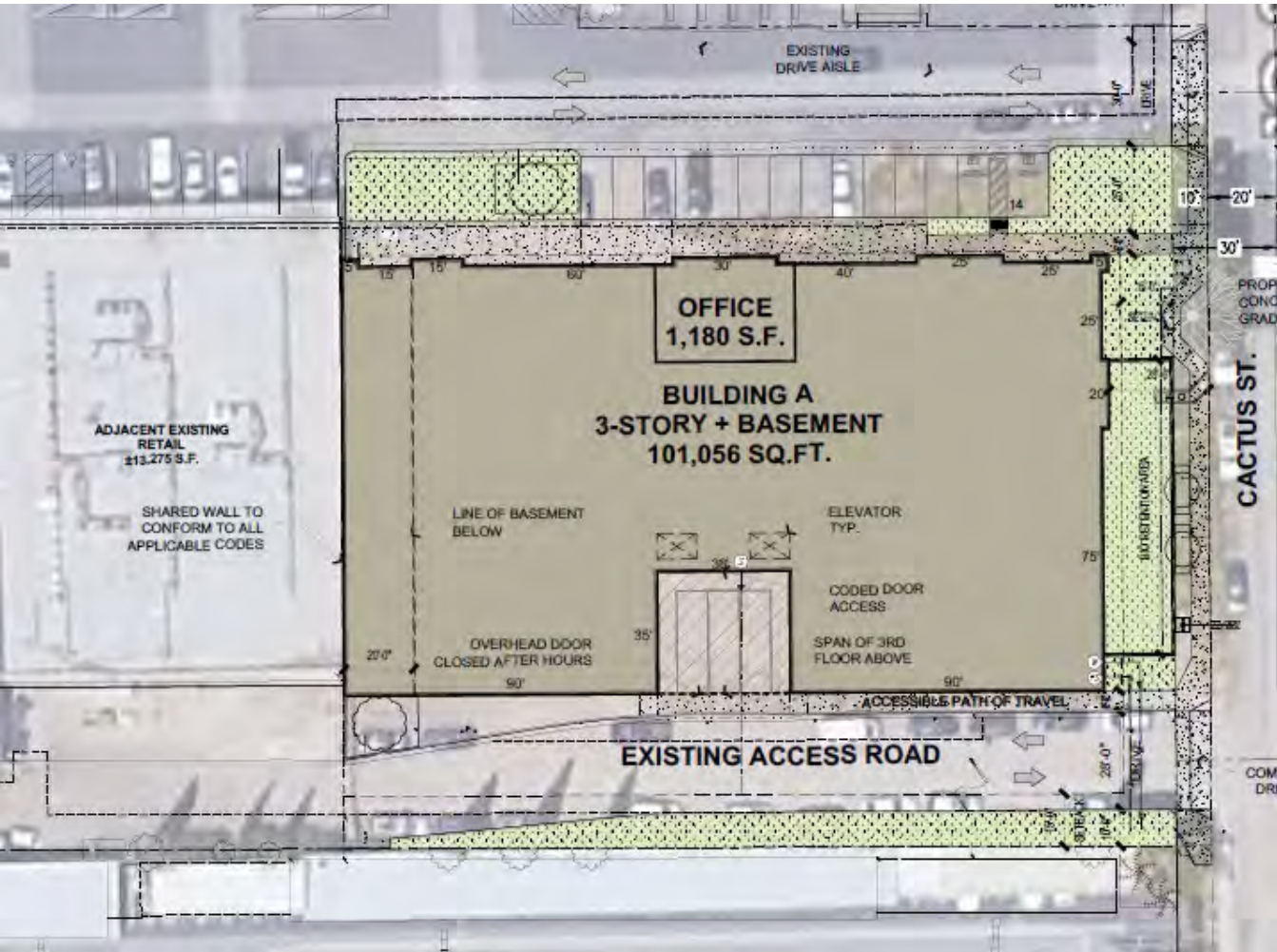


Figure 3, Site Plan

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

The project site is an undeveloped area in the southeast corner of an existing retail center, or strip mall, located south of Woodside Avenue between Channel Road and Cactus Street. The project building would abut an existing auto parts store to the west. A commercial/retail building is located north of the project site, across a strip mall driveway. A multi-family housing complex is located adjacent to and south of the project site, with the closest building approximately 70 feet from the project site. Single-family homes are located approximately 60 feet east of the project site, across Cactus Street. Commercial buildings are located across Cactus Street, east and northeast of the project site.

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

Permit Type/Action	Agency
Landscape Plans	County of San Diego

Major Use Permit	County of San Diego
Tentative Parcel Map	County of San Diego
County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit	County of San Diego
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water Permit	RWQCB
Water District Approval	Lakeside Water District
Sewer District Approval	San Diego County Sanitation District
Fire District Approval	Lakeside Fire Protection District

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

YES



NO



Tribal Consultation was conducted and all consulting tribes concluded consultation prior to public review of the Mitigated Negative Declaration.

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

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

☐ Aesthetics☐ Agriculture and Forest Resources☐ Air Quality☐ Biological Resources☒ Cultural Resources☐ Geology & Soils

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

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature

May 17, 2024

Date

Daniella Hofreiter

Printed Name

Planning Manager

Title



**INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

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

**I. AESTHETICS**

Would the project:

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

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

Discussion/Explanation: 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.

**No Impact:** As described in the General Plan Update (GPU) Environmental Impact Report (EIR; County of San Diego 2011), the County contains visual resources affording opportunities for scenic vistas in every community. Resource Conservation Areas (RCAs) are identified within the GPU EIR and are the closest that the County comes to specifically designating scenic vistas. Many public roads in the County currently have views of RCAs or expanses of natural resources that would have the potential to be considered scenic vistas. Numerous public trails are also available throughout the County. New development can often have the potential to obstruct, interrupt, or detract from a scenic vista.

The project site is located in the Lakeside Community Planning Area. According to the Lakeside Community Plan, the nearest RCA to the project site is the El Capitan Reservoir – El Cajon RCA, which is located approximately 1.47 miles east of the project site at its nearest point, around Lake Jennings. Due to intervening structures and topography, no impacts would occur to the El Capitan Reservoir – El Cajon RCA.

The project site is an undeveloped lot in the southeast corner of an existing retail center, or strip mall, located south of Woodside Avenue, between Channel Road and Cactus Street. The project building would abut an existing auto parts store to the west. A commercial/retail building is located north of the project site, across a strip mall driveway. A multi-family housing complex is located adjacent to and south of the project site, with the closest building approximately 70 feet from the project site. Single-family homes are located approximately 100 feet east of the project site with Cactus street, a bio retention basin, sidewalk, and existing and proposed landscaping in between the building and the adjacent uses. Commercial buildings are located across Cactus Street, east and northeast of the project site. The proposed project is not located near or within, or visible from, a scenic vista and would not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view. Given the urban

environment surrounding the project site, the proposed project would not substantially degrade a scenic vista. Therefore, the proposed project would not have an adverse effect on a scenic vista.

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

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

Discussion/Explanation: 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:** The nearest State scenic highway to the project site is State Route 125, which is designated as scenic from State Route 94 to State Route 8, near La Mesa. This portion of State Route 125 is located approximately 7.4 miles southwest of the project site. Due to the distance and intervening topography, the Project site would not be visible from this State scenic highway. The project would not damage or remove visual resources within a State scenic highway. In addition to State Route 125, State Route 67 from Santee to State Route 78 and Willow and El Monte Roads in the vicinity of the project site are identified by the County in the Conservation Element of the General Plan as County Scenic Corridors. State Route 67 is located approximately 0.25 mile north of the project site. However, the project site is an undeveloped lot in the southeast corner of an existing retail center and would be immediately surrounded by commercial uses and a multi-family housing complex. The project would be an infill development in an urban environment and would not damage any scenic resources on-site. Therefore, the proposed project would not have any substantial adverse effect on a scenic resource within a State scenic highway. Impacts would be less than significant.

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

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

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



**Less Than Significant Impact:** The project site is an undeveloped parcel in the southeast corner of an existing retail center, or strip mall, located south of Woodside Avenue, between Channel Road and Cactus Street. The existing visual character and quality of the project site and surroundings can be characterized as varying degrees of development, including residential, and commercial uses.

The proposed project is a self-storage facility. The project is compatible with the existing visual environment's visual character and quality as it has been designed in conformance with the Lakeside Community Plan and Design Guidelines, incorporating muted colors with painted stucco and reclaimed lumber veneer. The appearance of the project elements is not anticipated to significantly detract from or contrast with the existing visual character and/or quality of the surrounding neighborhood, community, or localized area. The location, size, and design of the proposed use would be compatible with adjacent uses, residents, and structures with consideration given to harmony in scale, bulk, and coverage, as well as County and community design requirements. Therefore, impacts would be less than significant.

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

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

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

Discussion/Explanation:

**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. However, it would not adversely affect nighttime views or astronomical observations, because the project would conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

In addition, the proposed project would control outdoor lighting and sources of glare in the following ways:

1. The project would not install outdoor lighting that directly illuminates neighboring properties.

2. The project would not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.
3. The project would not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.
4. The project would not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that would be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

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

In addition, the project's outdoor lighting is controlled through the Major Use Permit, which further limits outdoor lighting through strict controls. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensures that the project would not create a significant new source of substantial light or glare.

## **II. AGRICULTURE AND FORESTRY RESOURCES**

Would the project:

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

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

Discussion/Explanation:

**No Impact:** The project site is not designated by the Farmland Mapping and Monitoring Program (FMMP) as Prime Farmland, Unique Farmland, or Farmland of Statewide or local Importance. Therefore, the project would not convert an important farmland category designated by the FMMP to a non-agricultural use. Pursuant to the County's Guidelines for Determining

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Significance for Agricultural Resources (Agricultural Guidelines), if a site is not an active agricultural operation, has not historically been used for agriculture, and is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or local Importance, these lands should not be considered agricultural resources. Therefore, according to the Agricultural Guidelines, the project site is not considered an agricultural resource and there would be no impact.

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

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

Discussion/Explanation:

**No Impact:** The project site is zoned Commercial and Office (C36) and Urban Residential (RU), which are not considered to be an agricultural zone. As described above in Section II(a), the project site is not considered an agricultural resource. Additionally, the project site's land is not under a Williamson Act Contract or agricultural preserve. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

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

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:



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

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

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

Discussion/Explanation:

**No Impact:** As described above in Section II(a), the project has been determined to not meet the definition of an agricultural resource pursuant to the Agricultural Guidelines. In addition, the project is not under a Williamson Act Contract or agricultural preserve, nor is the project site located within the vicinity of a Williamson Act Contract or an agricultural preserve. Therefore, the project would not have significant adverse impacts related to the conversion of Important Farmland or other agricultural resource to a non-agricultural use. In addition, as described above in Section II(c) and (d), the project would not result in the loss of forest land or conversion of forest land to non-forest use.

### **III. AIR QUALITY**

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

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

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

Discussion/Explanation: An Air Quality Technical Report was prepared for the project by HELIX Environmental Planning, Inc. (HELIX) dated July 2023 (see Appendix A). The following responses have incorporated the analysis from the report.

**Less Than Significant Impact:** There are currently no structures requiring demolition prior to construction of the project. Therefore, no demolition would occur as part of the project. The project would produce emissions during construction and operation of the proposed project, as described further in Section III(b).

The RAQS relies on information from the California Air Resources Board (CARB) and San Diego Association of Governments (SANDAG), including population and projected growth in the County, and other source emissions from mobile and area to forecast future emissions. Based on these emissions, the RAQS determines from strategies necessary for the reduction of stationary source emissions through regulatory controls. Mobile source emission projections and growth projections are based on population and vehicle trends and land use plans developed by the cities and the County. As such, projects that propose development consistent with the growth anticipated by the General Plan would be considered consistent with the RAQS. The project site has a General Plan land use designation of Village Residential (VR-24) and General Commercial, and is currently zoned as Commercial and Office (C36) and Urban Residential (RU). With the proposed Major Use Permit, the project would be consistent with the zoning and land use designation. No amendments to the County's General Plan, the Lakeside Community Plan, or County zoning would be required to accommodate the project. Therefore, the project would be consistent with the regional growth assumed in the RAQS and Attainment Plan, and the project would not conflict with or obstruct the implementation of those plans.

Furthermore, as part of its attainment planning process, the San Diego Air Pollution Control District (APCD) proposes and adopts Rules and Regulations to control air pollutants to demonstrate further progress toward attainment as part of the RAQS and SIP. The project will also comply with any applicable rules and regulations that have been adopted as part of the RAQS and SIP by the San Diego APCD. Therefore, the project would not conflict with or obstruct the implementation of the RAQS or the SIP, and impacts would be less than significant.

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

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

Discussion/Explanation: The San Diego APCD does not provide quantitative thresholds for determining the significance of construction or mobile source-related impacts. However, the San Diego APCD does specify Air Quality Impact Analysis (AQIA) trigger levels for new or modified stationary sources (APCD Rules 20.2 and 20.3). If these incremental levels for stationary sources are exceeded, an AQIA must be performed for the proposed new or modified source. Although these trigger levels do not generally apply to mobile sources or general land development projects, for comparative purposes these levels may be used to evaluate the increased emissions which would be discharged to the San Diego Air Basin from proposed land development projects. For projects whose stationary-source emissions are below these criteria, no AQIA is typically required, and project level emissions are presumed to be less than significant.

For CEQA purposes, these SLTs can be used to demonstrate that a project's total emissions would not result in a significant impact to air quality. The daily SLTs are most appropriately used for the standard construction and operational emissions. When project emissions have the

potential to approach or exceed the SLTs listed below in Table 1, additional air quality modeling may need to be prepared to demonstrate that ground level concentrations resulting from project emissions (with background levels) will be below National and California Ambient Air Quality Standard (NAAQS and CAAQS, respectively).

APCD Rules 20.2 and 20.3 do not have AQIA thresholds for emissions of volatile organic compounds (VOCs) and PM<sub>2.5</sub>. The use of the screening level for VOCs specified by the South Coast Air Quality Management District (SCAQMD), which generally has stricter emissions thresholds than San Diego's APCD, is recommended for evaluating projects in San Diego County. For PM<sub>2.5</sub>, the EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005, which quantifies significant emissions as 10 tons per year, will be used as the screening-level criteria as shown in Table 1 below:

**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 <sub>10</sub> )	---	100	15
Fine Particulate Matter (PM <sub>2.5</sub> )	--- *	55	10*
Nitrogen Oxides (NO <sub>x</sub> )	25	250	40
Sulfur Oxides (SO <sub>x</sub> )	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead	---	3.2	0.6
Volatile Organic Compounds (VOCs)	---	75**	13.7***

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

\*\* 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.

**Less than Significant Impact:** Currently, San Diego County is in "non-attainment" status for the NAAQS and CAAQS federal and state Ozone (O<sub>3</sub>) and state Particulate Matter less than or equal to 10 microns and less than or equal to 2.5 microns (PM<sub>10</sub> and PM<sub>2.5</sub>). O<sub>3</sub> is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM<sub>10</sub> in both urban and rural areas include the following: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The project would contribute to construction and operational sources of criteria pollutant air emissions. An analysis of estimated construction and operational emissions was completed using SCAQMD's California Emissions Estimator Model (CalEEMod) Version 2022.1.1.12. CalEEMod is a tool used to estimate air emissions resulting from land development projects in the state of California. The model generates air quality emission estimates from construction activities and breaks down operational criteria pollutant emissions into three categories: mobile sources (e.g., traffic), area sources (e.g., landscaping equipment, consumer projects, and architectural coatings), and energy sources (e.g., natural gas heating). CalEEMod provides emission estimates of NO<sub>x</sub>, carbon monoxide (CO), oxides of sulfur (SO<sub>x</sub>), respirable particulate



matter (PM<sub>10</sub>), fine particulate matter (PM<sub>2.5</sub>), and ROG. Inputs to CalEEMod include such items as the air basin containing the project, land uses, trip generation rates, trip lengths, duration of construction phases, construction equipment usage, grading areas, as well as other parameters.

### Construction Emissions

Project construction activities would include site preparation and clearing, demolition of old concrete and asphalt, grading/excavation, installation of underground utilities, physical building construction, paving, and architectural coating. The project site was rough graded when the existing strip mall was constructed. Project grading activities would consist primarily of excavating for the project building basement level. Construction would require the use of heavy off-road equipment including tractors, loaders, backhoes, water trucks, skid steer loaders, excavators, cranes, forklifts, aerial lifts, pavers, rollers, and air compressors.

Construction is expected to begin early 2025 and take approximately 11 months to complete. Approximately 317 cy of vegetation and debris (approximately 20 truckloads) would be hauled from the project site during site preparations, approximately 20 truckloads of concrete and asphalt would be hauled from the project site during demolition, and approximately 8,471 cy of soil (approximately 71 truckloads per day) would be exported from the site during grading/excavation. Demolition debris (concrete and asphalt) and soil would be hauled to Ennis, Inc., an approximately 4.3-mile one-way haul distance.

Grading operations associated with the project would be subject to the County of San Diego Grading Ordinance and the San Diego APCD Rule 55, which requires the implementation of dust control measures (e.g., watering, application of surfactants, control of vehicle speeds, etc.) during grading activities. In addition, the Project would utilize low-VOC coatings in accordance with San Diego APCD Rule 67.0.1 requirements.

**Table 2. Estimated Daily Construction-Related Air Emissions**

Pollutant	Maximum Daily Project Emissions (lbs. per day)	Screening-Level Thresholds (lbs. per day)	Above Threshold?
Respirable Particulate Matter (PM <sub>10</sub> )	0.6	100	No
Fine Particulate Matter (PM <sub>2.5</sub> )	0.4	55	No
Nitrogen Oxides (NO <sub>x</sub> )	5.4	250	No
Sulfur Oxides (SO <sub>x</sub> )	<0.1	250	No
Carbon Monoxide (CO)	6.7	550	No
Volatile Organic Compounds (VOCs)	47.6	75	No

Source: see Appendix A.

Note: CalEEMod does not report on lead emissions and therefore, it is not included in this analysis.

lbs./day = pounds per day; VOC = volatile organic compound; NO<sub>x</sub> = nitrogen oxides; CO = carbon monoxide; SO<sub>x</sub> = sulfur oxides; PM<sub>10</sub> = particulate matter 10 microns or less in diameter; PM<sub>2.5</sub> = particulate matter 2.5 microns or less in diameter.

As shown in Table 2, construction-related emissions associated with the project are estimated to be well below County's SLTs for criteria pollutants identified in Table 1. As shown in Table 2, construction emissions would not exceed the County's SLTs for any criteria pollutants. As described above, the County's SLTs align with attainment of the NAAQS which were developed to protect the public health, specifically the health of "sensitive" populations, including

asthmatics, children, and the elderly. Therefore, project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant.

### Operational Emissions

The project would include the construction of a self-storage facility, leasing office, and associated parking. Area sources include emissions from landscaping equipment, the use of consumer products, and the reapplication of architectural coatings for maintenance. Energy sources would include electricity for lighting, heating, and cooling. Direct emissions from the burning of natural gas may result from furnaces and hot water heaters. In addition, operational emissions from mobile sources are associated with project-related vehicle trip generation and trip length.

Table 3, *Estimated Daily Operational Air Emissions*, provides the project operational emissions compared to the County SLTs.

**Table 3. Estimated Daily Operational Air Emissions**

Pollutant	Project Emissions (Lbs. per Day)	Screening-Level Thresholds (Lbs. per Day)	Above Threshold?
Respirable Particulate Matter (PM <sub>10</sub> )	0.6	100	No
Fine Particulate Matter (PM <sub>2.5</sub> )	0.2	55	No
Nitrogen Oxides (NO <sub>x</sub> )	1.6	250	No
Sulfur Oxides (SO <sub>x</sub> )	<0.1	250	No
Carbon Monoxide (CO)	11.9	550	No
Volatile Organic Compounds (VOCs)	3.9	75	No

Source: see Appendix A.

Note: CalEEMod does not report on lead emissions and therefore, it is not included in this analysis. Totals may not sum due to rounding. lbs./day = pounds per day; VOC = volatile organic compounds; NO<sub>x</sub> = nitrogen oxides; CO = carbon monoxide; SO<sub>x</sub> = sulfur oxides; PM<sub>10</sub> = particulate matter 10 microns or less in diameter; PM<sub>2.5</sub> = particulate matter 2.5 microns or less in diameter

As shown in Table 3, emissions generated during project operation would not exceed the County's SLTs for any criteria pollutant. As described above, the County's SLTs align with attainment of the NAAQS which were developed to protect the public health, specifically the health of "sensitive" populations, including asthmatics, children, and the elderly. Because vehicular emissions decrease over time with phase-out of older vehicles and implementation of increasingly stringent emission controls, future emissions would decrease. Therefore, project operation would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant.

### Cumulative Project Emissions

Cumulative construction impacts would exist when multiple construction projects occur at the same time and when those construction project maximum exposure contours intersect. To illustrate this, if a project were to produce air quality emissions simultaneous to a nearby construction project the addition of both project emissions could exceed significance thresholds. For this project, the construction emissions are well below significance as shown in Table 2

above. The only approved or pending cumulative project in the project vicinity would be renovations to the existing commercial/retail buildings immediately north of the project site. It is anticipated that only interior renovation to the building north of the project site would have the potential to overlap with project construction. Interior renovations to the existing building would not be expected to generate consequential criteria pollutant emissions. In addition, the project's operational emissions are below the SLTs established by the County guidelines for determining significance; therefore, a significant cumulative impact would not result, and the proposed project's contribution to such an impact would be less than cumulatively considerable. Therefore, cumulative construction and operational impacts would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

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

Discussion/Explanation: Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors because they house children and the elderly.

**Less Than Significant Impact:** The closest existing sensitive receptors to the project site are multifamily apartment buildings approximately 60 feet south of the project site and single-family residences approximately 65 feet east of the project site, across Cactus Street. Two daycare centers are located approximately 400 feet east and 410 feet northeast of the project site. The closest school is Lemon Crest Elementary School approximately 1,065 feet (0.2 mile) southeast of the project site.

### CO Hotspots

Elevated CO levels can occur at or near intersections that experience severe traffic congestion. A localized air quality impact is considered significant if the additional CO emissions resulting from the project create a "hotspot" where the California 1-hour standard of 20.0 ppm or the 8-hour standard of 9 ppm is exceeded. This can occur at severely congested intersections during cold winter temperatures. The last recorded maximum 8-hour average CO level for the San Diego Air Basin was in 2012 at 3.61 parts per million (ppm), which is well below the 9 ppm state and federal eight-hour standard (Appendix A). No monitoring stations located in the San Diego Air Basin have data for CO since 2012.

A CO hotspot analysis is required by the County if a proposed development would cause road intersections to operate at or below a LOS E with intersection peak-hour trips exceeding 3,000 trips. The project would generate approximately 19 peak-hour trips during operation. The highest volume intersection would be the intersection of Woodside Avenue and Channel Road, which is predicted to carry up to 1,169 peak-hour trips on Woodside Drive and up to 849 peak-hour trips on Channel Road in 2025, including project-generated trips (Appendix A). The predicted maximum volume for project-affected intersections would be 2,018 peak-hour trips (Woodside



Avenue trips plus Channel Road trips), which is less than the 3,000 vehicle trip peak-hour significance criteria for CO hotspots. Therefore, the project would not result in the formation of CO hotspots. Impacts to sensitive receptors resulting from CO hotspots would be less than significant.

### **Toxic Air Contaminants (TACs)**

Project construction would result in on-site emissions of the Diesel Particulate Matter (DPM), a TAC, from the use of off-road diesel equipment required for demolition, site preparation, grading, underground utilities, and other construction activities. Health-related risks associated with DPM emissions are primarily linked to long-term exposure and the associated risk of contracting cancer. The amount to which the receptors could be exposed, which is a function of concentration and duration of exposure, is the primary factor used to determine health risks. The generation of TAC emissions during construction would be variable and sporadic due to the nature of construction activity. The total project construction period would be approximately 11 months, and the earth-moving activities (site preparation, demolition, grading, and underground utilities) would last approximately one month. Land uses which are typically considered potential operational sources of TACs include distribution centers, rail yards, ports, petroleum refineries, plating operations, dry cleaning facilities, and gasoline dispensing facilities (CARB 2005). The project does not include any of these land uses and, once operational, the project would not include diesel-powered backup generators (a source of DPM) or any other stationary source of TACs. Therefore, operation of the project would not be a substantial source of TAC emissions. Due to the short duration of emissions and the variable and sporadic nature of construction activities (Appendix A), project-related TAC emissions would not expose sensitive receptors to substantial pollutant concentrations, and the impact would be less than significant.

In addition, the project would not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project as well as the listed projects have emissions below the screening-level criteria established by the LUEG guidelines for determining significance.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** San Diego APCD Rule 51, commonly referred to as the public nuisance rule, prohibits emissions from any source whatsoever in such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to the public health or damage to property. The potential for an operation to result in odor complaints from a “considerable” number of persons in the area would be considered to be a significant, adverse odor impact.

According to the San Diego County Guidelines for Determining Significance for Air Quality, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project, involving a self-storage facility, would not include any of these uses. Project construction could result in minor amounts of odors associated with unburned hydrocarbons in diesel heavy equipment exhaust. The odor of these diesel exhausts is objectionable to some; however, emissions would be intermittent and would disperse rapidly, and, therefore, would not affect a substantial number of people. Because the construction equipment would be operating at various locations throughout the construction site, and because any operation that would occur in the vicinity of existing receptors would be temporary, impacts associated with odors during the construction and operation of the project would be less than significant.

#### **IV. BIOLOGICAL RESOURCES**

Would the project:

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

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

Discussion/Explanation:

**No Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, and site photos, it has determined that no native vegetation communities or habitats exist on or adjacent to the project site because it has been completely disturbed. Based on these considerations, no direct or indirect impacts to sensitive natural communities supporting candidate, sensitive, or special status species would occur. Further, properties surrounding the project site are developed with commercial uses and a multi-family housing complex. The proposed project would develop a self-storage facility, which would be compatible with surrounding land uses. Therefore, the project would not have a substantial adverse effect on any candidate, sensitive, or special status species and would not contribute to cumulative impacts to these designated species.

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

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

## Discussion/Explanation:

**No Impact:** Based on an analysis of the County's GIS records, aerial imagery of the site, and site photos, County staff has determined that the proposed project site does not contain any riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations. Further, properties surrounding the project site are developed with commercial uses and a multi-family housing complex. The proposed project would develop a self-storage facility, which would be compatible with surrounding land uses. In addition, no riparian habitat or other sensitive natural community has been identified within or adjacent to the area proposed for off-site impacts resulting from road improvements, utility extensions, etc. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

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

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

## Discussion/Explanation:

**No Impact:** The proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts would occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers

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

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

## Discussion/Explanation:

**No Impact:** Based on an analysis of the County's GIS records, aerial imagery of the site, and the County's Comprehensive Matrix of Sensitive Species, it has been determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site has been completely disturbed and contains



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no native vegetation or habitats. Therefore, the site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. The project would not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

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

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

Discussion/Explanation: An MSCP Conformance Statement was prepared by County staff for the project dated May 2022 (Appendix B). The following response has incorporated the analysis from the MSCP Conformance Statement.

**Less Than Significant Impact:** The project site is located within the Metro-Lakeside-Jamul segment of the County's MSCP Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance (BMO). There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed do not require mitigation under the BMO. No impacts to wildlife corridors or linkages would occur as the project site does not support geological, topographic, or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value, and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of the proposed self-storage facility would not hinder the formation of a future preserve system. The proposed project is found to be in conformance with the MSCP and the BMO, and impacts would be less than significant.

## **V. CULTURAL RESOURCES**

Would the project:

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

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

Discussion/Explanation: A Cultural Resources Survey Report was prepared for the project by County staff (Sandra Pentney), dated November 2021 (Appendix C). Additionally, a Cultural

Resources Review was prepared, dated July 2022 (Appendix D). The following responses have incorporated the analyses from these reports.

**No Impact:** Based on an analysis of records and a survey of the property by a County of San Diego staff archaeologist, it has been determined that would be no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in Appendix C.

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

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

Discussion/Explanation:

**Less than Significant with Mitigation Incorporated:** According to the Cultural Resources Survey Report (Appendix C), no artifacts or features were identified at the project site. The northeast corner of the property was highly disturbed by rodent burrows. This area was intensively examined to see if the rodent activity had brought artifacts to the surface. Most of the surrounding area has been developed; however, a review of historic aerial photographs showed that this portion of the parcel has never been developed. The project site has the potential to contain undisturbed, buried archaeological deposits, and may inadvertently impact undiscovered significant archaeological deposits or features during grading. Mitigation Measures CUL-1 and CUL-2 listed below would reduce potentially significant impacts to below a level of significance. Therefore, with implementation of Mitigation Measures **CUL-1** and **CUL-2**, the project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5, and impacts would be less than significant with mitigation.

In addition, implementation of projects listed in Section XXI(b) could have the potential to result in impacts to archaeological resources. Projects would be required to comply with applicable regulations and implement any required mitigation measures. The project would result in a less than significant impact. Therefore, the project, together with other cumulative projects, would not contribute to cumulatively considerable impact related to archaeological resources.

### **CUL-1 Archaeological Monitoring**

In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA).

**DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

1. 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 would 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.
2. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
3. 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 County Planning and Development Services (PDS) Project Planning Division (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.

### **CUL-2 Cultural Resources Monitoring Report**

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:
  - a. All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the



form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

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

- b. 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 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 this condition and the report format guidelines. Upon acceptance of the report, PDS PPD shall inform PDS Land Development Review (LDR) and the County Department of Public Works (DPW) Private Development Construction Inspection (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 Services to release the bond back to the applicant.

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

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

Discussion/Explanation:

**Less than Significant Impact:** Based on an analysis of records and a survey of the property by a County staff archaeologist, it has been determined that the project would 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. There are no dedicated cemeteries or recorded burials within the project footprint or surrounding vicinity. In the unlikely event that unknown human burials are encountered during project grading and construction, the

resource(s) would be handled in accordance with procedures of the Public Resources Code Section 5097.98, the California Government Code Section 27491, and the Health and Safety Code Section 7050.5. These regulations detail specific procedures to follow in the event of the discovery of human remains. Therefore, the project would not disturb any human remains, including those interred outside of dedicated cemeteries, and impacts would be less than significant.

In addition, implementation of projects listed in Section XXI(b) could have the potential to result in impacts to human remains. Projects would be required to comply with applicable regulations and implement any required mitigation measures. The project would result in a less than significant impact. Therefore, the project, together with other cumulative projects, would not contribute cumulatively considerable impact related to human remains.

## **VI. ENERGY**

Would the project:

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

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

Discussion/Explanation:

**Less than Significant Impact:** Energy use associated with the project was calculated as part of the air quality and greenhouse gas (GHG) modeling detailed in Section III, Section VIII, respectively (see also Appendix A and Appendix E).

### **Construction-Related Energy Use**

During construction, energy use would occur in two general categories: fuel use from vehicles used by workers commuting to and from the construction site, and fuel use by vehicles and other equipment to conduct construction activities. Workers associated with project construction would generate trips during the building construction phase. Fuel consumption associated with construction worker commute would be similar of any other typical commute in San Diego County. Fuel use associated with construction workers and materials delivery during construction is necessary to get workers and building materials to the project site and is not considered to be wasteful, inefficient, or unnecessary.

Project construction would include the use of tractors/loaders/backhoes, dozers, excavators, scrapers, cranes, forklifts, generators, welders, pavers, rollers, paving equipment, and air compressors. Consistent with state requirements, all construction equipment would meet CARB Tier 3 In-Use Off-Road Diesel Engine Standards. Engines are required to meet certain emission standards, and groups of standards are referred to as Tiers. A Tier 0 engine is unregulated with no emission controls, and each progression of standard level (i.e., Tier 1, Tier 2, Tier 3, etc.)

generates lower emissions, uses less energy, and is more advanced technologically than the previous tier. CARB's Tier 3 In-Use Off-Road Diesel Engine Standards requires that construction equipment fleets become cleaner and use less energy over time. There are no known conditions in the project area that would require nonstandard equipment or unusual construction practices that would increase onsite heavy-duty construction equipment use. Additionally, construction activities would be temporary and short-term and would adhere to all standard construction best management practices (BMPs). Therefore, project construction would not result in the use of excessive amounts of fuel or other forms of energy, and impacts would be less than significant.

**Operational Energy Use**

During operation, energy use would be associated with building-related energy use (i.e., electricity) and transportation-related fuel use (i.e., gasoline, diesel fuel, and EVs).

***Building Energy Use***

Building energy use would be associated with electricity. Energy use associated with a project is also related to natural gas; however, the project would be all electric and would not include natural gas appliances (see Section VII[a]). The project would be required to adhere to state regulations enforced to ensure energy efficiency and reduction of wasteful energy consumption, including the California Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6; California Energy Code) and the California Green Building Standards Code (CALGreen). The California Energy Code (2022 Energy Code) establishes energy-efficiency standards for residential buildings to reduce California's energy consumption. The 2022 Energy Code increases onsite renewable energy generation from solar, increases electric load flexibility to support grid reliability, reduces emissions from newly constructed buildings, reduces air pollution for improved public health, and encourages adoption of environmentally beneficial efficient electric technologies. New construction and major renovations must demonstrate their compliance with the current Energy Code through submission and approval of a Title 24 Compliance Report to the local building permit review authority and the California Energy Commission. The 2022 CALGreen Code institutes mandatory minimum environmental performance standards for all ground-up new construction of non-residential and residential structures. Local jurisdictions must enforce the minimum mandatory CALGreen standards and may adopt additional amendments for stricter requirements. The mandatory measures are related to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

The Renewable Portfolio Standard (RPS) promotes diversification of the state's electricity supply and decreased reliance on fossil fuel energy sources. Once operational, the project would be served by the San Diego Gas & Electric Company (SDG&E). Based on their most recent annual report, SDG&E has already procured 39 percent renewable energy and is on track to procure 60 percent by 2030 (California Public Utilities Commission 2021). Once operational, the project would use electricity to run various appliances and equipment, including space and water heaters, air conditioners, ventilation equipment, lights, and numerous other devices. Generally, electricity use is higher in the warmer months due to increased air conditioning needs. Overall, the project would incorporate energy efficient design measures and construction features to meet California and local standards. For example, the project would include the installation of a 160 kW solar array on the roof of the main storage building in accordance with Title 24 Building



Energy Efficiency Standards. The project would also not conflict with energy reduction policies of the County General Plan, including COS-14.3, which requires new development to implement sustainable practices to conserve energy. Therefore, the construction and operation of the project is not expected to result in the wasteful or inefficient use of energy, and impacts would be less than significant.

### ***Transportation-Related Energy Use***

Vehicle trips by individuals traveling to and from the project site would result in transportation energy use. Vehicles would be mostly powered by gasoline, with some fueled by diesel or electricity. The project's parking area would include EV-ready spaces and parking spaces with EV charging equipment installed, supporting the use of EVs. There is no component of the project that would result in unusually high vehicle fuel use during operation. As described further in Section XVI(b), the project meets the CEQA vehicle miles traveled (VMT) screening criteria for projects located in Infill Village Area and would not result in a significant VMT impact. Therefore, operation of the project would not create a land use pattern that would result in wasteful, inefficient, or unnecessary use of energy, and impacts would be less than significant.

Projects listed in Section XXI(b) would also be required to comply with increasingly stringent statewide energy efficiency regulations, such as the Title 24 building standards to encourage energy-efficient development and land use patterns that reduce VMT, which would avoid inefficient use of energy. Therefore, the project's contribution to cumulative impacts related to energy consumption would not be cumulatively considerable.

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

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

Discussion/Explanation:

**Less than Significant Impact:** Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and VMT. The project would be constructed in accordance with energy efficiency standards effective at the time building permits are issued, which assuming 2022 standards, would result in a decrease energy consumption by 30 percent for non-residential buildings when compared to the 2016 Title 24 Energy Code. The project would not conflict with energy reduction policies of the County General Plan, including COS-14.3, which requires new development to implement sustainable practices to conserve energy. Through compliance with the 2022 Building Energy Efficiency Standards at the time of project construction, the project would implement energy reduction design features and comply with the most recent energy building standards consistent with applicable plans and policies, as described above in Section VI(a). Therefore, impacts would be less than significant.

**VII. GEOLOGY AND SOILS**

Would the project:

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

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

Discussion/Explanation: A Preliminary Geotechnical Evaluation was prepared for the proposed project by LGC Geotechnical, Inc. (Appendix F). The responses below have incorporated the analysis from the report.

**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 known active fault to the project site is the Newport-Inglewood-Rose Canyon Fault Zone located approximately 16.8 miles west of the 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?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site is located in the seismically active southern California region. Grading associated with the project would be required to conform to the grading requirements outlined in the County Grading, Clearing, and Watercourses Ordinance (Grading Ordinance) and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. In order to assure that the proposed buildings are adequately supported, a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The Report must be approved by the County prior to the issuance

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of a Building Permit. Therefore, the Grading Plan prepared by the registered Civil Engineer, compliance with the Grading Ordinance, and the Soils Engineering Report would ensure that the project would not expose people or structures to potential adverse effects from strong seismic ground shaking, and impacts would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site is located within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. Grading associated with the project would be required to conform to the grading requirements outlined in the County Grading, Clearing, and Watercourses Ordinance (Grading Ordinance) and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. In order to assure that the proposed buildings are adequately supported, a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The Report must be approved by the County prior to the issuance of a Building Permit. In addition, the project would be constructed in accordance with the recommendations outlined in the Preliminary Geotechnical Evaluation (Appendix F). With a site-specific engineering design and conformance with the Grading Plan, Grading Ordinance, and Soils Engineering Report, impacts due to liquefaction would be less than significant.

iv. Landslides?

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

Discussion/Explanation:

**Less Than Significant Impact:** The site is located within a “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). However, the project site is flat and has been previously graded. Additionally, site reconnaissance, examination of aerial photographs, and review of available geologic information conducted as a part of the Preliminary



Geotechnical Evaluation did not identify evidence of landslides on the project site or within the surrounding area (Appendix F). Therefore, the project would not expose people or structures to potential adverse effects from landslides, and impacts would be less than significant.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The project site consists of VaA (Visalia sandy loam, 0 to 2 percent slopes) and TuB (Tujunga sand, 0 to 5 percent slopes). Construction of the project would include site grading and building foundation excavation, which have the potential to release sediment into downstream receiving waters. Additionally, the Priority Development Plan (PDP) – Stormwater Quality Management Plan (SWQMP) prepared for the project by Omega Consulting Engineering, dated November 2023, includes identifies site-specific BMPs to control erosion, sediment, and other potential construction-related pollutants (Appendix F). The SWQMP contains a discussion of the proposed construction BMPs to be implemented for the project, which would meet the requirements of the County BMP Design Manual. Such BMPs include vegetation stabilization planting, bonded fixed matrix, fiber rolls, storm drain inlet protection, stabilized construction entrance, street sweeping, material delivery and storage, spill prevention and control, waste management concrete waste management, solid waste management, and sanitary waste management that would prevent soil erosion and loss of topsoil. The project would introduce landscaping in order to stabilize and preserve soils in the post-project condition. By keeping soil stabilized using BMPs and with effective site management minimizing soil erosion the SWQMP specifications and guidelines demonstrates minimal to less than significant soil erosion shall occur during project grading.

The project would not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project would not result in unprotected erodible soils.
- The project is not located in a floodplain.
- A Standard PDP – SWQMP and Preliminary Drainage Report (November 2023) have been prepared by Omega Consulting Engineering for the project (see Section IX, Hydrology and Water Quality).
- The project would be required to comply with the County's Grading Ordinance [San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING)]. Compliance with these regulations would minimize the potential for water and wind erosion.

Therefore, the project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

In addition, the project would not contribute to a cumulatively considerable impact because all of the past, present, and future projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE – EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Regional Water Quality Control Board (RWQCB) on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (Ord. No. 9424); and County Stormwater Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). See Section XXI(b) for a comprehensive list of the projects considered. Impacts would be less than significant.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site was rough graded when the existing strip mall was constructed. Project grading activities would consist primarily of excavating for the project building basement level. The project would require 486 cy of fill, 8,131 cy of cut, and the export of 8,471 cy of soil. Grading associated with the project would be required to conform to the grading requirements outlined in the County Grading, Clearing, and Watercourses Ordinance (Grading Ordinance) and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. In order to assure that the proposed buildings are adequately supported, a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The Report must be approved by the County prior to the issuance of a Building Permit. In addition, the project would be constructed in accordance with the recommendations outlined in the Preliminary Geotechnical Evaluation (Appendix F). With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to Section VII(a)(iii) through (iv) above.

See Section XXI(b) for a comprehensive list of the projects considered. Due to the localized nature of geology and soils, cumulative projects would address potential impacts to geology and soils on a project-by-project basis, as potential geologic hazards and soil composition varies by site. Each cumulative project would be required to assess individual and site-specific geologic conditions, which would inform construction and development of each site. All cumulative development would be subject to similar requirements to those imposed and implemented for the project and would be required to adhere to applicable regulations, standards, and procedures. As such, the project's incremental contribution to cumulative geologic impacts would

not be cumulatively considerable, and cumulative geological impacts would be less than significant.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project does not contain expansive soils as defined by Table 18-1-B of the Uniform Building Code (1994). The soils on-site are VaA (Visalia sandy loam, 0 to 2 percent slopes) and TuB (Tujunga sand, 0 to 5 percent slopes). These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the U.S. Department of Agriculture, Soil Conservation and Forest Service, dated December 1973. Therefore, the project would not create a substantial risk to life or property, and impacts would be less than significant.

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

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

Discussion/Explanation:

**No Impact:** The project would rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed. No impact would occur.

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

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

Discussion/Explanation: Impacts to paleontological resources occur when excavation activities encounter fossiliferous geological deposits and cause physical destruction of fossil remains. Fossil remains, fossil sites, fossil-producing geologic formations, and geologic formations with the potential for containing fossil remains are all considered paleontological resources or have the potential to be paleontological resources. Fossil remains are considered important if they are well preserved, identifiable, type/topotypic specimens, age diagnostic, useful in environmental



reconstruction, and/or represent new, rare, and/or endemic taxa. The potential for impacts on fossils depends on the sensitivity of the geologic unit and the amount and depth of grading and excavation.

**Less Than Significant Impact:** The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features. As such, a paleontological monitoring program would not be required. Therefore, the project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Impacts would be less than significant.

## **VII. GREENHOUSE GAS EMISSIONS**

Would the project:

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

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

Discussion/Explanation: A Greenhouse Gas Emissions Technical Report was prepared for the project by HELIX, dated July 2023 (see Appendix E). The following responses have incorporated the analysis from the report.

**Less Than Significant Impact:** State CEQA Guidelines Section 15064.4 states that "the determination of the significance of 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 VMT, 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) 32 and Senate Bill (SB) 375 mandates.

As such, on February 14, 2018, the County Board of Supervisors (Board) adopted a CAP that 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 2018). The CAP aims to meet the state's 2020 and 2030 GHG reduction targets (AB 32 and SB 375, 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 the 4th District Court of Appeal in San Diego within the Final 2018 CAP SEIR that were not compliant.

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. For the determination of the significance of the project's GHG emissions, the County has determined that current guidance provided by the Bay Area Air Quality Management District (BAAQMD). For land use development projects, the BAAQMD recommends using the approach endorsed by the California Supreme Court in *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) (62 Cal.4th 204), which evaluates a project based on its effect on California's efforts to meet the state's long-term climate goals. As the Supreme Court held in that case, a project that would be consistent with meeting those goals can be found to have a less than significant impact on climate change under CEQA. If a project would contribute its "fair share" of what would be required to achieve those long-term climate goals, then a reviewing agency can find that the impact would not be significant because the project would help to solve the problem of global climate change (62 Cal.4th 220–223). If a land use project incorporates all of the design elements necessary for it to be carbon neutral by 2045, then it would contribute its portion of what is needed to achieve the state's climate goals and would help to solve the cumulative problem. It can therefore be found to make a less than cumulatively-considerable climate impact. Because this guidance supports how a project would contribute its "fair share" of the statewide long-term GHG reduction goals, it is not specific to the BAAQMD region and can also be applied in the San Diego region. BAAQMD's *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plan* (Justification Report), adopted April 2022, is provided in Appendix G. The information provided in the Justification Report is intended to provide the substantial evidence

that lead agencies need to support their determinations about significance using these thresholds.

The Justification Report analyzes what would be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045. A new land use development project being built today needs to incorporate the following design elements to do its "fair share" of implementing the goal of carbon neutrality by 2045:

A) Projects must include, at a minimum, the following project design elements:

1) Buildings

- a) The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
- b) The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.

2) Transportation

- a) Achieve a reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted SB 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA:
  - i. Residential projects: 15 percent below the existing VMT per capita
  - ii. Office projects: 15 percent below the existing VMT per employee
  - iii. Retail projects: no net increase in existing VMT
- b) Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of the California Green Building Standards (CALGreen) Tier 2.

With incorporation of the design features listed below, the Project would contribute its fair share to help the State meet carbon neutrality as codified in AB 1279 and would not hinder the County from meeting GHG reduction benchmarks. Therefore, applying BAAQMD significance thresholds, the Project would generate a less than significant GHG impact (see Appendix E).

### **Energy Use from Buildings**

Energy use emissions are generated by activities within buildings that utilize electricity and natural gas as energy sources. GHGs are emitted during the generation of electricity from fossil fuels offsite in power plants. These emissions are considered indirect but are calculated in association with a building's overall operation. Natural gas usage emits GHGs directly when it is burned for space heating, cooking, hot water heating, and similar uses, whereas electricity usage emits GHGs indirectly to the extent that it is generated by burning carbon-based fuels. For the building sector to achieve carbon neutrality, natural gas usage would need to be phased out and replaced with electricity usage, and electrical generation would need to shift to 100 percent carbon-free sources. To support these shifts, new projects need to be built without natural gas and with no inefficient or wasteful energy usage.

The project would be all electric (i.e., designed without natural gas plumbing or natural gas appliances). The project would comply with the most current California Title 24 Part 6 Building



Energy Efficiency Standards, and Title 24 Part 11 CALGreen. In addition to standards to reduce the energy used by buildings, the Title 24, Part 6 Building Energy Efficiency Standards include the requirement for the project to install an onsite photovoltaic electricity generation system (e.g., solar panels) and the requirement to install a battery energy storage system, reducing the project's use of energy from the electrical grid. In addition, as discussed below, the project would result in a reduction of regional VMT-related transportation energy use. Therefore, the project would not result in wasteful, inefficient, or unnecessary energy usage.

### **Energy Use from Transportation**

GHG emissions from vehicles come from the combustion of fossil fuels in vehicle engines. Decarbonization of the transportation infrastructure serving land use development would come from shifting the motor vehicle fleet to EVs, coupled with a shift to carbon-free electricity to power those vehicles. Land use projects cannot directly control whether and how fast these shifts are implemented, but they can, and do, have an important indirect influence on California's transition to a zero-carbon transportation system. The Justification Report states that "Motor vehicle transportation does not need to be eliminated entirely in order for the land use sector to achieve carbon neutrality, as carbon-free vehicle technology can be used (e.g., EVs powered by carbon-free electricity sources). But for that goal to be realistically implemented by 2045, California would need to reduce its per-capita VMT. How land use development is designed and sited can have a significant influence on how much VMT the project would generate." New land use development can influence transportation-related emissions in two areas related to how it is designed and built. First, new land use projects need to provide sufficient EV charging infrastructure to serve the needs of project users who would be driving EVs. Second, new land use projects can influence transportation related GHG emissions by reducing the amount of VMT associated with the project.

As described further in Section XVI(b), the project meets the CEQA VMT screening criteria for projects located in Infill Village Area and would not result in a significant VMT impact. Additionally, the project would serve its local community, which would reduce regional VMT by providing convenient storage solutions closer to people's homes than currently exist. In addition, a minimum of 8 of the project's 14 parking spaces would be EV capable spaces, and a minimum of 3 of those EV capable spaces would include electric vehicle supply equipment EVSE in accordance with the 2022 CALGreen nonresidential Tier 2 measure A5.106.5.3.2.

The project's "fair share" contribution towards the statewide goal of carbon neutrality by 2045, combined with the energy efficiency measures and the project's less than significant impact related to VMT, demonstrates that the project would not make a cumulatively considerable contribution to GHG emissions.

Therefore, the project would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment, and impacts would be less than significant.

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

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

#### Discussion/Explanation:

**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 interim 2030 target. AB 1279, the California Climate Crisis Act, codified the carbon neutrality target as 85 percent below 1990 levels by 2045. The 2022 Scoping Plan was adopted in December 2022. The 2022 Scoping Plan lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by AB 1279. As detailed above, the project would provide its "fair share" contribution towards the statewide goal of carbon neutrality by 2045.

Furthermore, project emissions would decline beyond the buildout year of the project due to continued implementation of federal, state, and local reduction measures, such as increased federal and state vehicle efficiency standards, and SDG&E's increased renewable sources of energy in accordance with RPS goals. Based on currently available models and regulatory forecasting, project emissions would continue to decline through at least 2050. Given the reasonably anticipated decline in project emissions that would occur post-construction, the project is in line with the GHG reductions needed to achieve the 2045 GHG emission reduction targets identified by AB 1279.

As described further in Section XVI(b), the project meets the CEQA VMT screening criteria for projects located in Infill Village Area and would not result in a significant VMT impact. A reduction in regional VMT (and VMT-related GHG emissions) is a primary objective of the Regional Plan as the San Diego County RTP/SCS in accordance with the mandates of SB 375. Implementation of the RTP/SCS plans in the state's metropolitan areas to reduce VMT is a key component of the mobile source GHG emissions reduction policies and control measures in the CARB 2022 Scoping Plan. By implementing all-electric design and supplying EV charging infrastructure beyond minimum requirements, the project would contribute its "fair share" towards achieving California's post-2020 GHG reduction goals and zero carbon goals outlined in the CARB 2022 Scoping Plan. BAAQMD's performance standard based GHG threshold are consistent with the priority areas and related actions outlined in CARB's 2022 Scoping Plan Appendix D, *Local Actions*. Per the 2022 Scoping Plan Appendix D, local jurisdictions should focus on these three priority areas: transportation electrification, VMT reduction, and building decarbonization (CARB 2022b). By implementing the project design features required by the BAAQMD thresholds (no natural gas, no wasteful or inefficient use of energy, no net increase in VMT for local serving commercial buildings, and install EV charging infrastructure per CALGreen Tier 2), the project would be consistent with the 2022 Scoping Plan Appendix D guidance. In addition, the project would be consistent with the General Plan growth projections used in the development of the Regional Plan and in the development of GHG emissions inventories and projections used in the CARB 2022 Scoping Plan. Therefore, the project would be consistent with and would not obstruct the implementation of the SANDAG Regional Plan or the CARB 2022 Scoping Plan.

The County of San Diego's General Plan contains various goals, policies, and objectives related to the reduction of GHG emissions and global climate change. The project site is currently zoned as C36, Commercial and Office, and Urban Residential (RU) and has a General Plan land use designation of General Commercial and Village Residential 24. The project's proposed self-storage facility is an allowed use under the current zoning with the proposed Major Use Permit, and would not require a rezone or a General Plan amendment to change the land use designation. Therefore, the project would be consistent with the General Plan growth projections used in the development of the Regional Plan and in the development of GHG emissions inventories and projections used in the CARB 2022 Scoping Plan.

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.

### **VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of hazardous substances. The project would not result in a significant hazard to the public or environment because all storage, handling, transport, emission, and disposal of hazardous substances would be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, §25500-25520.

The project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

Therefore, due to the strict 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



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significant impacts related to the routine transport, use, and disposal of hazardous substances or related to the accidental explosion or release of hazardous substances. Impacts would be less than significant.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The project is located within 0.25 mile of several existing schools, including the Children's Choice Academy, Montessori East County Preschool & Infant Care, Lakeside Presbyterian Preschool, and Lemon Crest Elementary. However, as described in Section VIII(a), the project does not propose the use, handling, storage, transport, emission, or disposal of hazardous materials. Therefore, the project would not have a significant effect on an existing or proposed school.

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

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

Discussion/Explanation:

**Less than Significant Impact:** Based on a regulatory database search, the project site has not been subject to a release of hazardous substances that would create a significant hazard to the public or environment. One of the existing retail facilities adjacent to the project site, located at 12407 Woodside Avenue, is listed on the State Water Resources Control Board's (SWRCB's) Geotracker database associated with the release of dry cleaner solvent (SWRCB 2024). Cleanup has occurred and the site was closed in 1998 and no further action is required. In addition, the project site is within 2,000 feet of a property listed in the California Department of Toxic Substances Control's (DTSC's) Envirostor database. However, the listing has a cleanup status of No Action Required. Therefore, it is not considered a contaminated property and no precautions need to be taken by the proposed project as a result of this listing. Therefore, although properties in the vicinity of the project site are listed on the Geotracker and Envirostor databases, the project would not create a significant hazard to the public or the environment because all site remediation and clean up has occurred and would not contribute to a cumulatively considerable impact. Therefore, the project would not create a significant hazard to the public or environment, and impacts would be less than significant.

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

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

Discussion/Explanation:

**No Impact:** The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area.

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

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:

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

**Less Than Significant Impact:** The project site is located within the dam inundation zone for the Chet Harritt Dam. The evacuation plans for these dams would not be interfered with because even though the project is located within a dam inundation zone, the project is not a unique institution that would be difficult to safely evaluate in the event of a dam failure. Unique institutions, as defined by the Office of Emergency Services, include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities for patients with disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, amphitheaters, or a similar use. Since the project does not propose a unique institution in a dam inundation zone, the project would not impair implementation of or physically interfere with the implementation of an emergency response plan.



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

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

Discussion/Explanation:

**Less than Significant Impact:** The project is not located in a moderate, high, or very high fire hazard severity zone as mapped by the California Department of Forestry and Fire (CAL FIRE). The proposed project is completely surrounded by urbanized areas and/or irrigated lands and no wildlands are adjacent to the project. Also, a Fire Service Availability Letter and conditions have been received from the Lakeside Fire Protection District, which indicates the expected emergency travel time to the project site to be 3 minutes. The Maximum Travel Time allowed pursuant to the Safety Element is 5 minutes. The Building Plan for the project is required to be reviewed and approved by the County Fire Authority and as such, would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code (see Section XX, Wildfire). Therefore, based on the location of the project; review of the project by County staff; and through compliance with the Lakeside Fire Protection District's conditions, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the Project would not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

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

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

Discussion/Explanation:

**No Impact:** The project includes development of a self-storage facility. 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), solid waste facility, or other similar uses. Therefore, the project would not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats, or flies.

**IX. HYDROLOGY AND WATER QUALITY**

Would the project:

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

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

Discussion/Explanation: The following technical studies have been prepared for the project:

- PDP – SWQMP prepared by Omega Consulting Engineering, dated November 2023 (Appendix H).
- Drainage Study prepared by Omega Consulting Engineering, dated November 2023 (Appendix I).

The following responses have incorporated the analyses from these studies.

**Less Than Significant Impact:** Projects have the potential to generate pollutants during both the construction and post-construction phases. In order for the project to avoid potential violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, a PDP SWQMP and Drainage Study were prepared for the project.

A SWQMP was prepared by Omega Engineering Consultants (see Appendix H), consistent with the requirements of the County BMP Design Manual. The BMP Design Manual is a design manual for compliance with local County Watershed Protection Ordinance (Sections 67.801 et seq.) and regional Municipal Separate Storm Sewer Systems Permit (RWQCB San Diego Region Order No. R9-2013-0001, as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100) requirements for storm water management. The SWQMP includes a list of required construction BMPs that would be implemented by the project. Such BMPs include, but would not be limited to, vegetation stabilization planting, bonded fixed matrix, fiber rolls, storm drain inlet protection, stabilized construction entrance, street sweeping, material delivery and storage, spill prevention and control, waste management concrete waste management, solid waste management, and sanitary waste management that would prevent soil erosion and loss of topsoil. The project would introduce landscaping in order to stabilize and preserve soils in the post-project condition.

In addition, the proposed project is required to obtain a National Pollution Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activities. Minimum required construction BMPs would include vegetation stabilization planting, fiber rolls (straw wattles), stabilized construction entrance, materials management, and waste management. Compliance with the required NPDES permit would reduce stormwater runoff from the project site by promoting infiltration, minimizing impervious surfaces, and require a no net increase in flows over the existing condition through hydromodification processes. In addition, the project would continue to implement existing pollution prevention measures, such as

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pesticide control and proper trash and recycling disposal, in order to preserve water quality in the post-project condition. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and impacts would be less than significant.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site is located within the Coches 907.14 Hydrologic Area of the San Diego Hydrologic Unit in the San Diego Region. The nearest impaired waterbody as listed on the Clean Water Act Section 303(d) list are Los Coches Creek (approximately 180 northwest of the project site) and the San Diego River (approximately 0.57 mile northwest of the project site).

According to the Drainage Study prepared for the project (Appendix I), drainage from the project site leaves the site as sheet flow and flows to the northwest where it comingles with the offsite flow of the existing developed plaza until it reaches the storm drain curb inlet on Woodside Avenue. Therefore, flow from the project site generally drains to the public storm drain system. Under proposed project conditions, runoff from the project site will generally drain to the same discharge points. For example, the northerly portion of the site would drain via gutter flow to the west, thence via sheet flow to the northwest until it reaches the storm drain curb inlet on Woodside Avenue. The entire proposed building would drain to a proposed lined biofiltration basin that will drain to a curb outlet on Cactus Street, thence confluence with the flow generated by Woodside Avenue and Cactus Street, and ultimately drain at the storm drain curb inlet on Woodside Avenue. The southerly drive aisle would drain via gutter and sheet flow to the west until it reaches a grated inlet at the low point of the existing development.

The SWQMP prepared for the project includes design measures and source control BMPs such that potential pollutants would be reduced to the maximum extent practicable so as not to increase the level of pollutants in receiving waters and reduce impacts on stormwater quality and hydromodification to less than significant levels during construction (e.g., vegetation stabilization planting, fiber rolls (straw wattles), stabilized construction entrance, materials and waste management, permeable surfaces, and biofiltration basins). The BMPs are consistent with the 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). Regional surface water and stormwater permitting regulation for County of San Diego includes the following: RWQCB, San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100, San Diego Watershed Protection Ordinance (Sections 67.801 et seq.), and the County of San Diego BMP Design 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 ensure the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of stormwater as a resource; and to ensure the County is compliant with applicable state and federal laws. The Watershed Protection Ordinance has discharge prohibitions and requirements that vary depending on type of land use activity and location in the County. The project would be subject to the Watershed Protection Ordinance, which would require the preparation of a Stormwater Management Plan that details the project's pollutant discharge contribution to a given watershed and proposes BMPs or design measures to mitigate any impacts that may occur in the watershed.

Additionally, the SWQMP prepared for the project includes several long-term operational BMPs that would prevent degradation of surface or groundwater quality (e.g., prohibiting discharges to the storm drains, maintaining landscaping using minimal-to-no pesticides, dry sweeping the fueling area routinely, etc.). Therefore, construction and operational impacts to an impaired water body would be less than significant.

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

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

Discussion/Explanation:

**Less Than Significant Impact:** The RWQCB has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The project lies in the Coches 907.14 Hydrologic Area of the San Diego Hydrologic Unit that has the following existing beneficial uses for groundwater: municipal and domestic supply, agricultural supply, industrial service supply, and potentially for industrial process supply.

Potential sources of polluted runoff resulting from the project are discussed in the SWQMP prepared for the project. The following site design measures and/or source control BMPs and/or permanent post construction pollutant and hydromodification control BMPs would be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the project would not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses: municipal and domestic supply, agricultural supply, industrial service supply, and potentially for industrial process supply.

In addition, the proposed BMPs are consistent with regional surface water, stormwater and groundwater 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 an exceedance of applicable surface or groundwater receiving water quality objectives or



degradation of beneficial uses. Refer to Section IX(b), for more information on regional surface water and stormwater planning and permitting process.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The project would obtain its water supply from the Lakeside Water District, which obtains water from surface reservoirs and groundwater wells. The project would not use any groundwater for any purpose, including irrigation, domestic or commercial demands. The project would result in an incremental increase in impervious surfaces, which would not interfere with regional groundwater recharge, and would include landscaping bordering the paved surfaces, which would allow for infiltration. In addition, the project does not involve operations that would interfere substantially with groundwater recharge such as 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. Furthermore, the project incorporates required stormwater BMPs in the form of impervious diversion and tree wells that would ensure water infiltration continues to occur, supporting the underlying groundwater basin. Therefore, no impact to groundwater resources or groundwater management is anticipated.

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

- (i) result in substantial erosion or siltration on- or off-site;

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site is currently a vacant lot located at the southeasterly corner of a commercial development plaza. As described in Section IX(b), the northerly portion of the site drains via sheet flow to the northwest direction and comingles with the offsite flow of the existing developed plaza until it ultimately reaches the storm drain inlet on Woodside Avenue. The offsite flow generated by Woodside Avenue and Cactus Street confluences with the flow of the entire plaza at the existing curb inlet on Woodside Avenue. This point is referred to as discharge point 1. The southerly drive aisle drains via sheet flow to the

west until it reaches a grated inlet at the low point of the existing development. This point is referred to as discharge point 2.

Post construction, the project would modify onsite drainage patterns, but the discharge points would remain the same. The northerly portion of the site would drain via gutter flow to the west, thence via sheet flow to the northwest until it reaches the storm drain curb inlet on Woodside Avenue. The rooftop drainage would be directed downward and would drain to a proposed lined biofiltration basin that would drain to a curb outlet on Cactus Street, confluence with the flow generated by Woodside Avenue and Cactus Street, and ultimately drain at the storm drain curb inlet on Woodside Avenue. The southerly drive aisle would drain via gutter and sheet flow to the west until it reaches a grated inlet at the low point of the existing development. Post construction, the project proposes a diversion of flow by draining to the gutter on Cactus Street, whereas in the existing conditions the site drains to the northwest direction towards the existing development and ultimately drains to the public storm drain system on Woodside Avenue. Hydraulic calculations for the street gutter capacity on Cactus Street and Woodside Avenue demonstrate that the additional flow discharged on Cactus and Woodside Avenue would not over-capacitate the street gutter. According to the Drainage Study, the proposed improvements would result in a decrease of generated runoff during the peak of the 100-year, 6-hour storm (Appendix I).

The SWQMP specifies and describes the implementation process of all required BMPs that would address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any on-site and downstream drainage swales (Appendix H). BMPs would be implemented consistent with the requirements of the County BMP Design Manual during construction to control storm flows and introduce landscaping in order to preserve soils in the post-project condition. Post-construction, site drainage would remain the same. Therefore, the project would not substantially alter the existing drainage pattern in a manner that would result in substantial erosion or siltation on- or off-site, and impacts would be less than significant. In addition, because erosion and sedimentation would be controlled within the boundaries of the project site, the project would not contribute to a cumulatively considerable impact. For further information on soil erosion, refer to Section VII(b).

- (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

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

Discussion/Explanation:

**Less Than Significant Impact:** As described in Section X(e)(i) above, the project would modify onsite drainage patterns, but the discharge points would remain the same post construction. The proposed improvements would result in a decrease of generated runoff during the peak of the 100-year, 6-hour storm. Additionally, required BMPs would be implemented consistent with the requirements of the County BMP Design Manual during construction to control storm flows. Therefore, the project would not substantially alter the existing drainage pattern in a manner that

would substantially increase the rate or amount of surface runoff which would result in flooding on or off site, and impacts would be less than significant.

Moreover, the project would not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project would not substantially increase water surface elevation or runoff exiting the site, as detailed above. Projects listed in Section XXI(b) would be subject to federal, state, and local regulations, including the NPDES permit, that are designed to reduce stormwater runoff from project sites by promoting infiltration, minimizing impervious surfaces, and requiring a no-net increase in flows over the existing condition through hydromodification processes. Any short-term impacts resulting from alterations of drainage and hydrology resulting in substantial erosion or siltation on- or off-site would be minimized with the incorporation of required construction BMPs and operational compliance with the San Diego Municipal Separate Storm Sewer Systems (MS4) Permit. Therefore, the project's contribution would not be cumulatively considerable.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The Project would implement construction and operational BMPs to protect water quality as established in the SWQMP prepared for the project and would have a less than significant impact with regard to additional sources of polluted runoff. As described in Section X(e)(i) above, the project would modify onsite drainage patterns, but the discharge points would remain the same post construction. The proposed improvements would result in a decrease of generated runoff during the peak of the 100-year, 6-hour storm. In addition, the diversion of flow to Cactus Street and Woodside Avenue would not over-capacitate the gutter, curb inlet, and the existing storm drain system. Therefore, the project would not substantially alter the existing drainage pattern in a manner that would substantially increase the rate or amount of surface runoff, which would exceed the capacity of the existing or planned storm drain system conveyances, and impacts would be less than significant.

- (iv) impede or redirect flood flows?

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

Discussion/Explanation:

**Less than Significant Impact:** Refer to Section IX(e)(i) through (iii). The Drainage Study prepared for the project (Appendix I) demonstrates that the project would not impede or redirect

flood flows. Therefore, the project would not impede or redirect flows, and impacts would be less than significant.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The project is not located within a Federal Emergency Management Agency (FEMA) special flood zone. The project site is located more than 20 miles from the coast; therefore, in the event of a tsunami, the project site would not be inundated. Likewise, given that the project site is not located near a large standing body of water, inundation by seiche (or standing wave) is considered negligible. The project site is relatively flat with no steep slopes and does not contain slopes subject to mudflows; therefore, potential impacts related to release of pollutants due to inundation are determined to be less than significant. In addition, the project would not create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Overall, the project would not result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation, and impacts would be less than significant.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** As described in Section IX(a) above, the project would implement required BMPs consistent with the requirements of the County BMP Design Manual during construction to preserve water quality. These measures would slow runoff from the project site and control erosion and sedimentation and satisfy waste discharge requirements. The SWQMP (see Appendix H) specifies and describes the implementation process of all BMPs that would address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any on-site and downstream drainage swales. The proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds and would ensure that the project is consistent with the Water Quality Control Plan for the San Diego Basin. The project site would be in compliance with the San Diego Basin Water Quality Control Plan and is not located within a County Sustainable



Groundwater Management Act or Groundwater Sustainability Plan basin area. See Section IX(a) through (d). Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

#### **X. LAND USE AND PLANNING**

Would the project:

a) Physically divide an established community?

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

Discussion/Explanation:

**Less than Significant Impact:** The project would include a self-storage facility with associated parking and loading spaces and a leasing office. The project would provide access from existing roadways and would not include any features that could physically divide an established community. The project would not require the introduction of new infrastructure, such as major roadways or water supply systems, or utilities to the area. Therefore, the project would not disrupt or divide an established community, and impacts would be less than significant.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site is subject to the General Plan Village Regional Category and contains lands within the Village Residential 24 (VR-24) Land Use Designation and General Commercial Land Use Designation. The project is also subject to the policies of the Lakeside Community Plan. The property is zoned C36/RU, which permits self-storage facilities with a Major Use Permit pursuant to the Zoning Ordinance Section 2185.c. Therefore, the project would not conflict with applicable land use plans, policies, or regulations, and impacts would be less than significant.

#### **XI. MINERAL RESOURCES**

Would the project:

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The lands within the project site have not 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).

The project site is surrounded by densely developed land uses including residential, commercial, and religious assembly uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. The mineral resources potentially located within the project site can be considered lost due to incompatible land uses and the infeasibility of a mining operation on the project site. Therefore, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site is not located in an area that is within 1,300 feet of MRZ-2 designated lands. The proposed project would not result in the loss of locally important mineral resources because the project site is currently surrounded by densely developed land uses including residential, commercial, and civic uses including religious assembly, which are incompatible to future extraction of mineral resources on the project site. The placement of the proposed self-storage facility on the project site would not result in a loss of mineral resources because the feasibility of future mining at the site is already impacted by existing land use incompatibilities. Based on current land use conditions, a future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and other impacts, thereby reducing the feasibility of future mining operations occurring, regardless of the proposed project.

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan, or other land use plan would occur as a result of the proposed project.

**XII. NOISE**

Would the project result in:

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

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

Discussion/Explanation: An Acoustical Analysis Report was prepared by Helix Environmental for the project, dated August 2023 (Appendix J). The responses below have incorporated the analysis from the report.

The County of San Diego General Plan Noise Element, Tables N-1 and N-2 addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 A-weighted decibels (dBA). Moreover, if the project is in excess of 60 dBA Community Noise Equivalent Level (CNEL) or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries, or similar facilities as mentioned within Tables N-1 and N-2. Noise sensitive land uses (NSLU) exist in proximity to the project site.

The project is also subject to the County Noise Ordinance which regulates temporary construction noise associated with the project, Sections 36.408 and 36.409. Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed 75 dBA at the property line during an 8-hour period between 7 a.m. to 7 p.m. It is unlawful to operate construction equipment between 7 p.m. and 7 a.m. and no work shall be done on Sundays and Holidays, per Section 36.408.

**Less than Significant Impact:** The project includes development of a self-storage facility. The project would be consistent with the County of San Diego General Plan, Noise Ordinance, and other applicable noise standards:

**Construction Noise**

As addressed in the Acoustical Analysis Report, noise associated with project construction would potentially result in short-term impacts to surrounding properties. Project construction would require site preparation and clearing, demolition of old concrete and asphalt, grading/excavation, installation of underground utilities, physical building construction, paving, and architectural coating. These construction activities would generate elevated noise levels that could be audible to the residential noise sensitive land uses (NSLU) east and south of the project site. The magnitude of the impact would depend on the type of construction activity, equipment used, duration of each construction phase, distance between the noise source and receiver(s), and any intervening structures. Construction equipment would not all operate at the same time or location. Furthermore, construction equipment would not be in constant use during the 8-hour

operating day. Project construction work and mobile equipment operation would occur throughout the project site; therefore, for noise analysis purposes, mobile construction equipment was modeled at the center of the project site, at an approximate distance of 170 feet from the closest NSLU east of the project across Cactus Street. This distance represents the assumed average distance from the NSLU that construction equipment would be operating over the course of a workday.

The loudest combination of equipment anticipated to be used simultaneously for each of these construction activities and the resultant noise levels at the applicable distances are shown in Table 5, Construction Noise Levels.

**Table 5 Construction Noise Levels**

Activity	Simultaneous Construction Equipment	Average Distance to Nearest NSLU (feet)	Noise Levels (dBA $L_{eq}$ )
Demolition	Backhoe Mounted Jackhammer	170	72.7
Site Preparation	Skid Steer Loader	170	63.0
Grading/Excavating	Excavator, Skid Steer Loader	170	67.8
Underground Utilities	Backhoe	170	63.0
Building Construction	Crane, Aerial Lift	170	63.2
Paving	Paver, Roller, Skid Steer Roller	170	67.8

**Source:** see Appendix J.

**Notes:** NSLU=noise sensitive land use; dBA=A-weighted decibels;  $L_{eq}$ =time averaged sound pressure level.

As shown in Table 5, construction noise levels are not anticipated to exceed 75 dBA  $L_{eq}$  (equivalent noise level) at the nearest NSLU. As construction activities associated with the project would comply with noise level limits from the County's Noise Ordinance, temporary increases in noise levels from construction activities would be less than significant at the adjacent residential uses. Therefore, project construction would not exceed noise level limits established in the County's Noise Ordinance, and temporary increases in noise levels during construction would be less than significant.

In addition, construction of the project would add up to 21 peak hour worker trips (cars and pickup trucks) and up to 9 hourly haul truck trips. Temporary construction traffic noise would be significant if it results in a doubling of existing traffic noise, a just detectable 3 dBA increase in typical noisy outdoor environments. The Acoustical Analysis Report determined that the addition of 21 cars and 9 heavy trucks to the peak hour traffic on Cactus Street would result in an increase of 1.0 dBA, less than the standard of a 3 dBA increase. Therefore, project off-site construction traffic noise combined with existing traffic noise would not exceed the outdoor detectable level of a 3 dBA increase. Construction noise impacts would be less than significant.

### Operational Noise

The proposed project would include commercial-sized HVAC units mounted on the project building roof. HVAC noise levels were modeled using CadnaA, assuming continuous operation of all project HVAC systems. Receivers were placed in the model five feet above the first floor and second floor balcony/window heights for the two closest apartment buildings south of the project site, and five feet above the ground at the residential property line (i.e., front yard) of the two closest single-family residences east of the project site. In addition, receivers were placed



five feet above ground level at the south and west project property line adjacent to the project building. Because existing ambient traffic noise in the project vicinity is above 49 CNEL, the applicable County noise standard for noise generated on the project site and received by an off-site NSLU is 60 CNEL. The standard for noise measured at the project property line is 55 dBA LEQ between 10:00 p.m. and 7:00 a.m. The results of the HVAC modeling are compared to the County standard in Table 6, HVAC Noise.

**Table 6 Operational Noise Levels**

Receiver	Project HVAC Noise (dBA LEQ) <sup>1</sup>	County Noise Limit <sup>2</sup>	Exceed Standard?
R1 First Floor	41.3	60 CNEL	No
R1 Second Floor	44.4	60 CNEL	No
R2 First Floor	41.9	60 CNEL	No
R2 Second Floor	42.9	60 CNEL	No
R3 First Floor	42.2	60 CNEL	No
R3 Second Floor	43.6	60 CNEL	No
R4 Front Yard	40.5	60 CNEL	No
R5 Back Yard	40.8	60 CNEL	No
East Property Line	40.7	55 dBA Leq	No
West Property Line	39.6	55 dBA Leq	No

**Source:** see Appendix J.

<sup>1</sup> HVAC systems assumed to operated continuously.

<sup>2</sup> More restrictive nighttime property line standard applied.

As shown in Table 6, noise from the project HVAC systems would not exceed the County noise Standards established in the General Plan Noise Element. Impacts would be less than significant.

The project would add trips to existing and future traffic on surrounding streets. Off-site traffic noise levels were modeled and presented in the Acoustical Analysis Report (Appendix J). The project's contribution to area traffic noise would be significant if the project would result in a 3 dBA increase in noise levels. According to the Acoustical Analysis Report, the maximum increase in traffic noise because of the project would be 0.3 dBA and would not exceed the standard of a 3 dBA increase.

Therefore, operation of the project would not result in a permanent ambient noise increase exceeding County standards, and the impact would be less than significant.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The operation of construction equipment generates vibrations that propagate through the ground and diminish in intensity with distance from the source.

Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The most prominent source of vibration anticipated during general project construction activities would be a vibratory roller used for soil and/or pavement compaction. A vibratory roller could be used as close as 65 feet from the closest off-site residential structure to the east. According to the California Department of Transportation (Caltrans) *Transportation and Construction Vibration Guidance Manual*, a vibratory roller creates a peak particle velocity (PPV) of 0.210 inch per second (in/sec) at 25 feet (Caltrans 2020). At a distance of 65 feet, a vibratory roller would create a PPV of 0.07 in/sec (Appendix J). This would be less than what is considered a “distinctly perceptible” level for humans of 0.035 in/sec PPV; therefore, construction groundborne vibration impacts would be less than significant.

In addition, 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.

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

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

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

Discussion/Explanation:

**No Impact:** The proposed project is not located within an Airport Influence Area, Airport Safety Zone, Avigation Easement, Overflight area, or a Federal Aviation Administration Height Notification Surface area for airports or within 2 miles of a public airport or public use airport. Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

**XIII. POPULATION AND HOUSING**

Would the project:

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

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

Discussion/Explanation:

**No Impact:** The project proposes to develop a self-storage facility with associated office space. The proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but not limited to the following: new or extended infrastructure or public facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions. No impact would occur.

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

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

Discussion/Explanation:

**No Impact:** The project site is currently vacant and undeveloped. Therefore, the proposed project would not displace substantial numbers of existing people or housing. No impact would occur.

**XIV. PUBLIC SERVICES**

Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered 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?

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

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

Discussion/Explanation:

**a.i. Less than Significant Impact.** The Lakeside Fire Protection District would be responsible for providing fire and emergency medical services to the project site. The Lakeside Fire Station 2 is approximately 1 mile (driving distance) from the project site at 12216 Lakeside Avenue. Based on the service availability form received from the Lakeside Fire Protection District (Appendix K), the project would not require new fire protection facilities to serve the project that could result in physical impacts. The expected emergency travel time to the project site is 3 minutes.

The project does not include residential units or other growth-inducing elements that would substantially increase the demand for fire protection and emergency medical services. Further, the project would be designed and constructed consistent with applicable codes and standards for access and fire suppression infrastructure. The project would not require the construction of a new fire station to maintain service ratios within the service area served by Lakeside Fire Protection District. Therefore, the project would not result in the need for new or altered fire protection facilities, and impacts would be less than significant.

**a.ii. Less than Significant Impact.** The project site is served by the San Diego County Sheriff's Department. The closest sheriff's station to the project site, the Lakeside Sub Station, is at 12365 Parkside Street, approximately 0.12 miles from the project site. The project does not propose uses that typically generate a demand for police protection services, such as residential development. Limited police protection may be required during project operation if theft or vandalism were to occur; however, these types of events would not affect police protection response times or substantially increase demand. The project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the General Plan. The construction of new police facilities and expansion of existing facilities would not be required to serve the project. Impacts would be less than significant.

**a.iii. No Impact.** The project would consist of a self-storage facility and would not generate new students. Therefore, the project would not result in the need for new or altered school facilities, and impacts would be less than significant.

**a.iv. No Impact.** The project would consist of a self-storage facility and would not directly generate a substantial new population requiring new park facilities (see Section XV, Recreation). Therefore, the project would not generate a need for construction or expansion of recreational facilities and no impact would occur.



**a.v. No Impact.** The project would develop a self-storage facility that would not generate a substantial new population to utilize libraries or other public facilities. Therefore, impacts regarding libraries or other public facilities would not occur.

## **XV. RECREATION**

Would the project:

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

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

Discussion/Explanation:

**No Impact:** The project proposes to develop a self-storage facility with associated office space. The project would not include any residential uses or otherwise increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Therefore, no impacts to recreational facilities would occur.

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

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

Discussion/Explanation:

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

## **XVI. TRANSPORTATION AND TRAFFIC**

Would the project:

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

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

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

**Less Than Significant Impact:** The project includes development of a self-storage facility. The project would not have a direct impact related to a conflict with any plans, ordinances, or policies addressing the circulation system. Project trips, or average daily trips (ADTs), associated with construction is estimated to include less than 100 ADT for workers. Given that construction worker trips would be temporary and would be dispersed along different routes based on the origin of the trips, construction worker commuting is not expected to have a significant effect on the capacity of the transportation system.

Operationally, the project is calculated to generate 204 ADT with 12 AM peak hour trips and 19 PM peak hour trips. The project would not generate substantial vehicle trips to the project site (see Section XVII[b] below). The project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including public transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and public transit.

The project would not have a significant impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for Impacts related to Traffic and Transportation. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions from the construction activities. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not conflict with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

b) Conflict or be consistent with CEQA Guidelines Section 15064.3, subdivision?

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

Discussion/Explanation: Per CEQA Guidelines Section 15064.3, *Determining the Significance of Transportation Impacts*, land use projects should be evaluated based on vehicle miles traveled (VMT). In accordance with the County's Draft 2022 Transportation Study Guidelines, the requirements to prepare a detailed transportation VMT analysis apply to all land development projects, except those that meet at least one of the screening criteria. A project that meets at

least one of the screening criteria below would have a less than significant VMT impact due to project characteristics and/or location:

1. Projects Located in a VMT Efficient Area
2. Projects located in Infill Village Area (in Transit Opportunity Areas and Outside of High/Very High Fire Severity Areas)
3. Small Residential and Employment Projects
4. Locally Serving Retail Projects
5. Locally Serving Public Facilities
6. Redevelopment Projects with Lower Total VMT
7. Affordable Housing

The project meets the screening criterion 2 (Projects located in Infill Village Area [in Transit Opportunity Areas and Outside of High/Very High Fire Severity Areas]), as described in further detail below.

**Less than Significant Impact:** CEQA Section 15064.3, *Determining the Significance of Transportation Impacts*, states that for many projects, a qualitative analysis of construction traffic may be appropriate. Since construction traffic is temporary and workers are either travelling to the project jobsite or another jobsite elsewhere, the impact on VMT is considered less than significant.

Given that operation of the proposed project is expected to generate 204 ADT, a Local Mobility Analysis is not required to be prepared for the project, pursuant to the County's adopted Transportation Study Guidelines.

An Infill development is defined by the Governor's Office of Planning and Research (OPR) as "...building within unused and underutilized lands within existing development patterns, typically but not exclusively within urban areas." Multiple land use and transportation network variables were identified to create a quantitative definition for "infill development" in the County, including household density, intersection density, and job accessibility.

Pursuant to the County's adopted Transportation Study Guidelines, the project meets the CEQA VMT screening criteria for projects located in Infill Village Area and will not result in a significant VMT impact. Additionally, the project would serve its local community with self-storage and RV parking, which would reduce regional VMT by providing convenient storage solutions closer to people's homes than currently exist. The nature of the use is intended to serve density in existing travel patterns associated with developed communities. The project requires a minimal number of employees to operate the use and their commutes will occur outside of typical commute hours. Therefore, this project would be consistent with CEQA Guidelines Section 15064.3, subdivision (b), and impacts would be less than significant.

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

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

## Discussion/Explanation:

**Less Than Significant Impact:** The project would not substantially increase driving hazards due to a geometric design feature or incompatible uses. The project would develop a self-storage facility. The project includes sidewalk improvements along the project frontage on Cactus Street. All road improvements would be constructed according to the County's Public and Private Road Standards. Additionally, realignment of the neighbor's driveway as part of the project would avoid conflicts with the proposed project driveway. Therefore, the project would not significantly increase hazards due to design features or incompatible uses, and impacts would be less than significant.

## d) Result in inadequate emergency access?

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

## Discussion/Explanation:

**Less Than Significant Impact:** The Lakeside Fire Protection District, which is the Fire Authority Having Jurisdiction, and the San Diego County Fire Authority, have reviewed the proposed project and associated emergency access roadways and have determined that there is adequate emergency fire access proposed. Access to the project site would be provided via the existing 28-foot access driveway off of Cactus Street. Therefore, the proposed project would not result in inadequate emergency access.

**XVII. TRIBAL CULTURAL RESOURCES**

## Would the project:

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

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

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

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of



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Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

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

Discussion/Explanation:

**Less than Significant with Mitigation Incorporated:** No Sacred Lands were identified by the Native American Heritage Commission (NAHC). County staff contacted the Native American groups and individuals provided by the NAHC to further investigate whether they have knowledge of Sacred Lands occurring on the subject parcels. No response was received. The project site is in a sensitive area and may contain intact subsurface cultural resources deposits. Impacts related to disturbance of tribal cultural resources during project construction would be potentially significant. Implementation of Mitigation Measures CUL-1 and CUL-2 require monitoring by both a qualified archeologist and Kumeyaay Native American Monitor during construction. Implementation of these mitigation measures would reduce potentially significant impacts to below a level of significance.

#### **XVIII. UTILITIES AND SERVICE SYSTEMS**

Would the project:

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

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

Discussion/Explanation:

#### **Less Than Significant Impact:**

##### **Water**

The project would connect to the existing Lakeside Water District water line within the existing access road for water supply. All pipeline improvements and connections are evaluated as part of the project footprint. Consequently, potential impacts associated with construction of these water service connections have been evaluated throughout this IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded water facilities that would cause environmental effects, and impacts would be less than significant.

##### **Wastewater**

The project would construct a new sewer line that would connect to an existing County of San Diego Sanitation District sewer line in the existing access road. Consequently, potential impacts associated with construction of these wastewater facilities have been evaluated throughout this IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded wastewater facilities that would cause environmental effects, and impacts would be less than significant.

### Stormwater

Stormwater runoff from new impervious areas constructed for the project would be treated via impervious area dispersion in compliance with the County's BMP Design Manual. Runoff from the buildings and parking lots would be directed towards the proposed biofiltration basin. No changes in the current drainage patterns are proposed. Design features that would direct flows towards adjacent pervious areas would be located within the project footprint. Consequently, potential impacts associated with drainage features have been evaluated throughout this IS/MND (refer to Section IX, Hydrology and Water Quality). Therefore, the project would not require or result in the relocation or construction of new or expanded stormwater facilities that would cause environmental effects, and impacts would be less than significant.

### Natural Gas

The project would not include natural gas appliances or natural gas plumbing; therefore, the project would not require or result in the relocation or construction of new or expanded natural gas facilities that would cause environmental effects, and no impacts would occur.

### Electric Power and Telecommunications

The project would connect to electrical and fiber optic infrastructure that already serves the project site. Connections to this infrastructure would be located within the project footprint. Consequently, potential impacts associated with these infrastructure connections have been evaluated throughout this IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded electric power or telecommunications facilities, and impacts would be less than significant.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project requires water service from the Lakeside Water District. According to the service availability form provided by the Lakeside Water District (Appendix L), the District has adequate water resources and entitlements to serve the project. Therefore, the project would have sufficient water supplies and impacts would be less than significant.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project requires wastewater service from the County Sanitation District. The County Sanitation District has indicated adequate capacity is available to serve the project. Therefore, impacts would be less than significant.

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

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:

**Less Than Significant Impact:** All solid waste facilities, including landfills require solid waste facility permits to operate. In the 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

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(Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.).

In October 2014, Governor Brown signed AB 1826 Chesbro (Chapter 727, Statutes of 2014), requiring businesses to recycle their organic waste. On and after January 1, 2016, local jurisdictions across the state were required to implement an organic waste recycling program to divert organic waste generated by businesses, including multi-family residential dwellings that consist of five or more units. Organic waste for the purposes of AB 1826, means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The law phased in the requirements for businesses over time, while offering an exemption process for rural counties.

As part of the building permit for this project and during construction, this project would be required to comply with the County Ordinance Section 68.508 through 68.518 (Diversion of Construction and Demolition Materials from Landfill Disposal). The ordinance requires a 70 percent diversion rate by the construction and demolition projects, which must include, at a minimum 90 percent diversion of inert material. The project would be in compliance with County ordinances upon submission of a Construction and Demolition Debris Management Plan prior to the issuance of a building permit. Project operations and waste management methods would be consistent with the County's Strategic Plan to Reduce Waste (2017) through the support of commercial composting programs to reduce organic waste and comply with established waste diversion requirements. The project would deposit all solid waste at a permitted solid waste facility, and therefore, would comply with federal, state, and local statutes and regulations related to solid waste.

Operationally, the self-storage managers and the on-site restroom would be the only generators of solid waste from the site. As far as self-storage customer's solid waste, per lease requirements with the applicant, they would be required to haul their own solid waste off the site. Therefore, the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and impacts would be less than significant.

## **XX. WILDFIRE**

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

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

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

Discussion/Explanation:

**Less than Significant Impact:** The project is not located in a moderate, high, or very high fire hazard severity zone as mapped by CAL FIRE. The project is completely surrounded by



urbanized developed areas and/or irrigated landscaped lands, and no wildlands are adjacent to the project site. Also, a Fire Service Availability Letter and conditions have been received from the Lakeside Fire Protection District (Appendix K). The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be 3 minutes. The Maximum Travel Time allowed pursuant to the Safety Element is five minutes. Additionally, the project would develop a self-storage facility, which would not pose a fire risk from operations. Therefore, based on the location of the project; review of the project by County staff; and through compliance with the Lakeside Fire Protection District's conditions, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

- b) Substantially impair an adopted emergency response plan or emergency evacuation plan?

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

Discussion/Explanation:

**Less than Significant Impact:** The project is not located in a moderate, high, or very high fire hazard severity zone. The project would provide emergency access in accordance with the requirements of the Lakeside Fire Protection District. Access to the project would be provided by the existing access road on Cactus Street. Therefore, the proposed project would not impede access of emergency vehicles to the project site or any surrounding areas, and impacts would be less than significant.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project is not located in a moderate, high, or very high fire hazard severity zone. The project site is surrounded by urbanized, developed land uses. There is no wildland vegetation in the vicinity of the project site; therefore, the proposed project would not exacerbate wildfire risks, nor would it expose project occupants to pollutant concentrations as a result of wildfire occurrence. Therefore, impacts would be less than significant.

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

☐ Potentially Significant Impact      ☒ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated      ☐ No Impact

Discussion/Explanation:

**Less than Significant Impact:** The project would not require installation of any new infrastructure that would exacerbate fire risk or that would result in ongoing impacts to the environment. On-site firefighting water needs would be met from the fire hydrant that are proposed for the project site. The existing fire hydrant along Cactus Street would be moved and located on the north side of the access driveway adjacent to the proposed project. Access to the project site would be provided via the existing 28-foot access driveway off Cactus Street.

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

☐ Potentially Significant Impact      ☒ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated      ☐ No Impact

Discussion/Explanation:

**Less than Significant Impact:** As described in Section X, Hydrology, the project site is not currently prone to flooding; therefore, the project site would not be prone to onsite flooding following construction of the project. As described in Section VII, Geology and Soils, the project site was previously graded, is currently flat, and does not provide evidence of landslides on the project site or within the surrounding area. Due to the aforementioned factors, the project site 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. Impacts would be less than significant.

#### **XXI. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

☐ Potentially Significant Impact      ☐ Less than Significant Impact

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☒ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact with Mitigation:** As described in Section IV(a), implementation would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal. As described in Section V(b), implementation of Mitigation Measure CUL-1 and CUL-2 would reduce impacts to archaeological resources to less than significant. As described throughout the IS/MND, all other project-level impacts would be less than significant without mitigation. Based on the analysis in this document, the County finds that with the incorporation of required mitigation measures, this project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

☐ Potentially Significant Impact ☒ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

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

PROJECT NAME	PERMIT/MAP NUMBER
East County Square	SP-94-001
Lakeshore Apartments	STP-14-017
Parkside Villa TPM	TPM-21048

**Less Than Significant With Mitigation Incorporated:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Sections I through XX of this form. In addition to project-specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

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

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** As discussed in this Initial Study, the proposed project's potentially significant impacts to cultural resources and tribal cultural resources would be mitigated to a less than significant level. All other impacts were deemed less than significant and are discussed in this IS/MND. Therefore, the proposed project would not cause substantial adverse effects on human beings, either directly or indirectly, and the project has been determined not to meet this Mandatory Findings of Significance.



**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](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

## California Air Pollution Control Officers Association (CAPCOA)

- 2008 CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, January.

## California Air Resources Board (CARB)

- 2005 Air Quality and Land Use Handbook: A Community Health Perspective. California Air Resources Board. April.
- 2022 2022 Scoping Plan for Achieving Carbon Neutrality. California Air Resources Board. November 16.

## California Department of Transportation (Caltrans)

- 2019 California State Scenic Highway Mapping System.  
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>.
- 2020 Transportation and Construction Vibration Guidance Manual. April. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf>.

## California Public Utilities Commission

- 2021 Renewables Portfolio Standard Annual Report. November.

## Office of Environmental Health Hazard Assessment (OEHHA)

- 2015 Air Toxics Hot Spots Program Guidance Manual for the Preparation of Risk Assessments (Guidance Manual), February.

## San Diego, County of

- 2008 County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements, Mineral Resources.  
[https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Mineral\\_Resource\\_Guidelines.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Mineral_Resource_Guidelines.pdf)
- 2009 County of San Diego Guidelines for Determining Significance Paleontological Resources.  
<https://www.sandiegocounty.gov/dplu/docs/Paleo-Guidelines.pdf>.
- 2011 Tables N-1 and N-2 of the General Plan Noise Element.
- 2018 Climate Action Plan. February.  
<https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/cap/publicreviewdocuments/PostBOSDocs/San%20Diego%20County%20Final%20CAP.pdf>
- 2020 Ordinance Sections 68.511 through 68.520 of the San Diego County Code Of Regulatory Ordinances Relating to Diversion of Construction and Demolition Materials from Landfill

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Disposal. Amended and Effective March 13.

[https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID\\_WASTE\\_PLANNING\\_and\\_RECYCLING/Files/Updated%20ordinance%20for%20the%20web%20V2.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID_WASTE_PLANNING_and_RECYCLING/Files/Updated%20ordinance%20for%20the%20web%20V2.pdf).

2022 County Of San Diego Construction & Demolition (C&D) Debris Recycling Permit Instructions.  
[https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID\\_WASTE\\_PLANNING\\_and\\_RECYCLING/UpdatedCDResources/Permit\\_Instructions\\_July22.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID_WASTE_PLANNING_and_RECYCLING/UpdatedCDResources/Permit_Instructions_July22.pdf).

2024 State Water Resources Control Board (9SWRCB). Geotracker.  
<https://geotracker.waterboards.ca.gov/>

2004 URS. Jurisdictional Hazard Mitigation Plan San Diego.



## County of San Diego

**DAHVIA LYNCH**  
DIRECTOR

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

**VINCE NICOLETTI**  
ASSISTANT DIRECTOR

### LIST OF APPENDICES

- A Air Quality Technical Report
- B MSCP Conformance Statement
- C Cultural Resources Survey Report
- D Cultural Resources Review
- E GHG Emissions Technical Report
- F Preliminary Geotechnical Evaluation
- G BAAQMD Justification Report
- H Priority Development Plan Stormwater Quality Management Plan
- I Drainage Study
- J Acoustical Analysis Report
- K Fire Service Availability Letter
- L Water Service Availability Letter

**MULTIPLE SPECIES CONSERVATION PROGRAM  
CONFORMANCE STATEMENT**

**Woodside Self Storage  
PDS2022-MUP-22-006, APN 394-122-16-00**

**April 24, 2024**

Summary

The project proposes the construction of a self-storage facility. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.



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

FOR PURPOSES OF CONSIDERATION OF  
Woodside Self Storage  
PDS2022-MUP-22-006; PDS2022-TPM-21302; PDS2022-ER-21-14-003

April 24, 2024

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** – Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

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 24, 2024.

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

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

The Project will obtain its water supply from Helix Water District and does not propose the use of groundwater.

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

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

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

The Floodways and Floodplain Fringe section

YES

NO

NOT APPLICABLE/EXEMPT

(Sections 86.604(c) and (d)) of the Resource Protection Ordinance?

☒☐☐

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

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

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

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

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

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

### ***Wetland and Wetland Buffers:***

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

### ***Floodways and Floodplain Fringe:***

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.

***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.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

A Priority Development Stormwater Quality Management Plan has been reviewed and is found to be complete in compliance with the WPO.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Noise Ordinance – Section 36.404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The site is zoned C36 that has a one-hour average sound limit of 60 dBA from 7am to 10pm and 55 dBA from 10pm to 7am. The adjacent properties are zoned C36 and RU. RU has a one-hour average sound limit of 50 dBA from 7am to 10pm and 45 dBA from 10pm to 7am. Based on review by staff the project's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is 55 dBA, because the project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36.409

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. In addition, the project will be conditioned with "Good Practice Measures," that will minimize short-term noise levels caused by construction activities. Measures to reduce construction/demolition noise shall be included in contractor specifications and include the following:

- a. Affected property owners shall be notified in writing two weeks prior to construction activity within 500 feet of their property boundaries.
- b. Turn off equipment when not in use.

- c. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- d. Use equipment with effective mufflers.
- e. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
- f. Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;
- g. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- h. Usage of truck engine exhaust compression braking systems shall be limited to emergencies.
- i. Radios and other noise-generating "personal equipment" shall be prohibited.
- j. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site. Such techniques shall include but not be limited to the construction of temporary sound barriers or sound blankets between construction sites and nearby noise-sensitive receptors.

Based on the information provided, the noise level generated from the construction activities is not anticipated to exceed the standards and therefore compliance with the Noise Ordinance, Sections 36.408 and 36.409.



## Attachment E – Environmental Findings

**Woodside Self Storage**

**PDS2022-MUP-22-006; PDS2022-TPM-21302;  
PDS2022-ER-21-14-003**

**ENVIRONMENTAL FINDINGS  
September 20, 2024**

**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 PDS2022-ER-21-14-003 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 (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 April 24, 2024, on file with Planning & Development Services as Environmental Review Number PDS2022-ER-21-14-003.
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.).

## Attachment F – Public Documentation



County of San Diego, Planning & Development Services  
**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT REVIEW**  
**ZONING DIVISION**

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Record ID(s): \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Manager: \_\_\_\_\_

Project Manager's Phone: \_\_\_\_\_

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 that 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 at your earliest convenience.

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.





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County of San Diego, Planning & Development Services

**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT RECOMMENDATION**  
**ZONING DIVISION**

Record ID(s): \_\_\_\_\_

Project Name: \_\_\_\_\_

Planning/Sponsor Group: \_\_\_\_\_

Results of Planning/Sponsor Group Review

Meeting Date: \_\_\_\_\_

**A. Comments made by the group on the proposed project.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. Advisory Vote:** The Group ☐ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

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

- MOTION:**
- ☐ Approve without conditions
  - ☐ Approve with recommended conditions
  - ☐ Deny
  - ☐ Continue

**VOTE:** \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_ Vacant / Absent

**C. Recommended conditions of approval:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reported by: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_

**Please email recommendations to BOTH EMAILS;**

**Project Manager listed in email** (in this format): [Firstname.Lastname@sdcounty.ca.gov](mailto:Firstname.Lastname@sdcounty.ca.gov) and to [CommunityGroups.LUEG@sdcounty.ca.gov](mailto:CommunityGroups.LUEG@sdcounty.ca.gov)

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County of San Diego, Planning & Development Services  
**COMMUNITY PLANNING OR SPONSOR  
 GROUP PROJECT REVIEW**  
 ZONING DIVISION

Record ID(s): PDS2022-MUP-22-006

Project Name: Woodside Self Storage

Project Manager: Robert Garmo

Project Manager's Phone: 619-441-2500

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.



County of San Diego, Planning &amp; Development Services

**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT RECOMMENDATION**  
**ZONING DIVISION**
Record ID(s): PDS2022-MUP-22-006Project Name: Woodside Self StoragePlanning/Sponsor Group: Lakeside Design Review Board

Results of Planning/Sponsor Group Review

Meeting Date: 6-8-22**A. Comments made by the group on the proposed project.**

MUST come back with Lighting and  
landscape plan

**B. Advisory Vote:** The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

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

**MOTION:**

- ☒ Approve without conditions  
☐ Approve with recommended conditions  
☐ Deny  
☐ Continue

VOTE: 5 Yes 0 No 0 Abstain 2 Vacant/Absent

**C. Recommended conditions of approval:**

same

Reported by: Frank Hilliker Position: Chair Date: 6-8-22

Please email recommendations to BOTH EMAILS;

 Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to  
CommunityGroups.LUEG@sdcounty.ca.gov

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County of San Diego, Planning & Development Services  
**COMMUNITY PLANNING OR SPONSOR  
 GROUP PROJECT REVIEW**  
 ZONING DIVISION

Record ID(s): PDS2022-MUP-22-006

Project Name: Woodside Self Storage

Project Manager: Robert Garmo

Project Manager's Phone: 619-441-2500

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.





County of San Diego, Planning & Development Services  
**COMMUNITY PLANNING OR SPONSOR  
 GROUP PROJECT RECOMMENDATION**  
 ZONING DIVISION

Record ID(s): PDS2022-MUP-22-006

Project Name: Woodside Self Storage

Planning/Sponsor Group: Lakeside Design Review Board

Results of Planning/Sponsor Group Review

Meeting Date: 7-13-22

A. Comments made by the group on the proposed project.

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B. **Advisory Vote:** The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

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

**MOTION:** ☒ Approve without conditions  
☐ Approve with recommended conditions  
☐ Deny  
☐ Continue

VOTE: 5 Yes — No — Abstain 2 Vacant/Absent

C. Recommended conditions of approval:

---



---



---



---

Reported by: [Signature] Position: Chair Date: 7-13-22

Please email recommendations to BOTH EMAILS;  
 Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to  
CommunityGroups.LUEG@sdcounty.ca.gov

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## Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services  
**APPLICANT'S DISCLOSURE OF OWNERSHIP  
INTERESTS ON APPLICATION FOR ZONING  
PERMITS/ APPROVALS**  
**ZONING DIVISION**

Record ID(s) \_\_\_\_\_

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 *ownership interest* 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 1127 of The Zoning Ordinance defines Person as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Print Name*

----- OFFICIAL USE ONLY -----

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For any questions, please email us at: [PDSZoningPermitCounter@sdcounty.ca.gov](mailto:PDSZoningPermitCounter@sdcounty.ca.gov)  
<http://www.sdcounty.ca.gov/pds>

