



The County of San Diego

Planning Commission Hearing Report

Date:	March 6, 2026	Case/File No.:	Chabad Jewish Center of Rancho Santa Fe Major Use Permit; PDS2023-MUP-23-013; PDS2023-ER-23-13-003
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Major Use Permit for a Religious Assembly Center and Child Care Facility
Time:	9:00 am	Location:	14906 Via De La Valle, Del Mar, 92014
Agenda Item:	#1	General Plan:	Semi-Rural Residential (SR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Single Family Residential (RS)
Applicant/Owner:	Ted Shaw/Atlantis Group	Community:	San Dieguito Community Plan Area
Environmental:	Mitigated Negative Declaration	APN.:	302-110-29-00, 302-110-30-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) for the Chabad Jewish Center of Rancho Santa Fe (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Project includes a request to establish a religious assembly use and a child care center use accommodating up to 50 children. The proposal includes construction of a 13,845-square-foot assembly building, retention of three existing structures, and site improvements such as parking, landscaping, and right-of-way enhancements. Uses associated within the proposed new building's Religious Assembly will include administration offices, mikvah, religious education classes, kitchen, childcare, and meeting spaces. Outdoor spaces will include landscaped garden areas, courtyard, playground, and perimeter screening/fence. The retail use, currently a candle shop, will remain and continue operating within its current structure. The Project is located on an approximately 2.43-acre property within the San Dieguito Community Planning Area.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and

found the Project to be consistent with the inclusion of conditions in the Project Form of Decision (Attachment B). The Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, the required findings can be made, and staff recommends approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project and 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 D).
2. Grant Major Use Permit PDS2023-MUP-23-013, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

The project site is developed with a mix of residential and commercial structures. Existing development includes an approximately 3,395 square foot retail building, an approximately 1,701 square foot single-family residence, an approximately 582 square foot office building, a masonry construction material showroom with a stone yard and several accessory outbuildings. The single-family residence is located on the southeastern portion of the property and was originally constructed in the late 1800s, prior to the establishment of building permit requirements. According to the historical report, the original home was replaced by a new residence by the 1980s, which has since undergone multiple renovations and expansions.

Since 1928, portions of the project site have been used for manufacturing and retail sales associated with the Knorr Candle Factory. Historic records indicate that the Knorr Candle Factory was fully developed on the site by 1953, expanded through multiple construction phases including post-fire reconstruction in 1982, and operated as a candle manufacturing and retail facility until its closure in 2023. In addition, the site has also been used as a stone yard and retail showroom for the Venetian Architectural Stone Masonry Company. The Project would retain the candle shop/commercial building, the single-family residence, and the office building. The masonry retail showroom and associated accessory outbuildings are proposed to be demolished and removed.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project is located directly north of Villa De La Valle, approximately 1.9-miles east of Interstate 15, in the San Dieguito Community Planning Area, within unincorporated San Diego County (APNs 302-110-29 and 30) (Figures 1). The project site was previously used as a stone yard and candle manufacturer and is currently developed with an existing retail shop, single-family home, accessory office, stone yard, and outbuildings.

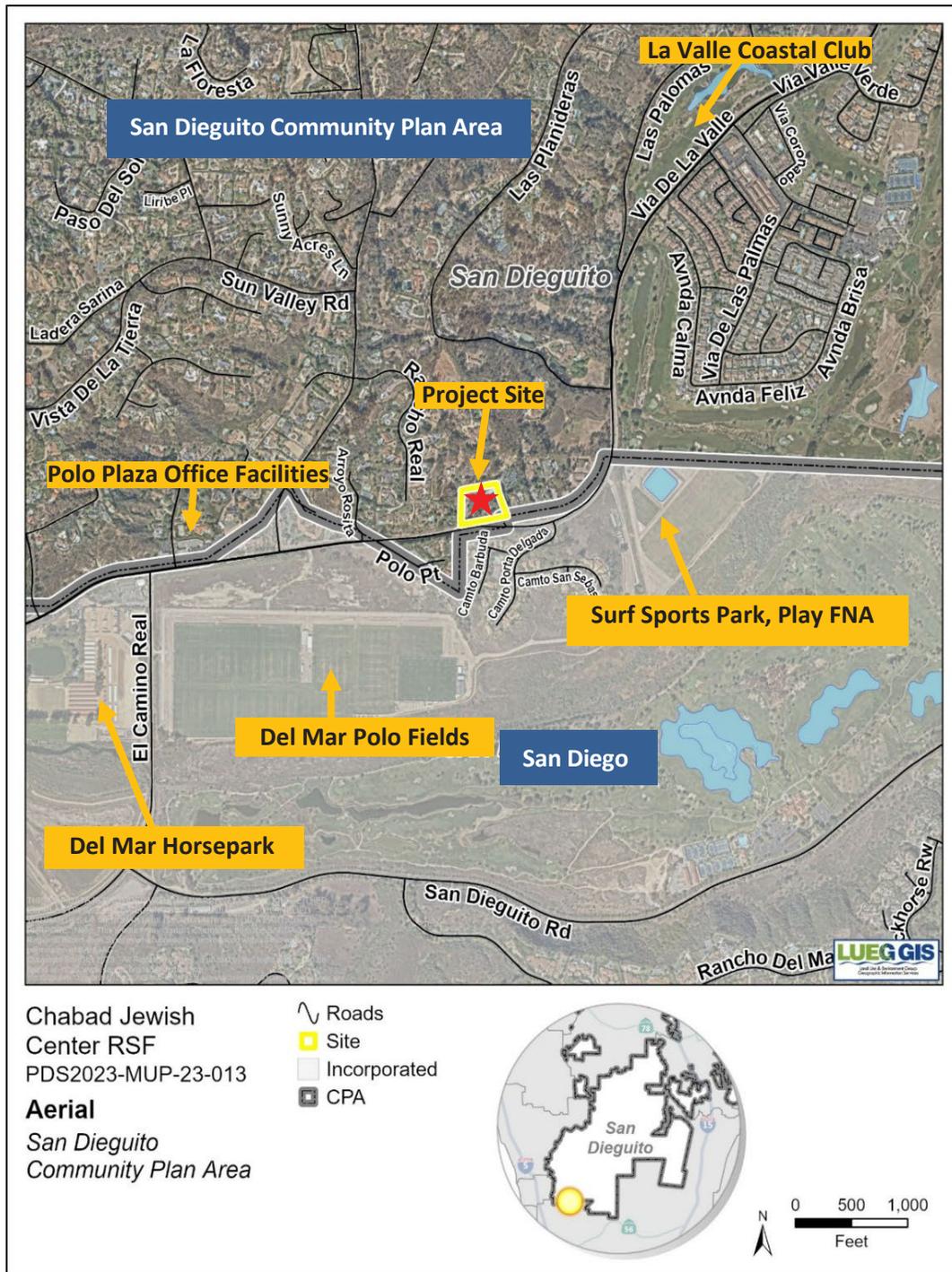


Figure 1: Vicinity Map

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-2). The Semi-Rural Residential (SR-2) designation is intended for low-density residential neighborhoods, recreation areas, and agricultural operations that serve as a transition between Village and Rural Lands, with development designed to blend with the natural landscape and preserve open space, at a maximum density of one dwelling unit per 2, 4, or 8 acres depending on slope.



Figure 2: Site Photo – Looking northeast from Via De La Valle



Figure 3: Site Photo – Looking south from Via De La Valle

The project site is bounded by Via de la Valle to the south and is primarily surrounded by residential uses. Outside the immediate vicinity the area includes a mix of recreational and sports facilities such as the Del Mar Polo Fields, Del Mar Horsepark, Surf Sports Park, Play FNA, and La Valle Coastal Club, as well as limited commercial uses including Rancho Real Group Retreat and Scott & Co. Skin. Zoning designations in the surrounding area consist of Single-Family Residential, Rural Residential, Open Space, and Agricultural uses, reflecting the semi-rural character of the community. The Zoning Use Regulation for the site is Single Family Residential (RS). The religious assembly and child care center uses are permitted within the Single Family Residential zone upon approval of a Major Use Permit.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (Sr-2)	Residential - Single (RS), Rural Residential (RR)	Las Planideras	Residential
East	Semi-Rural Residential (SR-2), Village Residential (VR-7.3), Village Residential (VR-10.9) Open Space,	Residential - Single (RS), Rural Residential (RR), Residential - Variable (RV), Agriculture (A), N/A, City of San Diego	Via De La Valle	Whispering Palms Residential Community with Commercial Facilities, La Valle Coastal Club
South	N/A, City of San Diego	N/A, City of San Diego	Via De La Valle	Del Mar Polo Fields, Del Mar Horsepark, Surf Sports Park, Play FNA
West	Semi-Rural Residential (SR-2), Office Professional, N/A, City of San Diego	Commercial and Office (C30), Transportation and Utility (S86), (RS) Residential - Single (RS), N/A, City of San Diego	Arroyo Rosita, El Camino Real, Interstate 15	Polo Plaza Office Facilities, Scott & Co. Skin

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

E. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a Major Use Permit (MUP) to develop a civic, religious assembly use, pursuant to Zoning Ordinance Section 1348, and a child care center use, pursuant to Zoning Ordinance Section 1332, on two lots totaling approximately 2.43 gross acres. The Project proposes development of one new religious assembly building and continued use of select existing structures, together with parking, circulation, landscaping, retaining walls, signage, stormwater improvements, and roadway frontage improvements along Via De La Valle. The project provides 62 parking spaces where 47 are required. Total site coverage will be approximately 19,898 square feet, which is below the maximum 20,821 square feet allowed by the 0.20 lot coverage requirement in the Single Family Residential (RS) zone. The new building would include construction of an approximately 13,845-square-foot Shul, a Jewish community religious facility, with approximately 11,550 square feet of ground-floor building coverage. The Shul would include associated interior uses such as administrative offices, a mikvah, religious education classrooms, kitchen, meeting spaces, and childcare-related areas. Outdoor areas would include landscaped garden areas, a courtyard, a

playground, and approximately 1,870 square feet of shade/covered areas intended to support outdoor religious or community gatherings.



Figure 4: Conceptual rendering of the northern main entrance.

Existing development on the property includes a retail commercial space, a single-family residence, an office accessory structure, a stone yard with showroom, and various outbuildings. The Project would retain the retail building, the residence, and the office accessory structure but would remove the stone yard, showroom, and other outbuildings. The retail use would continue with a shift in merchandise toward religious and Chabad-related items. The residence and accessory structure are occupied, would continue to be used as a residence, and are not part of the religious assembly facility operations.

Access to the Project will be provided from Via De La Valle through two gated driveways serving the parking areas, with on-site circulation designed to manage higher-activity periods such as services and childcare drop-off and pick-up. The Project includes a total of 62 on-site parking spaces, along with new improved drive aisles. Parking areas will utilize permeable paving, and the Project will include an underground stormwater storage and treatment system. Controlled access features will include gated driveways, perimeter fencing, and security measures during higher-attendance services, with emergency access coordinated through fire department protocols.

Operations will include religious services, administrative functions, classes/small gatherings, and childcare. Typical Shabbat services will take place on Friday evenings and Saturday mornings and will include a meal within the service timeframe. The facility is intended to accommodate congregational growth over time, with a maximum occupancy of 300 people. Current attendance is typically 20 to 30 adults plus children, while holiday services and special events may draw up to 100 adults plus children. Weekly Shabbat services, holiday observances, and other gatherings will

be supported within this maximum capacity. Weekday operations will include administrative functions during standard business hours and small classes and group gatherings primarily in the afternoon and early evening. The applicant anticipates a limited number of special events annually; any amplified sound associated with these events will be required to comply with the County Noise Ordinance.

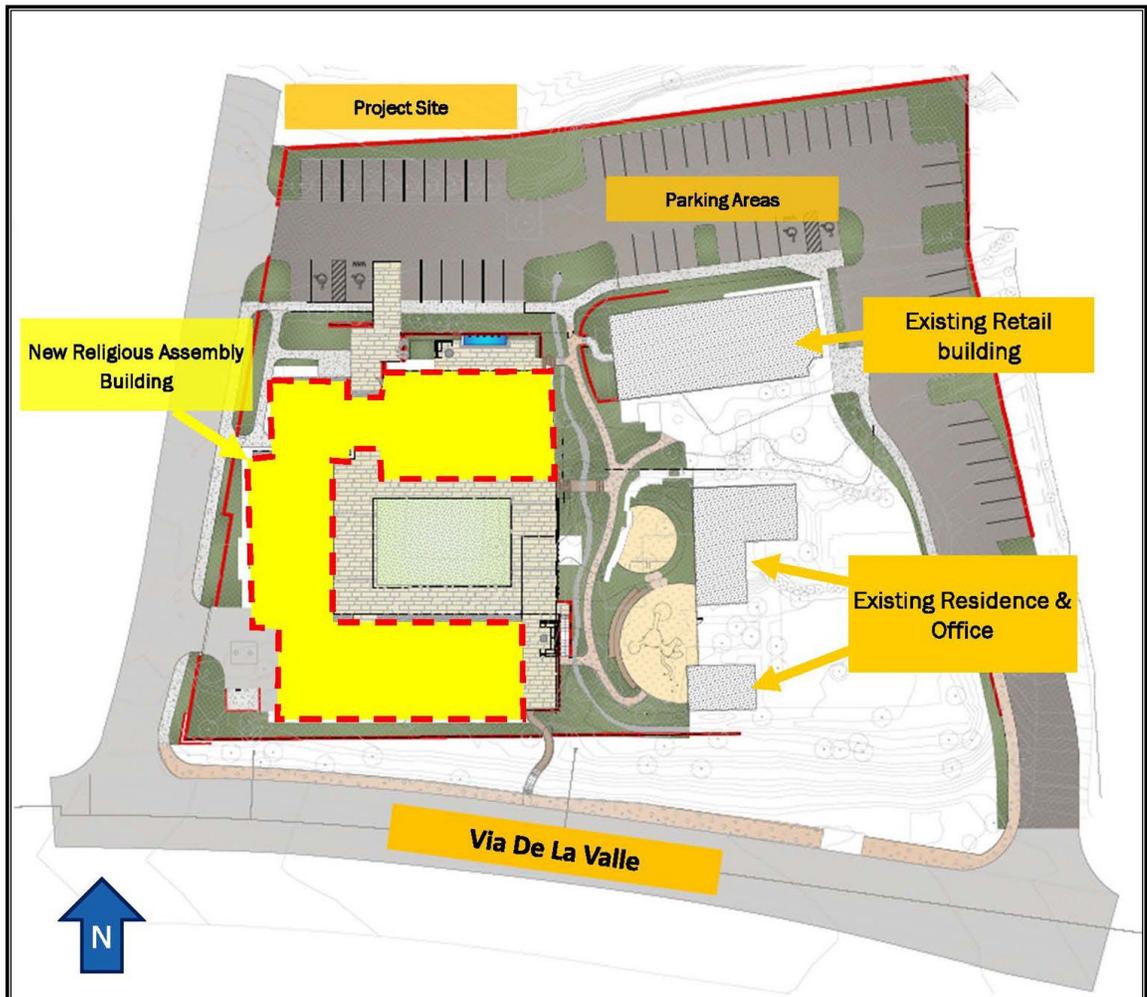


Figure 5: Proposed Project layout

The child care center use may be located within any of the buildings, with specific tenant improvements and a detailed layout to be finalized during the building permit phase. Childcare services are proposed for up to 50 children, approximately six months to six years old, operating Monday through Friday from 6:00 AM to 6:00 PM. If enrollment reaches 50 children, staffing is estimated at approximately 12 employees, depending on age mix and staffing ratios. Childcare drop-off/pick-up will be managed onsite using a controlled circulation pattern (entering from the east driveway and exiting through the west driveway) coordinated by staff.

Security for the site will be provided through controlled access and protective measures. Two gated driveways from Via De La Valle will serve the parking areas, with low-scale signage designed to comply with the County's Dark Skies Ordinance. A perimeter security fence will enclose the property

to maintain restricted entry. During Saturday services, a security guard will be present on-site to monitor and secure the premises. Gate access will be provided to members, and emergency access will be ensured through a Knox box for the Rancho Santa Fe Fire Protection District.



Figure 6: Western Elevation of the Shul along the private driveway

Improvements along Via De La Valle will consist of a five-foot decomposed granite (DG) pedestrian pathway behind the existing asphalt concrete dike, installing pedestrian fencing, and providing proper transitions, tapers, and traffic striping to accommodate an extended turn lane with two separate left-hand turns, one at each driveway pursuant to the Conceptual Striping Figure 1 in the Chabad Jewish Center of Rancho Santa Fe Access Analysis memo, dated October 15, 2024, all in accordance with County Public Road Standards. In addition, the private driveway and internal access aisles will be upgraded to meet fire code requirements, including a minimum 24-foot unobstructed width with asphalt concrete pavement. If a reciprocal access easement or prescriptive rights determination cannot be obtained for the western access, the access will be relocated fully within the project site and reconstructed to County standards, which includes repaving the private drive along the western portion of the property to provide safe and compliant access. All driveway improvements, turnarounds, and private road upgrades will be designed and constructed per County standards, subject to approval by the Rancho Santa Fe Fire Protection District. These improvements will require grading plan approval, secured agreements, and construction permits for any work within the County right-of-way prior to issuance of building permits and occupancy.

Earthwork for the project will consist of approximately 2,688 cubic yards of cut, 3,225 cubic yards of fill, and about 537 cubic yards of imported material, with grading proposed as part of a single construction phase anticipated to occur over approximately 17 months. Tribal monitoring will occur during all ground-disturbing activities in accordance with the County's cultural resource guidelines and the approved Treatment Agreement and Preservation Plan.

The Project will be served by the Santa Fe Irrigation District for water service and will continue to rely on an on-site septic system for the existing buildings, with a new wastewater treatment system installed for the new assembly building. Fire protection will be provided by the Rancho Santa Fe Fire Protection District, and school services will be provided by the Solana Beach School District and San Dieguito Union High School District.

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

F. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Dieguito Community Plan, the San Diego County General Plan, the Zoning Ordinance, and CEQA. 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 polices of the General Plan?
- b. Does the project comply with the policies set forth under the San Dieguito 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 the California Environmental Quality Act (CEQA)?

2. Analysis

Major Use Permit (MUP) Findings

The discussion below covers 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 Project is consistent with the required findings for a MUP regarding scale, bulk, and coverage, as it is proposed in a location and manner in which it would blend in with the surrounding uses of the area.

The Project includes construction of one new structure, the Shul, along with retention of three existing structures. The Shul has been designed in compliance with all applicable zoning and development regulations, including setbacks, height, and lot coverage, and its architecture incorporates earth-tone colors and cream finishes that complement the surrounding neighborhood. As described in the San Dieguito Community Plan, the surrounding area is characterized by estate-style homes on large lots in a rural setting, and the Shul is designed with articulated forms, a subdued palette, and landscape screening so it fits within the area’s established residential pattern and minimizes its apparent bulk from off-site views. The building is sited within the existing topography and mature vegetation, with supplemental landscaping proposed to further screen the structure and blend it with the existing development. The site’s lower elevation relative to Via De La Valle and perimeter landscaping will minimize visual impacts and maintain harmony in scale, bulk, and coverage. Outdoor areas, including gardens and courtyards, are designed to function as passive spaces, and the overall layout focuses activities internally to reduce light and noise impacts on adjacent properties.



Figure 7: Conceptual rendering of entrance heading west along Via De La Valle

Public facilities and services are available to serve the Project. Water service will be provided by the Santa Fe Irrigation District, fire protection by the Rancho Santa Fe Fire Protection District, and school services by the Solana Beach School District and San Dieguito Union High School District. The Project will continue to rely on the existing on-site septic system for the existing buildings. The Project includes installation of a new, on-site wastewater treatment system for the proposed Chabad Jewish Center, including a new septic tank and new disposal components with a designated reserve area that has been reviewed and approved by the Department of Environmental Health and Quality. (DEHQ) The new system is an alternative on-site disposal approach intended to provide adequate sewage disposal where a conventional system may not be feasible, and it will be designed, permitted, and installed in conformance with applicable State guidelines and DEHQ requirements. Service availability forms have been provided by all applicable agencies.

The Project will not result in harmful effects upon desirable neighborhood character. The design incorporates uses that promote public health and community engagement, including religious assembly, childcare, and educational programs, all of which are compatible with the San Dieguito Community Plan. The site plan strategically places the Shul to maintain visual continuity with existing structures, and proposed landscaping will provide additional screening and aesthetic enhancement.

Traffic

The project was subject to Senate Bill 743 that requires Vehicle Miles Traveled (VMT) to be the metric to determine transportation impacts. The proposed project is considered *locally-serving* and based on the County's adopted Transportation Study Guidelines (TSG) would have a *less than significant* impact for CEQA/Transportation because adding service opportunities within communities improves destination proximity and tends to shorten trips and reduce VMT. The Project also conducted a Local Mobility analysis (LMA) that analyzed roadway operations, multimodal facilities, and project's access points to ensure safety for the public. The LMA concluded that the project driveways will operate at an acceptable Level of Service with the addition of project traffic.

Most project-related trips occur outside of the peak periods which further reduces potential congestion and with proposed improvements including traffic striping to accommodate two separate left-hand turns, one at each driveway, and a dedicated right-turn lane the project will not adversely affect public safety or neighborhood character.

Lighting

The Project includes exterior lighting for exterior signage, building entrances, pedestrian walkways, and on-site circulation, parking areas, and all outdoor lighting will be designed and operated in compliance with the County Light Pollution Code and applicable Zoning Ordinance lighting standards. Consistent with the San Dieguito Community Plan's Dark Sky goal to restrict exterior lighting and require downward-directed, screened lighting that is not visible from adjoining properties or streets, the Project will utilize fully shielded, horizontal cut-off fixtures to eliminate light emitted above the horizontal and minimize skyglow and glare. Exterior lighting will be designed to minimize spill light and light trespass onto adjacent premises and to avoid glare effects for motorists on nearby roadways by directing illumination away from off-site viewers and limiting lighting to what is necessary for safety and security. In response to public comments regarding potential vehicle headlight glare at the western driveway exit, existing dense vegetation along the eastern edge of the adjoining properties and the higher elevation of the western properties relative to the Project site are anticipated to obstruct or prevent direct headlight shine into adjacent properties. Therefore, the location, size, design, and operating characteristics of the Project's lighting, including shielding, orientation, and limitations intended to protect adjacent residences and preserve neighborhood character, ensure the Project remains compatible with surrounding uses.

Noise

The project will not adversely affect the health, safety, or welfare of persons residing or working in the neighborhood with respect to noise. The proposed uses, including religious services, gatherings, and childcare, would primarily occur indoors, with outdoor activities limited. Childcare activities, including outdoor play, were analyzed and found to generate intermittent noise similar to typical residential neighborhoods. The site layout focuses activities internally to minimize light and noise impacts on adjacent properties. The applicant anticipates a limited number of special events annually; any amplified sound associated with these events will be required to comply with the County Noise Ordinance. A Noise Analysis confirmed that outdoor activities, including 300 people in the courtyard, would generate levels below 40 dBA at the property line, which is within the County's 50 dBA daytime limit. Traffic-related noise increases are minimal, and compliance with the County Noise Ordinance ensures that nuisance noise will not exceed allowable limits, thereby preserving compatibility with surrounding uses and neighborhood character.

The site is suitable for the type and intensity of development proposed. The Project responds to existing topography and vegetation, strategically locating the Shul to minimize visual impacts and maintain harmony in scale and coverage. The Project conforms to all General Plan and Zoning Ordinance requirements, and no significant environmental impacts have been identified. Tribal monitoring will occur during all ground-disturbing activities in compliance with County cultural resource guidelines and the approved Treatment Agreement and Preservation Plan.

3. General Plan Consistency

The proposed project is consistent with the following relevant General Plan policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>Goal S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p> <p>Policy S-3.7 – Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.</p>	<p>The project has been reviewed by the Rancho Santa Fe Fire Protection District and will comply with all emergency response and fire safety requirements to protect life and property and maintain essential services during and after a disaster. The project will obtain all required building permits and meet ignition-resistant construction standards, including installation of fire sprinklers and a fire alarm system. The proposed project includes fire access within 150 feet of all exterior walls, two fire hydrants, and the access gate that include a Knox Box override for emergency entry. The proposed Project will include maintained landscaping and vegetation that will reduce fire risk.</p>
<p>Policy LU-2.6 - Development near Neighboring Jurisdictions. Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.</p>	<p>The County and applicant have coordinated with the City of San Diego throughout processing of the Project. The Project is conditioned to coordinate with the City to obtain a Hold Harmless Agreement and an Encroachment Maintenance Removal Agreement for the existing driveway connection to Via De La Valle..</p>
<p>Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County’s LID Handbook.</p>	<p>The Project has incorporated required stormwater management features in accordance with the County’s Low Impact Development (LID) Handbook. Additionally, the Project includes structural BMPs such as a modular wetlands and underground storage vaults in order to address treatment of stormwater for the Project.</p>
<p>Policy LU-6.6 - Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.</p>	<p>The Project has been designed to respect and integrate the natural features of the site into its overall layout. The property sits at a lower elevation than Via De La Valle and is surrounded by mature vegetation along the frontage and property boundaries, which will be preserved to maintain visual screening and community character. The site plan strategically locates the proposed Shul within</p>

	<p>existing topography and vegetation, minimizing grading and disturbance. Additional landscaping is planned to complement the existing trees and enhance the natural setting, creating a cohesive transition between the new structure and the surrounding environment. The site does not contain sensitive biological resources or unique natural features such as rock outcroppings or mature indigenous oaks, and therefore no impacts to such resources will occur. Overall, the design incorporates existing vegetation and avoids sensitive environmental resources, consistent with Policy LU-6.6.</p>
<p>Policy LU-13.2 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The Project will obtain water service from the Santa Fe Irrigation District for the operations of the Project, who agreed to provide service to the Project. The Project will not rely on groundwater or deplete groundwater resources in the area.</p>
<p>Policy LU-14.5 – Alternate Sewage Disposal Systems. Support the use of alternative on-site sewage disposal systems when conventional systems are not feasible and in conformance with State guidelines and regulations.</p>	<p>The Project will continue to rely on an on-site septic system for the existing buildings. The Project will install a new, DEHQ-approved on-site wastewater treatment system for the proposed Chabad Jewish Center. The new system is an alternative on-site disposal approach intended to provide adequate sewage disposal where a conventional system may not be feasible, and it will be designed, permitted, and installed in conformance with applicable State guidelines and DEHQ requirements. As part of DEHQ’s conditions of approval, the applicant must obtain the required DEHQ permits, complete any required testing/verification, and properly abandon any septic components that are no longer used or do not meet current standards.</p>
<p>Goal LU-18 Adequate Civic Uses. Civic uses that enhance community centers and place.</p>	<p>The Project proposes a locally serving religious assembly civic use that will enhance the community by providing this asset to the community.</p>

<p>Policy LU-18.1 Compatibility of Civic Uses with Community Character. Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, small swap meets, farmers markets, or other community gatherings.</p>	<p>The proposed religious assembly building has been designed to ensure compatibility with the surrounding community character and adjoining residential uses. The building footprint, height, and setbacks comply with all applicable zoning regulations, and the architectural style incorporates materials and colors that complement the neighborhood's semi-rural aesthetic. The site plan places the structure within existing topography and mature landscaping, maintaining visual continuity and minimizing intrusion on adjacent properties. The scale and intensity of the use are consistent with the concept of a boutique religious facility, and operations are designed to limit adverse effects on the community by focusing activities internally and providing adequate on-site parking and circulation. These measures collectively ensure that the civic use integrates harmoniously with the character of the San Dieguito Community Planning Area.</p>
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4. Community Plan Consistency

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

Table F-2: Community Plan Conformance

San Dieguito Community Plan Policy	Explanation of Project Conformance
<p>Conservation – General Goal: Provide a desirable, healthful, and comfortable environment for living while preserving San Dieguito’s unique natural resources.</p> <p>Conservation – General Policy (1): Preserve the best natural features of the area in their natural state and avoid the creation of an urbanized landscape.</p>	<p>The project is located on previously disturbed land and does not encroach into sensitive natural resource areas, floodplains, or open space within the San Dieguito Community Plan Area. It preserves existing landscaping where feasible and adds screening plantings, which supports conservation objectives to maintain natural and scenic qualities. No development is proposed on open space easements or designated conservation areas, consistent with preserving the rural and natural character of the area.</p>

<p>Community Services & Facilities -Chapter 4 (P.67): Provide appropriate public and community services and facilities – San Dieguito Community Plan</p>	<p>The project's proposed religious assembly and childcare uses include necessary parking, accessibility improvements, and coordination with local service providers (fire protection by Rancho Santa Fe Fire Protection District, water by Santa Fe Irrigation District). The design considers on-site circulation, site access, and service infrastructure consistent with the policy to ensure effective public service provision and avoid undue demand on community services.</p>
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5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Single Family Residential (RS) zone with the incorporation of conditions of approval (See Table F-3).

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RS	Yes – Upon issuance of a Major Use Permit
Animal Regulation:	Q	N/A
Density:	-	N/A
Lot Size:	1 Ac	Yes
Building Type:	B	Yes
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	E (30', 2 Stories)	Yes
Lot Coverage:	0.20	Yes
Setback:	G (50'-10'-35'-40')	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
<p>Sections 2100 through 2106 define the uses permitted within the Single Family Residential (Rs) Zoning Use Regulation.</p>	<p>The proposal is defined as a Civic, Fraternal or Religious Assembly use, pursuant to Zoning Ordinance Section 1348, and a Child Care Center use, pursuant to Zoning Ordinance Section 1332, which is permitted within the Single Family Residential (RS) zone upon</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP</p>

	approval of a Major Use Permit.	
Section 4300 of the Zoning Ordinance requires the Project to comply with the “C” building type requirements.	The Project meets the building type requirements as detached and attached nonresidential structures are permitted on properties subject to a “C” building type designator. Additionally, any civic use permitted upon issuance of a Major Use Permit is exempt from the Building Type requirements in accordance with Section 4315(a) of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP
Section 4600 of the Zoning Ordinance requires that the Project meet the “E” height requirement of 30 feet.	The Project does not propose any structures that are beyond the 30-foot, 2-story height designator.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the Project meet the “G” setback requirements.	All structures associated with the Project meet the setback designator.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

6. California Environmental Quality Act (CEQA) Completion

The Project has been reviewed for compliance with the CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 39-day public review period from December 18, 2025, through January 26, 2026, and is on file with PDS under Environmental Log Number PDS2023-ER-23-13-003. Staff received 9 formal comments from community residents, members of the Chabad congregation, the Rincon Band of Luiseño Indians, and organizations such as the San Diego Archaeological Society. Comments of concern focused on potential traffic impacts on Via De La Valle, headlight glare and noise from site activities. In the response to comments memo, staff confirmed that the issues raised were adequately analyzed in the MND and did not identify any new significant impacts. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment. Mitigation measures such as an archaeological and tribal monitoring program, paleontological monitoring during grading, soil testing for contamination, and an operations plan for asbestos and lead-based paint have been included in the conditions of approval for the Proposed Project.

The Initial Study and MND can be found in Attachment C – Environmental Documentation of this report.

7. Applicable County Regulations

Table F-5: Applicable Regulations

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

F. COMMUNITY PLANNING GROUP

On December 14, 2024, the San Dieguito Community Planning Group (CPG) voted to recommend approval of the Project by a vote of 11-0-0-1-1 (11 yes, 0 no, 0 abstain, 1 absent, 1 vacant). The San Dieguito CPG considered the Project at several meetings. The Project was first introduced in November 2023, when initial site plans were presented and concerns were raised regarding pedestrian safety crossing Via De La Valle, architectural compatibility with the neighborhood, and loss of mature trees. In July 2024, the applicant returned with revised conceptual plans featuring softened architecture, enhanced landscaping, and a redesigned circulation plan that included a loop driveway to improve safety and reduce traffic impacts. These changes were reviewed by the CPG, which requested additional final plans with elevations, measurements, and landscape details. On December 14, 2024, the CPG voted to recommend approval of the Project. The recommendation included that the Project comply with the San Dieguito Community Plan Dark Sky Policy. The applicant has committed to compliance, and the County will review the lighting plan during building permit phase of the project to ensure compliance.

The San Dieguito CPG meeting minutes and 534 CPG recommendation form can be found in Attachment E – Public Documentation.

G. PUBLIC INPUT

1. Application Initial Submittal

At the time of application submittal, and in accordance with Board Policy I-49 and the noticing requirements in effect of the application submittal, public notices were sent to property owners within a minimum radius of 1,500 feet of the project site. The County received public comments following the notice period, including concerns related to potential traffic impacts on Via De La Valle and questions about circulation and safety, as well as several letters expressing support for the Project and its community benefits.

2. California Environmental Quality Act (CEQA) Public Review

A Mitigated Negative Declaration (MND) was prepared and circulated for a 39-day public review period from December 18, 2025, through January 26, 2026. Public notices were sent to property owners within a 1,500-foot minimum radius of the Project site which included 150 notices. Staff received 9 formal comments from community residents, members of the Chabad congregation, the Rincon Band of Luiseño Indians, and organizations such as the San Diego Archaeological Society. The comment from the Rincon Band of Luiseño Indians acknowledged the County's AB 52 consultation, noted that no Tribal Cultural Resources were identified, and expressed agreement with the proposed cultural mitigation measures, including archaeological and tribal monitoring. The San Diego Archaeological Society concurred with the mitigation measures outlined in the environmental document.

One comment submitted on behalf of a nearby resident raised concerns regarding potential noise and light impacts and requested additional analysis and consideration of a taller wall for attenuation. Two comments from community members expressed opposition based on traffic concerns along Via De La Valle, citing existing congestion from local events and inadequate roadway conditions.

Concerns regarding light from vehicle headlights exiting the western driveway were addressed by noting that dense vegetation and the higher elevation of adjacent properties would block direct light intrusion, and no new significant impact was identified. Noise concerns related to childcare, assembly activities, and traffic were addressed through analysis showing that outdoor gatherings and site operations would remain below County noise thresholds, and traffic-related noise would be considered minimal. As a result, the Final MND concluded that these issues do not create new significant impacts, and no revisions to the Draft MND were required.

The Project includes design considerations and road improvements that will assist with traffic associated with the Project. A Traffic Analysis was conducted for the Project and circulated for public review. The analysis determined that access to the site will function adequately with the proposed improvements. The Project is conditioned to re-stripe Via De La Valle to provide traffic striping to accommodate two separate left-hand turns, one at each driveway into the site, complete a sight distance certification with both the County and the City of San Diego once driveway locations are finalized and construct a decomposed granite (DG) pathway along the Project's frontage to improve pedestrian safety. These measures ensure safe ingress and egress and maintain adequate roadway operations.

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

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment D).
2. Grant Major Use Permit, PDS2023-MUP-23-013, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Cathleen Phan, Project Manager
(619) 756-5903
Cathleen.Phan@sdcounty.ca.gov

Report Approved By:

Vince Nicoletti, Director
(858) 694-2962
Vince.Nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:

Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS

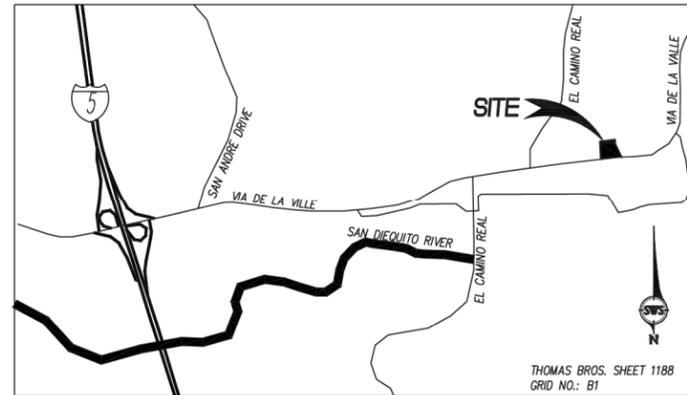
- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2023-MUP-23-013
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Service Availability Forms
- Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

PRELIMINARY GRADING AND UTILITY PLANS FOR:
CHABAD - RANCHO SANTA FE

GRADING NOTE

- ALL GRADING SHALL CONFORM OF THE REQUIREMENTS OF THE GRADING ORDINANCE SECTIONS 87.101 THROUGH 87.804 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES.
- A REGISTERED CIVIL ENGINEER IS REQUIRED TO SUPERVISE INSTALLATION OF THE FILL KEYWAY AND ALL FILL BENCHING AND COMPACTION. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12" IN DEPTH. DPLU FORM #73, MINOR GRADING CERTIFICATION, AND THREE (3) COPIES OF THE COMPACTION REPORT COMPLETED BY A SOILS ENGINEER SHALL BE SUBMITTED PRIOR TO ROUGH GRADE APPROVAL.
- ALL FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DRY DENSITY.
- NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
- MAINTAIN 1% (MINIMUM) SLOPE AWAY FROM ALL BUILDINGS FOR AT LEAST 5'.
- ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING SAN DIEGO COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:
 - DS-8 LOT GRADING
 - DS-10 GRADING OF SLOPES
 - DS-11 REQUIRED SETBACKS
 - D-40 RIP RAP ENERGY DISSIPATOR
 - D-75 DRAINAGE DITCHES
- BERMS SHALL BE REQUIRED AT THE TOP OF ALL FILL SLOPES AND SWALES OR BROW DITCHES SHALL BE REQUIRED AT THE TOP OF ALL CUT SLOPES. ALL BERMS, SWALES, OR BROW DITCHES SHALL CONFORM TO THE DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS LISTED ABOVE.
- REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM
- REQUIRED SLOPE RATIOS ARE AS FOLLOWS:
 - CUTS - 1.5:1 FOR MINOR SLOPES (UP TO 15' VERTICAL HEIGHT)
 - CUTS - 2:1 FOR MAJOR SLOPES (OVER 15' VERTICAL HEIGHT)
 - FILLS - 2:1 (MAXIMUM) FOR ALL FILL SLOPES
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE OWNER AND PERMITEE ARE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTIES. NO PERSON SHALL EXCAVATE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET OR SIDEWALK, OR THE FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY.
- THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY IMPOSE CONDITIONS THAT ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. THE DIRECTOR MAY ALSO MODIFY OR ADD CONDITIONS TO ANY VALID GRADING PERMIT WHEN SUCH MODIFICATIONS OR ADDITIONS ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. SUCH CONDITIONS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - IMPROVEMENT OF EXISTING GRADING TO CONFORM WITH THE GRADING ORDINANCE, AND;
 - REQUIREMENTS FOR FENCING OF EXCAVATIONS OR FILLS THAT WOULD OTHERWISE BE HAZARDOUS, AND;
 - ADEQUATE DUST CONTROL MEASURES.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY. NO EARTH MOVING OR GRADING SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE PROVIDED TO THE FOLLOWING AGENCIES BY CALLING 1-800-422-4133 FOR UTILITY CONTACT INFORMATION
 - SAN DIEGO GAS AND ELECTRIC
 - PHONE SERVICE
 - CABLE TV SERVICE
 - WATER UTILITY
 - SEWER UTILITY
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICE DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION IS OBTAINED, RIGHT TO ENTRY FORM COMPLETED AND VALID GRADING PERMIT ISSUED.
- THE ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANY CONDITIONS IMPOSED BY THE DIRECTOR OF PLANNING AND LAND USE AND IN ACCORDANCE WITH THE GRADING ORDINANCE.



VICINITY MAP

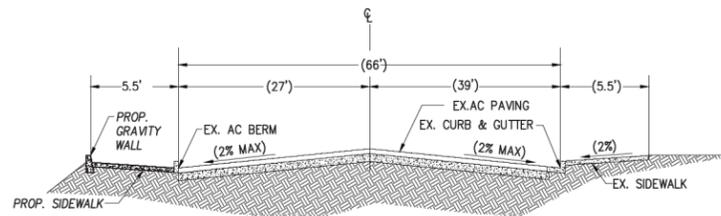
NOT TO SCALE

SHEET INDEX

SHEET DESCRIPTION	SHEET	DC
TITLE SHEET	1	G01
EXISTING CONDITION PLAN	2	C01
GRADING PLAN	3	C02
UTILITY PLAN	4	C03
DETAILS	5	C04
SLOPE ANALYSIS	6	C05
EASEMENT EXHIBIT	7	C06
SIGHT DISTANCE EXHIBIT	8	C07

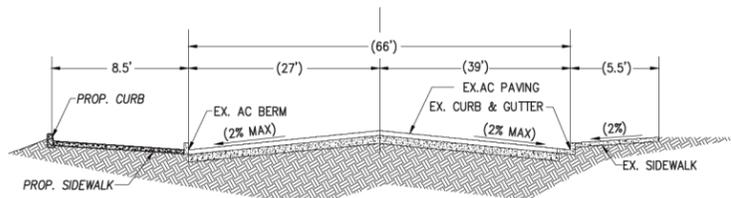
GRADING QUANTITIES

GRADED AREA	1.95 [ACRES]	MAX. CUT DEPTH	10 [FT]
CUT QUANTITIES	2,688 [CYD]	MAX CUT SLOPE RATIO (2:1MAX)	2:1
FILL QUANTITIES	3,225 [CYD]	MAX. FILL DEPTH	10 [FT]
IMPORT	537 [CYD]	MAX FILL SLOPE RATIO (2:1MAX)	2:1



VIA DE LA VALLE - STREET SECTION A-A

NOT TO SCALE



VIA DE LA VALLE - STREET SECTION B-B

NOT TO SCALE

OWNER/APPLICANT

CHABAD OF RANCHO SANTA FE
RABBI LEVI RASKIN
14906 VIA DE LA VALLE
RANCHO SANTA FE, CA 92014
PH. 858-756-7571 / CHABADRSF@GMAIL.COM

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION 20996-3-D

SITE ADDRESS

14906 VIA DE LA VALLE, RANCHO SANTA FE, CA 92014

TOPOGRAPHY SOURCE

310 VIA VERA CRUZ, #205 SAN MARCOS, CA 92078
RANCHO COASTAL ENGINEERING & SURVEYING
DECEMBER 16, 2020

BENCHMARK

C.R.T.N. STATION, "CLBD", HAVING A PUBLISHED MAD 83, EPOCH 2017.50, ELEVATION OF 183.39'

ASSESSORS PARCEL NUMBER

APN: 302-110-29-00, 302-110-30-00

EXISTING LEGAL DESCRIPTION

THAT PORTION OF LOT 4 IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF TOGETHER WITH THAT PORTION OF MAGGIE BRANSON TRACT AS SHOWN ON PARTITION MAP D RANCHO SAN DIEGUITO, FILED IN BOOK OF PATENTS VOLUME 1, PAGE 277 OF OFFICIAL RECORDS

LEGEND

PROPOSED IMPROVEMENTS	STANDARD DWGS.	SYMBOL
PROPERTY LINE/R		---P---
RIGHT OF WAY/R/W		---R/W---
CENTER LINE		---CL---
EXISTING EASEMENT		---E---
CURB (PVT)	SDG-150	---
CURB & GUTTER (PVT)	SDG-151	---
GRADE BRAKE		---
PROPOSED BUILDING		---
4" PCC SIDEWALK (PRIVATE)		---
AC PAVEMENT (PRIVATE)		---
LANDSCAPE AREA		---
6" FIRE WATER SERVICE (PVC) (PVT)	SDW-118	FS
FIRE HYDRANT (PVT)	SDW-104	---
DAYLIGHT LIMIT		---
PROPOSED MINOR CONTOUR		---
PROPOSED MAJOR CONTOUR		---
STORM DRAIN IMPROVEMENTS		
GROUTED RIP-RAP		---
PRECAST CONCRETE CATCH BASIN (PVT - SIZE PER PLAN)		---
STORM DRAIN PIPE (PVT)		SD
EXISTING IMPROVEMENTS		
EXISTING CENTERLINE		---
EXISTING ROW		---
SEWER MANHOLE		---
WATER METER		---
STORM DRAIN PIPE (PVT)		---
WATER LINE (PVT)		(W)---
SEWER LINE (PVT)		(S)---
GAS LINE (PVT)		(C)---
CURB (PVT)		---
6" CURB & GUTTER		---
IRON FENCE		X-X-X-X
CURB RAMP (PVT)		---
SEWER MANHOLE		---
UTILITY		---
WATER VALVE		---
STREET LIGHT		---
FIRE HYDRANT		---
STREET SIGN		---
MINOR CONTOUR		---
MAJOR CONTOUR		---

PRE-CONSTRUCTION NOTICES

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 - AUGUST 31, HAS THE 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: 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.



SDC PDS RCVD 12-12-25
MUP23-013

MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP: 12-31-2025

DATE:



CHABAD - RANCHO SANTA FE
14906 Via De La Valle
Del Mar, CA 92014

Date	Revision
09/08/23	MAJOR USE PERMIT
05/20/25	MAJOR USE PERMIT

Project #: 21-257
Scale: AS SHOWN
Drafted by: DN
Checked by: MDS
Date Issued: 09/22/25

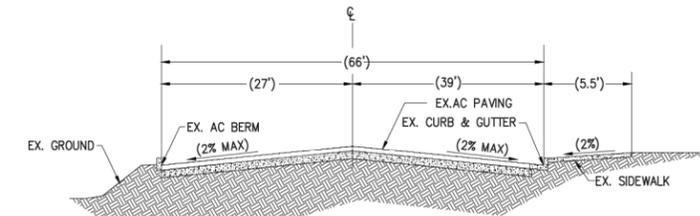
Sheet Title:
TITLE SHEET

Sheet Number:

G01

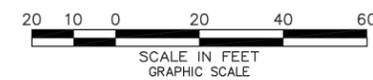
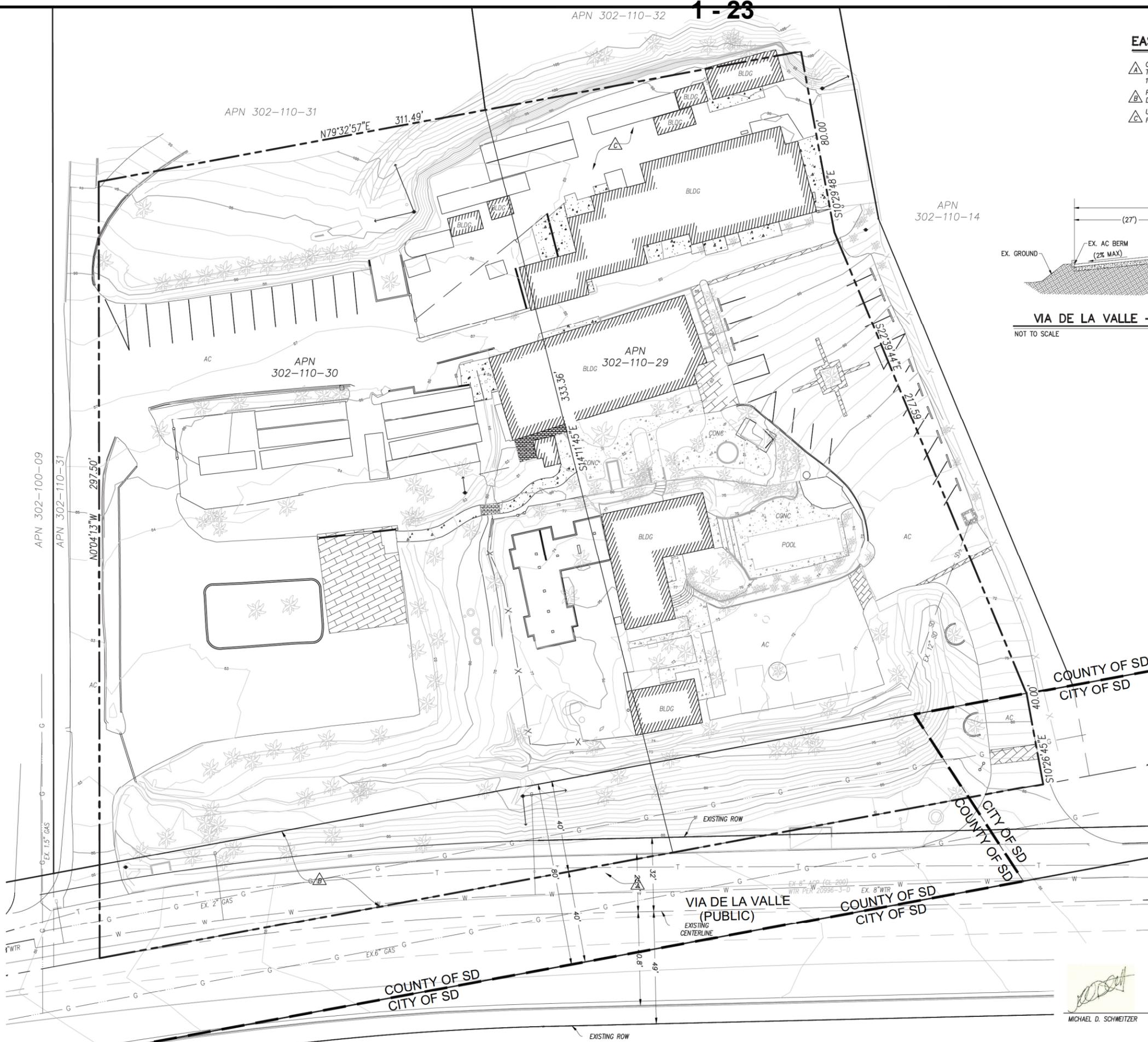
EASEMENT NOTES

- ▲ CENTERLINE OF UTILITY EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY MARCH 27, 1928 IN BOOK 1423, PAGE 473 OF DEEDS (WIDTH NOT DISCLOSED OF RECORD).
- ▲ PUBLIC ROAD EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO NOVEMBER 12, 1930 IN BOOK 1790, PAGE 193 OF DEEDS.
- ▲ UTILITY EASEMENT GRANTED TO SDG&E FEBRUARY 9, 1962 AT FILE/PAGE NO. 24045 OF OFFICIAL RECORDS.



VIA DE LA VALLE – EXISTING STREET SECTION

NOT TO SCALE



[Signature]

MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP: 12-31-2025

DATE:

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 SAN DIEGO • NASHVILLE • PHOENIX • ORLANDO



CHABAD - RANCHO SANTA FE
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 Del Mar, CA 92014

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Sheet Title:
EXISTING CONDITION PLAN

Sheet Number:

C01

NOTES

WORK WITHIN THE CITY OF SAN DIEGO ROW WILL REQUIRE A CITY ENCROACHMENT PERMIT.

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

INDICATES ACCESS RIGHTS RELINQUISHED

EASEMENT NOTES

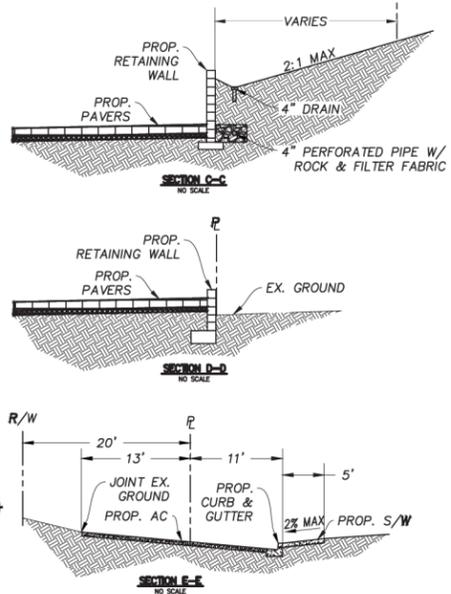
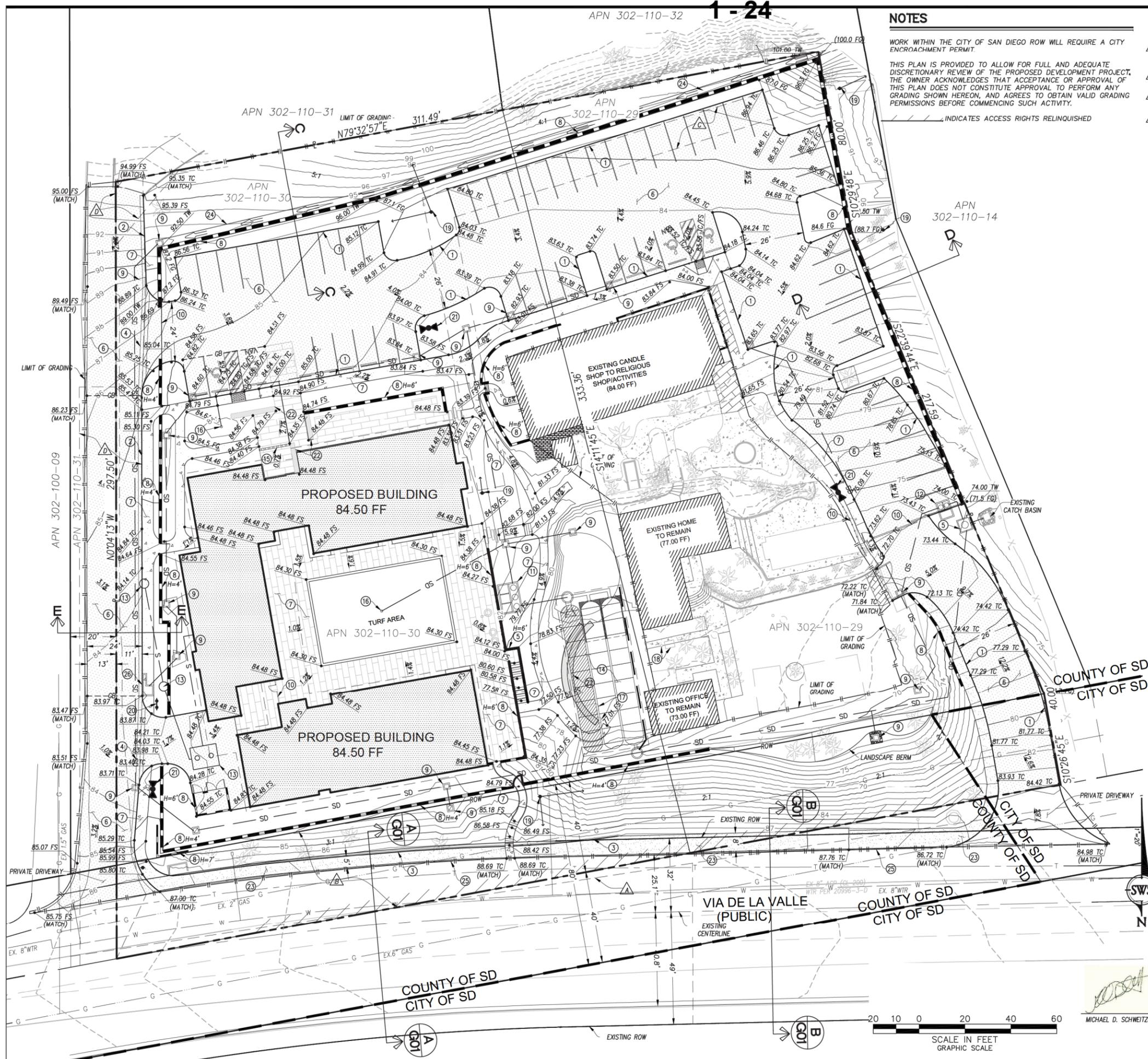
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▲ UTILITY EASEMENT GRANTED TO SD&E FEBRUARY 9, 1962 AT FILE/PAGE NO. 24045 OF OFFICIAL RECORDS.

▲ EASEMENT AGREEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES PER DOC.

- CONSTRUCTION NOTES:**
- CONSTRUCT 6" CURB
 - CONSTRUCT 6" CURB AND GUTTER
 - CONSTRUCT GRAVITY WALL PER SDRSD STD. C-09
 - CONSTRUCT RIBBON GUTTER PER DETAIL 3 SHT. C04
 - STORM DRAIN CLEANOUT TYPE A PER SDRSD STB D-09
 - ASPHALT CONCRETE PER LANDSCAPE PLANS
 - CONSTRUCT WALKWAY (FINISH PER LANDSCAPE PLANS)
 - PROPOSED WALL PER ARCHITECTURAL PLAN
 - PROPOSED 24"x24" PRECAST CATCH BASIN, DETAIL 2 SHT. C04
 - FENCE OR GATE PER ARCHITECTURAL PLAN
 - BIOCLEAN MODULAR WETLAND SYSTEM 8'x12', DETAIL 1 SHT. C04
 - BIOCLEAN MODULAR WETLAND SYSTEM 6'x8', DETAIL 4 SHT. C04
 - SEPTIC TANK & VERTICAL SEPTIC SEEPAGE PITS PER DEH PERMIT
 - ADS STORMTECH UNDERGROUND STORAGE, DETAIL 5 SHT. C03
 - PROPOSED DRAIN TRENCH
 - 12" NDS INLET GRATE
 - EXISTING ABOVE GROUND STORAGE TANK TO BE DEMOLISHED
 - EXISTING SEPTIC TANK AND SEEPAGE PITS TO REMAIN
 - EXISTING POWER POLE TO REMAIN, TO BE UNDERGROUNDED IN FUTURE PHASE
 - FDC AND PIV PER UNDERGROUND FIRE PLANS
 - PROPOSED FIRE HYDRANT PER UNDERGROUND FIRE PLANS
 - CONCRETE BENCH PER LANDSCAPE PLAN
 - 4" DECOMPOSED GRANITE OVER 4" AGGREGATE WALKWAY
 - PROPOSED DRAINAGE BROW DITCH PER SDRSD STD D-75
 - EXISTING AC BERM TO REMAIN
 - CURB INLET TYPE A PER SDRSD STD D-01



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REGISTERED PROFESSIONAL ENGINEER
 No. 59658
 Exp. 12-31-2025
 CIVIL
 STATE OF CALIFORNIA

CHABAD - RANCHO SANTA FE
 14906 Via De La Valle
 Del Mar, CA 92014

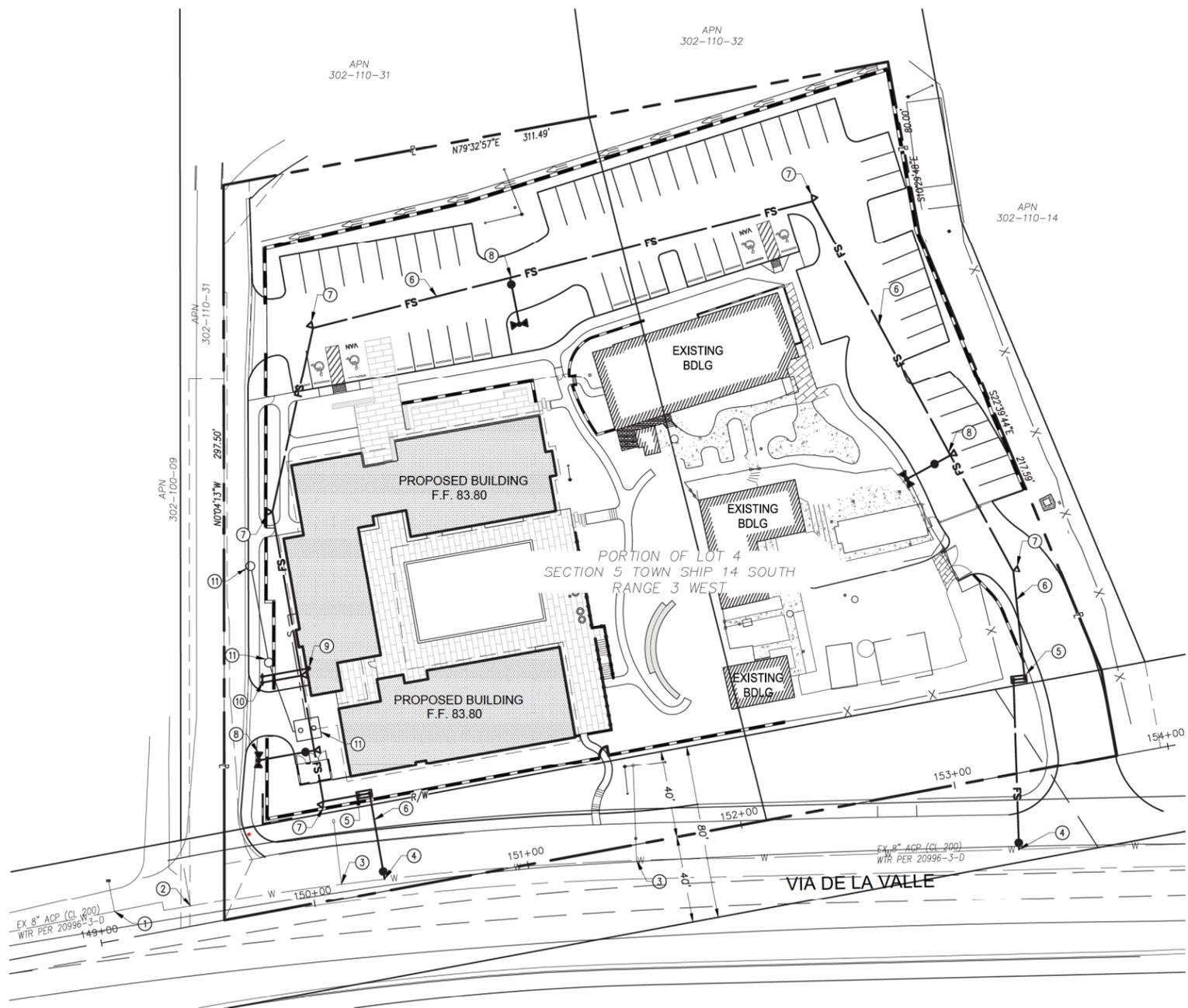
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09/08/23	MAJOR USE PERMIT
05/20/25	MAJOR USE PERMIT

Project #: 21-257
 Scale: AS SHOWN
 Drafted by: DN
 Checked by: MDS
 Date issued: 09/22/25

Sheet Title:
GRADING PLAN

Sheet Number:
C02

MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP: 12-31-2025 DATE:



CONSTRUCTION NOTES

- ① EX FIRE PER 20996-3-D TO REMAIN
- ② EX 1" WTR LATERAL PER 20996-3-D TO REMAIN
- ③ REMOVE 1" WTR SERVICE & REPLACE W/ 2" SERVICE LATERAL
- ④ CONNECT TO EXISTING 8" WATER LINE
- ⑤ 8" DCDA W/ FDC
- ⑥ PROPOSED 8" PRIVATE FIRE LINE
- ⑦ THRUST BLOCK PER C.O.S.D. SDW-151
- ⑧ PROPOSED 6" FIRE HYDRANT LATERAL PER C.O.S.D. SDW-104
- ⑨ 8" FIRE LINE P.O.C, SEE PLANS BY OTHER FOR CONTINUATION
- ⑩ FDC AND PIV
- ⑪ VERTICAL SEPTIC SEEPAGE PIT PER DEH PERMIT

LEGEND

PRIVATE FIRE IMPROVEMENTS

FIRE LINE (PVT)



FIRE HYDRANT



8" DCDA



GATE VALVE



BUILDING P.O.C.



FDC/PIV



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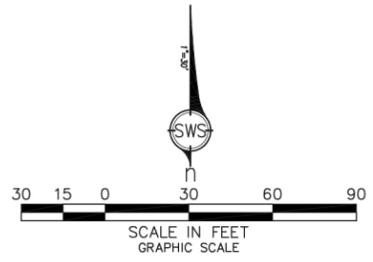
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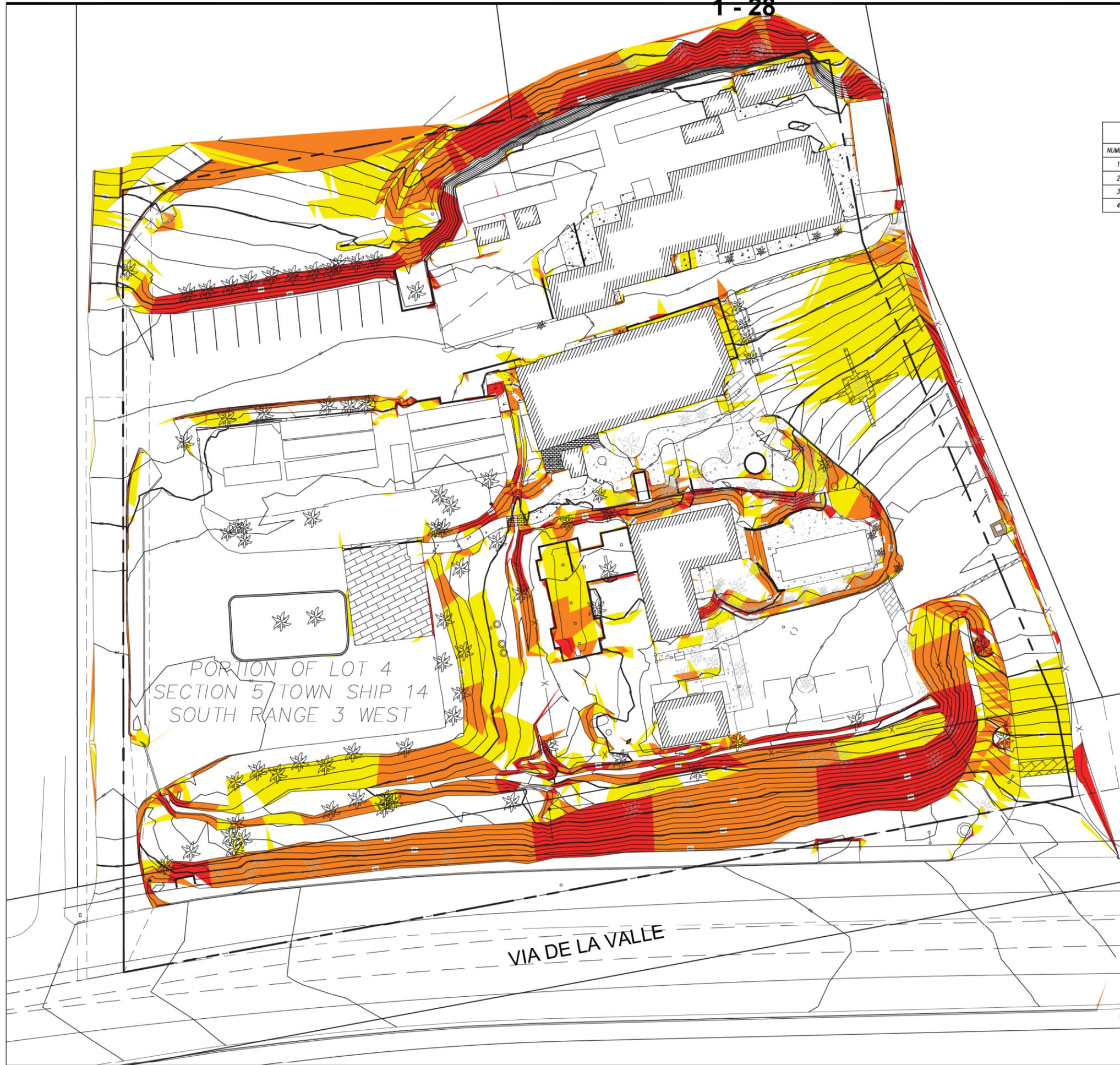
Sheet Title:
UTILITY PLAN

Sheet Number:
C03



MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP: 12-31-2025

DATE:



SLOPES TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	LOT PERCENTAGE	COLOR
1	0.02%	15.00%	2.49	73.9%	
2	15.00%	25.00%	0.34	10.0%	Yellow
3	25.00%	50.00%	0.33	9.8%	Orange
4	50.00%	100.00%	0.21	6.2%	Red

ENCROACHMENT/OPEN SPACE MAP NOTE:

THIS SITE DOES NOT CONTAIN STEEP SLOPE LANDS DEFINED AS HAVING SLOPE WITH A NATURAL GRADIENT OF 25% OR GREATER AND A MINIMUM RISE OF 50 FEET

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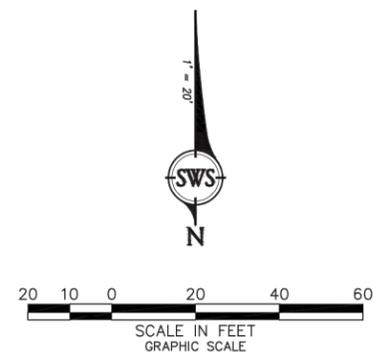
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09/08/23	MAJOR USE PERMIT
05/20/25	MAJOR USE PERMIT

Project #:	21-257
Scale:	AS SHOWN
Drafted by:	DN
Checked by:	MDS
Date issued:	09/22/25

Sheet Title:
SLOPE ANALYSIS

Sheet Number:
C06



MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP: 12-31-2025 DATE:



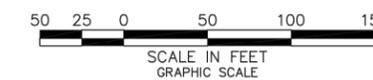
ROAD INFORMATION
 VIA DE LA VALLE - 2.1B COMMUNITY COLLECTOR W/ CONTINUOUS TURN LANE
 MEASURED PREVAILING SPEED = 45 MPH

WESTERLY DRIVEWAY:
 MINIMUM STOPPING SIGHT DISTANCE PER COUNTY PUBLIC ROAD STANDARD = 425 FEET

EASTERLY DRIVEWAY:
 MINIMUM STOPPING SIGHT DISTANCE PER SAN DIEGO CITY/AASHTO = 360 FEET

NOTE:
 TRIMMING/REMOVAL OF VEGETATION MAY BE NECESSARY TO OBTAIN LINE OF SIGHT.

DRIVEWAY SIGHT DISTANCE MEASURED FROM A POINT ON THE DRIVEWAY 10 FEET FROM THE EDGE OF THE VIA DE LA VALLE PAVEMENT TO A POINT 2 FEET RIGHT OF THE CENTERLINE WITH 3.5 FEET DRIVER HEIGHT ON DRIVEWAY AND 4.25 FEET OBJECT HEIGHT ON ROADWAY.



THERE IS 450 FEET OF UNOBSTRUCTED INTERSECTIONAL SIGHT DISTANCE IN BOTH DIRECTIONS ALONG VIA DE LA VALLE (SC 1525 / S-6) FROM THE ACCESS ROADS SERVING THE PROJECT, 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 OF 450 FEET BASED ON A SPEED OF 45 MPH, WHICH I HAVE VERIFIED TO BE THE HIGHER OF THE PREVAILING SPEED OR THE MINIMUM DESIGN SPEED FOR 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.

SAID LINES OF SIGHT FALL WITHIN THE EXISTING RIGHT-OF-WAY AND A CLEAR SPACE EASEMENT IS NOT REQUIRED

[Signature]

MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP: 12-31-2025 DATE:

SWS ENGINEERING, INC.
 Civil Engineering • Land Planning • Surveying
 1635 Lake San Marcos Drive, Suite 200
 San Marcos, CA 92078
 P: 762-744-0011
 SAN DIEGO • NASHVILLE • PHOENIX • ORLANDO



CHABAD - RANCHO SANTA FE
 14906 Via De La Valle
 Del Mar, CA 92014

Date	Revision
09/08/23	MAJOR USE PERMIT
05/20/25	MAJOR USE PERMIT

Project #:	21-257
Scale:	AS SHOWN
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Sheet Title:
SIGHT DISTANCE EXHIBIT

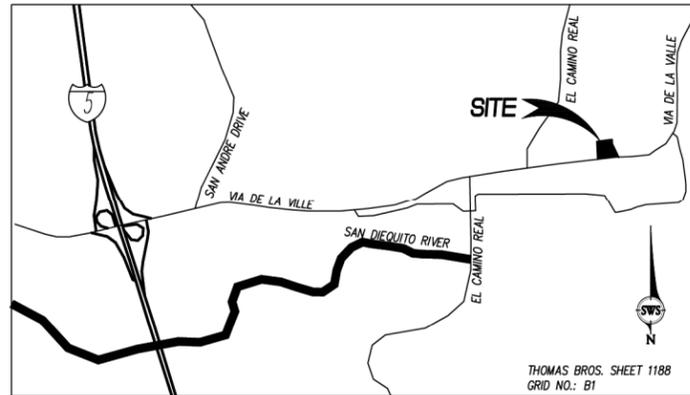
Sheet Number:

C07

PRELIMINARY GRADING AND UTILITY PLANS FOR:
CHABAD - RANCHO SANTA FE

GRADING NOTE

- ALL GRADING SHALL CONFORM OF THE REQUIREMENTS OF THE GRADING ORDINANCE SECTIONS 87.101 THROUGH 87.804 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES.
- A REGISTERED CIVIL ENGINEER IS REQUIRED TO SUPERVISE INSTALLATION OF THE FILL KEYWAY AND ALL FILL BENCHING AND COMPACTION. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12" IN DEPTH. DPLU FORM #73, MINOR GRADING CERTIFICATION, AND THREE (3) COPIES OF THE COMPACTION REPORT COMPLETED BY A SOILS ENGINEER SHALL BE SUBMITTED PRIOR TO ROUGH GRADE APPROVAL.
- ALL FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DRY DENSITY.
- NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
- MAINTAIN 1% (MINIMUM) SLOPE AWAY FROM ALL BUILDINGS FOR AT LEAST 5'.
- ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING SAN DIEGO COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:
 - DS-8 LOT GRADING
 - DS-10 GRADING OF SLOPES
 - DS-11 REQUIRED SETBACKS
 - D-40 RIP RAP ENERGY DISSIPATOR
 - D-75 DRAINAGE DITCHES
- BERMS SHALL BE REQUIRED AT THE TOP OF ALL FILL SLOPES AND SWALES OR BROW DITCHES SHALL BE REQUIRED AT THE TOP OF ALL CUT SLOPES. ALL BERMS, SWALES, OR BROW DITCHES SHALL CONFORM TO THE DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS LISTED ABOVE.
- REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM
- REQUIRED SLOPE RATIOS ARE AS FOLLOWS:
 - CUTS - 1.5:1 FOR MINOR SLOPES (UP TO 15' VERTICAL HEIGHT)
 - CUTS - 2:1 FOR MAJOR SLOPES (OVER 15' VERTICAL HEIGHT)
 - FILLS - 2:1 (MAXIMUM) FOR ALL FILL SLOPES
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE OWNER AND PERMITEE ARE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTIES. NO PERSON SHALL EXCAVATE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET OR SIDEWALK, OR THE FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY.
- THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY IMPOSE CONDITIONS THAT ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. THE DIRECTOR MAY ALSO MODIFY OR ADD CONDITIONS TO ANY VALID GRADING PERMIT WHEN SUCH MODIFICATIONS OR ADDITIONS ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. SUCH CONDITIONS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - IMPROVEMENT OF EXISTING GRADING TO CONFORM WITH THE GRADING ORDINANCE, AND;
 - REQUIREMENTS FOR FENCING OF EXCAVATIONS OR FILLS THAT WOULD OTHERWISE BE HAZARDOUS, AND;
 - ADEQUATE DUST CONTROL MEASURES.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY. NO EARTH MOVING OR GRADING SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE PROVIDED TO THE FOLLOWING AGENCIES BY CALLING 1-800-422-4133 FOR UTILITY CONTACT INFORMATION:
 - SAN DIEGO GAS AND ELECTRIC
 - PHONE SERVICE
 - CABLE TV SERVICE
 - WATER UTILITY
 - SEWER UTILITY
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICE DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION IS OBTAINED, RIGHT TO ENTRY FORM COMPLETED AND VALID GRADING PERMIT ISSUED.
- THE ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANY CONDITIONS IMPOSED BY THE DIRECTOR OF PLANNING AND LAND USE AND IN ACCORDANCE WITH THE GRADING ORDINANCE.



VICINITY MAP

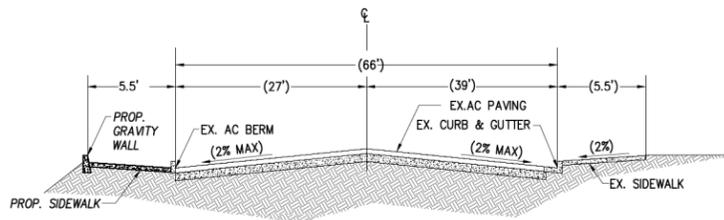
NOT TO SCALE

SHEET INDEX

SHEET DESCRIPTION	SHEET	DC
TITLE SHEET	1	G01
EXISTING CONDITION PLAN	2	C01
GRADING PLAN	3	C02
UTILITY PLAN	4	C03
DETAILS	5	C04
SLOPE ANALYSIS	6	C05
EASEMENT EXHIBIT	7	C06
SIGHT DISTANCE EXHIBIT	8	C07

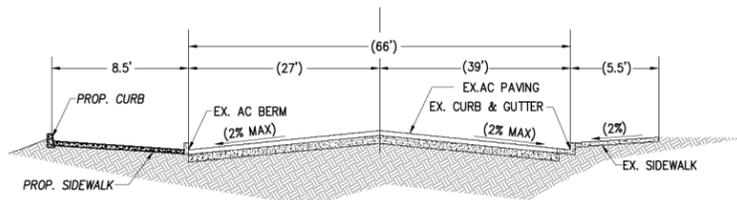
GRADING QUANTITIES

GRADED AREA	1.95 [ACRES]	MAX. CUT DEPTH	10 [FT]
CUT QUANTITIES	2,688 [CYD]	MAX CUT SLOPE RATIO (2:1MAX)	2:1
FILL QUANTITIES	3,225 [CYD]	MAX. FILL DEPTH	10 [FT]
IMPORT	537 [CYD]	MAX FILL SLOPE RATIO (2:1MAX)	2:1



VIA DE LA VALLE - STREET SECTION A-A

NOT TO SCALE



VIA DE LA VALLE - STREET SECTION B-B

NOT TO SCALE

OWNER/APPLICANT

CHABAD OF RANCHO SANTA FE
RABBI LEVI RASKIN
14906 VIA DE LA VALLE
RANCHO SANTA FE, CA 92014
PH. 858-756-7571 / CHABADRSF@GMAIL.COM

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION 20996-3-D

SITE ADDRESS

14906 VIA DE LA VALLE, RANCHO SANTA FE, CA 92014

TOPOGRAPHY SOURCE

310 VIA VERA CRUZ, #205 SAN MARCOS, CA 92078
RANCHO COASTAL ENGINEERING & SURVEYING
DECEMBER 16, 2020

BENCHMARK

C.R.T.N. STATION, "CLBD", HAVING A PUBLISHED NAD 83, EPOCH 2017.50, ELEVATION OF 183.39'

ASSESSORS PARCEL NUMBER

APN: 302-110-29-00, 302-110-30-00

EXISTING LEGAL DESCRIPTION

THAT PORTION OF LOT 4 IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF TOGETHER WITH THAT PORTION OF MAGGIE BRANSON TRACT AS SHOWN ON PARTITION MAP D RANCHO SAN DIEGUITO, FILED IN BOOK OF PATENTS VOLUME 1, PAGE 277 OF OFFICIAL RECORDS

LEGEND

PROPOSED IMPROVEMENTS	STANDARD DWGS.	SYMBOL
PROPERTY LINE/R		PL
RIGHT OF WAY/R/W		R/W
CENTER LINE		CL
EXISTING EASEMENT		EE
CURB (PVT)	SDG-150	---
CURB & GUTTER (PVT)	SDG-151	---
GRADE BRAKE		---
PROPOSED BUILDING		█
4" PCC SIDEWALK (PRIVATE)		█
AC PAVEMENT (PRIVATE)		█
LANDSCAPE AREA		█
6" FIRE WATER SERVICE (PVC) (PVT)	SDW-118	FS
FIRE HYDRANT (PVT)	SDW-104	⊗
DAYLIGHT LIMIT		
PROPOSED MINOR CONTOUR		---
PROPOSED MAJOR CONTOUR		---
STORM DRAIN IMPROVEMENTS		
GROUTED RIP-RAP		█
PRECAST CONCRETE CATCH BASIN (PVT - SIZE PER PLAN)		□
STORM DRAIN PIPE (PVT)		SD
EXISTING IMPROVEMENTS		
EXISTING CENTERLINE		---
EXISTING ROW		---
SEWER MANHOLE		○
WATER METER		□
STORM DRAIN PIPE (PVT)		---
WATER LINE (PVT)		(W)
SEWER LINE (PVT)		(S)
GAS LINE (PVT)		(C)
CURB (PVT)		---
6" CURB & GUTTER		---
IRON FENCE		X-X-X-X
CURB RAMP (PVT)		△
SEWER MANHOLE		○
UTILITY		○
WATER VALVE		⊗
STREET LIGHT		⊗
FIRE HYDRANT		⊗
STREET SIGN		P
MINOR CONTOUR		---
MAJOR CONTOUR		---

PRE-CONSTRUCTION NOTICES

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 - AUGUST 31, HAS THE 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: 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.



[Signature]

MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP: 12-31-2025

DATE:

SDC PDS RCVD 12-12-25
MUP23-013



CHABAD - RANCHO SANTA FE
14906 Via De La Valle
Del Mar, CA 92014

Date	Revision
09/08/23	MAJOR USE PERMIT
05/20/25	MAJOR USE PERMIT

Project #: 21-257
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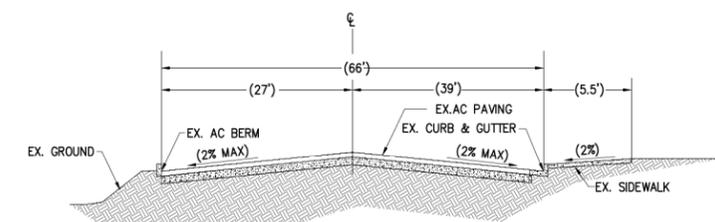
Sheet Title:
TITLE SHEET

Sheet Number:

G01

EASEMENT NOTES

- ▲ CENTERLINE OF UTILITY EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY MARCH 27, 1928 IN BOOK 1423, PAGE 473 OF DEEDS (WIDTH NOT DISCLOSED OF RECORD).
- ▲ PUBLIC ROAD EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO NOVEMBER 12, 1930 IN BOOK 1790, PAGE 193 OF DEEDS.
- ▲ UTILITY EASEMENT GRANTED TO SDG&E FEBRUARY 9, 1962 AT FILE/PAGE NO. 24045 OF OFFICIAL RECORDS.



VIA DE LA VALLE – EXISTING STREET SECTION

NOT TO SCALE

SWS ENGINEERING, INC.
 Civil Engineering • Land Planning • Surveying
 1633 Lake San Marcos Drive, Suite 200
 San Marcos, CA 92078
 P: 762-744-0011
 SAN DIEGO • NASHVILLE • PHOENIX • ORLANDO



CHABAD - RANCHO SANTA FE

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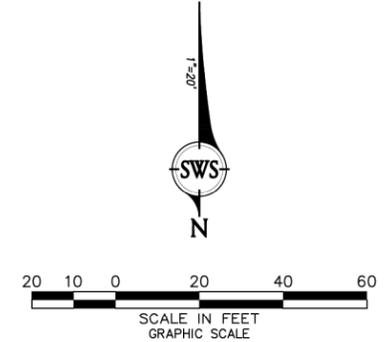
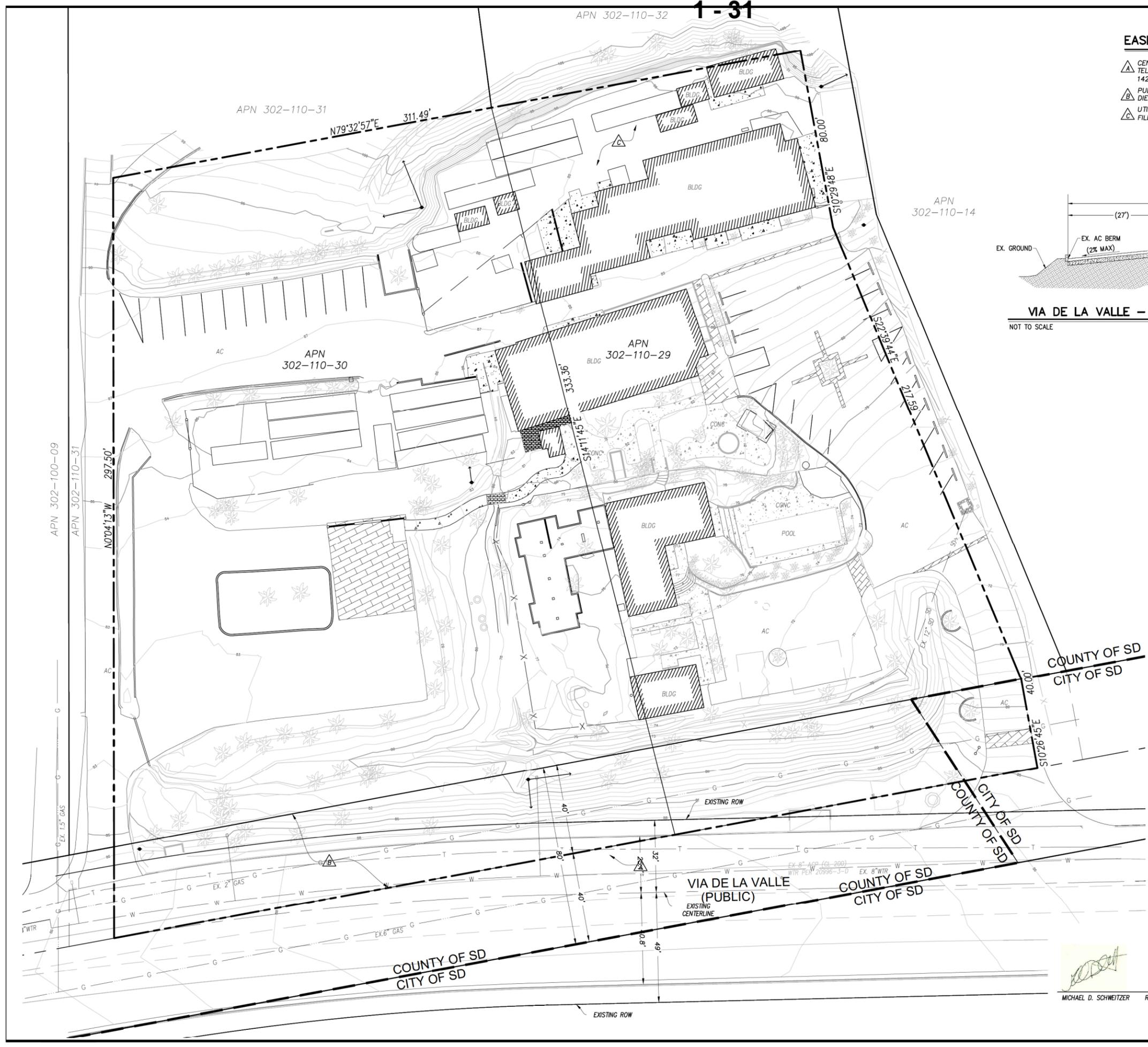
Date	Revision
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Project #:	21-257
Scale:	AS SHOWN
Drafted by:	DN
Checked by:	MDS
Date issued:	09/22/25

Sheet Title:
EXISTING CONDITION PLAN

Sheet Number:

C01



DATE: _____

MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP: 12-31-2025

NOTES

WORK WITHIN THE CITY OF SAN DIEGO ROW WILL REQUIRE A CITY ENCROACHMENT PERMIT. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

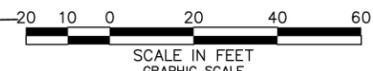
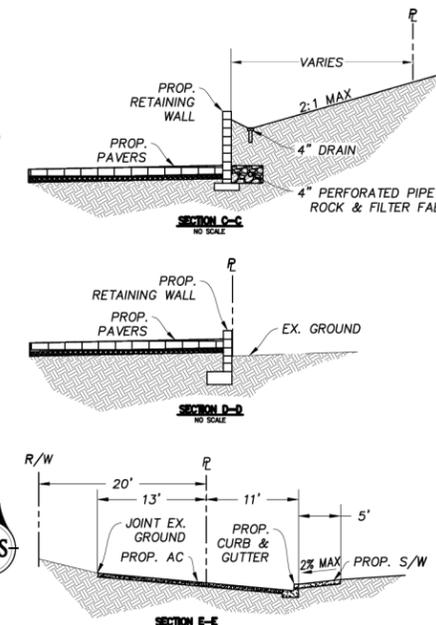
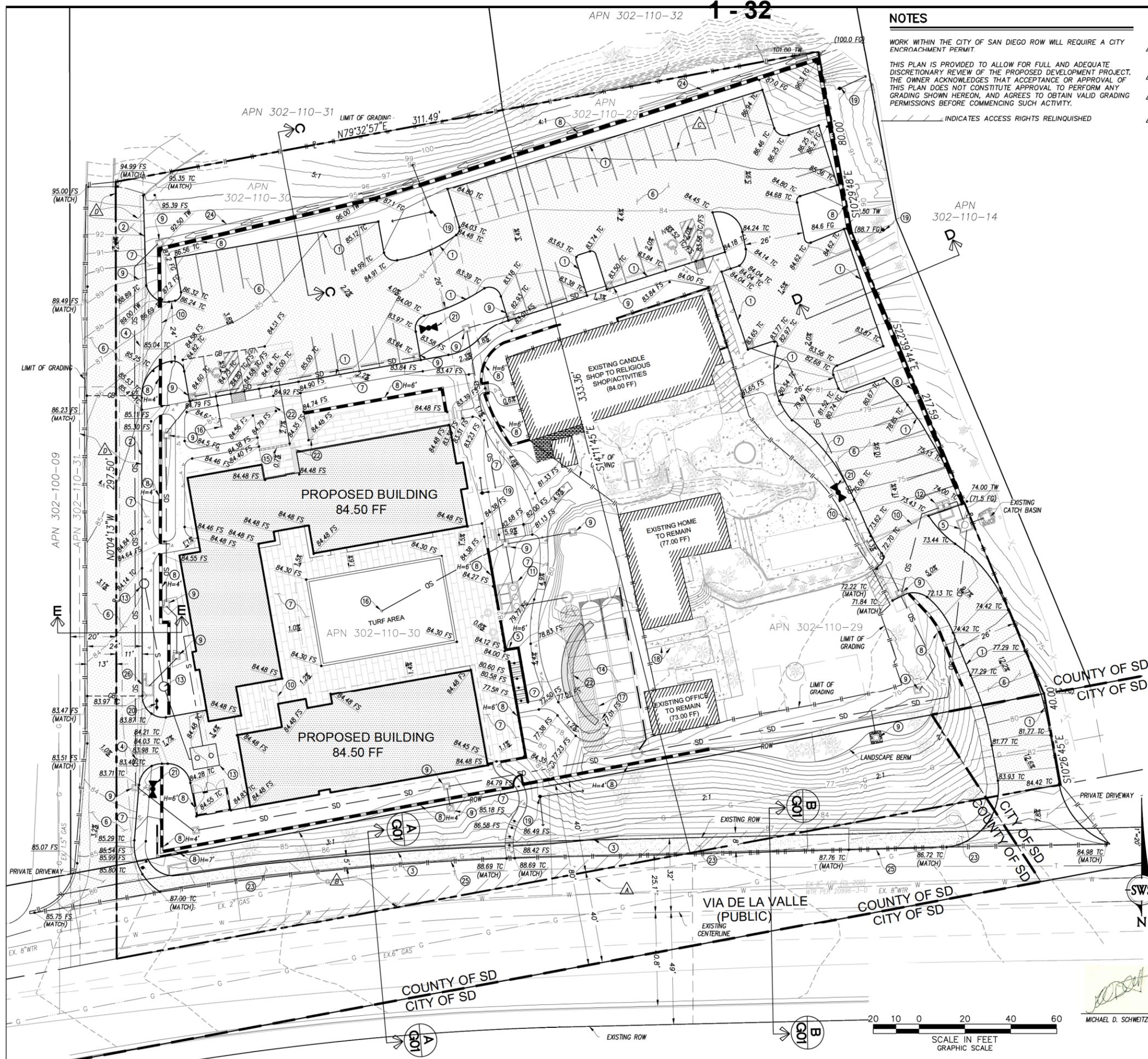
INDICATES ACCESS RIGHTS RELINQUISHED

EASEMENT NOTES

- Centerline of utility easement granted to the Pacific Telephone and Telegraph Company March 27, 1928 in Book 1423, Page 473 of Deeds (width not disclosed of record). Public Road Easement granted to the County of San Diego November 12, 1930 in Book 1790, Page 193 of Deeds. Utility Easement granted to SD&E February 9, 1962 at File/Page No. 24045 of Official Records. Easement Agreement for ingress, egress and utility purposes per doc.

CONSTRUCTION NOTES:

- 1 Construct 6" curb
2 Construct 6" curb and gutter
3 Construct gravity wall per SDRSD STD. C-09
4 Construct ribbon gutter per Detail 3 SHT. C04
5 Storm drain cleanout type A per SDRSD STB D-09
6 Asphalt concrete per landscape plans
7 Construct walkway (finish per landscape plans)
8 Proposed wall per architectural plan
9 Proposed 24"x24" precast catch basin, detail 2 SHT. C04
10 Fence or gate per architectural plan
11 Bioclean modular wetland system 8'x12', detail 1 SHT. C04
12 Bioclean modular wetland system 6'x8', detail 4 SHT. C04
13 Septic tank & vertical septic seepage pits per DEH permit
14 ADS stormtech underground storage, detail 5 SHT. C03
15 Proposed drain trench
16 12" NDS inlet grate
17 Existing above ground storage tank to be demolished
18 Existing septic tank and seepage pits to remain
19 Existing power pole to remain, to be undergrounded in future phase
20 FDC and PIV per underground fire plans
21 Proposed fire hydrant per underground fire plans
22 Concrete bench per landscape plan
23 4" decomposed granite over 4" aggregate walkway
24 Proposed drainage brow ditch per SDRSD STD D-75
25 Existing AC berm to remain
26 Curb inlet type A per SDRSD STD D-01



MICHAEL D. SCHWEITZER R.C.E. No. 59658 EXP: 12-31-2025

DATE:

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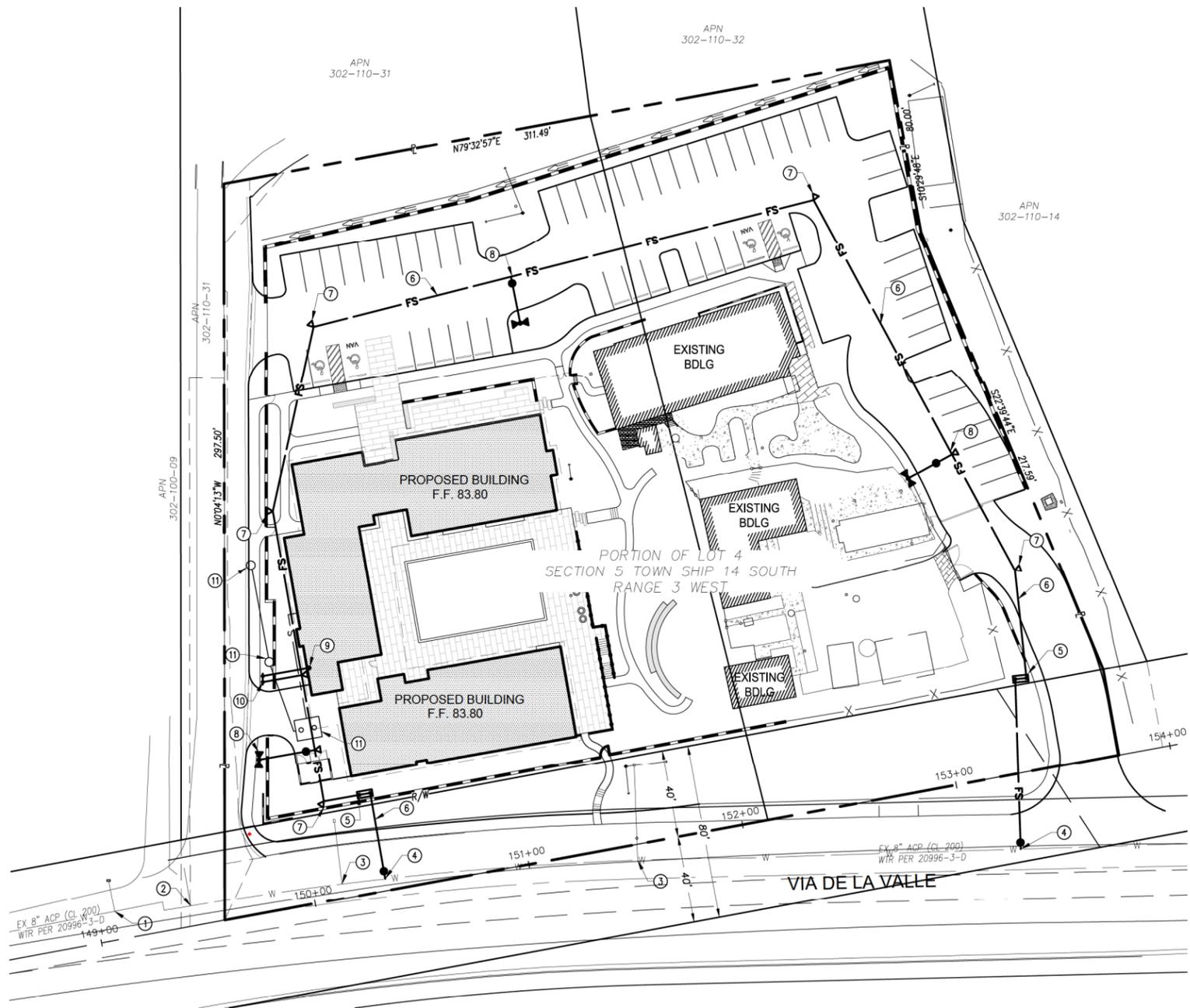
CHABAD - RANCHO SANTA FE 14906 Via De La Valle Del Mar, CA 92014

Table with 2 columns: Date, Revision. Rows include 09/08/23 MAJOR USE PERMIT and 05/20/25 MAJOR USE PERMIT.

Project #: 21-257 Scale: AS SHOWN Drafted by: DN Checked by: MDS Date issued: 09/22/25

Sheet Title: GRADING PLAN

Sheet Number: C02



CONSTRUCTION NOTES

- ① EX FIRE PER 20996-3-D TO REMAIN
- ② EX 1" WTR LATERAL PER 20996-3-D TO REMAIN
- ③ REMOVE 1" WTR SERVICE & REPLACE W/ 2" SERVICE LATERAL
- ④ CONNECT TO EXISTING 8" WATER LINE
- ⑤ 8" DCDA W/ FDC
- ⑥ PROPOSED 8" PRIVATE FIRE LINE
- ⑦ THRUST BLOCK PER C.O.S.D. SDW-151
- ⑧ PROPOSED 6" FIRE HYDRANT LATERAL PER C.O.S.D. SDW-104
- ⑨ 8" FIRE LINE P.O.C, SEE PLANS BY OTHER FOR CONTINUATION
- ⑩ FDC AND PIV
- ⑪ VERTICAL SEPTIC SEEPAGE PIT PER DEH PERMIT

LEGEND

PRIVATE FIRE IMPROVEMENTS

FIRE LINE (PVT)

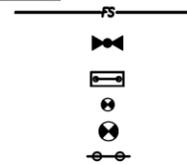
FIRE HYDRANT

8" DCDA

GATE VALVE

BUILDING P.O.C.

FDC/PIV



CHABAD - RANCHO SANTA FE
 14906 Via De La Valle
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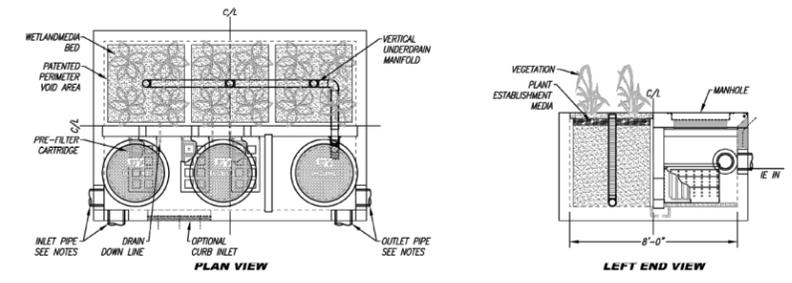
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UTILITY PLAN

Sheet Number:
C03

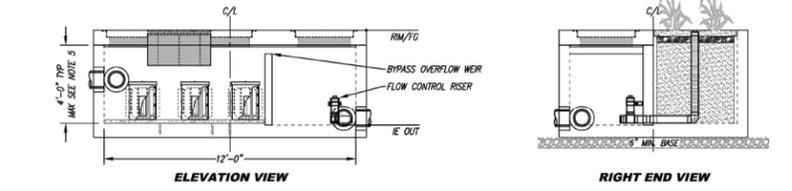
[Signature]
 MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP: 12-31-2025

DATE:

SITE SPECIFIC DATA			
PROJECT NUMBER	Chabad Rancho Santa Fe		
PROJECT NAME	14906 Via De La Rancho Santa Fe, CA		
PROJECT LOCATION	14906 Via De La Rancho Santa Fe, CA		
STRUCTURE ID	IMP-1-1		
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)	0.346		
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF		
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	(CFS)		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
RIM ELEVATION	PRETREATMENT	BIOFILTRATION	DISCHARGE
SURFACE LOAD	PEDESTRIAN		
NOTES:			



- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
 - UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER-TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
 - CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
 - VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.

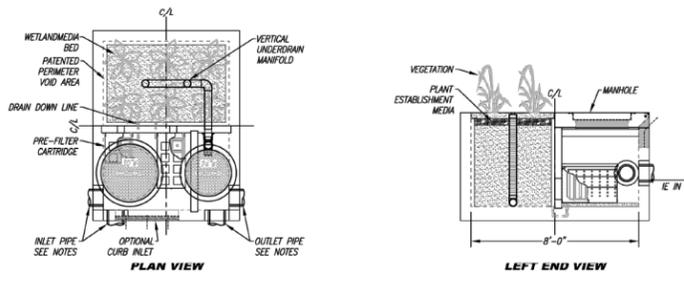


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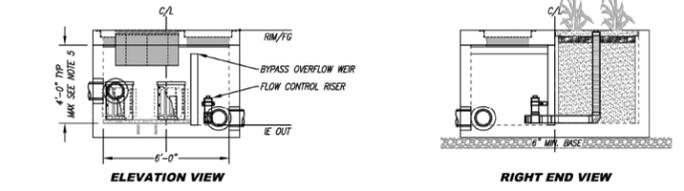
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com

MWS-L-8-12-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

SITE SPECIFIC DATA			
PROJECT NUMBER	Chabad Rancho Santa Fe		
PROJECT NAME	14906 Via De La Rancho Santa Fe, CA		
PROJECT LOCATION	14906 Via De La Rancho Santa Fe, CA		
STRUCTURE ID	IMP-2		
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)	0.167		
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF		
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	(CFS)		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
RIM ELEVATION	PRETREATMENT	BIOFILTRATION	DISCHARGE
SURFACE LOAD	PEDESTRIAN		
NOTES:			



- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
 - UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER-TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
 - CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
 - VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.



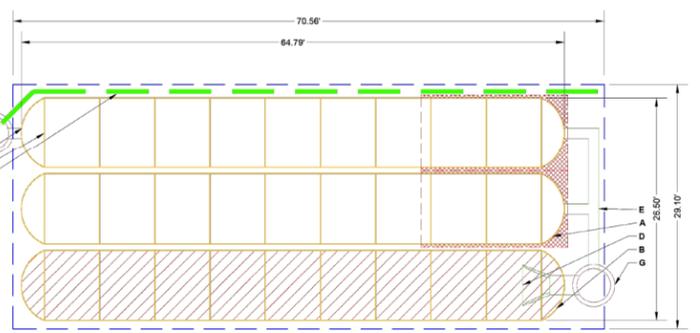
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MWS-L-6-8-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

(PRIVATE) MODULAR WETLAND SYSTEM DETAIL 4

PROPOSED LAYOUT	CONCEPTUAL ELEVATIONS:	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
27 STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT) (UNPAVED):				12.75'	
6 STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):				8.25'	
12 STONE ABOVE (C)	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):				7.75'	
9 STONE BELOW (C)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):				7.75'	
40 STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):				7.75'	
8538 INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE: 6.75'				6.75'	
	12" x 12" TOP MANIFOLD INVERT: 3.72'				3.72'	
	24" ISOLATOR ROW PLUS INVERT: 0.84'				0.84'	
2053 SYSTEM AREA (SF)	12" BOTTOM CONNECTION INVERT: 0.88'				0.88'	
199.3 SYSTEM PERIMETER (ft)	BOTTOM OF MC-7200 CHAMBER: 0.75'				0.75'	5.0 CFS IN, 2.0 CFS OUT
	UNDERDRAIN INVERT: 0.00'				0.00'	
	BOTTOM OF STONE: 0.00'				0.00'	



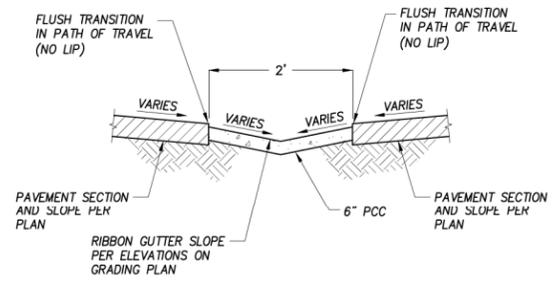
- ISOLATOR ROW PLUS (SEE DETAIL)
- PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- BED LIMITS

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

(PRIVATE) STORMTEK UNDERGROUND STORAGE DETAIL 5

MODULAR WETLAND SYSTEM DETAIL 1 NOT TO SCALE



NOTES:

- CONCRETE SHALL BE 520-C-2500

(PRIVATE) RIBBON GUTTER 3 NOT TO SCALE

2424 CAST IRON GRATE 112 lbs.

2424 STEEL GRATES 48 lbs. 103 lbs.

2424 STEEL COVER 61 lbs. 114 lbs.

2424 TOP SECTION (WITH GALVANIZED FRAME)

2424 LOWER SECTION (NO FRAME)
NOTE: USE 12", 18", 24" LOWERS TO INCREASE DEPTH UP TO A MAXIMUM OF 72"

2424 BOTTOM SECTION (WITH OR WITHOUT FRAME)

TOP SECTION	HT.	LBS	KNOCK-OUTS
2424 T6	6"	270	NONE
2424 T12	12"	485	(4) 6" x 11"
2424 T18	18"	745	(4) 9" x 12"
2424 T24	24"	870	(4) 14" x 14"

EXTENSION SECTION	HT.	LBS	KNOCK-OUTS
2424 E6	6"	270	NONE

LOWER SECTION	HT.	LBS	KNOCK-OUTS
2424 L12	12"	485	(4) 6" x 11"
2424 L18	18"	745	(4) 9" x 12"
2424 L24	24"	870	(4) 14" x 14"

BOTTOM SECTION	HT.	LBS	KNOCK-OUTS
2424 B30	30"	1595	(4) 18" x 18"
2424 B36	36"	1905	(4) 18" x 18"

24" x 24" CATCH BASIN 2424 CB

(PRIVATE) 24" x 24" CATCH BASIN AND GRATE 2 NOT TO SCALE

MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP: 12-31-2025 DATE:

SWS ENGINEERING, INC.
Civil Engineering • Land Planning • Surveying
1633 Lake San Marcos Drive, Suite 200
San Marcos, CA 92078
P: 762-4600111 SAN DIEGO • NASHVILLE • PHOENIX • ORLANDO

SWS ENGINEERING, INC.
EUCALYPTUS BLVD
1633 LAKE SAN MARCOS DRIVE, SUITE 200
SAN MARCOS, CA 92078
TEL: 762-4600111 FAX: 762-4600112

REGISTERED PROFESSIONAL ENGINEER
No. 59658
Exp. 12-31-2025
STATE OF CALIFORNIA
CIVIL

CHABAD - RANCHO SANTA FE
14906 Via De La Valle
Del Mar, CA 92014

Date	Revision
09/08/23	MAJOR USE PERMIT
05/20/25	MAJOR USE PERMIT

Project #: 21-257
Scale: AS SHOWN
Drafted by: DN
Checked by: MDS
Date Issued: 09/22/25

Sheet Title: **DETAILS**

Sheet Number: **C04**



ROAD INFORMATION

VIA DE LA VALLE - 2.1B COMMUNITY COLLECTOR W/ CONTINUOUS TURN LANE
MEASURED PREVAILING SPEED = 45 MPH

WESTERLY DRIVEWAY:

MINIMUM STOPPING SIGHT DISTANCE PER COUNTY PUBLIC ROAD STANDARD = 425 FEET

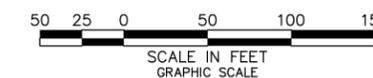
EASTERLY DRIVEWAY:

MINIMUM STOPPING SIGHT DISTANCE PER SAN DIEGO CITY/AASHTO = 360 FEET

NOTE:

TRIMMING/REMOVAL OF VEGETATION MAY BE NECESSARY TO OBTAIN LINE OF SIGHT.

DRIVEWAY SIGHT DISTANCE MEASURED FROM A POINT ON THE DRIVEWAY 10 FEET FROM THE EDGE OF THE VIA DE LA VALLE PAVEMENT TO A POINT 2 FEET RIGHT OF THE CENTERLINE WITH 3.5 FEET DRIVER HEIGHT ON DRIVEWAY AND 4.25 FEET OBJECT HEIGHT ON ROADWAY.



THERE IS 450 FEET OF UNOBSTRUCTED INTERSECTIONAL SIGHT DISTANCE IN BOTH DIRECTIONS ALONG VIA DE LA VALLE (SC 1525 / S-6) FROM THE ACCESS ROADS SERVING THE PROJECT, 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 OF 450 FEET BASED ON A SPEED OF 45 MPH, WHICH I HAVE VERIFIED TO BE THE HIGHER OF THE PREVAILING SPEED OR THE MINIMUM DESIGN SPEED FOR 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.

SAID LINES OF SIGHT FALL WITHIN THE EXISTING RIGHT-OF-WAY AND A CLEAR SPACE EASEMENT IS NOT REQUIRED

MICHAEL D. SCHWEITZER R.C.E. NO. 59658 EXP. 12-31-2025 DATE:

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CHABAD - RANCHO SANTA FE

14906 Via De La Valle
Del Mar, CA 92014

Date	Revision
09/08/23	MAJOR USE PERMIT
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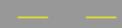
Project #:	21-257
Scale:	AS SHOWN
Drafted by:	DN
Checked by:	MDS
Date issued:	09/22/25

Sheet Title:
SIGHT DISTANCE EXHIBIT

Sheet Number:

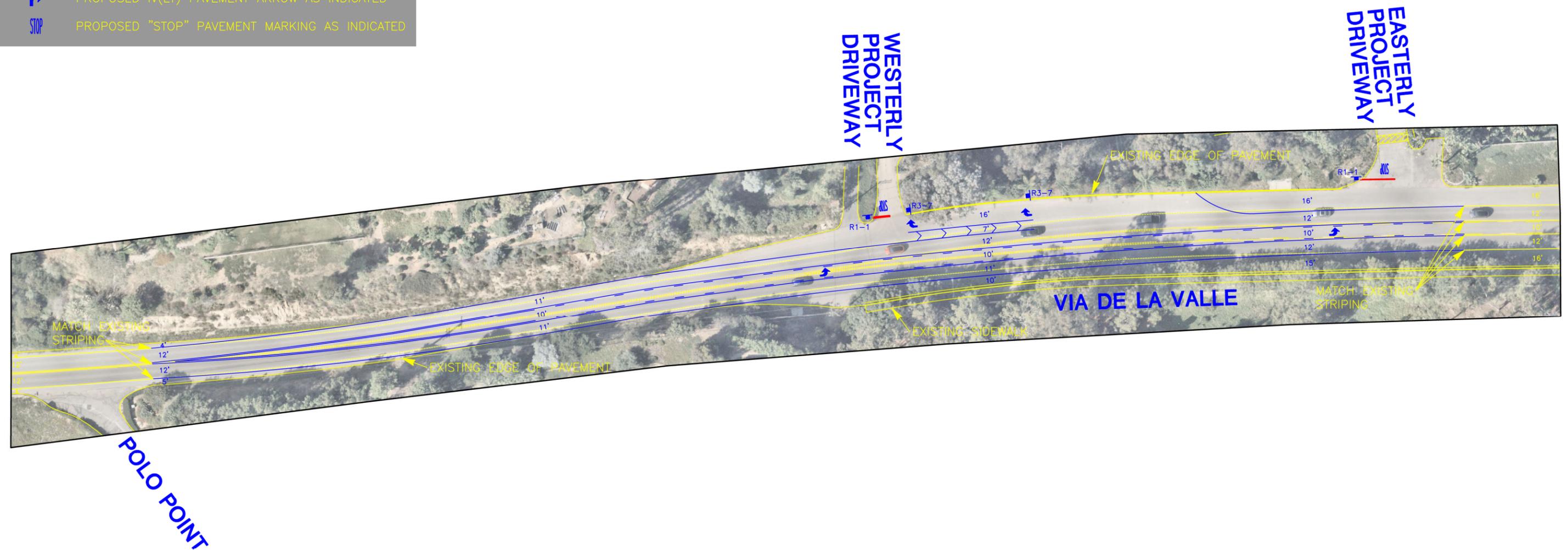
C07

LEGEND (THIS SHEET ONLY)

-  EXISTING CURB AND GUTTER
-  EXISTING SIDEWALK
-  EXISTING STRIPING
-  PROPOSED STRIPING
-  PROPOSED IV(LT) PAVEMENT ARROW AS INDICATED
-  PROPOSED IV(LT) PAVEMENT ARROW AS INDICATED
-  PROPOSED "STOP" PAVEMENT MARKING AS INDICATED

LEGEND (THIS SHEET ONLY)

-  R1-1
-  R3-7



REV. 3/24/2009
 N:\3769 - Chabad Center RSF\Concept\LLG3769_CONCEPT STR.dwg



**LINSCOTT
 LAW &
 GREENSPAN**
engineers

CONCEPTUAL ONLY
 NOT FOR CONSTRUCTION

Figure 1
 Conceptual Striping
 Via De La Valle

GENERAL NOTES

- 1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE AVAILABLE FROM THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) 2011 MOST CURRENT EDITION. THIS PROJECT SHALL APPLY TO THE WORK OF THIS PROJECT EXCEPT AS SPECIFICALLY MODIFIED BELOW AND/OR BY THE AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER/CONTRACTOR.
2. PRE-BID INVESTIGATION: THE CONTRACT DOCUMENTS REPRESENT THE ARCHITECT'S BEST EFFORTS TO ACCURATELY RECORD EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO WALLS, OPENINGS, UTILITIES, PENETRATIONS AND FIXED EQUIPMENT.
3. DO NOT SCALE THE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT NECESSARY DIMENSIONS ARE NOT PROVIDED CONTACT THE ARCHITECT FOR CLARIFICATION.
4. GENERAL NOTES ARE COMPREHENSIVE FOR THE PROJECT UNLESS SPECIFICALLY NOTED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.
5. THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO DRAWINGS, NOTES, AND THE PROJECT MANUAL ARE COMPLEMENTARY. WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL WORK SHOWN OR REFERRED TO ON ANY SHEET SHALL BE PROVIDED AS SHOWN UNLESS OTHERWISE NOTED.
6. DETAILS FOR ALL CONDITIONS ARE NOT INCLUDED. INSTRUCTIONS PROVIDED INDICATE THE INTENT FOR OTHER CONDITIONS RESEMBLING THOSE SHOWN. IF CONDITIONS OCCUR THAT REQUIRE CLARIFICATION REQUEST DIRECTION FROM THE ARCHITECT A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO SUBMISSION OF BID OR AS DIRECTED BY THE BID DOCUMENTS OTHERWISE COSTS FOR ADAPTATION TO SIMILAR CONDITIONS SHALL BE CONSIDERED INCLUDED IN THE COST OF THE WORK.
7. COORDINATE AND SCHEDULE ALL SUBCONTRACTORS, CRAFTSMEN, AND TRADESMAN REQUIRED TO COMPLETE THE PROJECT. SUBCONTRACTORS ARE TO RECEIVE A COMPLETE SET OF DRAWINGS. THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COORDINATION OF THE WORK.
8. INSURANCE REQUIREMENTS FOR THE PROJECT SHALL BE AS DIRECTED BY THE OWNER.
9. ALTERNATE ITEMS ARE TO BE PRICED INDIVIDUALLY BY NUMBER AS INDICATED IN THE CONTRACT DOCUMENTS.
10. THE EXTENT OF DEMOLITION WORK REQUIRED IS AS IMPLIED ON THE "DEMOLITION" DRAWINGS. REMOVE OR REROUTED ALL EXISTING WORK INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING WORK NOT REQUIRED TO BE INCORPORATED INTO NEW CONSTRUCTION EVEN IF NOT INDIVIDUALLY ENUMERATED. RETROFIT AND REMOVAL OF WORK REQUIRED FOR EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS MAY OCCUR OUTSIDE THE LIMITS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO THE SITE, ADJACENT SPACES AND FLOORS ABOVE AND BELOW.
11. ALL PENETRATIONS (PIPING, CONDUIT, DUCTWORK, ETC.) THROUGH THE ROOF DECK, FLOORS, PARTITIONS, AND WALLS SHALL BE COMPLETED AND SEALED WHERE PENETRATING FIRE RATED ASSEMBLIES PROVIDE APPROVED U.L. SYSTEMS CONSISTENT WITH THE RATING OF THE SYSTEM PENETRATED.
12. THE SITE AND ADJACENT LEVELS OF THE BUILDING WILL REMAIN IN OPERATION DURING CONSTRUCTION. COORDINATE WORK SCHEDULE WITH BUILDING OWNER/USER. DO NOT INTERRUPT OWNERS DAILY OPERATIONS WITHOUT PRIOR WRITTEN CONSENT FROM OWNER.
13. WHERE APPLICABLE CONFORM TO REQUIREMENTS OF OWNERS INFECTION CONTROL POLICY AND PATIENT SECURITY FESB/ETER.
14. WHERE CONNECTION TO EXISTING UTILITIES IS REQUIRED, COORDINATE TIME AND DURATION OF INTERRUPTION OF SERVICE WITH OWNER/USER. MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO START WORK.
15. MODIFICATIONS TO THE WORK SHALL BE ISSUED IN WRITING BY THE OWNER. PRIOR TO PROCEEDING WITH WORK THAT WILL CHANGE THE CONTRACT AMOUNT PROVIDE, IN WRITING A SCHEDULE OF VALUES FOR LABOR, MATERIALS, OVERHEAD AND PROFIT FOR REVIEW. REFERENCE THE DOCUMENT DIRECTING THE MODIFICATION.
16. FOR ALL EQUIPMENT SUPPLIED BY OTHERS, VERIFY THE SIZE, ELECTRICAL, PLUMBING, LOCATION, AND CHARACTERISTICS PRIOR TO THE START OF WORK.
17. ALL WORK NOTED "BY OWNER," "BY TENANT," OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY ANOTHER CONTRACTOR AND IS NOT A PART OF THIS AGREEMENT EXCEPT THAT THE CONTRACTOR SHALL COORDINATE WORK BY OTHERS WITH HIS OPERATIONS.
18. MANUFACTURER'S RECOMMENDED DETAILS FOR INSTALLATION OF THEIR RESPECTIVE SYSTEMS ARE INCLUDED HEREIN BY INFERENCE. PRIOR TO THE START OF CONSTRUCTION, OBTAIN FROM THE MANUFACTURER ALL PERTINENT DETAILS AND INSTRUCTIONS REQUIRED FOR THE INSTALLATION OF THEIR SYSTEMS AND SUBMIT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR HANDLING AND INSTALLATION. IF DISCREPANCIES EXIST BETWEEN CONTRACT DOCUMENTS AND MANUFACTURER'S INSTRUCTION NOTIFY THE ARCHITECT.
19. KEEP THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS. KEEP NEW MATERIALS SECURED TO PREVENT DAMAGE OR LOSS AS A RESULT OF WIND, WATER AND THEFT. DO NOT INSTALL DAMAGED MATERIALS. REMOVE TRASH, DEBRIS, AND REJECTED MATERIALS FROM SITE AS SOON AS PRACTICAL.
20. ALL CONCEALED WOOD MATERIALS FOR BLOCKING, SUBSTRATES, ETC. ARE TO BE FIRE RETARDANT TREATED.
21. STRUCTURAL DESIGN: WHERE REQUIRED IN THE CONTRACT DOCUMENTS PROVIDE STRUCTURAL DESIGN FOR INDICATED SYSTEMS TO RESIST WIND, SNOW, SEISMIC OR OTHER LOADING IN ACCORDANCE WITH CHAPTER 16 OF THE UNIFORM BUILDING CODE AND RELATED SECTIONS IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES EXIST APPLY THE MOST STRINGENT CRITERIA. WHERE APPLICABLE, FRAMING SYSTEMS AT MASONRY OR STONE VENEER SHALL BE DESIGNED TO LIMIT LATERAL DEFLECTION DUE TO WIND TO A MAXIMUM OF L/600 OF SPAN. WHERE APPLICABLE, FRAMING SYSTEMS AT EIFS INCLUDING DIRECT APPLIED SYSTEMS SHALL BE DESIGNED TO LIMIT LATERAL DEFLECTION DUE TO WIND TO A MAXIMUM OF L/800 SPAN.
22. WHERE AUTOMATIC FIRE SPRINKLER SYSTEMS ARE INSTALLED MAINTAIN FUNCTIONALITY AT ALL TIMES.
23. WHERE CONTACT BETWEEN DISSIMILAR METALS MAY OCCUR, PROVIDE DIELECTRIC ISOLATION.
24. SCHEDULING: THE CONTRACTOR SHALL INCLUDE AS PART OF THE WORK SPECIAL TRIPS OR ACTIVITIES FOR INSTALLATION OF INCIDENTAL ITEMS OF WORK THAT MAY FALL OUTSIDE OPTIMAL SEQUENCING WHERE SUCH SEQUENCING WILL RESULT IN THE BEST RESULTS AND THE HIGHEST QUALITY OF WORK.
25. USE OF SEALANTS: DO NOT RELY ON SEALANTS AS THE SOLE BARRIER AGAINST WEATHER. INSTALL SEALANTS AS A BACKUP TO THE PRIMARY WATERPROOFING SYSTEMS AND FOR AESTHETIC TREATMENT ONLY.
26. REQUIRED FIRE RATINGS: FIRE RATINGS FOR THE BUILDING COMPONENTS MAY EXCEED MINIMUM CODE REQUIREMENTS. INSTALL THE HIGHER RATED SYSTEMS WHERE DISCREPANCIES EXIST.
27. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT. ALL DIMENSIONS ARE FROM THE FINISHED FACE OF THE PARTITION (I.E. GYPSUM BOARD, CMU, ETC.)
28. BY NECESSITY, ITEMS OF WORK INDICATED HEREIN ARE SHOWN DIAGRAMMATICALLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL WORK INDICATED AND IMPLIED IN THE CONTRACT DOCUMENTS IN CONFORMANCE TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES, ORDINANCES, ETC.
29. MOISTURE MITIGATION AND REPAIR AT CONCRETE SLABS SCHEDULED TO RECEIVE NEW FLOOR FINISHES. REFER TO THE SPECIFICATIONS FOR REQUIREMENTS. AFTER REMOVAL OF FINISHES AT EXISTING CONCRETE FLOORS AND AT NEW CONCRETE FLOORS INDICATED TO RECEIVE NEW FINISHES INSPECT, LEVEL, AND TEST ALL CONCRETE. REMOVE OFFSETS AND FILL CRACKS TO PROVIDE LEVEL TRANSITIONS. TEST THE FLOOR IN THE GREATER FREQUENCY SPECIFIED HEREIN OR AS RECOMMENDED BY THE FLOOR FINISH MANUFACTURER. TREAT ALL JOINTS, CRACKS AND FLOOR SURFACES WITH MOISTURE BARRIER WHERE TESTS INDICATE MOISTURE TRANSMISSION IS IN EXCESS OF THE FLOORING MANUFACTURER'S REQUIREMENTS.
30. SCHEDULING OF TESTING: MAKE PROVISIONS IN THE PROJECT SCHEDULE TO ALLOW FOR TESTING AND REMEDIATION AS INDICATED ABOVE.
31. ACCESS TO AND USE OF THE SITE: COORDINATE CONSTRUCTION ACTIVITY, DELIVERIES, WASTE REMOVAL AND ACCESS TO THE FACILITY WITH THE OWNER. DO NOT DISRUPT OWNERS NORMAL OPERATIONS IN ADJACENT SPACES. SCHEDULE WORK THAT CREATES A HIGH LEVEL OF NOISE, HARMFUL, OR OFFENSIVE ODDORS FOR AFTER HOURS WORK OR AS PERMITTED BY THE OWNER. INCLUDE PROVISIONS FOR AFTER HOURS WORK IN THE COST FOR CONSTRUCTION UNLESS DIRECTED OTHERWISE BY THE OWNER.
32. WORK IN EXISTING BUILDINGS: PRIOR TO BEGINNING CONSTRUCTION, OBTAIN FROM THE BUILDING OWNER THE BUILDING RULES AND REGULATIONS FOR CONSTRUCTION, DELIVERIES, OPERATIONAL HOURS, AND ANY SPECIAL REQUIREMENTS THAT WOULD AFFECT THE WORK. IF, AS A RESULT OF THE BUILDING RULES AND REGULATIONS, OVERTIME WORK IS REQUIRED, SAID WORK MUST BE APPROVED BY THE OWNER BEFORE PROCEEDING.
33. COORDINATE BUILDING CONDITIONS, INCLUDING SIZE AND CAPACITY OF ELEVATORS, SIZE OF DOORWAYS, CORRIDORS, WINDOW OPENINGS, ETC. PRIOR TO DELIVERY OF MATERIALS OR EQUIPMENT.
34. CHARGES FOR INSTALLATION AND/OR OPERATION OF EXTERIOR HOSTS; REMOVE AND RE-INSTALLATION OF WINDOW FRAMES, GLAZING OR FIXED PANELS, SHALL BE PAID FOR BY THE CONTRACTOR. OBTAIN APPROVAL FROM THE OWNER PRIOR TO THE REMOVAL OF AND EXTERIOR MATERIALS.
35. COORDINATE THE LOCATION OF ALL STAGING AREAS WITH THE OWNER.
36. THE DRAWINGS AND SPECIFICATIONS ARE ABBREVIATED IN NATURE WITH RESPECT TO EXISTING BASE BUILDING CONSTRUCTION. COORDINATE EXISTING CONDITIONS WITH THESE PROJECT DRAWINGS FOR COMPLETE AND FINISHED NEW CONSTRUCTION.
37. BUILDING RULES AND REGULATIONS DO NOT SUPERCEDE LAWS, CODES, OR ORDINANCES. BUILDING RULES AND REGULATIONS RELATE TO PERFORMANCE AND CONDUCT WITHIN THE BUILDING AND/OR SITE.
38. IF ASBESTOS IS FOUND IN THE EXISTING BUILDINGS, NOTIFY THE OWNER IMMEDIATELY. THE OWNER IS RESPONSIBLE FOR PROPER REMOVAL AND ABATEMENT.
39. PROVIDE AND INSTALL THE WORK INCLUDING SYSTEMS COMPLETE AND IN WORKING ORDER U.N.O.
40. LIMIT ACCESS TO SITE FOR MATERIALS DELIVERY, MATERIALS STAGING AND LABOR FORCE TO ROUTES SHOWN.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF ENTITLEMENT APPLICATIONS FOR A MAJOR USE PERMIT FOR A RELIGIOUS INSTITUTION AND CHILDCARE FACILITY (MUP-23-013). APPROVAL OF THE MUP WOULD ALLOW FOR ULTIMATE DEVELOPMENT OF THE 2.39 ACRE SITE WITH A NEW CHABAD CENTER (APPROXIMATELY 11,550-SQUARE FEET, COVERAGE), MAINTAINING THE EXISTING SINGLE FAMILY HOME, THE ACCESSORY DWELLING UNIT/OFFICE, AND THE CANDLE SHOP BUILDING, WHILE ADDING SURFACE PARKING, SIGNAGE, AND LANDSCAPING.

GENERAL NOTES

ZONE: RESIDENTIAL SINGLE-UNIT (RS)

USE AND OCCUPANCY CLASSIFICATION: MIXED USE: RELIGIOUS ASSEMBLY (A-3) AND BUSINESS (B)

CONSTRUCTION CLASS: TYPE VA

PROJECT INTENT:

NEW CHABAD ASSEMBLY / EVENT SPACE FOR CHABAD JEWISH CENTER OF RSF

- DEMOLITION AND NEW CONSTRUCTION
- INTERIOR RENOVATION
- NEW LANDSCAPING, HARDSCAPE, PAVEMENT WALKWAYS / PATIOS, LIGHTING
- NEW DRAINAGE AND SEWAGE

PROPOSED LANDSCAPE DIAGRAMMATICAL ONLY - LANDSCAPE DESIGNED BY OTHERS - COORDINATE WITH LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER FOR HARDSCAPE AND LANDSCAPE DESIGN - BY OTHERS FILED SEPARATELY

PARKING LOT AISLES, CURBS, CURB CUTS, APRONS, ADA STRIPING, WALKWAYS, AND LIGHTING, ETC. TO BE DESIGNED BY CIVIL ENGINEERS - BY OTHERS FILED SEPARATELY

STORM DRAINAGE, SEWAGE, SEWER GRATE, MAN HOLE COVERS, ETC. AT PARKING LOT TO BE DESIGNED BY CIVIL ENGINEERS - BY OTHERS FILED SEPARATELY

NEW CIVIL ENGINEERING, WATER RETENTION SYSTEM DESIGNED BY OTHER. TO ALSO INCLUDE - NEW SEWER LINE CONNECTION, GAS METER, WATER LINE, MAIN ELECTRIC UTILITY LINE, ETC.

APPLICABLE CODE SHALL BE THE CODE ADOPTED AT THE TIME OF BUILDING PERMIT SUBMITTAL.

FIRE FLOW TEST FROM LOCAL WATER AUTHORITY.

DEFERRED UNDERGROUND FIRE MAIN.

DEFERRED KITCHEN EXTINGUISHING SYSTEM WITH DEFERRED SPRINKLER SYSTEM COMPLIANT WITH NFPA 13.

ALL SITE LIGHTING WILL BE IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE.

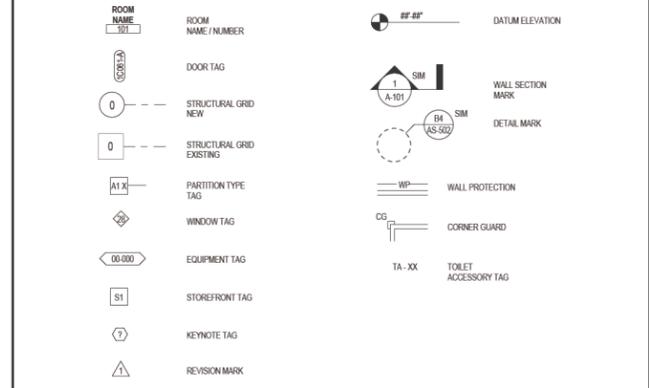
PROJECT IS NOT LOCATED WITHIN A DARK SKIES "ZONE A".

ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE.

Table with 2 columns: PROPERTY CHARACTERISTICS and VALUE. Includes rows for PROJECT DESCRIPTION, OWNER, JURISDICTION, BUILDING CHARACTERISTICS, BUILDING AREA, HIGH RISE BUILDING, FIRE PROTECTION SYSTEMS, and AUTOMATIC SPRINKLER SYSTEM.

Table with 4 columns: SHEET NO, SHEET TITLE, ORIGINAL ISSUE, LAST REVISION. Includes rows for GENERAL, ARCHITECTURAL, and ENLARGED FLOOR PLANS ELEVATIONS.

REFERENCE SYMBOLS



LOCATION MAP



Page Southerland Page, Inc. 7373 Broadway, Suite 405 San Antonio, TX 78209 page@trink.com

CONSULTANT TEAM: CIVIL: SWS Engineering, Inc. LANDSCAPE: McCullough

Land Use Consultants: Atlanta Group 2489 Historic Decatur Road Suite 225 San Diego, CA 92106 619-523-9330

REVISION HISTORY table with columns: REVISION, DESCRIPTION, DATE. Includes one revision entry dated 07/24/2025.

CLIENT: Chabad of RSF

PROJECT: Chabad of RSF 14906 Via De La Valle, Del Mar, CA 92014

PROJECT NUMBER: 3432012 ABBREVIATION: CHABAD RSF. ORIGINAL ISSUE: MUP 29 SEPTEMBER 2025

SHEET NAME: GENERAL - PROJECT INFORMATION

SHEET NUMBER: G-001

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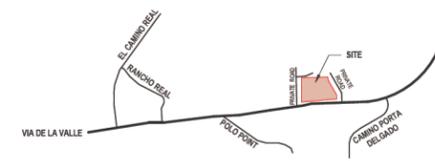
CONSULTANT TEAM

CIVIL
SWS Engineering, Inc.
1635 Lake San Marcos Drive
Suite 200
San Marcos, CA 92078
760-744-0011

LANDSCAPE
McCullough
3605-B Fifth Avenue
San Diego, CA 92103
619-296-3150

Land Use Consultants
Atlantis Group
2498 Historic Decatur Road
Suite 220
San Diego, CA 92106
619-523-1930

2 VICINITY MAP
NOT TO SCALE



OWNER

CHABAD OF RANCHO SANTA FE
RABBI LEVI RASKIN
14906 VIA DE LA VALLE
RANCHO SANTA FE, CA 92014

CONTACT

RABBI LEVI RASKIN
CHABAD JEWISH CENTER OF RSF
P.O. BOX 8282
RANCHO SANTA FE, CA 92067
PH. 858.756.7571

SITE ADDRESS

14906 VIA DE LA VALLE
RANCHO SANTA FE, CA 92014
APN# 302-110-33
APN# 302-110-30
2.39 ACRES (NET)

SUMMARY TABLE

	SQUARE FOOTAGE	PERCENTAGE
TOTAL NET LOT SF	104,108.40 SF	100%
ALLOWABLE LOT COVERAGE	20,821.68 SF	20%

BUILDING AREAS	SQUARE FOOTAGE	PERCENTAGE
AS-BUILT BUILDING TO REMAIN	3,395 SF	3.26%
AS-BUILT HOME TO REMAIN	1,701 SF	1.63%
AS-BUILT OFFICE TO REMAIN	982 SF	0.96%
AS-BUILT COVERED AREAS	800 SF	0.77%
PROPOSED CHABAD	11,850 SF	11.09%
PROPOSED COVERED AREAS	1,870.66 SF	1.80%
TOTAL LOT COVERAGE	19,898.66 SF	19.11%
ALLOWABLE LOT COVERAGE	20,821.68 SF	20%

PARKING CALCULATION

USE TYPE	SQUARE FOOTAGE	OCCUPANT LOAD CALCULATION	COUNT	COMMENTS
RECREATION ASSEMBLY	1,400 SF	38 PARKING SPACES PER PERSON @ 100 OCCUPANTS	25.00	4 OCC. / 1 PARKING SPACE SHARED SPACES CONCURRENT USE

TOTAL REQUIRED PARKING SPACES: 25 SPACES

PARKING TABLE

PARKING	40 SPACES
COMPACT PARKING	10 SPACES
ADA PARKING (3 MINIMUM)	4 SPACES
CAVEY PARKING (6 MINIMUM)	6 SPACES

TOTAL VEHICLE PARKING: 60 SPACES
TOTAL BICYCLE PARKING: 3 SPACES

CHILDCARE PARKING TABLE

15% 0-18 MONTHS	9 CHILDREN
30% 18-36 MONTHS	15 CHILDREN
52% 3 YR-KINDER	26 CHILDREN

TOTAL CHILDREN 50 CHILDREN

50 CHILDREN X 0.2 SPACES 10 SPACES
12 EMPLOYEES X 1 SPACE 12 SPACES

TOTAL CHILDCARE PARKING: 22 SPACES

ALL SITE LIGHTING WILL BE IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE.

PROJECT IS NOT LOCATED WITHIN A DARK SKIES 'ZONE A'.

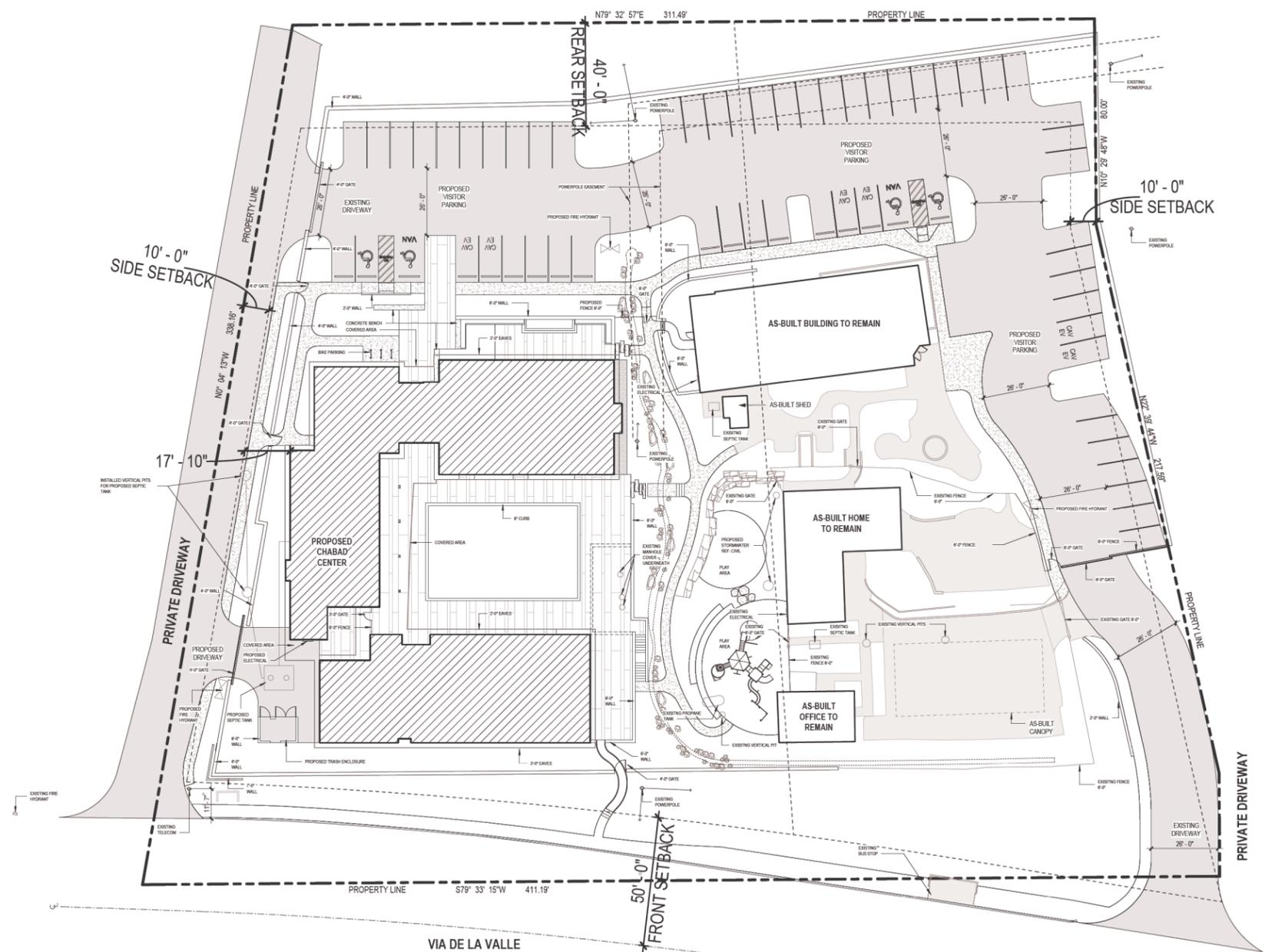
ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE.

EXISTING POLES AND OVERHEAD LINES TO REMAIN, WILL INVESTIGATE BURRYING UNDERGROUND IN THE FUTURE.

MATERIAL LEGEND

SYMBOL	DESCRIPTION
[Pattern]	PROPOSED CONCRETE PAVERS
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT PAVING
[Pattern]	EXISTING CONCRETE PAVING

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/>



1 PLOT PLAN
SCALE: 1" = 20'-0"

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REVISION HISTORY

REVISION	DESCRIPTION	DATE
1	REVISION 01	07/24/2025

PROFESSIONAL SEALS

CLIENT
Chabad of RSF

PROJECT
Chabad of RSF
14906 Via De La Valle, Del Mar, CA 92014

PROJECT NUMBER
3432012
ABBREVIATION
CHABAD RSF

ORIGINAL ISSUE
MUP
29 SEPTEMBER 2025

SHEET NAME
GENERAL - PLOT PLAN

SHEET NUMBER
G-003

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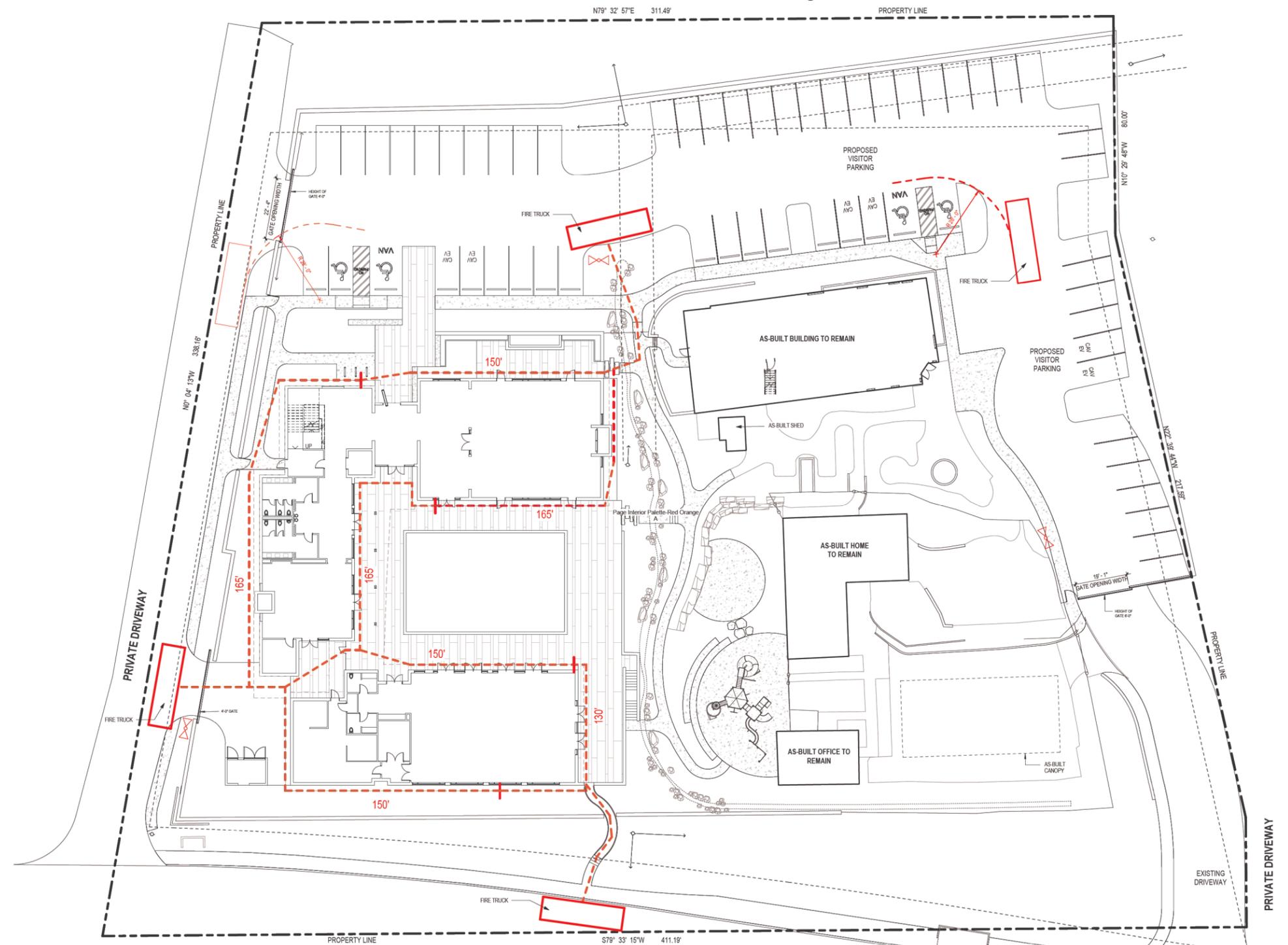
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CONSULTANT TEAM

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619-523-1530



REVISION HISTORY

REVISION	DESCRIPTION	DATE
1	REVISION 01	07/24/2025

PROFESSIONAL SEALS

INTERIM REVIEW
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CLIENT
Chabad of RSF

PROJECT
Chabad of RSF
14906 Via De La Valle, Del Mar, CA 92014

PROJECT NUMBER: 14322812
ABBREVIATION: CHABAD RSF

DRAWN BY: JF
CHECKED BY: JF

ORIGINAL ISSUE
MUP
29 SEPTEMBER 2025

SHEET NAME
GENERAL - LIFE SAFETY PLAN - HOSE PULL

SHEET NUMBER
GL-102

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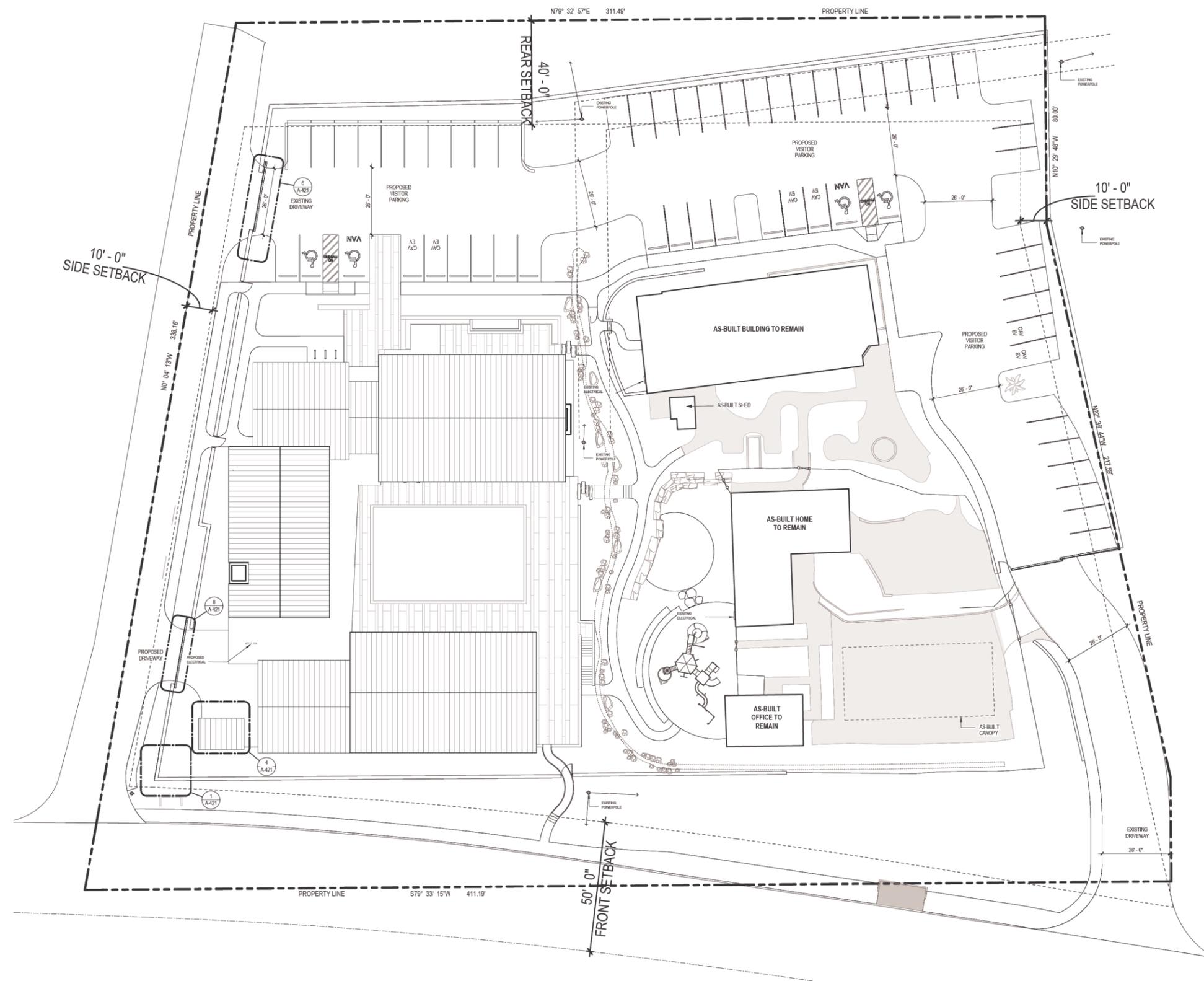
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REVISION HISTORY

REVISION	DESCRIPTION	DATE
1	REVISION 01	07/24/2025

PROFESSIONAL SEALS

CLIENT
Chabad of RSF

PROJECT
Chabad of RSF
14906 Via De La Valle, Del Mar, CA 92014

PROJECT NUMBER
3432012
ABBREVIATION
CHABAD RSF

DRAWN BY
JP
CHECKED BY
JP
ORIGINAL ISSUE
MUP
29 SEPTEMBER 2025

SHEET NAME
ARCHITECTURAL - SITE PLAN

SHEET NUMBER
AS-101

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CONSULTANT TEAM

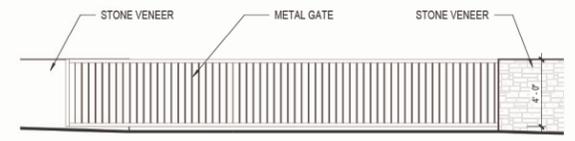
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LANDSCAPE: McCullough
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 San Diego, CA 92103
 619-296-3150

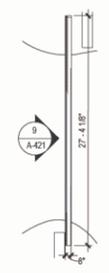
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 619-523-1530



10 EXTERIOR RENDERING - SE ENTRY
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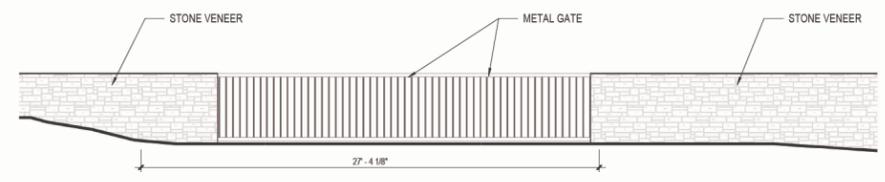
9 EXTERIOR ELEVATION - SERVICE ENTRY - GATE
 SCALE: 1/4" = 1'-0"



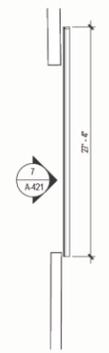
8 ENLARGED FLOOR PLAN - SERVICE ENTRY - GATE
 SCALE: 1/8" = 1'-0"



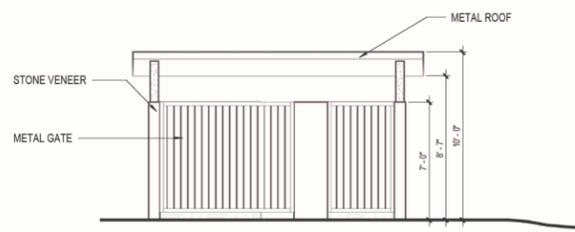
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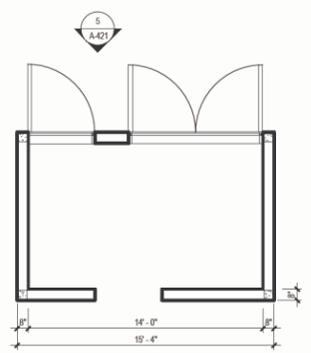
7 EXTERIOR ELEVATION - NW ENTRY - GATE
 SCALE: 1/4" = 1'-0"



6 ENLARGED FLOOR PLAN - NW ENTRY - GATE
 SCALE: 1/8" = 1'-0"



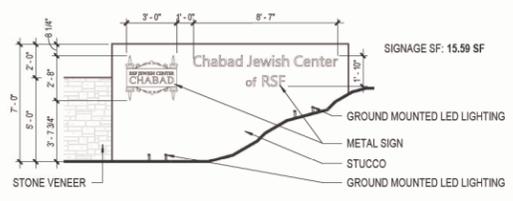
5 EXTERIOR ELEVATION - NORTH - TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"



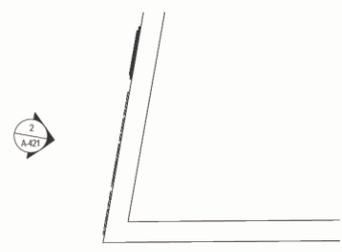
4 ENLARGED FLOOR PLAN - TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"



3 EXTERIOR RENDERING - SW ENTRY - SIGNAGE
 NOT TO SCALE



2 EXTERIOR ELEVATION - SW ENTRY - SIGNAGE
 SCALE: 1/4" = 1'-0"



1 ENLARGED FLOOR PLAN - SW ENTRY - SIGNAGE
 SCALE: 1/4" = 1'-0"

REVISION HISTORY

REVISION	DESCRIPTION	DATE
1	REVISION 01	07/24/2025

PROFESSIONAL SEALS

CLIENT
 Chabad of RSF

PROJECT
 Chabad of RSF
 14906 Via De La Valle, Del Mar, CA 92014

PROJECT NUMBER: 34322612
 ABBREVIATION: CHABAD RSF
 DRAWN BY: JP
 CHECKED BY: JP
 ORIGINAL ISSUE: MUP
 29 SEPTEMBER 2025

SHEET NAME
 ARCHITECTURAL - ENLARGED FLOOR PLANS/ ELEVATIONS

SHEET NUMBER
A-421

FILE PATH: \\msw\proj\02\02\02\Chabad of Rancho Santa Fe\A-421-Chabad Rancho Santa Fe-R22-CENTRAL.rvt
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WATER CONSERVATION STATEMENT:

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE COUNTY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

- THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS.
- DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE.
- IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
- TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS AND RESIDENTS. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
- PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION.
- PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.
- THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.
- THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.
- THE ESTIMATED TOTAL WATER USE (ETWU) OF THE IRRIGATION SYSTEM WILL BE DESIGNED TO WORK WITHIN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE DEVELOPMENT.
- A FULL LANDSCAPE DOCUMENT PACKAGE, PER THE LANDSCAPE WATER CONSERVATION ORDINANCE WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

GENERAL NOTE:

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY OF SAN DIEGO-WIDE LANDSCAPE REGULATIONS AND THE COUNTY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED COUNTY AND REGIONAL STANDARDS.

IRRIGATION NOTE:

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(e) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

IRRIGATION PROPOSED: DRIP AND SPRAY.

RAIN SENSOR SHUTOFF DEVICE NOTE:

RAIN DEVICE AND A MOISTURE SENSING DEVICE THAT REGULATES THE IRRIGATION ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF SYSTEM FOR ALL LAWN AREAS.

PLANTING NOTE:

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, PER SDMC 142.0403(b)(5).

LONGTERM MAINTENANCE:

ALL REQUIRED LANDSCAPE AREAS TO BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITION S OF THE PERMIT.

DISTURBED AREA NOTE:

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411(A)).

INVASIVE PLANT NOTE:

ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.

UTILITY SCREENING:

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

ROOT BARRIER:

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES WITHIN 5' OF HARDSCAPE SURFACES.

MULCHING NOTE:

ALL REQUIRED PLANTING AREAS AN ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.

MAINTENANCE REQUIREMENTS:

(PER COUNTY OF SAN DIEGO CODE LANDSCAPE STANDARDS 4.5)

1. PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.
2. NON-PERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.
3. ALL REVEGETATED AREAS SHALL BE MAINTAINED PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.
4. PRIOR TO FINAL APPROVAL, THE CITY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE.

MINIMUM TREE SEPARATION DISTANCE:

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER LINES	10 FEET

CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING LANDSCAPE, IRRIGATION, AND ANY EXISTING IMPROVEMENTS DISPLACED OR DAMAGED AS A RESULT OF PERFORMING THE WORK OF THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. EXISTING LANDSCAPE AND IRRIGATION SHALL BE EXTENDED IN-KIND INTO AREAS LEFT VACANT BY DEMOLITION AT NO ADDITIONAL COST TO THE OWNER.

NESTING AND MIGRATORY BIRDS:

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/](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/](http://www.fws.gov/).

**CHABAD -
RANCHO
SANTA FE**

14906 Via De La Valle
Del Mar, CA 92014



landscape architecture
environmental planning
urban design

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1111 Broadway, Suite 1320
Oakland, California 94607

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CONSTRUCTION

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SUBMITTALS | REVISIONS

No.	Description	Date
01	MAJOR LAND USE PERMIT	09/08/2023
02	MAJOR LAND USE PERMIT	05/20/2025

Issue Date	Project Number
05/20/2024	24050

GENERAL NOTES

FIRE NOTES

SITE INSPECTION: Site inspection may reveal conditions which have changed since plan review. When such discrepancies arise, field inspection shall take precedence.

REQUIRED FIRE HYDRANT SYSTEMS (§ CFC 507.5.1):

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception: For Group R-3 and Group U occupancies, *equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3*, the distance requirement shall be *not more than* 600 feet (183 m).

ROAD PHASING REQUIREMENT FOR SINGLE FAMILY DWELLINGS ON EXISTING LEGAL PARCELS (§ 503.2.1.1):

- The fire access roadway requirement for widening an existing, improved and paved fire apparatus roadway shall be as provided in Table 503.2.1.1. The fire access roadway shall be constructed to extend from the property line to the nearest public road.
- The access roadway shall not be required to be improved for a non-habitable accessory structure or a residential addition or remodel less than 500 square feet if the access roadway has already been improved and paved to a minimum width of 20 feet. If the roadway is less than 20 feet wide, the roadway shall be widened to 20 feet. The preceding addition or remodel exception is limited to one permit per three-year period from the date of the last permit approval.

DIMENSIONS (§ 503.2.1):

The dimensions of fire apparatus access roads shall be in accordance with the following:

- Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet, except for single-family residential driveways serving no more than two residential parcels, which shall have a minimum of 16 feet of unobstructed improved width. Any of the following, which have separated lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 14 feet wide.
- Fire apparatus access roads that are public or private roads which are provided or improved as a result of a Tentative Map, Tentative Parcel Map or a Major/Minor Use Permit shall have the dimensions as set forth by the County of San Diego Standards for Public and Private Roads.
- All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.
- Vertical clearances or road widths shall be increased when the fire code official determines that vertical clearances or road widths are not adequate to provide fire apparatus access.
- Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.
- Driveways exceeding 150 feet in length, but less than 600 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 600 feet, turnouts shall be provided no more than 400 feet apart.

GRADE (§ 503.2.7): The gradient for a fire apparatus access roadway shall not exceed 15.0%. The fire code official may allow roadway grades up to 20.0% provided that the roadway surface conforms to section 503.2.3. The fire code official may require additional mitigation measures.

ANGLES OF APPROACH AND DEPARTURE (§ 503.2.8) : The angles of approach and departure for fire apparatus access roads shall not exceed 7 degrees (12 percent) for the first 30' or as approved by the fire code official and shall not allow for transitions between grades that exceed 6% elevation change along any 10 foot section.

CROSS-SLOPE (§ 503.2.7.1): The standard cross-slope shall be 2 percent; minimum cross-slope shall be 1 percent; maximum cross-slope shall be 5 percent.

SURFACE (§503.2.3): Fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs. unless authorized by the FAHJ) and shall be provided with an approved paved surface so as to provide all weather driving capabilities. The paving and sub-base shall be installed to the standards specified in the County of San Diego Parking Design Manual. A residential driveway constructed of 3½" Portland cement concrete may be installed on any slope up to 20% provided that slopes over 15% have a deep broom finish perpendicular to the direction of travel or other approved surface to enhance traction.

ROADWAY RADIUS (§ 503.2.4): The horizontal inside radius of a fire apparatus access road shall comply with the County of San Diego Public and Private Road Standards approved by the Board of Supervisors. The horizontal inside radius for a private residential driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official. The length of vertical curves of fire apparatus access roads shall not be less than 100 feet, or as approved by the fire code official.

TRAFFIC CALMING DEVICES (§ 503.4.1): Traffic calming devices (including, but not limited to, speed bumps, speed humps, speed control dips, etc.) shall be prohibited unless approved by the fire code official.

DEAD ENDS (§ 503.2.5): Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around emergency apparatus. A cul-de-sac or other approved turn-around shall be provided in residential areas where the access roadway serves more than 2 structures. The minimum unobstructed radius width for a cul-de-sac in a residential area shall be 36 feet paved, 40 feet graded, or as approved by the fire code official. The fire code official shall establish a policy identifying acceptable turnarounds for various project types. See annex section of this code for illustrations.

SECURITY GATES (§ 503.6): No person shall install a security gate or security device across a fire access roadway without the fire code official's approval. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. If approved a security gate or security device across a fire access roadway shall include:

- An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.

- A gate accessing more than four residences or residential lots or a gate accessing hazardous, institutional, and educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus.
- An automatic gate shall be provided with a battery back-up or manual mechanical disconnect in case of power failure.
- An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.
- When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.
- Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.
- All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.

BRIDGES AND ELEVATED SURFACES (SEC. 503.2.6): Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits and clearance limitations shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

ADDRESS IDENTIFICATION (§ 505.1): New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm) for residential buildings, 8" high with a 1" stroke for commercial and multi-family residential buildings and 12" high with a 1" stroke for industrial buildings. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

HOSE PULL- FIRE APPARATUS ACCESS ROADS (§ 503.1.1): Fire apparatus access roads, including private residential driveways, shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from the closest point of fire department vehicle access. Fire apparatus access roads, except private residential driveways, shall be provided and maintained for purposes of rapid and reliable fire apparatus access and for unobstructed traffic circulation for evacuation or relocation of civilians during a wildfire or other emergency. Fire apparatus access roads shall be provided and maintained in compliance with this section and the most recent edition and any amendments thereto, of public and private road standards as adopted by the County of San Diego (San Diego County Standards for Private Roads and Public Roads, San Diego County Department of Public Works). The fire code official may modify the requirements of this section if the modification provides equivalent access.

STRUCTURE SET BACK FROM SLOPE (§ 4907.1.3): Single-story buildings and structures shall be setback a minimum 15 feet horizontally from top of slope to the farthest projection from a roof. A single-story building and structure shall be less than 12 feet above grade. A two-story building and structure shall be setback a minimum of 30 feet horizontally from top of slope to the farthest projection from a roof. Buildings and structures greater than two stories may require a greater setback when the slope is greater than 2 to 1.

FUEL MODIFICATION (§ 4907.2):

A fuel modification zone shall be required around every building that is designed primarily for human habitation or use or a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-sided shade covers and similar accessory structures less than 250 square feet and 30 feet or more from a dwelling, and fences more than 5 feet from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following:

- When a building or structure in a hazardous fire area is located 100 feet or more from the property line, the person owning or occupying the building or structure shall maintain a fuel modification zone within 100 feet of the building or structure. The area within 50 feet of a building or structure shall be cleared of vegetation that is not fire resistant and re-planted with fire-resistant plants. In the area between 50 to 100 feet from a building, all dead and dying vegetation shall be removed. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. The chips from chipping of vegetation that is done on-site may remain if the chips are dispersed so they do not exceed 6 inches in depth. Trees may remain in both areas provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures is not less than 10 feet. See Figure 4907.2.
- The fire code official may increase the fuel modification zone more than the 100-foot minimum if fuel and/or topography are determined to increase the fire hazard severity.
- When a building or structure in a hazardous fire area is setback less than 100 feet from the property line, the person owning or occupying the building or structure shall meet the requirements in subsection (a) above, to the extent possible, in the area between the building or structure and the property line.
- The building official and the FAHJ may provide lists of prohibited and recommended plants.
- The fuel modification zone shall be located entirely on the subject property unless approved by the FAHJ. This required fuel modification zone may be reduced as allowed in subsection (c) above or increased as required by a fire protection plan.
- When the subject property contains an area designated to protect biological or other sensitive habitat or resource, no building or other structure requiring a fuel modification zone shall be located so as to extend the fuel modification zone into a protected area.
- Improved Property: Property owners shall be permitted to clear all flammable vegetation within a one hundred 100 foot radius of all buildings using methods, such as mowing and trimming that leave plant root structure intact to stabilize soil. Clearing is not limited to these methods and discing, which exposes bare mineral soil, may be used if deemed necessary by the FAHJ.

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- Where the distance from the structure to the property line of the parcel on which the building is located is less than the distance required to be cleared, (100'), the adjacent parcel owner may be required to establish the required fuel break to achieve the required distance of defensible space if such requirement is approved by the Fire Code Official.

HOME IGNITION ZONE 1 - IMMEDIATE ZONE 0-5' (§ 4907.4.1):

Meaning from exterior wall surface or patio, deck or attachment to building or structure extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or non-combustible materials. Removal of combustible materials surrounding the exterior wall area and maintaining area free and clear of combustible materials. The use of mulch and other combustible materials shall be prohibited.

HOME IGNITION ZONE 2 - INTERMEDIATE ZONE 5' to 50' (§ 4907.4.2): Means from the immediate edge of Zone 0 extending out in a horizontal plane. This zone shall consist of planting of low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone starts at 6" adjacent to Zone 0 and extending in a linear fashion up to a maximum of 18' at intersection with Zone 2. Vegetation in this zone shall be irrigated and not exceed 6' in height and shall be moderate in nature as per Sec. 4907.6.4.1. Firewood inside this zone shall be piled minimum of 30' away from all buildings and structures. Cords of firewood shall also be maintained at least 10' from property lines and not stacked under tree canopies drip lines.

HOME IGNITION ZONE 3 - EXTENDED ZONE 50'-100' (§ 4907.4.3):

Means from the immediate edge of Zone 2 extending out in a horizontal plane for 50'. This zone consists of planting of drought tolerant and fire resistive plant species of moderate height. Brush and plants shall be limbed up off the ground so the lowest branches are 1/3 height of bush/tree/plant or up to 6' off the ground on mature trees. This area would be considered selective clearing of natural vegetation and dense chaparral by removing a minimum 50% of the square footage of this area.

LANDSCAPE REQUIREMENTS (§ 4907.5.1):

All plant materials used shall be from the Wildland/Urban Interface Development Standards plant palette. The addition of plant material to the approved list will be at the discretion of the Rancho Santa Fe Fire Protection District. Landscape plans shall be in accordance with the following:

- All non-fire resistive trees, including conifers, pepper trees, eucalyptus and acacia species, shall be planted and maintained so that the tree's drip line at maturity is a minimum of 30 feet from any combustible structure. All fire resistive tree species shall be planted and maintained at a minimum of 10 feet from the tree's drip line to any combustible structure. RSFFPD has a list of non-fire resistive trees and shrubs that shall be planted a minimum 30 feet from the drip line to any combustible structure.
- For streetscape plantings, all non-fire resistive trees shall be planted so that the center of the tree trunk is 20 feet from edge of curb. Fire resistive trees may be planted 10 feet from edge of curb to center of tree trunk. Care should be given to the type of tree selected so that it will not encroach into the right-of-way or produce a closed canopy effect.
- Trees and large shrubs shall be limited to groups of two to three trees with mature foliage of any group separated horizontally by at least 10 feet if planted on less than a 20 percent slope and 20 feet if planted on greater than a 20 percent slope.
- If shrubs are located underneath a tree's drip line, the lowest branch should be at least three times as high as the understory shrubs or 10 feet, whichever is greater.
- Existing trees may be pruned 10 feet away from roof, eave or exterior siding, depending on the tree's physical or flammable characteristics and a building's construction features.
- All tree branches and palm fronds shall be removed within 10 feet of a fireplace chimney or outdoor barbecue.

ORCHARDS, GROVES OR VINEYARDS (§ 4907.3.2):

All orchards, groves and vineyards shall be kept in a healthy state and free of combustible debris and vegetation, including dead or downed trees. A 10-foot firebreak shall be cleared around the perimeter of any orchard, grove or vineyard. Dead grasses between rows of trees or vines shall be mowed.

ADDITIONAL REQUIREMENTS:

LOCATION OF LPG TANK, ABOVE GROUND STORAGE (CAFC, Table 3804.3):

The minimum separation between containers and buildings, public ways or lines of adjoining property that can be built upon is: 10 feet for containers 125 gallons to 500 gallons; 25 feet for containers 501 to 2,000 gallons. All combustible vegetation shall be located 10 feet away from tanks.

SECURING LPG TANKS (§ 6107.5):

When required by the FAHJ, LPG tanks shall be secured to prevent the tank from rolling or moving.

CLEARANCE TO COMBUSTIBLES (§ 6107.3):

Weeds, grass, brush, trash and other combustible materials shall be kept not less than 10 feet (3048 mm) from LP-gas tanks or containers.

SPARK ARRESTERS (§ 603.6.6) :

All buildings and structures having a chimney, flue or stovepipe attached to a fireplace, stove, barbecue or other solid or liquid fuel burning equipment or device shall have the chimney, flue or stovepipe equipped with an approved spark arrester. An approved spark arrester is a device intended to prevent sparks from escaping into the atmosphere, constructed of welded or woven wire mesh, 12-gauge thickness or larger, with openings no greater than ½" inch, or other alternative material the FAHJ determines provides equal or better protection.

FIREWOOD STORAGE (§ 321.1):

Firewood shall not be stored in unenclosed space beneath a building or structure, on a deck or under eaves, a canopy or other projection or overhang. When required by the fire code official, firewood or other combustible material stored in the defensible space surrounding a structure shall be located at least 30 feet from any structure and separated by a minimum of 15 feet from the drip line of any trees, measured horizontally. Firewood and combustible materials not for use on the premises shall be stored so as to not pose a fire hazard. Wood storage shall be located on bare soil or a non-combustible material. Minimum clearance around wood storage pile shall be 10' bare soil, free of vegetation or other combustible material measured on a horizontal plane. The maximum size of wood storage shall be 2 cords

of woods with the pile dimensions no greater than 4 feet in height, 4 feet in width, and 16 feet in length.

Exception: Permit may be issued by the FAHJ for wood storage amounts in excess of this section.

FIRE PITS (§ 307.4.2):

Natural gas-fired pits shall not be located within 10 feet of combustible walls or roofs or other combustible materials or vegetation. Wood burning fire pits shall not be located within 25 feet of combustible walls or roofs or other combustible materials or vegetation.

FENCES AND OTHER ATTACHMENTS TO STRUCTURES (§ CBC 7A):

The first five feet of fences and other items attached to a structure shall be constructed of non-combustible material or pressure-treated exterior fire-retardant wood.

ATTACHED OR PORTABLE AWNINGS (LOCAL POLICY):

All awnings attached to any structure shall meet the 15-foot structure setback requirement and be identified as fire rated. Additionally, the awning shall be contained in a metal, self-enclosing or box-protected cover. Portable awnings shall have UL Approved Fire Retardant Rating and be no closer than 20 feet from any combustible structure. The canvas awnings for playground equipment shall be identified and maintained, annually, as fire retardant.

SOLAR PANELS (§ 605.11): Solar panels located less than 20 feet to a combustible structure shall have a metal frame, otherwise the size and type of materials of the panels placed on a roof top shall comply with class "A" roof assembly and materials requirements. A clear, brush-free area of 10 feet shall be required for ground-mounted photovoltaic arrays.

TRASH ENCLOSURES (LOCAL POLICY): Trash enclosures or trash can storage shall be located at least 10 feet or more from any structure. A trellis or roof over the trash enclosure shall be non-combustible or made of heavy timber construction (minimum 4 inches X 4 inches).

CONSTRUCTION MATERIAL (§ CBC 7A): Any exposed wood members used for outdoor construction must be a minimum size of 4" x 4" or an approved fire resistive material. See the County of San Diego's website for approved material.

ORNAMENTAL GRASSES (LOCAL POLICY):

All ornamental grasses shall be planted 10 feet from any combustible structure or on the opposite side of the 4-foot wide pathway for hose pull purposes.

GENERAL SETBACKS (§ 4907.1.1) (Show All Setbacks and Property Lines):

All structures shall be set back a minimum of 30 feet from all property lines and open space easements unless the County Zoning Ordinance requires a greater setback. **Exception:** When both the building official and the FAHJ determine that the hazard from wildfire is not significant or when the terrain, parcel size or other constraints on the parcel make the required setback infeasible, the building official may allow the setback to be less than 30 feet from the property line when allowed by the Zoning Ordinance.

LANDSCAPE SUBMITTALS (§ 4907.5.1):

Landscape Plans are required for all residential custom homes, production tract homes, multi-family residential and commercial buildings. Landscape plans shall be submitted and approved by the Fire District prior to the framing inspection. Landscape plan submittals shall include, at a minimum, a readable scale, the delineation of 100-foot fuel modification zone, the existing vegetation, and all irrigated areas, a plant legend with both botanical and common names and identify all plant material symbols.

LANDSCAPING AND FUEL MODIFICATIONS (§ 4907.5.5):

All landscaping shall be installed prior to the final inspection for issuance of certificate of occupancy.

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SUBMITTALS | REVISIONS

No.	Description	Date
01	MAJOR LAND USE PERMIT	09/08/2023
02	MAJOR LAND USE PERMIT	05/20/2025

Issue Date Project Number

05/20/2024 24050

FIRE PROTECTION
NOTES

L-2

TREES

Sec. 4906.4.2 - Trees

Note: Trees shall be managed as follows within a 50' foot zone of a structure:

- 1. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.
2. The horizontal distance between the crowns of new trees and crowns of adjacent trees shall not be less than 10 feet.
3. Existing trees shall be trimmed to provide a minimum separation of 10 feet away from roof lines, barbecue, fire pit, other heat or flame producing devices, chimney and stovepipe outlets per Title 24, Section 1299.03.
4. No streetscape planting for this project - not applicable.

Sec. 4907.8.3-Eucalyptus Forests and Oak Woodlands:

Eucalyptus Forests and Oak Woodlands (Note on plan): All forests and woodlands shall be kept in a healthy state and maintained as described below. The forest or woodlands shall be free of all dead, dying, or diseased trees (excluding tree stumps no higher than six inches above the ground). Dead, dying, or diseased trees shall include insect infested trees, no longer living, in the last stages of growth or infected by a pathogen of any type. If combustible vegetation is located underneath a tree's drip line, the lowest branch shall be at least three times as high as the understory brush or grasses, or ten feet, whichever is greater. This will reduce the build-up of "ladder" fuels. Firewood shall be neatly stacked and shall have a minimum of 30 feet of clearance (no vegetation) around the entire firewood storage area. Debris and trimmings produced by the removal process shall be removed from the site, or if left, shall be converted into mulch by a chipping machine and evenly dispersed to maximum depth of six inches. A site inspection shall be conducted by a member of RSFFPD to determine the health of the forest and identify hazardous tree conditions as a condition of this project.

Sec. 4907.8-Maintenance of Defensible Space (Note on plan): Any person owning, leasing, controlling, operating or maintaining a building or structure required to establish a fuel modification zone pursuant to Sec. 4907.5 shall maintain the defensible space. The FAHJ may enter the property to determine if the person responsible is complying with this section. The FAHJ may issue an order to the person responsible for maintaining the defensible space directing the person to modify or remove non-fire resistant vegetation from defensible space areas, remove leaves, needles and other dead vegetative material from the roof of a building, maintain trees as required by Sec. 4907.8.1 or to take other action the FAHJ determines is necessary to comply with the intent of sections 4907 et seq.

CBC Sec. 710A.3.4 Miscellaneous Structures Located 3 Feet (914 mm) or More but Less Than 50 Feet (15 240 mm) (Note on Plot Plan and call out exterior wall construction on plan): When required by the enforcing agency, miscellaneous structures that require a permit and are separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15 240 mm) shall be constructed of noncombustible materials or of ignition-resistant materials as described in Section 704A.2.

CBC Sec. 712A-Fences and Other Structures Less Than Five Feet from A Building (Note on plan): Any portion of a fence or other structure less than five feet from any building shall be constructed of noncombustible material, pressure-treated exterior fire-retardant wood or material that meets the same fire-resistant standards as the exterior walls of the structure.

Exterior Trellis Construction (Local Policy) (Note on plan): Any exposed wood members used for outdoor construction must be a minimum size of 4" x 4" or an approved fire resistive material. See the County of San Diego's website for approved material.

CFC Sec. 307.4.2-FIRE PITS (Note on plan): Natural gas-fired pits shall not be located within 10 feet of combustible walls or roofs or other combustible materials or vegetation. Wood burning fire pits shall not be located within 25 feet of combustible walls or roofs or other combustible materials or vegetation.

Sec. 307.4.3 Portable Outdoor Fireplaces (Note and show delineation on plan):

Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

Sec. 326.1 Firewood Storage (Note on plan): Firewood shall not be stored in an unenclosed space beneath a building or structure, on a deck or under eaves, a canopy or other projection or overhang. When required by the fire code official, firewood or other combustible material stored in the defensible space surrounding a structure shall be located at least 30 feet from any structure and separated by a minimum of 15 feet from the drip line of any trees, measured horizontally. Firewood and combustible materials not for use on the premises shall be stored so as to not pose a fire hazard. Wood storage shall be located on bare soil or a non-combustible material. Minimum clearance around wood storage pile shall be 10' bare soil, free of vegetation or other combustible material measured on a horizontal plane.

The maximum size of wood storage shall be 2 cords of woods with the pile dimensions no greater than 4 feet in height, 4 feet in width, and 16 feet in length.

Sec. 1205.5.3-Fuel Modification Around Ground Mounted Solar (Note and show clearance on plan): For private residential and agricultural systems less than 10 acres in size and where the energy generated is used primarily on-site, the required fuel modification zone may be reduced to 10 feet from the array and associated equipment. Vegetation shall not exceed 6" in height within this zone.

Trash Enclosures (Local Policy) (Note and call out dimensions on plan): Trash enclosures or trash can storage shall be located at least 10 feet or more from any structure. A trellis or roof over the trash enclosure shall be non-combustible or made of heavy timber construction (minimum 4 inches X 4 inches).

Thatched Roof Palapas (Local Policy) (Note on plan): All palapas with thatched roof shall be at a minimum 30 feet from any combustible structure. Roofing materials shall be applied with a fire retardant chemical. Proof of application and UL rating of fire retardant chemical shall be provided to Fire District prior to installation of palapa.

Attached or Portable Awnings (Local Policy) (Note on plan): All awnings attached to any structure shall meet the 15-foot structure setback requirement and be identified as fire rated. Additionally, the awning shall be contained in a metal, self-enclosing or box-protected cover. Portable awnings shall have UL Approved Fire-Retardant Rating and be no closer than 20 feet from any combustible structure. The canvas awnings for playground equipment shall be identified and maintained, annually, as fire retardant.

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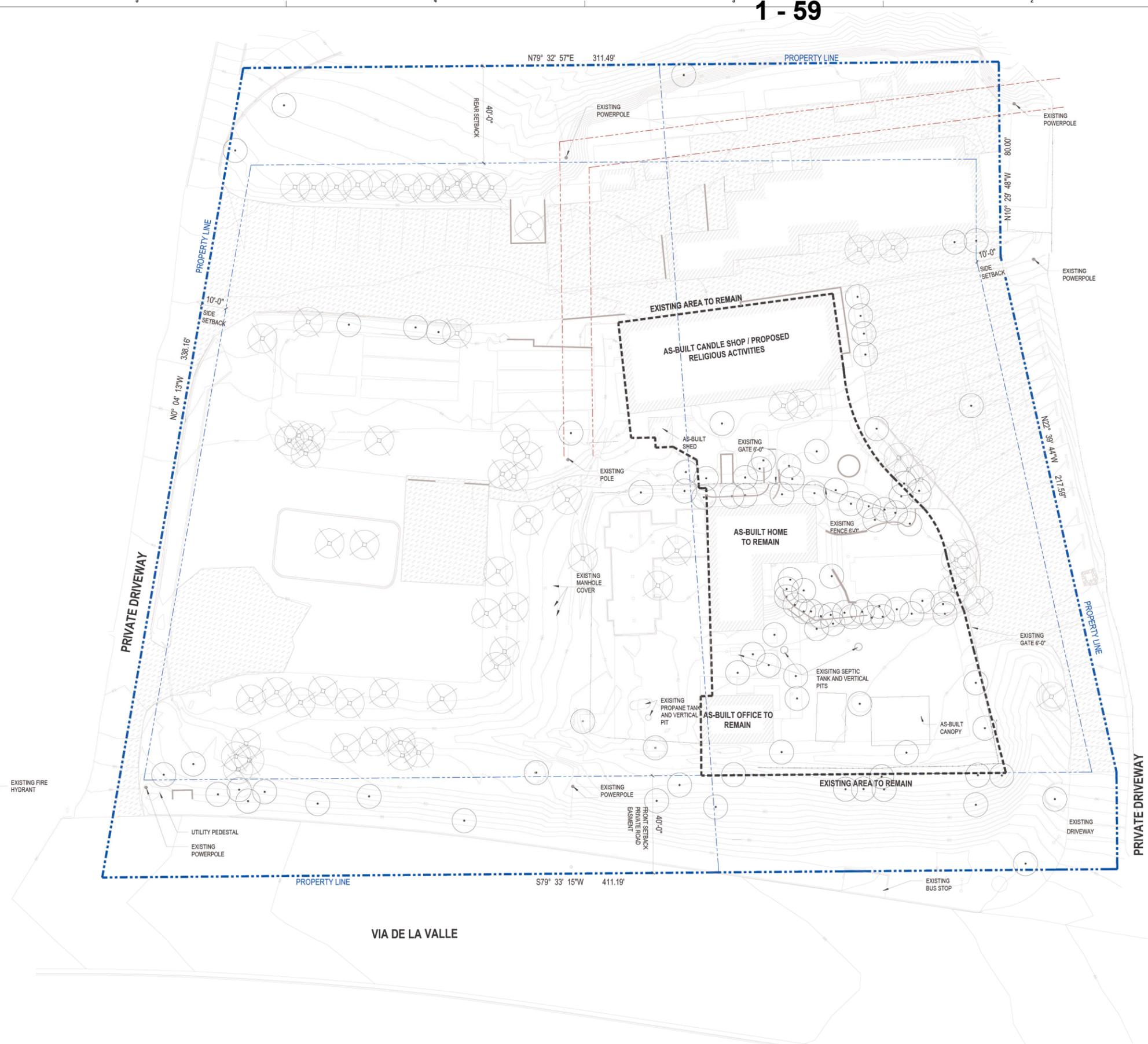
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SUBMITTALS | REVISIONS

Table with 3 columns: No., Description, Date. Row 01: MAJOR LAND USE PERMIT 09/08/2023. Row 02: MAJOR LAND USE PERMIT 05/20/2025.

Table with 2 columns: Issue Date, Project Number. Row 05/20/2024, 24050.

FIRE PROTECTION NOTES



EXISTING TO BE REMOVED SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	EXISTING HARDSCAPE	32,668 SF

REFERENCE SCHEDULE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	TOTAL SITE AREA	120,506 SF

EXISTING TREE SCHEDULE		
	EXISTING TREE TO BE REMOVED	65
	EXISTING TREE TO REMAIN	100

- EXISTING SITE NOTES:**
- OBSTRUCTION OF FIRE ACCESS ROADS:**
 - FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDER, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM).
 - ALL EXISTING TREES TO REMAIN WITHIN 10' OF PROPOSED STRUCTURES SHALL BE TRIMMED AS NOT TO ENCRoACH ON 10' OFFSET OF ALL ROOF LINES.**
 - SHRUBS**
 - ALL EXISTING SHRUBS SHALL BE CLEARED TO MAINTAIN 5' FOOT OFFSET FROM EXISTING CMU WALL AND GATE.
 - HARDSCAPE**
 - EXISTING DRIVEWAY TO REMAIN IS VERIFIED TO NOT SUBCEED 16'-0" IN WIDTH AT ANY POINT IN ACCORDANCE WITH FIRE CODE.
 - EXISTING DRIVEWAY IS VERIFIED NOT TO EXCEED 15% SLOPE, 5% CROSS SLOPE, AND 7% ANGLE OF APPROACH AND DEPARTURE.

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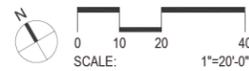
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Issue Date: 05/20/2024
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DEMOPROTECTION PLAN



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REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
01 PAVEMENTS, RAMPS, CURBS		
[Symbol]	CONCRETE PAVING	3,847 SF
[Symbol]	LIMESTONE PAVERS	6,518 SF
[Symbol]	RIVER ROCKS VARIOUS SIZE	27 SF
[Symbol]	ASPHALT	25,661 SF
[Symbol]	WOOD BOARDWALK	389 SF
[Symbol]	ROCK MULCH	1,697 SF
[Symbol]	ASPHALT	9,012 SF
03 STEPS		
03-01	CONCRETE STEPS	32 LF
04 PLANTERS / SITE ELEMENTS		
04-02	RETAINING/SEATING WALL	1,327 LF
06 RAILINGS, BARRIERS, FENCING		
06-01	METAL RAIL/FENCE	362 LF
08 DRAINAGE		
[Symbol]	STREAM WITH RIVER ROCKS	410 SF
09 PLANTING AND LANDSCAPE		
[Symbol]	TURF LAWN	2,204 SF
[Symbol]	ARTIFICIAL TURF PLAY AREA	1,966 SF
[Symbol]	DECORATIVE GRAVEL	3,794 SF
[Symbol]	PLANTING AREA	17,522 SF
EXISTING TO REMAIN		
[Symbol]	DRIVEWAY HARDSCAPE	16,454 SF

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Project Number: 24050

HARDSCAPE PLAN



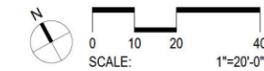
FIRE APPARATUS ACCESS ROAD NOTES:

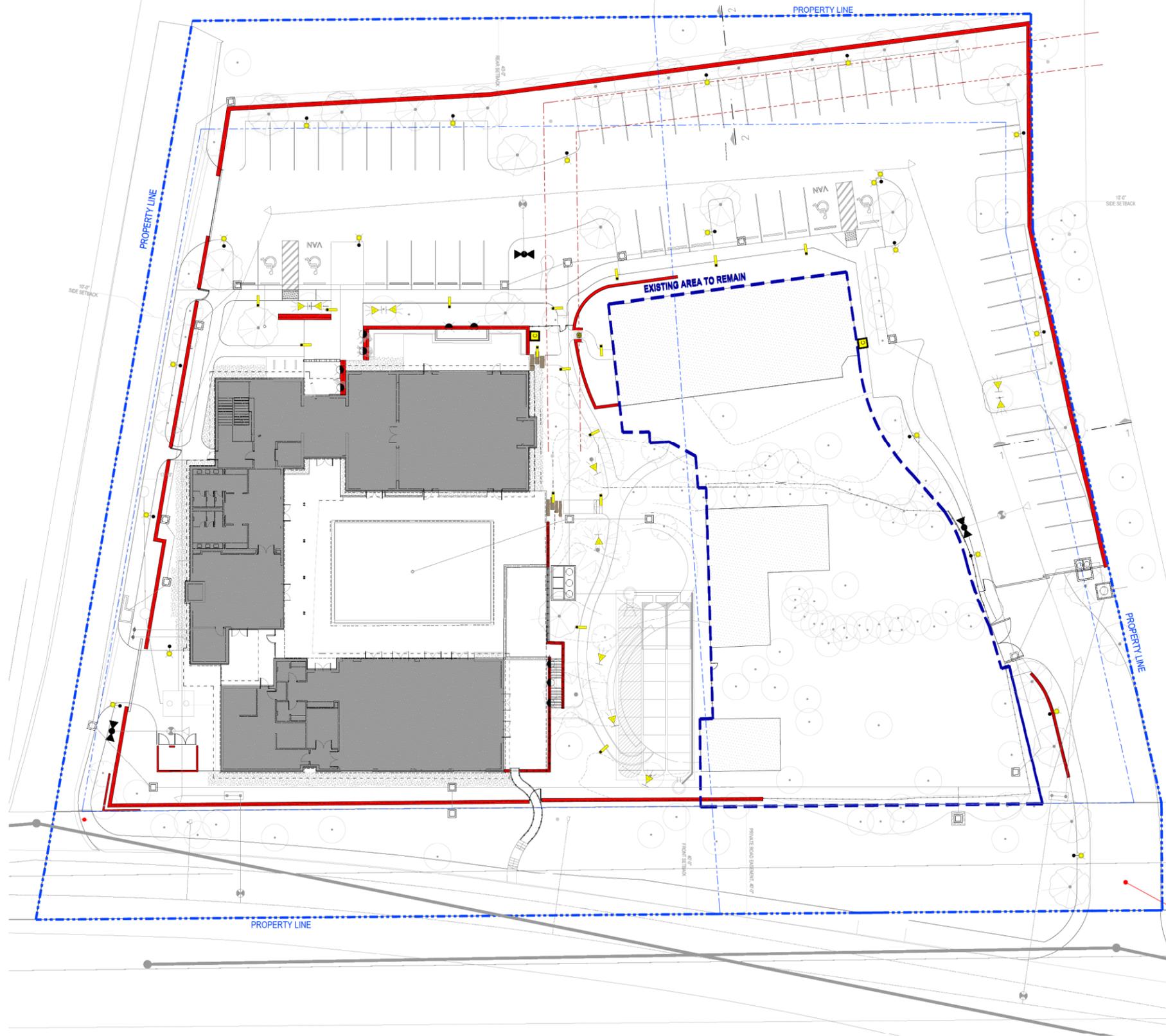
- MATERIAL
 - ALL FIRE APPARATUS ROADWAY PAVING TO BE SELECTED AND MAINTAINED TO SUPPORT IMPOSED LOADS OF 75,000 LBS.
- GRADING
 - GRADING NOT TO EXCEED 15%.
 - ANGLE OF APPROACH AND DEPARTURE NOT TO EXCEED 7%.
 - CROSS SLOPE NOT TO EXCEED 5%.
 - VERIFY EXISTING ACCESS ROADWAY IS IN COMPLIANCE WITH THESE REQUIREMENTS.
- HOSE PULL
 - REFER TO ARCHITECTURE SUBMISSION FOR HOSE PULL PATH OF TRAVEL.

FIRE APPARATUS ACCESS ROAD:
ENTRY AREA
ANGLE OF APPROACH/
DEPARTURE NOT TO EXCEED 7%

OUTDOOR AREA:
NOTE: ALL MATERIALS FOR COVERINGS TO BE
CONSTRUCTED OF NON COMBUSTIBLE MATERIALS.

01 | SCHEMATIC HARDSCAPE PLAN





LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		HARDSCAPE LIGHTING BOLLARDS CORONA LIGHTING INC. CL-717B CORROSION RESISTANT BRASS PATH LIGHT. ORDER CODE: CL-717B, CORROSION RESISTANT CAST BRASS, (AB) ANTIQUE BRONZE, MOUNTING SPIKE, 8.5IN. LAMP: T3 2.5W LED, 2.5W / 3.57VA, 2700K, BEAMSPREAD: 180°	16
		TREES DOWNLIGHT CORROSION-RESISTANT BRASS ADJUSTABLE DIRECTIONAL DOWNLIGHT. ORDER CODE: CL-135B, BRASS, (AB) ANTIQUE BRONZE, (CX-719B) BRASS MOUNTING BRACKET LAMP: MR16 3W LED, 3.5W / 5VA, 2700K, BEAMSPREAD: 15° SPOT	11
		PARKING LIGHTING BEGA POLE-TOP LUMINAIRE MARINE GRADE, COPPER FREE (≤ 0.3% COPPER CONTENT), BRONZE LAMP: LED SERVICE LIFE (L70), 19.0 W, 2700K, BEAMSPREAD: SYMMETRIC LIGHT DISTRIBUTION	21
		STEPS LIGHT SOLID BRASS HARDSCAPE LIGHT. 8IN. L X 1.5IN. H X 3.5IN. W. ORDER CODE: VAB8, COPPER, (BK) BLACK, DIRECT MOUNT LAMP: 1W-3000K-T3, 1W / 2.1VA, 3000K, BEAMSPREAD: FLOOD	2
		WALL WASH SOLID BRASS RECESSED HARDSCAPE LIGHT, TOTAL 3.75IN. L X 2.9IN. H X 9.5IN. ORDER CODE: SV8L, BRASS, (WB) WEATHERED BRASS, DIRECT MOUNT LAMP: 1W-3000K-T3, 1W / 2.1VA, 3000K, BEAMSPREAD: FLOOD	9
		FX LUMINAIRE CONTROLLER - LUX - 300 300W INCLUDED INTERNER CABLE, 304 STAINLESS STEEL AND POWDERCOATED GALVANIZED CONSTRUCTION. PRECISE LOCATION TBD	2

TOTAL LUMEN CALCULATION	
STRUCTURAL LIGHTING	
LANDSCAPE LIGHTING	48,586
FRONT GATE	-
SECURITY LIGHTING	-
TOTAL	

NOTES:

ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE.

CHABAD -
RANCHO
SANTA FE

14906 Via De La Valle
Del Mar, CA 92014



landscape architecture
environmental planning
urban design

McCulloughLA.com

3605-B Fifth Avenue
San Diego, CA 92103

1111 Broadway, Suite 1320
Oakland, California 94607

PH. 619.296.3150

NOT FOR
CONSTRUCTION

ISSUED FOR
INFORMATION
ONLY

SUBMITTALS | REVISIONS

No.	Description	Date
01	MAJOR LAND USE PERMIT	09/08/2023
02	MAJOR LAND USE PERMIT	05/20/2025

Issue Date Project Number
05/20/2024 24050

LIGHTING PLAN



CHABAD - RANCHO SANTA FE

14906 Via De La Valle
Del Mar, CA 92014

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CONSTRUCTION

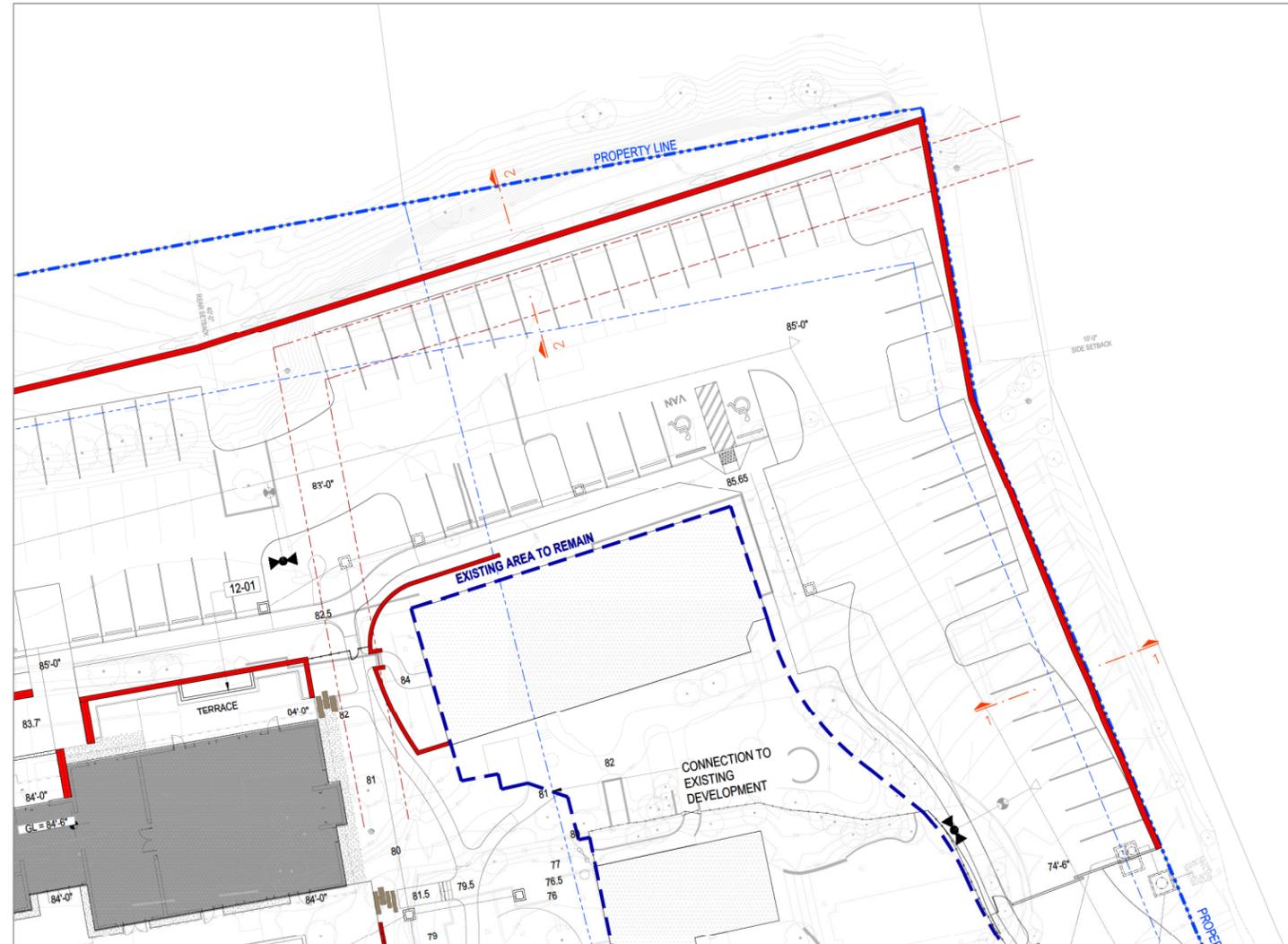
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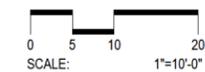
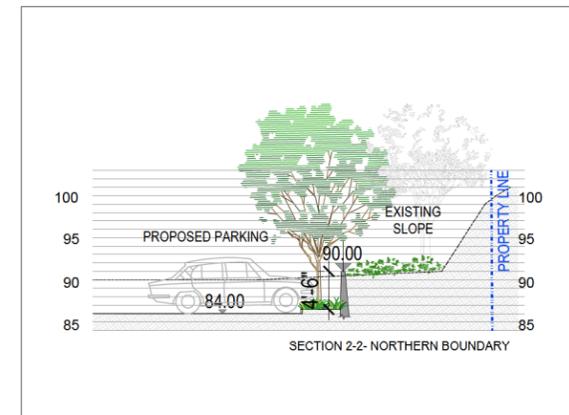
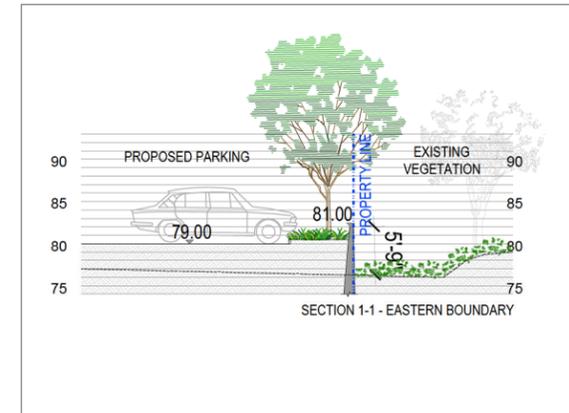
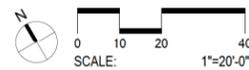
No.	Description	Date
01	MAJOR LAND USE PERMIT	09/08/2023
02	MAJOR LAND USE PERMIT	05/20/2025

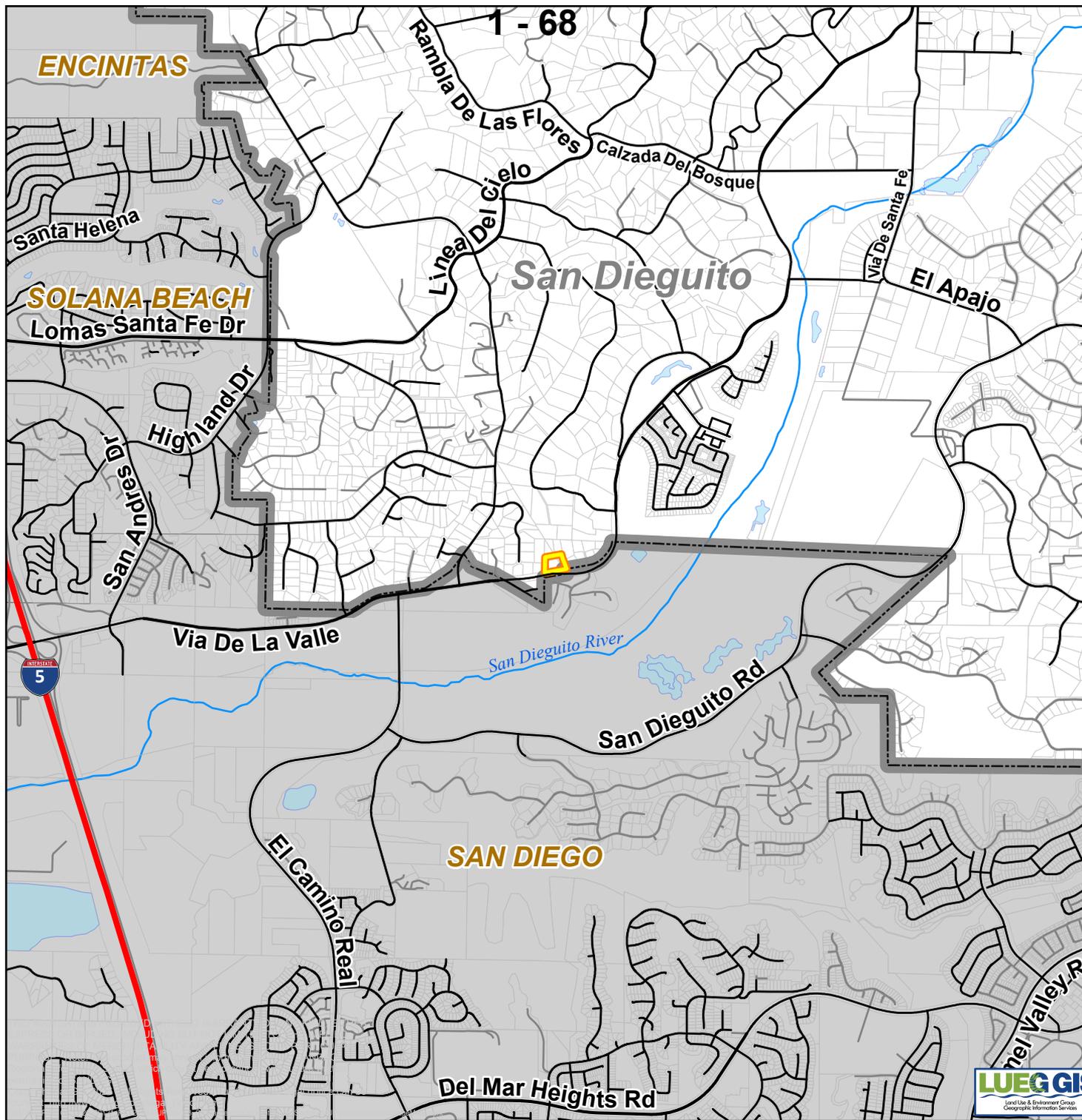
Issue Date	Project Number
05/20/2024	24050

SECTIONS



01 EXISTING SITE PLAN

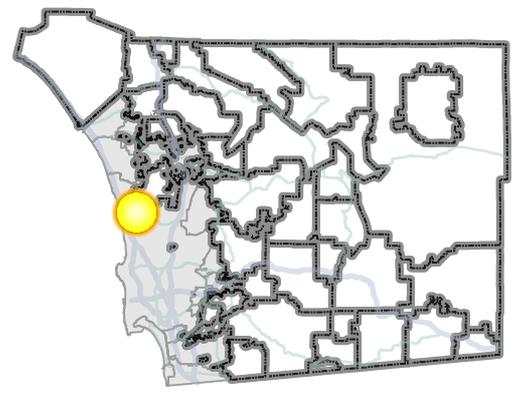
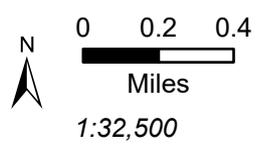


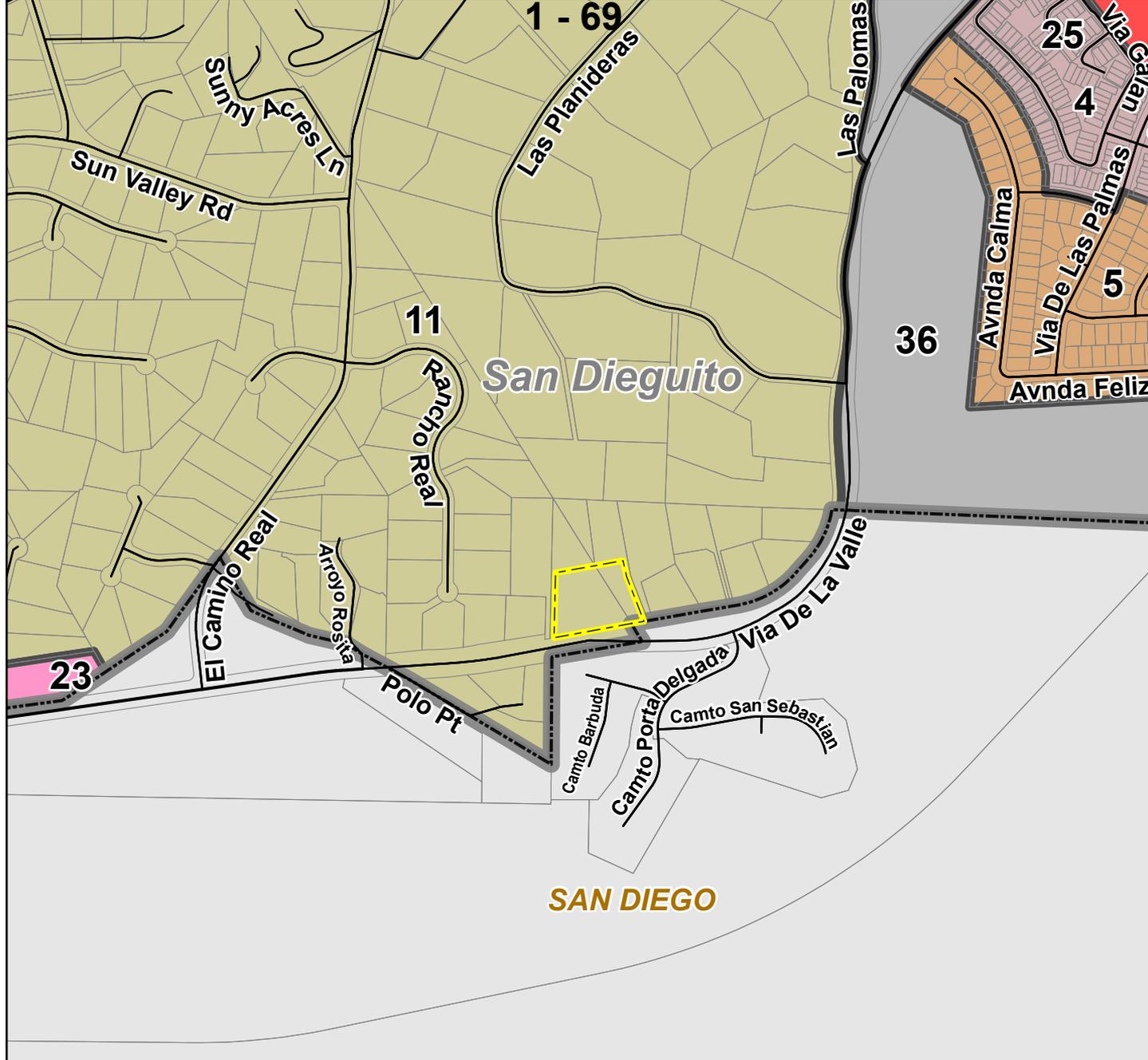


Chabad Jewish
Center of Rancho
Santa Fe MUP
PDS2023-MUP-23-013

Vicinity
San Dieguito
Community Plan Area

- Roads
- Site
- Parcels
- Incorporated
- CPA





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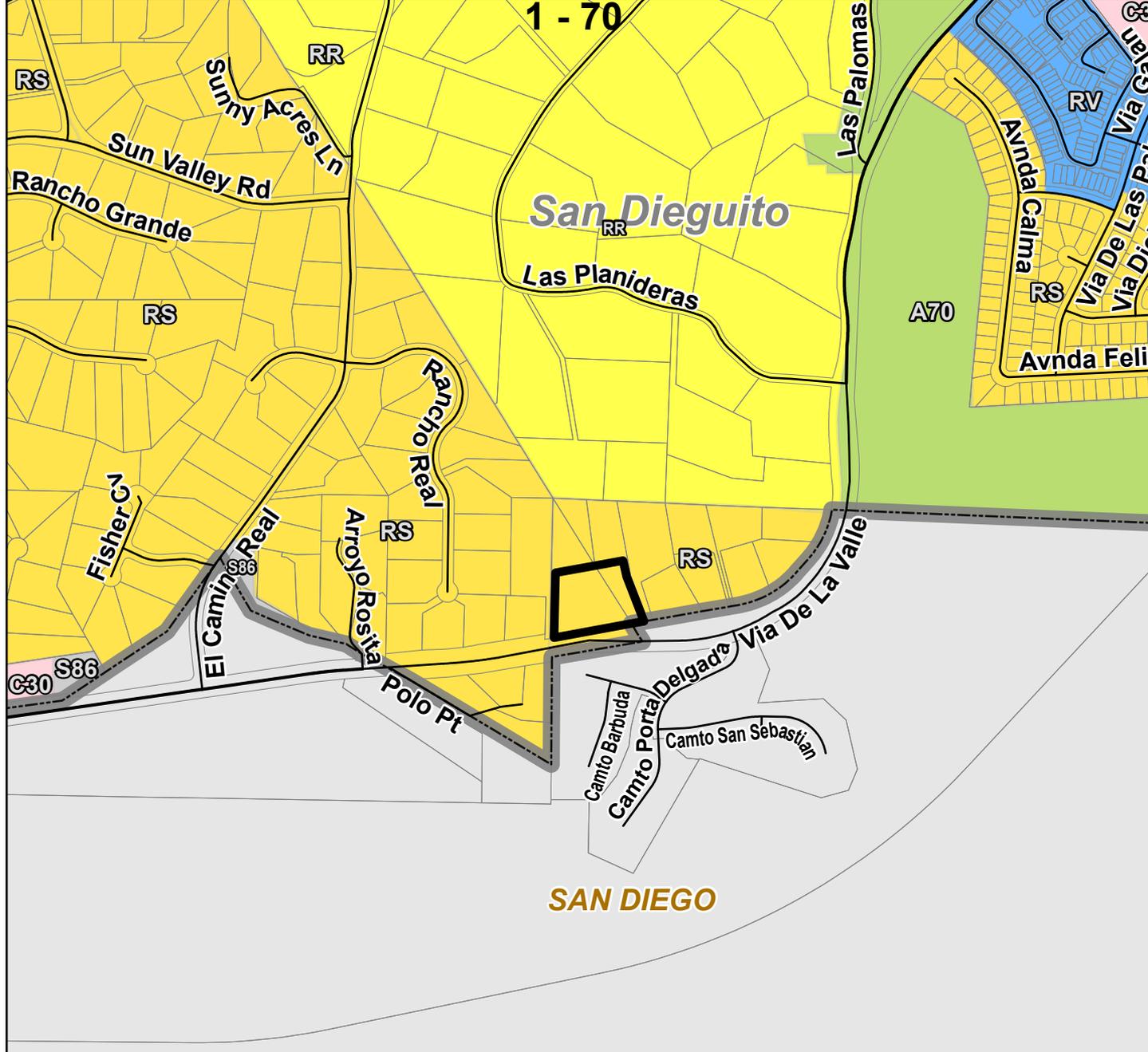


Chabad Jewish Center of Rancho Santa Fe MUP
PDS2023-MUP-23-013

General Plan
San Dieguito Community Plan Area

- | | | |
|--------------|------------------------------------|---------------------------------|
| Roads | General Plan | (23) Office Professional |
| Site | (3) Village Residential (VR-15) | (25) General Commercial |
| Parcels | (4) Village Residential (VR-10.9) | (36) Open Space (Recreation) |
| Incorporated | (5) Village Residential (VR-7.3) | (40) Village Residential (VR-2) |
| CPA | (11) Semi-Rural Residential (SR-2) | |





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Chabad Jewish Center of Rancho Santa Fe MUP
 PDS2023-MUP-23-013

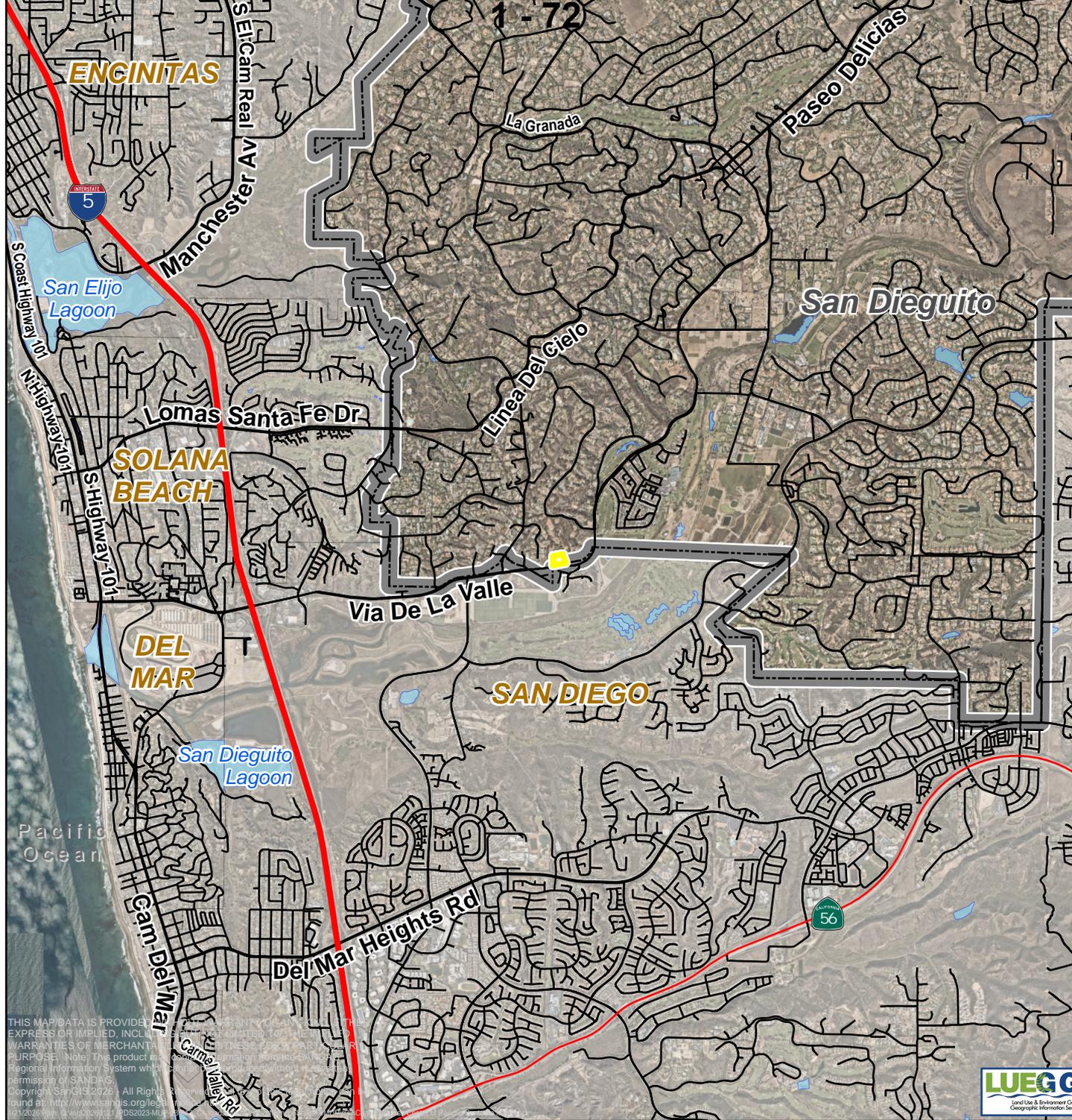
- Roads
- Site
- Parcels
- Incorporated
- CPA

- Zoning**
- (A) Agriculture
 - (C##) Commercial and Office
 - (RS) Residential - Single

- (RU) Residential - Urban
- (RV) Residential - Variable
- (RR) Rural Residential
- (S##) Transportation and Util

Zoning
 San Dieguito
 Community Plan Area





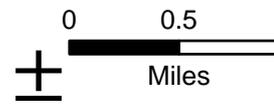
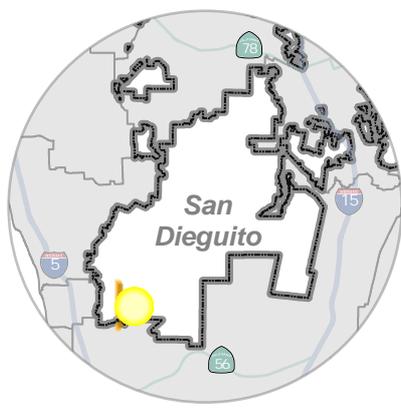
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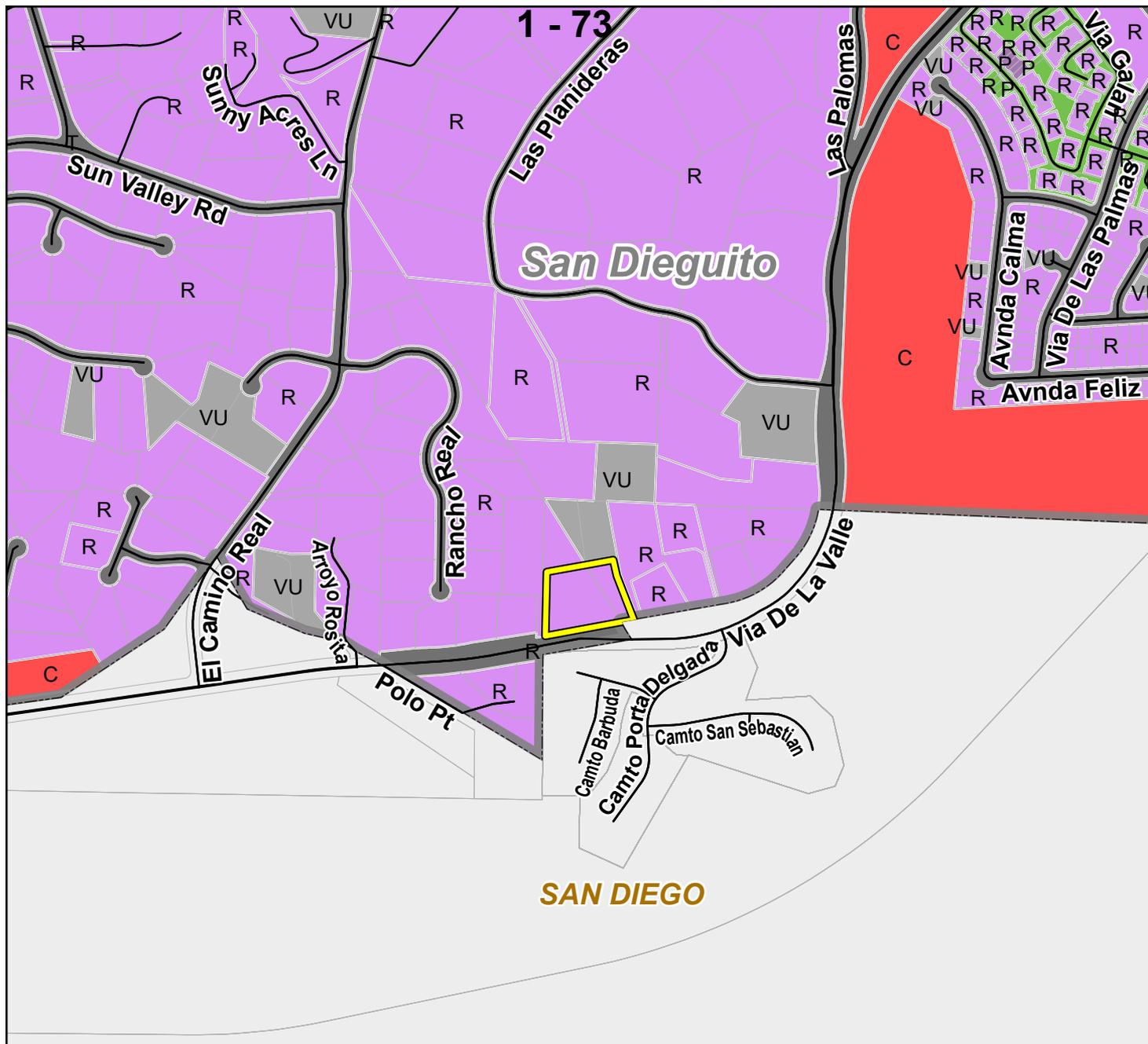


Chabad Jewish
Center of Rancho
Santa Fe MUP
PDS2023-MUP-23-013

Aerial
San Dieguito
Community Plan Area

- Roads
- Site
- Incorporated
- CPA





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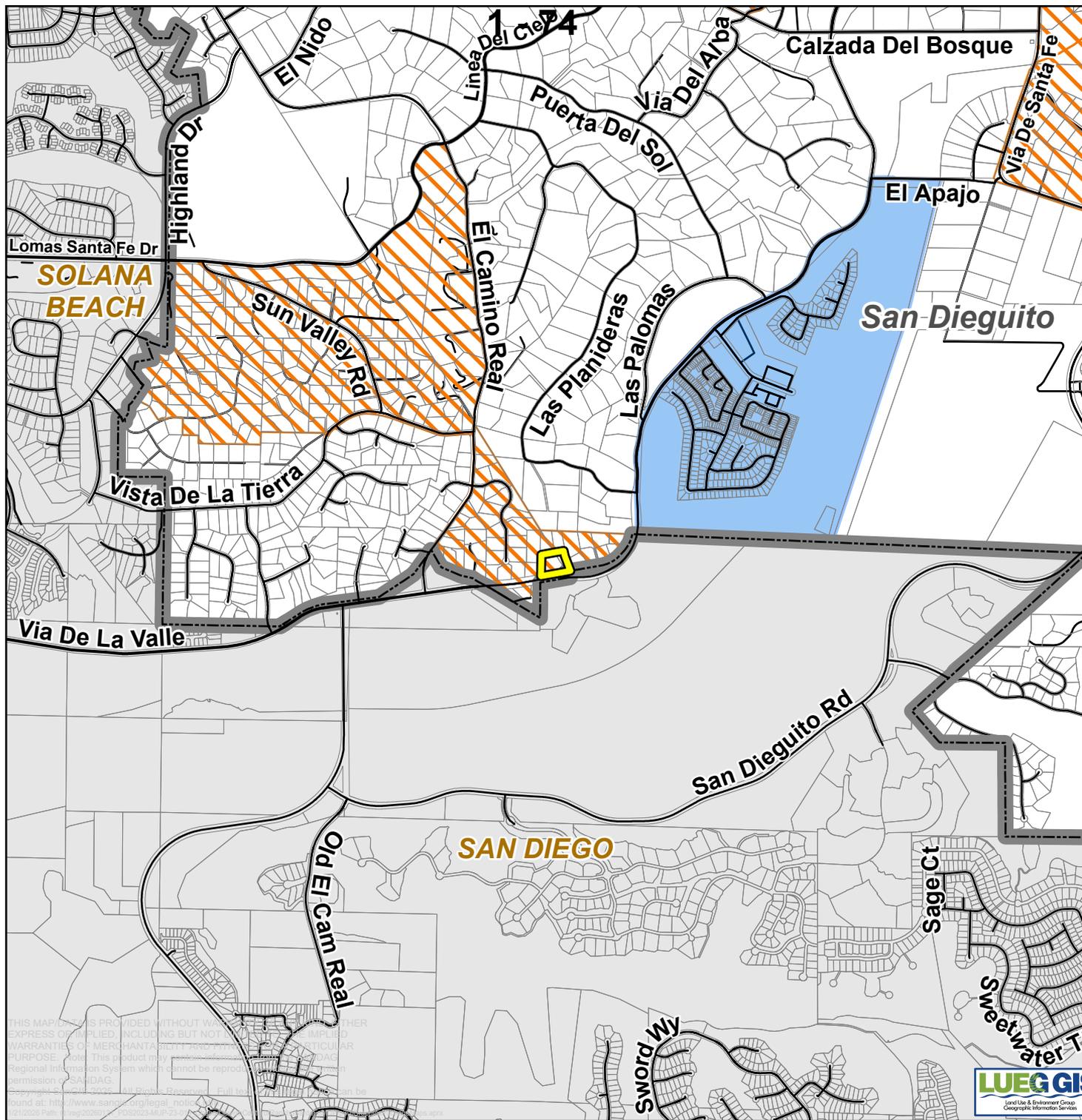
Chabad Jewish Center of Rancho Santa Fe MUP
 PDS2023-MUP-23-013

Land Use
 San Dieguito
 Community Plan Area

- Roads
- Site
- Parcels
- Incorporated
- CPA

- Land Use**
- Commercial
 - Parks and Recreation
 - Residential
 - Transportation
 - Vacant and Undeveloped Land





Chabad Jewish
Center of Rancho
Santa Fe MUP
PDS2023-MUP-23-013

Vehicle Miles Traveled (VMT) per Service Population

San Dieguito
Community Plan Area

- Roads
- Site
- Parcels
- Incorporated
- CPA

- Vehicle Miles Traveled (VMT)**
- Efficient VMT per Service Population
- VMT Infill Area



**Attachment B – Form of Decision
Approving PDS2023-MUP-23-013**



VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

March 6, 2026

PERMITTEE: CHABAD JEWISH CENTER OF RANCHO SANTA FE
MAJOR USE PERMIT: PDS2023-MUP-23-013
E.R. NUMBER: PDS2023-ER-23-13-003
PROPERTY: 14906 Via De La Valle, in the San Dieguito Community Plan Area within unincorporated San Diego County
APN: 302-110-29-00 & 302-110-30-00

DECISION OF PLANNING COMMISSION

MAJOR USE PERMIT DECISION

This Major Use Permit consists of plot plans, elevations, preliminary grading plans, and conceptual landscape plans. The phasing of the project will be consistent with the conditions outlined in this Major Use Permit decision. This permit authorizes the proposed uses in accordance with Sections 2700 through 2705, 6156(zz), 6901, and 7350 of the Zoning Ordinance.

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 March 6, 2028, 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 Modification has commenced prior to said expiration date.

WAIVERS AND EXCEPTIONS: This permit is hereby approved pursuant to the provisions of the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the County Public and Private Road Standards requirements to permit:

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

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

- a. Cultural Resources Conditions (As indicated by CULT-1, CULT-2, CULT-3, CULT-GR 1, CULT-GR 2, CULT-GR 3, CULT-GR 4)
- b. Hazardous Materials Conditions (As indicated by HAZ-1, HAZ-2)
- c. Paleontological Resources Conditions (As indicated by PALEO-1, PALEO-GR-1, PALEO-GR-2, PALEO-GR-3, PALEO-GR-4)

.....

CONDITIONS FOR MAJOR USE PERMIT (PDS2023-MUP-23-013)

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 Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. GEN#1–COST RECOVERY:

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

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. FIRE#1-FIRE PROTECTION PLAN: [PDS, PCC] [UO] [PDS, FEE]

INTENT: In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall be maintained in conformance with the approved Fire Protection Plan – Letter Report.

DESCRIPTION OF REQUIREMENT: The following measures approved in the Fire Protection Plan shall be implemented and maintained:

- a. Vegetation management zones of 100-feet from all structures shall be maintained at all times.
- b. Exterior wall coverings shall meet one of the following. Sec. 707A.1 Exterior walls.
 - Noncombustible material
 - Ignition-resistant material
 - Log wall construction
- c. Sec. 709A.1.1 Decking and other building appendages. Exterior balconies, carports, decks, patio covers, unenclosed roofs and floors and similar architectural appendages and projections shall be constructed as described in sections 709A.1.2 and 709A.1.3. When these appendages or projections are attached to an exterior fire-resistant wall, they shall be constructed to maintain the fire-resistant integrity of the wall.
- d. Sec. 709A.1.2 Structural supports and framing members. Structural supports and framing members shall be constructed of one of the following:
 - Noncombustible material
 - Exterior fire-retardant treated wood
 - One-hour fire-resistant material
 - Heavy timber construction
 - Sec. 709A.1.3 Decking surfaces. Decking surfaces, stair treads, risers and landings of decks, porches and balconies shall be constructed of one of the following:
 - Noncombustible material
 - Exterior fire-retardant treated wood
 - One-hour fire-resistant material
 - Alternative decking material passing performance testing requirements of section 709A.1.4
- e. Sec. 709A.1.4 Testing of alternative decking materials. Alternative decking materials may be approved when tested to demonstrate the materials have passed the performance requirements of this section. The decking surface shall pass both the under-deck flame test described in Part A of State Fire Marshal standard 12-7A-4 and the burning brand exposure test described in section 709A.1.4.1.
- f. Sec. 709A.1.4.1 Burning brand exposure test. The burning brand exposure test is intended to determine the degradation modes of deck or other horizontal boards when exposed to a burning brand on the upper surface. The test assembly and materials shall be as specified in State Fire Marshal standard 12-7A-4.

DOCUMENTATION: The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the FPP requirements shall be implemented. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been initially implemented pursuant to the approved building plans and the fire protection plan.

4. HAZ #1—SOIL TESTING AND REMEDIATION [PDS, FEE X 2]

INTENT: In order to remediate potential fertilizers, insecticides and pesticides associated with historical agricultural uses, as well as potential leaks from underground storage tanks (USTs) as identified in the Phase I Environmental Site Assessment (ESA) prepared by AEI Consultants, dated December 3, 2019, or other contaminated soils discovered during grading or construction, remediation 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:** A Phase II Environmental Site Assessment (ESA) for soil testing and soil vapor testing, a Phase II ESA is required as well as a signed, stamped addendum to the Phase I / Phase II ESA which shall both be prepared by a Registered 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 (including PCEs and TCEs).
- c. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which states that they will implement the work plan approved by SAM. Grading required to implement the site remediation activities is permitted.
- d. 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:
- e. 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 Regional Water Quality Control Board (RWQCB), Underground Storage Tank (UST) Cleanup Program is required in lieu of enrollment in the VAP. All soil remediation shall be completed under supervision of the SAM/VAP or the RWQCB as required.
- f. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et. al. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.

- g. The presence, locations and quantities of septic system(s) shall be evaluated. If present, the septic tanks shall be removed under approval from the [DEHQ, LWQ].
- h. 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 RWQCB 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 the RWQCB] shall be submitted to the [PDS, PPD] for approval.

TIMING: Prior to approval of any permit, the applicant shall comply with this condition. **MONITORING:** The [DEHQ, SAM or RWQCB] shall oversee the progress of the remediation project. Upon Completion of the remediation project the [DEHQ, SAM or the RWQCB] shall issue a "Closure Letter" to the applicant. The [PDS, PPD] shall review the closure letter for compliance with this condition.

5. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that addresses screening / aesthetics, a Landscape Plan shall be prepared. **DESCRIPTION OF**

REQUIREMENT: The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual, COSD Water Conservation in Landscaping Ordinance, and the County of San Diego Parking Design Manual. All 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. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: Plans shall be in substantial conformance with conceptual landscape plans submitted with the Site Plan on May 1st, 2025.

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 plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

6. ROADS#1– LETTER OF PERMISSION TO GRADE

INTENT: In order to ensure that the proposed work stays within the property, and to ensure permission is granted for any work outside the property, a letter of permission shall be provided if work extends outside of the property. **DESCRIPTION OF REQUIREMENT:**

1. If the construction and grading associated with the proposed retaining wall along the easterly property line and grading associated with the construction of the easterly driveway encroaches into the adjacent property, mitigating structures shall be utilized so the improvement and construction remains within the property, or a letter of permission with appropriate easements shall be obtained, and an engineer or surveyor shall further certify that the letter of permission has been obtained for work outside of the property line.

DOCUMENTATION: The applicant shall obtain the letters of permission from the neighbor and submit them to [PDS,LDR] for review and approval if work extends outside of the property. **TIMING:** Prior to the approval of any grading or improvement plan or construction permit, the letter of permission shall be obtained, if applicable. **MONITORING:** The [PDS, LDR] shall review the letters for compliance with this condition to the satisfaction of the Director of PDS.

7. 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 both directions along **Via De La Valle (SC 1525 / S-6)** from the westernmost driveway serving the project 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."
- c. Provide documentation, to the satisfaction of the City of San Diego that there is safe intersectional sight distance in both directions along **Via De La Valle (SC 1525 / S-6)** from the easternmost driveway serving the project that is within the City of San Diego's jurisdiction.

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] or City of San Diego for review. **TIMING:** 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, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications to the satisfaction of the Director of DPW or City of San Diego

8. ROADS#3–PRIVATE RECIPROCAL ACCESS EASEMENT

INTENT: In order to promote orderly development and provide proper access circulation within the parcels the easements shall be provided. **DESCRIPTION OF REQUIREMENT:**

- a. Obtain a grant by separate document from the neighboring adjacent parcel to the west , or through a prescriptive rights determination through a court order, a reciprocal access easement over the existing shared access road as indicated on the plot plan. The grant shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is

required. If a grant from the neighboring parcel cannot be obtained, the proposed westerly access must be relocated fully within the project site.

DOCUMENTATION: The applicant shall coordinate with the neighboring property owners to prepare the legal description of the easements, submit them for preparation with [PDS, LDR], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan and prior to use of the premises in reliance of this permit, the easement shall be recorded or the westerly access be relocated fully within the project site (see ACCESS IMPROVEMENT condition). **MONITORING:** The applicant and neighbor shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements for compliance with this condition to the satisfaction of the Director of PDS.

9. ~~ROADS#4~~ ACCESS IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with County of San Diego Board Policy I-18 and the County Consolidated Fire Code Sec. 503 et al., project access shall be improved if the private reciprocal access easement cannot be obtained. **DESCRIPTION OF REQUIREMENT:**

- a. The project driveway, which shall be designed and constructed per standard drawing G-14A or DS-7 to the satisfaction of the Director of Planning & Development Services.
- b. The westerly access road shall be a minimum of twenty-four feet wide and fully within the project site to the satisfaction of the San Diego County Fire Authority and the Rancho Santa Fe Fire Protection District

Documentation: The applicant shall complete the following:

- c. Process and obtain approval of Grading Plans to improve the project driveway, access and the pavement taper on Villa De La Valle.
- d. Pay all applicable inspection fees with [DPW, PDC].
- e. If the applicant is a representative, then a 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.
- f. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the San Diego County Fire Authority and the [PDS, LDR].
- g. Obtain a Construction Permit for any work within the County Road right-of-

way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. 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 grading plan approval or use of the premises in reliance of this permit, the plans shall be approved and securities must be provided or the private reciprocal access easement obtained. **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.

10. ROADS#5-PRIVATE ROAD CERTIFICATION

INTENT: In order to promote orderly development and to comply with the Board Policy I-18, and the requirements of the San Diego County Fire Authority and the Rancho Santa Fe Fire Protection District, the improved quality and the pavement within the existing onsite or shared private roads and shall be certified if the private reciprocal access easement is obtained. **DESCRIPTION OF REQUIREMENT:**

- a. The on-site or shared private drive aisles shall be certified to an improved unobstructed width of twenty-four feet (24') with asphalt concrete pavement. Grades shall be a minimum of 0.5 percent and designed to drain the surface water properly. All onsite private drive aisles shall be to the satisfaction of the San Diego County Fire Authority and the Rancho Santa Fe Fire Protection District.

DOCUMENTATION: The applicant shall have a Registered Civil Engineer or Licensed Land Surveyor provide a signed statement that the private road meets the standards of this condition. The engineer shall further certify that the road meets all other Sections of the San Diego County Standards for Private Roads and is to the satisfaction of the San Diego County Fire Authority and the Rancho Santa Fe Fire Protection District. **TIMING:** Prior to grading plan approval or use of the premises in reliance of this permit, the road shall be certified by a register Civil Engineer with the State of California. If the private reciprocal access easement cannot be obtained, this condition is not applicable. **MONITORING:** The [PDS, LDR] shall review the certification for consistency with the condition and County Standards.

11. ROADS#6-CITY OF SAN DIEGO HOLD HARMLESS AGREEMENT

INTENT: In order to ensure that improvements for the private driveway resulting in drainage from the Right-of-Way onto the property are in compliance with the City of San Diego requirements, a Hold Harmless Agreement shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A Hold Harmless agreement

shall be obtained from the City of San Diego. A copy of the agreement and evidence from the issuing agency that all requirements of the agreement have been met shall be submitted to the [PDS,LDR]. **DOCUMENTATION:** The applicant shall obtain the Hold Harmless Agreement from the City of San Diego and provide a copy of the agreement and proof of recordation to [PDS, LDR]. **TIMING:** Prior to the approval of any plan and the use of the premises in reliance of this permit, the agreement shall be Approved to the satisfaction of the City of San Diego.

12.ROADS#7- CITY OF SAN DIEGO ENCROACHMENT AND MAINTENANCE REMOVAL AGREEMENT

INTENT: In order to ensure that improvements for the private driveway are in compliance with County of San Diego Public Design Standards and the City of San Diego requirements, an Encroachment and Maintenance Removal Agreement (EMRA) shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A Encroachment and Maintenance Agreement shall be obtained from the City of San Diego. A copy of the agreement and evidence from the issuing agency that all requirements of the agreement have been met shall be submitted to the [PDS,LDR]. **DOCUMENTATION:** The applicant shall obtain the Encroachment and Maintenance Removal Agreement from the City of San Diego and provide a copy of the agreement and proof of recordation to [PDS, LDR]. **TIMING:** Prior to the approval of any plan and the use of the premises in reliance of this permit, the agreement shall be approved to the satisfaction of the City of San Diego.

13.STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410 (County Code Section 67.801 et. seq.), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County. **DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan 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.

14.STRMWTR#2–EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the State Construction General Permit, Order No. 2022-0057-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.

15. STRMWTR#3– PRIVATE DRAINAGE EASEMENT

INTENT: In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance (County Code Section 811), and the County Watershed Protection Ordinance (WPO) No.10410 (County Code Section 67.801 et. seq.), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

If a private storm drain system is proposed on the neighboring adjacent property, obtain a grant by separate document from the neighboring adjacent parcel to the east of the project site for a private drainage easement over the proposed storm drain system.

DOCUMENTATION: The applicant shall provide the recorded private drainage easement to the satisfaction of the Director of PDS. If a private drainage easement cannot be obtained, then the project must not propose any storm drain infrastructure on the neighboring property. **TIMING:** Prior to the approval of any plan, the easement shall be recorded. **MONITORING:** The [PDS, LDR] shall review the easement for compliance with this condition

16. UTILITIES#1–UTILITY CONCURRENCE LETTERS

INTENT: In order to provide adequate notice to the serving utility companies that an easement or grading is going to possibly affect their utilities; letters of concurrence shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed disturbance area 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 plan, and that they object or do not object to the approval of the plan. The applicant shall submit the letters to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of any grading plans or construction permit, prior to the use of the property in reliance of this permit, the letters shall be submitted. **MONITORING:** The [PDS, LDR] shall review the signed letters.

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

17. CULT#1 - ARCHAEOLOGICAL & TRIBAL MONITORING

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

- a. The Project Archaeologist and Native American monitor from an affiliated tribe shall perform the archaeological and tribal 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 Native American monitor of an affiliated tribe 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 and tribal monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall

be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

- b. The Project Archeologist shall provide evidence that a Native American monitor of an affiliated tribe has been contracted by the property owner or their representative to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

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

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

- a. Parties entering into the agreement and contact information.
- b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Native American monitors of affiliated tribes, and consulting tribes.
- c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, and analysis of identified cultural materials.

- d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to be exported offsite.
- e. Treatment of identified Native American cultural materials. Any identified Native American cultural materials with the exception of Native American human remains and associated grave goods (described in item g below) are to be reburied onsite. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of cultural materials should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.
- f. Deed restriction. Details of the requirement for a deed restriction for reburial of identified Native American cultural materials. The requirements shall address protection of Native American cultural materials, access, and responsibilities for management and maintenance of the open space.
- g. Treatment of Native American human remains and associated grave goods. Consultation with the Most Likely Descendant (MLD) pursuant to 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. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of human remains, sacred items, and funerary items, should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.
- h. Confidentiality of cultural information including location and data.
- i. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

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

19. PALEO#1 - PALEONTOLOGICAL GRADING MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#), a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented. **DESCRIPTION OF REQUIREMENT:** A Qualified Paleontologist shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons. The monitoring program shall include the following:

- a. A Qualified Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#), and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the grading/ trenching/excavation monitoring will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the Project Paleontologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Grading Monitoring Contract or letter of acceptance, cost estimate, and [MOU](#) to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [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, LDR], 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.

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

20.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 Native American Monitor of an affiliated tribe shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist

and Native American Monitor of an affiliated tribe shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist, and Native American monitor of an affiliated tribe 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 and as outlined in the Treatment Agreement and Preservation Plan. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Native American of an affiliated tribe 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.

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

21. PALEO-GR#1 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Paleontologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

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

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

22. 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 of an affiliated tribe 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 reburial 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.

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

23. PALEO-GR#2 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Resources Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified

Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#).

DOCUMENTATION: The applicant shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDC] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

SEPTIC PERMIT: *(The following actions shall occur prior to the prior to issuance of the Septic Permit for the installation of the proposed onsite wastewater treatment system.)*

24. DEH#1- CAPACITY TEST FOR WASTEWATER TREATMENT SYSTEMS

INTENT: In order to ensure adequate capacity for each vertical seepage pit and onsite wastewater treatment systems meet DEHQ requirements. **DESCRIPTION OF REQUIREMENT:** The applicant shall provide a capacity test for each vertical seepage pit to be installed as part of this project. **DOCUMENTATION:** The applicant or designee shall comply with the requirements of this condition by providing of capacity test to DEHQ. **TIMING:** These conditions shall be satisfied prior to issuance of the Septic Permit for the installation of the proposed onsite wastewater treatment system. **MONITORING:** Compliance with this condition shall be confirmed by DEHQ and monitored by the PDS Code Enforcement Division.

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

25. BLD#1-LIGHTING COMPLIANCE

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

26. DEH#2- WASTEWATER TREATMENT SYSTEMS

INTENT: In order to ensure onsite wastewater treatment systems meet DEHQ requirements. **DESCRIPTION OF REQUIREMENT:** The following conditions of approval shall apply per the Department of Environmental Health and Quality:

- a. The applicant shall obtain all required permits, from DEHQ, for the installation of the proposed onsite wastewater treatment system(s) to serve the proposed use.
- b. Any existing septic tanks, proposed for continued use, must be inspected by a C42 or A licensed contractor and deemed to meet all current standards.
- c. Any existing onsite wastewater treatment system (septic tank, leach lines, or vertical seepage pits) found to not meet current setbacks to the proposed structures or those that are no longer in use must be properly abandoned and/or destroyed by the applicant. The applicant shall provide detailed documentation of such activity to DEHQ.

DOCUMENTATION: The applicant or designee shall comply with the requirements of this condition. **TIMING:** These conditions shall be satisfied prior to building permit issuance. **MONITORING:** Compliance with this condition shall be confirmed by DEHQ and monitored by the PDS Code Enforcement Division.

27. HAZ#2–HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the placement of any reportable quantities of batteries, fuel tanks, or hydrogen cylinders within the proposed facility as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Maria Martinez, (858) 750-5421 or by email at maria.martinez2@sdcounty.ca.gov. **TIMING:** Prior to the issuance of a building permit, the applicant must obtain approval from the Department of Environmental Health-Hazardous Materials Division. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

28. NOISE#1–NOISE REQUIREMENT [PDS, FEE X]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: All HVAC units shall be screened with parapet walls at least as tall as the unit to reduce noise level from on-site operational noise sources associated with the project to 45 dBA

LEQ (1-hour) or less, when measured at the property line. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

29. ROADS#8–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Centerline Ordinance (County Code Section 51.301 et seq.), County of San Diego Board Policy I-18 and the County Community Trails Master Plan, Via De La Valle shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for Via De La Valle, along the project frontage in accordance with Public Road Standards for a five-foot (5') DG pathway behind the existing asphalt concrete dike as shown on the approved Plot Plan. Pedestrian fencing shall be located at the back of the pathway and shall be privately maintained through an Encroachment Maintenance Removal Agreement. Provide proper transition, tapers, and traffic striping to match existing pavement at the limits of the project frontage. All the above shall be to the satisfaction of the Director of Planning & Development Services and the Director of Public Works.
- b. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.
- c. Provide signage and striping to accommodate the extension of a two way left turn lane pursuant to the Conceptual Striping Figure 1 in the Chabad Jewish Center of Rancho Santa Fe Access Analysis memo, dated October 15, 2024. To the satisfaction of the Director of Public Works.

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 Via De La Valle
- b. Provide Secured Agreements. The required security shall be in accordance with Section 7613 of the Zoning Ordinance.
- 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 driveways, turnarounds, and private easement road improvements to the satisfaction of the Rancho Santa Fe 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 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 issuance of the building permit and prior to use of the premises in reliance of this permit the plans shall be approved and securities must be provided. **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.

30. ROADS#9–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 public improvement plans and issuance of any 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.

31. ROADS#10–RELINQUISH ACCESS

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

- a. Relinquish access rights onto *Via De La Valle (SC1525 / S-6)* a 2.1B Community Collector with Class II Bike Lanes Mobility Element Road, along the frontage of APN 302-110-30-00; except for the three (3) access shown on the approved Plot Plan (two driveways and one pedestrian access). If the offsite private reciprocal access easement for the westerly shared access road cannot be obtained, then the relinquishment shall be adjusted to accommodate the driveway located entirely within the parcel.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

32. ROADS#11–ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County of San Diego Board Policy I-18 and the County of San Diego Public Road Standards, the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to building permit issuance, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of landscape improvements, grading and construction).*

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

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Native American Monitor of an affiliated tribe 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.** The Project Archaeologist and Native American Monitor of an affiliated tribe shall be onsite as determined necessary by the Project Archaeologist in consultation with the tribal representative. 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 Native American Monitor of an affiliated tribe. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Native American Monitor of an affiliated tribe.
- b. **Inadvertent Discoveries of Native American Resources.** In the event that previously unidentified potentially significant Native American resources are discovered:
 - The Project Archaeologist or the Native American monitor of an affiliated tribe, 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.
 - At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist and culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan.
 - All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
 - After consultation with the developer, project archaeologist, tribal monitor(s), and tribal representative(s), a decision shall be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the identified cultural resources.
 - Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.

- Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
- Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
- If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
 - a. Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
 - b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
 - Measures and provisions to protect the future reburial area from any impacts in perpetuity.
 - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
 - Any reburial process shall be culturally appropriate.
 - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
 - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.
 - c. If preservation in place or reburial is not feasible, consultation with consulting Tribes (Rincon) is required to find an alternative solution which may include repatriation.
 - d. If avoidance, reburial, or other alternative solution including repatriation is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Native American Monitor of an affiliated tribe and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning & Development Services Director for decision. The Planning & Development Services Director shall make the determination based

on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe.

c. **Inadvertent Discoveries of Historic Resources.** In the event that previously unidentified potentially significant historic cultural resources (non-Native American) are discovered:

1. The Project Archaeologist or the 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 historic cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
3. All ground disturbance activities within 100 feet of the discovered historic cultural resources shall be halted until a meeting is convened between the developer and the project archaeologist to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
4. Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
5. Historic isolates and clearly non-significant deposits shall be minimally documented in the field.
6. If historic cultural resources are identified, the following shall be employed:
 - a. A Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist and approved by the County Archaeologist prior to implementation. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

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

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Native American monitor of an affiliated tribe.
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.
- e. **Tribal Cultural Resources.** If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally-affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally-affiliated tribe and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.
 - f. **Fill Soils.** The Project Archaeologist and Native American monitor of an affiliated tribe shall evaluate fill soils to determine that they are clean of cultural resources.
 - g. **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.

34. AIR#1-CONSTRUCTION BEST MANAGEMENT PRACTICES: [DPW, PDCI].

INTENT: To minimize temporary construction emissions associated with project site preparation and grading. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction dust control measures:

1. **Minimization of Disturbance.** Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
2. **Soil Treatment.** Construction contractors shall treat all graded and excavated material, exposed soil areas and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day. For modeling purposes, it was assumed that watering would occur three times daily, during the construction of this development, a requirement to which the applicant has committed.
3. **Soil Stabilization.** Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
4. **No Grading During High Winds.** Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 mph or greater, as measured continuously over a one-hour period).
5. **Street Sweeping.** Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
6. **San Diego County Grading Ordinance.** As a condition of this Project, construction contractors shall refer to the Section 87.428 of the San Diego County Grading Ordinance, amended by Ord. No. 10224, effective October 25, 2012. Section 87.428 (Dust Control Measures) requires all clearing and grading to be carried out with dust control measures adequate to prevent creation of a nuisance to persons or public or private property. Clearing, grading or improvement plans shall require that measures such as the following be undertaken to achieve this result: watering, application of surfactants, shrouding, control of vehicle speeds, paving of access areas, or other operational or technological measures to reduce dispersion of dust. These Project design measures are to be incorporated into all earth disturbing activities to minimize the amount of PM emissions from construction.

DOCUMENTATION: The applicant shall comply with the temporary construction dust measures of this condition. **TIMING:** The following actions shall occur throughout the duration of site preparation and grading construction activities. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the

construction dust control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

35. GHG#1-CALGREEN TIER 2 VOLUNTARY MEASURE IMPLEMENTATION: [PDS, CODES] [OG]

INTENT: In order to comply with Climate Action Plan requirements, project design shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A5 Nonresidential Voluntary Measures, Division A5.6, Voluntary Tiers, Section A5.601.3 CALGreen Tier 2 related to electric vehicle charging infrastructure, energy efficiency requirements, and renewable energy. Additionally, the project will comply with the requirements of the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A5 Voluntary Nonresidential Measures, Section A5.303.2.3.2 Tier 2 Water Efficiency and Conservation Requirements and three elective measures from Section A5.303, Section A5.304, and Section A5.305 Tier 2 Water Efficiency and Conservation Requirements. **DOCUMENTATION:** The applicant shall conform to the requirements of this condition. Failure to conform to this condition may result in excessive operation GHG emissions. **TIMING:** Consistency with this measure shall be demonstrated prior to issuance of a Major Use Permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

36. PALEO-GR#3 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site. The Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading:

- a. If paleontological resources are encountered during grading/excavation, the following shall be completed:
 1. The Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined, and the appropriate salvage implemented.
 2. The Monitor shall immediately contact the Project Paleontologist.
 3. The Project Paleontologist shall contact the Planning & Development Services immediately.

4. The Project Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading and/or excavation may resume.
- b. If the paleontological resource is significant or potentially significant, the Project Paleontologist or Paleontological Resources Monitor, under the supervision of the Project Paleontologist, shall complete the following tasks in the field:
 1. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits.
 2. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting.
 3. Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

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

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

37. GEN#3-INSPECTION FEE

INTENT: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] 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, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

38. LNDSCP#2-CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that address screening /

aesthetics, and to comply with the COSD Water Efficient Landscape Design Manual, COSD Water Conservation in Landscaping Ordinance, and the County of San Diego Parking Design Manual, 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.

39. CULT#3 - CULTURAL RESOURCES MONITORING REPORT

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

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all Native American cultural materials in order of preference have been conveyed as follows:
 - (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.

or

Evidence that all prehistoric materials collected during the archaeological and tribal monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter

from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Evidence that all historic cultural materials have been conveyed as follows:

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 grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

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

40. PLN#1–SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].

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 building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, landscaping and all lighting wall/fencing. 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. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require

Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **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.

41. PLN#2–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Major Use Permit 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.

42. NOISE#2–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

43. PLN#3–SIGNAGE IN ACCORDANCE WITH MUP

INTENT: In order to comply with the signage requirements in Sections 7609 (d) and 6252(x) of the Zoning Ordinance. **DESCRIPTION OF REQUIREMENT:** A

conceptual sign package listing anticipated square footages and location of signs are included as part of the Major Use Permit Plot Plans. Any future changes to submitted sign packages shall require an applicable minor deviation/modification in accordance with Section 7609(d) of the Zoning Ordinance. Any future changes permitted under an applicable minor deviation or modification shall contain information on plans related to the square footage of signage, height, lighting, etc. All signage shall be located outside of public right-of-way and reviewed for substantial conformance with the conceptual designs of the conceptual signage plan of the project. **DOCUMENTATION:** Upon changes to proposed signage and submittal of minor deviations/modifications to the Major Use Permit for signage changes, the plot plans shall contain sufficient information related to signage consistent with this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] and [PDS, BPPR] are responsible for enforcement of this permit.

44. PALEO#1 - PALEONTOLOGICAL RESOURCES REPORT

INTENT: In order to ensure that the Grading Monitoring occurred during the grading, trenching or other excavation phase of the project, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Paleontological Resources Mitigation Report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program shall be prepared. The report shall include the following:

- a. If no paleontological resources were discovered, submit a Negative letter report, which states that the monitoring has been completed and that no paleontological resources were discovered.
- b. If resources were discovered and recovered during grading, a detailed report shall be prepared by the Project Paleontologist. The report shall comply with the [County of San Diego's Guidelines for Determining Significance for Paleontological Resources](#). The report shall identify which accredited institution has agreed to accept the curated fossils and include proof of the Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.

DOCUMENTATION: The Project Paleontologist shall prepare the final report and submit it to the [PDS, PPD] for approval. If resources were discovered, then the following shall be completed:

1. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display; and

2. The applicant shall submit two hard copies of the final Paleontological Resources Mitigation Report to the [PDS, PPD] for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on an USB disk. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance 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, FISCAL] to release the bond back to the applicant.

45. ROADS#12–SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in both directions along **Via De La Valle (SC 1525 / S-6)** from the proposed driveways serving the project 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."
- c. A registered civil engineer or a licensed land surveyor provides a certified signed statement that there is safe intersectional sight distance in both directions along **Via De La Valle (SC 1525 / S-6)** from the easternmost driveway serving the project to the satisfaction of the City of San Diego.

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure

built in association with this permit, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

46. 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.

47. STRMWTR#5–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 Structural BMPs pertaining to the property.
- c. Sample copies of the following:
 1. A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
 2. One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed.

MONITORING: The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the applicant for consistency with the condition and County Standards.

48. PLN#4–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, installing and planting landscaping, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **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.

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

49. 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 Native American cultural materials in order of preference have been conveyed as follows:
 - (1) Evidence that all prehistoric materials have been avoided.

- (2) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.

or

- (3) Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated 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.

- d. Evidence that all historic cultural materials have been conveyed as follows:

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.

- e. 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.

50. PALEO-GR#4 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Paleontologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of

the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

- a. If paleontological resources were discovered, the following tasks shall be completed by or under the supervision of the Project Paleontologist:
 1. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens.
 2. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database.
 3. Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources. The report shall identify which accredited institution has agreed to accept the curated fossils. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation and submit an electronic copy of the complete report in Microsoft Word on an USB drive. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.
 4. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.
- b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.

DOCUMENTATION: The applicant shall submit the letter report to the [PDS, PPD] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)), the final report shall be completed. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

51. FIRE#2-ON-GOING FIRE PROTECTION: [PDS, PCC] [OG]

INTENT: In order to comply with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall comply with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The following measures approved in the Fire Protection Plan shall be implemented and maintained:

- a. Vegetation management zones of 100-feet from all structures shall be maintained at all times.
- b. Exterior wall coverings shall meet one of the following. Sec. 707A.1 Exterior walls.
 - Noncombustible material
 - Ignition-resistant material
 - Log wall construction
- c. Sec. 709A.1.1 Decking and other building appendages. Exterior balconies, carports, decks, patio covers, unenclosed roofs and floors and similar architectural appendages and projections shall be constructed as described in sections 709A.1.2 and 709A.1.3. When these appendages or projections are attached to an exterior fire-resistant wall, they shall be constructed to maintain the fire-resistant integrity of the wall.
- d. Sec. 709A.1.2 Structural supports and framing members. Structural supports and framing members shall be constructed of one of the following:
 - Noncombustible material
 - Exterior fire-retardant treated wood
 - One-hour fire-resistant material
 - Heavy timber construction
 - Sec. 709A.1.3 Decking surfaces. Decking surfaces, stair treads, risers and landings of decks, porches and balconies shall be constructed of one of the following:
 - Noncombustible material
 - Exterior fire-retardant treated wood
 - One-hour fire-resistant material
 - Alternative decking material passing performance testing requirements of section 709A.1.4
- e. Sec. 709A.1.4 Testing of alternative decking materials. Alternative decking materials may be approved when tested to demonstrate the materials have passed the performance requirements of this section. The decking surface shall pass both the under-deck flame test described in Part A of State Fire Marshal standard 12-7A-4 and the burning brand exposure test described in section 709A.1.4.1.
- f. Sec. 709A.1.4.1 Burning brand exposure test. The burning brand exposure test is intended to determine the degradation modes of deck or other horizontal boards when exposed to a burning brand on the upper surface. The test assembly and materials shall be as specified in State Fire Marshal standard 12-7A-4.

DOCUMENTATION: The applicant shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be

complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The [fire agency] shall be responsible for long-term implementation of fire clearing requirements.

52. ROADS#13–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit.

DESCRIPTION OF REQUIREMENT:

- a. There shall be a minimum unobstructed sight distance of 450 feet in both directions along **Via De La Valle (SC 1525 / S-6)** from the westernmost driveway opening serving the project site for the life of this permit.
- b. There shall be a minimum unobstructed sight distance to the satisfaction of the City of San Diego in both directions along **Via De La Valle (SC 1525 / S-6)** from the easternmost driveway opening serving the project site for the life of this permit.

DOCUMENTATION: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

53. STRMWTR#6–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.

54. PLN#5- MAJOR USE PERMIT ONGOING OPERATIONS

INTENT: In order to comply with applicable regulations and enforce ongoing requirements and design features of the project. **DESCRIPTION OF**

REQUIREMENT: The project shall conform to the following maintenance and operating requirements listed below:

- a. The project shall conform to the noise measure plan details including but not limited to operating hours, closing windows/ doors of buildings, and placement of speakers.
- b. Operations of religious events shall be limited to a maximum of 300 attendees and will occur, between 8 A.M. and 10 P.M. for outdoor events, 6 A.M. and 12 A.M. for indoor events only.
- c. Childcare services are limited to a maximum of 50 children, from 6:00 AM to 6:00 PM.
- d. Administrative offices will operate from 8:00 AM to 5:00 PM
- e. Operations can overlap, however there cannot be more than 300 people on the site at any one time.
- f. All fire-related design features shall be maintained including but not limited to Knox Box access gate equipment, sprinklers, etc.

DOCUMENTATION: None. The property owner and permittee shall conform to the applicable requirements. **TIMING:** Upon establishment of 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.

55. PLN#6- OVERFLOW PARKING AND EVENTS

INTENT: In order to promote safe and orderly development and to provide adequate parking, in the event that the sports field is used for overflow parking and during operations of fundraising events that require use of overflow parking, the sports field shall be maintained and mowed with the removal of loose vegetation and specific event operation conditions shall apply. **DESCRIPTION OF REQUIREMENT:** Operations of the site shall conform to the following conditions:

- a. In the event that overflow parking is required, the applicant shall also assist with providing ride-sharing or carpooling options to attendees of the site.
- b. Events shall be limited to a maximum of 300 attendees.

DOCUMENTATION: None. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. Upon establishment of 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.

56. LNDSCP#3 – LANDSCAPE MAINTENANCE ALONG PROJECT FRONTAGE AND RIGHT-OF-WAY

INTENT: In order to provide adequate Landscaping that address screening and aesthetics, all existing and proposed landscaping along the project frontage and right-of-way (Via De La Valle) shall be maintained in accordance with the approved Landscape Documentation Package. **DESCRIPTION OF REQUIREMENT:** Landscaping shall include existing mature trees and proposed drought-tolerant trees, shrubs, and groundcover as shown on the approved landscape plan. All landscaping along the right-of-way and project frontage shall be maintained in a healthy and viable condition to ensure continued visual

screening of the project. Replacement planting shall occur within 30 days of removal or death of any required plant material. Variations or removal of existing landscaping may occur if required by the Rancho Santa Fe Fire Protection District or other applicable fire authority to meet fire safety standards. Maintenance shall comply with the County’s Water Conservation in Landscaping Ordinance and approved Landscape Maintenance Plan. **DOCUMENTATION:** The permittee shall conform to these project specifications. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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MAJOR USE PERMIT FINDINGS FOR PDS2023-MUP-23-013

Pursuant to Section 7358 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 would be compatible with adjacent uses, residents, buildings, or structures with consideration given to

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

The Project proposes one new religious assembly building called the Shul of approximately 13,845 square feet while retaining three existing structures which include a retail commercial building, a single-family residence, and an accessory office and removing the stone yard showroom and outbuildings. The site is lower in elevation than Via De La Valle and is surrounded by mature vegetation along the frontage and property lines which together with supplemental landscaping provides effective visual screening and helps the new building blend with the neighborhood’s semi rural character. All exterior finishes utilize subdued earth tone and cream colors consistent with surrounding development. The Project conforms to applicable RS designators including building height, setbacks, and lot coverage thereby maintaining harmony in scale, bulk, and coverage within the community.

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

Public facilities and services are available to serve the Project. Water service will be provided by the Santa Fe Irrigation District and fire protection by the Rancho Santa Fe Fire Protection District. The Project will continue to rely on the existing on site septic system for retained buildings and will install a new Department of Environmental Health and Quality approved on site wastewater treatment system including a septic tank and disposal components with reserve area for the new

assembly building consistent with State guidelines and DEHQ requirements. Service availability forms have been provided by applicable agencies.

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

The Project will not result in harmful effects upon neighborhood character. The Shul is strategically sited within existing topography and vegetation to reduce visual prominence from adjacent properties and Via De La Valle. Landscaping is designed to screen structures and focus activities internally. Operations include religious services, small classes, community gatherings, and childcare primarily indoors and within established hours with any amplified sound required to comply with the County Noise Ordinance. Security features such as gated driveways, perimeter fencing, and an on site guard during higher attendance services and dark sky compliant lighting with fully shielded downward directed fixtures further ensure compatibility with residential surroundings.

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

Transportation impacts were analyzed under Senate Bill 743 using Vehicle Miles Traveled (VMT) and through a Local Mobility Analysis (LMA). As a locally serving use, the Project is expected to have a less-than-significant VMT impact. The LMA concluded that the project driveways will operate at acceptable levels of service, with most trips occurring outside peak periods. Frontage and access improvements, including traffic striping to provide two separate left-turn movements, one at each driveway, a dedicated right-turn lane, a decomposed-granite pedestrian pathway with fencing, driveway upgrades, and sight-distance certifications, ensure safe ingress/egress and maintain adequate roadway operations in accordance with County standards and, where applicable, City of San Diego requirements.

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

The site, approximately 2.43 acres within the Semi-Rural Residential (SR-2) Land Use Designation and RS zoning, is suitable for a civic religious assembly and a child care center, which are permitted upon approval of a Major Use Permit pursuant to Zoning Ordinance Sections 1348 (Civic, Fraternal or Religious Assembly) and 1332 (Child Care Center). The building placement, massing, and architectural palette are scaled to the semi-rural context. Activities are focused internally; and the Project complies with height, setbacks, coverage, and other applicable development regulations. The programmatic intensity (maximum occupancy of 300 persons; childcare for up to 50 children) is supported by on-site circulation and parking (60 spaces provided where 47 are required) and operational limits that protect adjacent residential uses.

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

No relevant impacts were identified.

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

The Project is consistent with General Plan goals and policies, including LU-6.5 (Sustainable Stormwater Management) through incorporation of LID features and structural BMPs; LU-18 and LU-18.1 (Compatibility of Civic Uses) by locating and designing the religious assembly and childcare uses to assure compatibility with community character and adjoining residential uses; and S-3.7 (Fire-Resistant Construction), by meeting ignition-resistant construction standards and fire access/suppression requirements. The Project’s locally serving uses, screening landscape, dark-sky-compliant lighting, and stormwater controls collectively support the semi-rural character and public safety objectives of the General Plan and the San Dieguito 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 39-day public review period from December 18, 2026 through January 26, 2026, and is on file with PDS under Environmental Log Number PDS2023-ER-23-13-003. Staff received 9 formal comments from individuals and organizations. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment.

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

MIGRATORY BIRD TREATY ACT 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/>.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management,

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

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

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

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

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 Minor 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 Minor 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.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material

exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

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

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

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way. The Excavation Permit application form can be found at the following link: <https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

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

Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

Address all correspondence regarding this matter to PDS Land Development Teams, 5510 Overland Avenue, Suite 310 (MS O650), San Diego, California 92123.

Any personal inquiries or submittals should be made at the Land Development Counter, 5510 Overland Avenue, Suite 110 (MS O650), San Diego, California 92123.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES

INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

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

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT’S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the 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.

COUNTY OF SAN DIEGO
VINCE NICOLETTI, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

email cc:

Angelica Truong, Planning Manager, PDS
Layla Bajelan, Project Planner, Land Use/Environmental Planner, PDS
Cathleen Phan, Project Planner, Land Use/Environmental Planner, PDS
Rabbi Levi Raskins, Point-of-Contact
Kimberly Kantrud, Point-of-Contact

Attachment C – Environmental Documentation



County of San Diego

VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

TYLER FARMER
ASSISTANT DIRECTOR

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Chabad Rancho Santa Fe Major Use Permit Chabad Rancho Santa Fe Major Use Permit

RECORD ID: PDS2023-MUP-23-013

ENVIRONMENTAL LOG NO.: PDS2020-ER-20-08-006

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

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

- a. Initial Study and Environmental Analysis Form
- b. Attached extended studies prepared for the Project

1. California Environmental Quality Act Negative Declaration Findings:

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

2. Required Mitigation Measures:

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

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

1. NOISE#1–NOISE REQUIREMENT [PDS, FEE X]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: All HVAC units shall be screened with parapet walls at least as tall as the unit to reduce noise level from on-site operational noise sources associated with the project to 45 dBA LEQ (1-hour) or less, when measured at the property line. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

2. CULT#1 - ARCHAEOLOGICAL & TRIBAL MONITORING

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

- a. The Project Archaeologist and Native American monitor from an affiliated tribe shall perform the archaeological and tribal 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 Native American monitor of an affiliated tribe 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 and tribal monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Native American monitor of an affiliated tribe has been contracted by the property owner or their representative to perform Native American Monitoring for the project.

- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

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

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

- a. Parties entering into the agreement and contact information.
- b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Native American monitors of affiliated tribes, and consulting tribes.
- c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, and analysis of identified cultural materials.
- d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to be exported offsite.
- e. Treatment of identified Native American cultural materials. Any identified Native American cultural materials with the exception of Native American human remains and associated grave goods (described in item g below) are to be reburied onsite. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of cultural materials should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the

proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.

- f. Deed restriction. Details of the requirement for a deed restriction for reburial of identified Native American cultural materials. The requirements shall address protection of Native American cultural materials, access, and responsibilities for management and maintenance of the open space.
- g. Treatment of Native American human remains and associated grave goods. Consultation with the Most Likely Descendant (MLD) pursuant to 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. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of human remains, sacred items, and funerary items, should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.
- h. Confidentiality of cultural information including location and data.
- i. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

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

4. PALEO#1 - PALEONTOLOGICAL GRADING MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#), a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented. **DESCRIPTION OF REQUIREMENT:** A Qualified Paleontologist shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons. The monitoring program shall include the following:

- a. A Qualified Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#), and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the grading/ trenching/excavation monitoring will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the Project Paleontologist and the County of San

Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

- b. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

TIMING: Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [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, LDR], 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.

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

5. CULT#3 - CULTURAL RESOURCES MONITORING REPORT

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF**

REQUIREMENT: A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all Native American cultural materials in order of preference have been conveyed as follows:

- (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.

or

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

- (2) Evidence that all historic cultural materials have been conveyed as follows:

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 grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

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

6. PALEO#1 - PALEONTOLOGICAL RESOURCES REPORT

INTENT: In order to ensure that the Grading Monitoring occurred during the grading, trenching or other excavation phase of the project, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Paleontological Resources Mitigation Report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program shall be prepared. The report shall include the following:

- a. If no paleontological resources were discovered, submit a Negative letter report, which states that the monitoring has been completed and that no paleontological resources were discovered.
- b. If resources were discovered and recovered during grading, a detailed report shall be prepared by the Project Paleontologist. The report shall comply with the [County of San Diego's Guidelines for Determining Significance for Paleontological Resources](#). The report shall identify which accredited institution has agreed to accept the curated fossils and include proof of the Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.

DOCUMENTATION: The Project Paleontologist shall prepare the final report and submit it to the [PDS, PPD] for approval. If resources were discovered, then the following shall be completed:

1. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or

university) in California that maintains paleontological collections for archival storage and/or display; and

2. The applicant shall submit two hard copies of the final Paleontological Resources Mitigation Report to the [PDS, PPD] for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on an USB disk. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance 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, FISCAL] to release the bond back to the applicant.

7. GHG-1: CALGREEN TIER 2 VOLUNTARY MEASURE IMPLEMENTATION: [PDS, CODES] [OG]

- **INTENT:** In order to comply with Climate Action Plan requirements, project design shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A5 Nonresidential Voluntary Measures, Division A5.6, Voluntary Tiers, Section A5.601.3 CALGreen Tier 2 related to electric vehicle charging infrastructure, energy efficiency requirements, and renewable energy. Additionally, the project will comply with the requirements of the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A5 Voluntary Nonresidential Measures, Section A5.303.2.3.2 Tier 2 Water Efficiency and Conservation Requirements and three elective measures from Section A5.303, Section A5.304, and Section A5.305 Tier 2 Water Efficiency and Conservation Requirements. **DOCUMENTATION:** The applicant shall conform to the requirements of this condition. Failure to conform to this condition may result in excessive operation GHG emissions. **TIMING:** Consistency with this measure shall be demonstrated prior to issuance of a Major Use Permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

GRADING PLAN NOTES

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

8. **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 Native American Monitor of an affiliated tribe shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological

monitoring program. The Project Archaeologist and Native American Monitor of an affiliated tribe shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist, and Native American monitor of an affiliated tribe 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 and as outlined in the Treatment Agreement and Preservation Plan. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Native American of an affiliated tribe 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.

9. PALEO-GR#1 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Resources Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#). **DOCUMENTATION:** The applicant shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

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

10. AQ#1: CONSTRUCTION BEST MANAGEMENT PRACTICES: [DPW, PDCI].

INTENT: To minimize temporary construction emissions associated with project site preparation and grading. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction dust control measures:

1. Minimization of Disturbance. Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
2. Soil Treatment. Construction contractors shall treat all graded and excavated material, exposed soil areas and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization

materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day. For modeling purposes, it was assumed that watering would occur three times daily, during the construction of this development, a requirement to which the applicant has committed.

3. Soil Stabilization. Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
4. No Grading During High Winds. Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 mph or greater, as measured continuously over a one-hour period).
5. Street Sweeping. Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
6. San Diego County Grading Ordinance. As a condition of this Project, construction contractors shall refer to the Section 87.428 of the San Diego County Grading Ordinance, amended by Ord. No. 10224, effective October 25, 2012. Section 87.428 (Dust Control Measures) requires all clearing and grading to be carried out with dust control measures adequate to prevent creation of a nuisance to persons or public or private property. Clearing, grading or improvement plans shall require that measures such as the following be undertaken to achieve this result: watering, application of surfactants, shrouding, control of vehicle speeds, paving of access areas, or other operational or technological measures to reduce dispersion of dust. These Project design measures are to be incorporated into all earth disturbing activities to minimize the amount of PM emissions from construction.

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

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

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Native American Monitor of an affiliated tribe 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.** The Project Archaeologist and Native American Monitor of an affiliated tribe shall be onsite as determined necessary by the Project Archaeologist in consultation with the tribal representative. 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 Native American Monitor of an affiliated tribe. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Native American Monitor of an affiliated tribe.
- b. **Inadvertant Discoveries of Native American Resources.** In the event that previously unidentified potentially significant Native American resources are discovered:
 1. The Project Archaeologist or the Native American monitor of an affiliated tribe, 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 and culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan.
 3. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
 4. After consultation with the developer, project archaeologist, tribal monitor(s), and tribal representative(s), a decision shall be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the identified cultural resources.
 5. Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
 6. Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
 7. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
 8. If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
 - a. Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
 - b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:

- Measures and provisions to protect the future reburial area from any impacts in perpetuity.
 - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
 - Any reburial process shall be culturally appropriate.
 - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
 - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.
- c. If preservation in place or reburial is not feasible, consultation with consulting Tribes (Rincon) is required to find an alternative solution which may include repatriation.
- d. If avoidance, reburial, or other alternative solution including repatriation is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Native American Monitor of an affiliated tribe and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning & Development Services Director for decision. The Planning & Development Services Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe.

- c. **Inadvertant Discoveries of Historic Resources.** In the event that previously unidentified potentially significant historic cultural resources (non-Native American) are discovered:
1. The Project Archaeologist or the 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 historic cultural resources.
 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. All ground disturbance activities within 100 feet of the discovered historic cultural resources shall be halted until a meeting is convened between the developer and the project archaeologist to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.

4. Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
 5. Historic isolates and clearly non-significant deposits shall be minimally documented in the field.
 6. If historic cultural resources are identified, the following shall be employed:
 - a. A Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist and approved by the County Archaeologist prior to implementation. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.
- d. **Human Remains.** If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Native American monitor of an affiliated tribe.
 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.
- e. **Tribal Cultural Resources.** If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally-affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally-affiliated tribe and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.
- f. **Fill Soils.** The Project Archaeologist and Native American monitor of an affiliated tribe shall evaluate fill soils to determine that they are clean of cultural resources.
- g. **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.

12. PALEO-GR#2 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site. The Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading:

- a. If paleontological resources are encountered during grading/excavation, the following shall be completed:
 1. The Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined, and the appropriate salvage implemented.
 2. The Monitor shall immediately contact the Project Paleontologist.
 3. The Project Paleontologist shall contact the Planning & Development Services immediately.
 4. The Project Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading and/or excavation may resume.
- b. If the paleontological resource is significant or potentially significant, the Project Paleontologist or Paleontological Resources Monitor, under the supervision of the Project Paleontologist, shall complete the following tasks in the field:
 1. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits.
 2. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the

measured stratigraphic section, if feasible, and photographic documentation of the geologic setting.

3. Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

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

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

13. 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 of an affiliated tribe 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 reburial 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.

14. PALEO-GR#3 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

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

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

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

15. 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 Native American cultural materials in order of preference have been conveyed as follows:
 - (1) Evidence that all prehistoric materials have been avoided.
 - (2) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.

or

(3) Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated 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.

d. Evidence that all historic cultural materials have been conveyed as follows:

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.

e. 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.

16. PALEO-GR#4 - PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

- a. If paleontological resources were discovered, the following tasks shall be completed by or under the supervision of the Project Paleontologist:
 1. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens.

- 2. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database.
 - 3. Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego’s Guidelines for Determining Significance for Paleontological Resources. The report shall identify which accredited institution has agreed to accept the curated fossils. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation and submit an electronic copy of the complete report in Microsoft Word on an USB drive. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.
 - 4. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.
- b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.

DOCUMENTATION: The applicant shall submit the letter report to the [PDS, PPD] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)), the final report shall be completed. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

on _____

Angelica Truong, Land Use/Environmental Planning Manager
Project Planning Division



County of San Diego

VINCE NICOLETTI
DIRECTOR

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December 18, 2025

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

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

Chabad Rancho Santa Fe Major Use Permit; PDS2023-MUP-23-013; PDS2020-ER-20-08-006

2. Lead agency name and address:

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

3. a. Contact: Layla Bajelan, Land Use/Environmental Planner

b. Phone number: (619) 952-3223

c. E-mail: Layla.bajelan@sdcounty.ca.gov

4. Project location:

The project site is located on 2.43 gross acres at 14906 Via De La Valle, directly north of Villa De La Valle, approximately 1.9 miles east of Interstate 15 in the San Dieguito Community Planning Area within unincorporated County of San Diego, California (Figure 1). The project site comprises two parcels (Assessor's Parcel Numbers [APNs] 302-110-29-00 and 302-110-30-00). The project location's regional location and vicinity are shown in Figure 1 and Figure 2.

5. Project Applicant name and address:

Chabad Rancho Santa Fe
Levi Raskin
14906 Via De La Valle
Del Mar, CA 92014
chabadrfsf@gmail.com
858-756-7571

6. General Plan

Community Plan: San Dieguito
Regional Category: Semi-Rural

Land Use Designation: Semi-Rural Residential (SR-2)
Density: -
Floor Area Ratio (FAR) -

7. Zoning
Use Regulation: Single-Family Residential (RS)
Minimum Lot Size: -
Special Area Regulation: -

8. Description of project:

The project proposes a Major Use Permit (MUP) for Chabad of Rancho Santa Fe (as defined by Zoning Ordinance Section 1348 – Civic, Fraternal or Religious Assembly and 1332 – Child Care Center) on two (2) lots totaling approximately 2.43 gross acres (2.39 net acres) in the San Dieguito Community Planning Area of unincorporated County of San Diego. The proposed project would redevelop the property to include the construction of one (1) new building, three (3) existing-to-remain buildings, the retention of existing covered areas and construction of new covered areas, all totaling approximately 19,898.66 square feet (sf) of lot coverage (19.11% lot coverage). The proposed new building is a Chabad religious assembly center and communal space proposed to be approximately 13,845 gross sf with 11,550 sf of ground floor lot coverage. Uses associated within the proposed new building would include administration offices, mikvah, religious education classes, a kitchen, childcare, and meeting spaces. Outdoor spaces would include landscaped garden areas, a courtyard, a playground, and perimeter screening/fencing. The project offers 60 parking spaces where 47 are required by the proposed uses. The project would consist of a single phase of construction which will consist of the Shul, parking, drive aisles, signage, right-of-way improvements, and landscaping.

Existing as-built structures include a candle shop/commercial space (approximately 3,395 gross sf), a single-family residence (approximately 1,701 gross sf), an office (approximately 582 gross sf), a stone shop, and various out-structures. Of these structures, the project proposes to retain the candle shop/commercial space, single-family residence, and office. The stone shop and various out-structures will be demolished/removed.

The design of the project focuses activities internally to the property in a modified courtyard layout thus reducing light and noise affecting the neighboring properties. The project would preserve existing landscaping where feasible and supplement with additional plant material to screen the project.

Construction

The project would consist of a single phase of construction. The project would include construction of an approximately 13,845-sf Shul (Jewish community religious facility) and renovations/maintenance of the existing single-family home, the existing-to-remain Office, and the existing-to-remain commercial candle shop building. The project would demolish and remove a stone shop and outbuildings. The project is anticipated to demolish approximately 5,375 sf of building and approximately 50,489 sf of concrete and

asphalt. The project would also install parking areas, landscaping, signage, and public road improvements along Via De La Valle. The parking areas and driveways would be constructed with permeable pavers. Additionally, an underground stormwater storage and treatment system would be installed.

The proposed Shul would be constructed in an area currently free of structures. The Shul would be approximately 13,845 sf and cover a building area of approximately 11,550 sf. Additionally, approximately 1,870 sf of shade areas are included for religious activities outside of the Shul. Total site coverage would be approximately 19,898 sf, which is less than the 20,821-sf allowed by the 0.20 lot coverage of the RS zone. Construction is assumed to occur over approximately 17 months. Grading would require approximately 2,688 cubic yards (cy) of cut, 3,225 cy of fill, and 537 cy of imported material.

Operation

The Child Care Center use is requested for all buildings on site, with specific development details to be determined during the building permit phase. The residence and accessory structures are occasionally inhabited by the Rabbi, his family and guests of the organization. These structures are excluded from the in the Religious Assembly. The candle shop/commercial space would remain as a commercial use for the sale of religious and Chabad-related items. Childcare services are proposed for up to 50 children, aged six months to six years old, operating Monday through Friday, from 6:00 AM to 6:00 PM. The main hours of operation for the Child Care Center would be 8:00 AM to 3:00 PM but the supplemental hours are requested to allow flexibility for caregiver pick up and drop off. If the childcare program grows to serve 50 children, staffing requirements are estimated to include approximately 12 employees, depending on the ages of the children in compliance with state-mandated staffing ratios for early learning and care programs.

The Religious Assembly use would include typical Shabat weekly services held Friday evenings (typically from 6:00 PM to 9:00 PM) and Saturday mornings (typically 10:30 AM to 12:30 PM). The Shabbats typically include a meal (dinner or lunch) within the timeframe provided. The Religious Assembly use would also include other holiday services, events, weddings, and gatherings, such as but not limited to Rosh Hashanah, Passover, Yom Kippur, and Selichot. Selichot is held at midnight, twice a year. There are anticipated to be 5 to 10 events per year at the Chabad Center with live music, which would be played in accordance with the County's Noise Ordinance. Holiday services may be attended by approximately 100 adults plus children. The project is designed to accommodate the growth of the congregation from approximately 20 to 30 adults (plus children) to approximately 100 adults (plus children) for an average Friday and Saturday Shabbat. The Religious Assembly currently employs three (3) staff and would be anticipated to grow in accordance with the growth of the Chabad.

Administrative offices will operate from 8:00 AM to 5:00 PM. Monday through Friday, the Rabbi and his wife would host meetings, field calls, and provide private classes on- and off-site with the community. Evening classes and gatherings will operate from Monday through Thursday with varying class times in the day. Daily classes and group gatherings would generally occur between 3:00 PM and 7:00 PM and would include the following:

- Teen Classes (5 students): typically Mondays 4:00 PM and 6:00 PM

- Children's Hebrew Lessons (6 students): typically Tuesdays 4:00 PM and 6:00 PM
- Private Hebrew Lessons: typically Wednesdays 2:30 PM to 3:30 PM
- Bat Mitzvah Classes (5-6 students): typically Wednesdays 4:00 PM and 5:00 PM
- Women's Classes (4-5 students): typically Thursdays 12:00 PM and 2:00 PM
- Private Bat Mitzvah Lessons: typically Thursdays 3:30 PM to 5:00 PM
- Mother and Child gatherings (5-6 families): days vary 10:00 AM to 11:00 AM

Security and Access

Gates are proposed at both entrances of the parking lot with low-scale signs at both driveways, in compliance with the County's Dark Skies requirements. A security fence would encircle the entire Chabad Center. During Saturday services, a security guard would be employed to secure the property. Members would have access to the gates, and the Rancho Santa Fe Fire Protection District would have Knox box access.

For childcare pick up and drop off, drivers would enter the existing driveway from Via de la Valle on the east side of the project site, drop off the children, and exit through the open west gates onto the private driveway. Drop off would be coordinated by staff. Gates would be opened at drop off and a gate code would be provided for those dropping off and picking up.

Public Services

Water service is provided by the Santa Fe Irrigation District. The project is currently not connected to a sewer district and would rely upon a septic system. Fire protection would be served by the Rancho Santa Fe Fire Protection District. School service is provided by Solana Beach School District (elementary school) and San Dieguito Union (middle and high school).

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

The project is located directly north of Villa De La Valle, approximately 1.9-miles east of Interstate 15, in the San Dieguito Community Planning Area, within unincorporated San Diego County (APNs 302-110-29 and 30). The project site was previously used as a stone yard and candle manufacturer and is currently developed with an existing candle shop, single-family home, accessory office, stone shop, and outbuildings.

The project site is bounded by Via de la Valle to the south and is primarily surrounded by residential uses. Outside the immediate vicinity of the project site are sports/recreational uses (e.g., Del Mar Polo Fields, Del Mar Horsepark, Surf Sports Park, Play FNA, La Valle Coastal Club) and commercial uses (e.g., Rancho Real Group Retreat, Scott & Co. Skin). Planned zoning designations in the vicinity include Single-Family Residential, Rural Residential, Open Space, and Agriculture.

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

<u>Permit Type/Action</u>	<u>Agency</u>
Air Quality Permit to Construct	San Diego Air Pollution Control District (SDAPCD)
Certificate of Compliance	County of San Diego
Clean Water Act Section 401 Permits	San Diego Regional Water Quality Control Board (RWQCB)
Fire District Approval	Rancho Santa Fe Fire Protection District
General Construction Storm water Permit	RWQCB
Grading Permit	County of San Diego
Building Permit	County of San Diego
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego
Public Improvement Plans	County of San Diego
Site Plan	County of San Diego
Vacation of Public Road	County of San Diego
Onsite Wastewater Treatment System (OWTS) Permit	County of San Diego, Department of Environmental Health & Quality (DEHQ)
Water District Approval	Santa Fe Irrigation 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

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

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 Forestry Resources

Air Quality

- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

December 18, 2025

Signature

Date

Angelica Truong

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

I. AESTHETICS.

Except as provided in Public Resources Code §21099.

a) Would the project have a substantial adverse effect on a scenic vista?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- 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.

Less Than Significant 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 includes redevelopment of a 2.43-acre site with one new building, a 13,845-square-foot Shul, Jewish community religious facility, and three existing structures, retaining a candle shop, residence, and accessory office while removing a stone shop and outbuildings. Surrounding land uses consist of single-family residences immediately surrounding the project site as well as sports park and recreation fields a little further (i.e., over 800 feet away) from the project site. According to the San Dieguito Community Plan, the nearest RCA to the project site is Escondido Creek. Due to distance and intervening highways, structures, and topography, no impacts would occur to this RCA. Additionally, given the existing vegetation screening and proposed landscape screening and fencing (see Section I[c] below), the proposed project would not substantially degrade a scenic vista. Therefore, the project would have a less than significant effect on a scenic vista.

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

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- 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.

A Visual Memorandum was prepared for the proposed project by Dudek, dated October 24, 2024 (Appendix A). The following responses have incorporated the analysis from the report.

Less than Significant Impact: The project site is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The nearest designated State scenic highway is a portion of SR-52 located over 12 miles south of the project site. The project is located approximately 1.9 miles east of Interstate 5, which is identified as eligible for designation as a State Scenic Highway. Both I-8 and Via de la Valle are also listed as Scenic Highways in the County's Conservation and Open Space Element of the General Plan. Due to distance, topography, and intervening structures, the project site is not visible from the highways. Additionally, the Visual Memorandum prepared for the proposed project (Appendix A) determined that the overall site visibility is limited by the presence of existing vegetation, the characteristics of local topography, and by the relatively short project site frontage of Via de la Valle. For example, views of existing site structures for motorists traveling towards the project site from westbound Via de la Valle are fully obstructed due to the existing curved alignment of the road, dense private yard landscaping, and landscaping on the project site. On the approach to the Project site from eastbound Via de la Valle, the road passes between mounded terrain that occurs to the north and south. Upon exiting this narrowed corridor (approximately 475 feet long) and near the project site's western driveway, the southwesternmost corner of the project site is partially visible but obscured from view by intervening vegetation. This partial view is available over an approximately 125-foot segment of eastbound Via de la Valle and thus, the view exposure to passing motorist is brief (lasting for less than 3 seconds assuming a travel speed of 35 miles per hour).

Lastly, existing local topography aids in the screening of structures on the project site from motorists on the adjacent segment of Via de la Valle. For instance, existing structures on the project site nearest to Via de la Valle are lower in elevation than the road's surface and setback from the road; therefore, the local topography works in combination with existing vegetation and aids in the screening and obscuring of existing site structures from view of passing motorists. As such, the project site is substantially not visible within the composite viewshed of a State scenic highway or County Scenic Corridor, and the proposed project would not damage or remove visual resources within a State scenic highway or County Scenic Corridor. Therefore, impacts would be less than significant.

- c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic 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: 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 located in an urbanized area and is surrounded by single-family residences. The project includes redevelopment of a 2.43-acre site with one new building, a 13,845-square-foot Shul, Jewish community religious facility, and three existing structures, retaining a candle shop, residence, and accessory office while removing a stone shop and outbuildings, which is allowed on the Semi-Rural Residential (SR-2) land use and Single-Family Residential (RS) zone with a MUP. As proposed, the project would comply with all zoning and regulations applicable to development within the underlying RS zone. Specifically, the proposed Shul building would comply with permitted height, setback, and lot coverage requirements. In addition, site architecture incorporates modern building materials and exteriors that are common in contemporary construction. As such, development of the project as proposed would not result in a negative site aesthetics associated with exceedances of regulations and would not introduce features that detract from or contrast from existing visual character of the site or surrounding area. Further and as documented above, the site has limited public visibility due to the characteristics of local topography (i.e., the southern portion of the site sits at elevations lower than that of adjacent Via de la Valle) and the presence of dense vegetation along the project site frontage of Via de la Valle (and on adjacent properties). Despite the depiction of new landscaping in the proposed renderings, the Project proposes to retain existing mature trees along the site frontage (Appendix A).

As shown in the figures in the Visual Memorandum, from eastbound Via de la Valle, the proposed Shul building would be partially screened from view by landscaping, and view exposure to the western façade of the building would be extremely brief (i.e., less than 3 seconds) due to intervening topography that occurs to the west of the site’s western driveway. From westbound Via de la Valle, views to the proposed Shul building and other interior project features including proposed surface parking, signage, and landscaping would be partially to fully blocked from view by site landscaping. Therefore, changes to existing visual character and views from Via de la Valle would be less than significant based on project compliance with applicable development regulations, limited/brief view exposure of the site and project components from adjacent Via de la Valle, and maintenance of existing mature trees that would screen proposed development from public view. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality.

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

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|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

- Less Than Significant With Mitigation Incorporated No Impact

Less Than Significant Impact: The project is located within Zone B as identified by the San Diego County Light Pollution Code. Zone B is any area of the unincorporated County that is not within 15 miles from the Mount Palomar or Mount Laguna observatory. The project would not adversely affect nighttime views or astronomical observations because the project would conform to the County’s Light Pollution Code (Section 51.201-51.209). Therefore, 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.

II. AGRICULTURE AND FORESTRY RESOURCES.

a) Would the project 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?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

No Impact: The project site does not contain any agricultural resources, lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project site as well as surrounding areas are currently developed with an existing single family dwelling unit. The project site consists of an existing single-family dwelling unit that will remain. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance will be converted to a non-agricultural use.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

No Impact: The project site is not zoned for agricultural use, nor is the land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Would the project 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))?

- Potentially Significant Impact Less than Significant Impact

- Less Than Significant With Mitigation Incorporated No Impact

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 is consistent with existing zoning, and a rezone 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) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

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

e) Would the project 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?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Less Than Significant Impact: Refer to Section II(a) and Section II(c). No impacts would occur to agricultural or forest uses.

III. AIR QUALITY.

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

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

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation: An Air Quality Technical Study was prepared for the project by BlueScape Environmental, dated April 3, 2025 (see Appendix B). The following responses have incorporated the analysis from the report.

Less Than Significant Impact: The regional air quality standards (RAQS) and State Implementation Plan (SIP) rely on the San Diego Association of Government's (SANDAG's) growth projections, which are developed based on proposed buildout of land uses identified in the County's General Plan. Because the RAQS and SIP project future air quality conditions based on growth projections assuming buildout of the County's General Plan, it is assumed that a project involving development that is consistent with the growth anticipated by the County's General Plan are consistent with the RAQS and SIP.

The project is subject to General Plan Regional Category Semi-Rural, the General Plan Land Use of Semi-Rural Residential (SR-2) and Single-Family Residential (RS) zoning. The project is not subject to Special Area Regulations. As such, the Project is consistent with the General Plan, zoning requirements, and the San Dieguito Community Plan, and therefore does not conflict with the RAQS. The project site is located in an urbanized area and is surrounded by single-family residences. The project includes redevelopment of a 2.43-acre site with one new building, a 13,845-square-foot Shul, Jewish community religious facility, and three existing structures, retaining a candle shop, residence, and accessory office while removing a stone shop and outbuildings, which is allowed on the Semi-Rural Residential (SR-2) land use and Single-Family Residential (RS) zone with a MUP, pursuant to Zoning Code Section 2105.a. As proposed, the project would comply with all zoning and regulations applicable to development within the underlying RS zone. The proposed Chabad Center would not result in an increase in population growth projections used to develop the RAQS. The project would not conflict with the region's future employment and housing needs. Additionally, as described in Section XVII, Transportation, the project is a locally serving use and therefore, is considered to have a less than significant impact related to vehicle miles traveled (VMT; average daily trips [ADT] value for the project is 241 and daily VMT is estimated to be 892). As detailed in the Air Quality Technical Study (see Appendix B), the project would not result in construction or operational emissions in excess of the applicable significance thresholds for all criteria pollutants (see also Tables 2 and 3). The project would, therefore, not result in an increase in emissions that are not already accounted for in the RAQS. This project is not a transportation project that would affect the region's transportation systems and should not increase transportation demands within the local area. Therefore, the project would not induce substantial population and would not conflict with or obstruct implementation of the RAQS and SIP. In addition, the construction and operational emissions from the project are anticipated to be below established screening-level thresholds (SLTs), as addressed under Section III(b), and would not violate any ambient air quality standards.

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_{2.5}. 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_{2.5}, 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 ₁₀)	---	100	15
Fine Particulate Matter (PM _{2.5})	--- *	55	10*
Nitrogen Oxides (NO _x)	25	250	40
Sulfur Oxides (SO _x)	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead	---	3.2	0.6
Volatile Organic Compounds (VOCs)	---	75**	13.7***

Notes: * 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 (O₃) and state Particulate Matter less than or equal to 10 microns and less than or equal to 2.5 microns (PM₁₀ and PM_{2.5}). O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ 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 2022.1.1.29.

Construction is assumed to begin in March 2025, with completion by late 2026. On-site emissions are attributed to emissions occurring within the project area, such as the activity of construction equipment. Off-site emissions related to the project include vendor, hauling, and worker vehicle trips to and from the project site. Emissions of VOCs, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} would not exceed the County's SLTs during project construction, assuming adherence to applicable regulatory requirements, such as site watering during construction activities as required by the County grading permit and SDAPCD Rule 55 and the use of low-VOC paint (50 g/L for flat coatings and 100 g/L for traffic marking coating) as required by SDAPCD Rule 67.0.1. The applicant has included the following project design measures into the plan and the conditions of approval for the project:

- **Minimization of Disturbance.** Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
- **Soil Treatment.** Construction contractors shall treat all graded and excavated material, exposed soil areas and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day. For modeling purposes, it was assumed that watering would occur three times daily, during the construction of this development, a requirement to which the applicant has committed.
- **Soil Stabilization.** Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
- **No Grading During High Winds.** Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 mph or greater, as measured continuously over a one-hour period).
- **Street Sweeping.** Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
- **San Diego County Grading Ordinance.** As a condition of this project, construction contractors shall refer to the Section 87.428 of the San Diego County Grading Ordinance, amended by Ord. No. 10224, effective October 25, 2012. Section 87.428. Dust Control Measures requires all clearing and grading to be carried out with dust control measures adequate to prevent creation of a nuisance to persons or public or private property. Clearing, grading or improvement plans shall require that measures such as the following

be undertaken to achieve this result: watering, application of surfactants, shrouding, control of vehicle speeds, paving of access areas, or other operational or technological measures to reduce dispersion of dust. These project design measures are to be incorporated into all earth disturbing activities to minimize the amount of PM emissions from construction.

Therefore, project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment (O₃, PM₁₀, and PM_{2.5}) under an applicable federal or state ambient air quality standard. The project's air quality emissions would not exceed the County's SLTs; therefore, as the thresholds were developed to protect the public health that align with ambient air quality standards, air quality impacts on public health would be less than significant, and no mitigation measures would be necessary (see Table 2 below and Appendix B).

Table 2. Estimated Project Construction-Related Air Emissions

Pollutant	Maximum Project Emissions (Lbs. per Day)	Screening-Level Thresholds (Lbs. per Day)	Above Threshold?
Respirable Particulate Matter (PM ₁₀)	2.57	100	No
Fine Particulate Matter (PM _{2.5})	1.50	55	No
Nitrogen Oxides (NO _x)	14.60	250	No
Sulfur Oxides (SO _x)	0.03	250	No
Carbon Monoxide (CO)	15.9	550	No
Volatile Organic Compounds (VOCs)	3.67	75	No

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

Operation of the project would generate criteria air pollutant emissions associated with area sources (e.g., architectural coatings, consumer products, and landscaping equipment), energy sources (i.e., use of natural gas for space and water heating), and mobile sources (i.e., vehicle trips to and from the project site). Criteria air pollutant emissions generated during the operation of project would not exceed San Diego County SLTs for VOCs, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Therefore, project operation would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Air quality impacts would be less than significant, and no mitigation measures would be necessary (see Table 3 below and Appendix B).

Table 3. Estimated Project Operational Air Emissions

Pollutant	Maximum Project Emissions (Lbs. per Day)	Screening-Level Thresholds (Lbs. per Day)	Above Threshold?
Respirable Particulate Matter (PM ₁₀)	0.65	100	No
Fine Particulate Matter (PM _{2.5})	0.18	55	No
Nitrogen Oxides (NO _x)	0.57	250	No
Sulfur Oxides (SO _x)	0.008	250	No
Carbon Monoxide (CO)	4.51	550	No
Volatile Organic Compounds (VOCs)	1.26	75	No

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

Cumulative impacts could occur if the most intensive phases of construction for the proposed project occur simultaneously with intensive phases of other construction projects in close proximity. The most intensive construction phase for the project and for typical developments occurs during earthwork and grading activities. During these phases, the primary criteria air pollutant of concern would be PM₁₀. The project's estimated emissions of criteria air pollutants, specifically PM₁₀, were estimated to be a maximum of 2.57 lb/day, which is well below the County's SLTs of 100 lb/day during construction activities. In addition, due to the highly dispersive nature of PM, a cumulative impact during construction activities would only occur if a project adjacent to the proposed project undergoes simultaneous grading/earthwork activities and emits significantly greater PM₁₀ emissions than the project. Because all projects developed within the County would be required to comply with the County Grading Ordinance and SDAPCD Rule 55, this scenario is not anticipated to occur.

The project is proposing development that is consistent with the County's General Plan; thus, operational air emissions are considered to have been accounted for in the General Plan Update EIR. The RAQS and SIP were prepared consistent with growth forecasts in the General Plan. Thus, the project would not result in a cumulatively considerable net increase in criteria air pollutants for which the region is currently in non-attainment.

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 – 12th Grade), hospitals, resident care facilities, day-care centers, residences, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

Less Than Significant Impact: The nearest sensitive receptors to the project site are residences adjacent to the north, west, and east of the project site, located as close as 100 to 150 feet from the project boundary. The project would generate construction emissions in the vicinity of sensitive receptors.

Toxic Air Contaminants (TACs)

Construction-related activities would result in short-term, project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation grading, building construction, and other construction activities. DPM was identified as a toxic air contaminant (TAC) by CARB in 1998. The potential cancer risk from the inhalation of DPM (discussed in the following paragraphs) outweighs the potential non-cancer health impacts and is therefore the focus of this discussion (CARB 2017).

Due to the short-term construction duration and the limited construction emissions, there is very low potential for fugitive dust or diesel particulate matter (DPM) to impact sensitive receptors

during construction. According to the Air Quality Technical Report prepared for the project, the total project construction DPM emissions are not of a magnitude and duration that could create significant air toxic risks to the nearest receptors during construction. Compliance with the SDAPCD rules and regulations would reduce the fugitive dust emissions during project construction and associated impacts to sensitive receptors. Thus, the proposed project's construction emissions would be negligible and would not have the potential to significantly impact the nearby residents living in the houses near the project.

Operational sources at the project location that emit TACs include mobile sources (delivery trucks; employee and worshipper vehicles). The project does not include stationary sources, such as emergency generators or boilers. Because the project is a religious institution, mobile source emissions associated with the project would be intermittent (not constant) and would have negligible health risk impacts on nearby sensitive receptors.

Therefore, the project's construction and operational air pollutant emissions would not expose sensitive receptors to substantial pollutant concentrations and would result in a less than significant impact with mitigation.

Carbon Monoxide Hotspot Analysis

Carbon monoxide is a colorless and odorless gas that may be found in high concentrations near areas of high traffic volumes. CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. The SDAB is in attainment of state and federal CO standards. The Rancho Carmel Drive monitoring site is the closest station to the Project site that provides CO data. The maximum 8-hour CO level recorded in 2019 was 2.5 ppm (SDAPCD 2020b). Concentrations are below 9 ppm, the state and federal 8-hour standard. The maximum 1-hour CO level recorded in 2019 was 4.1 ppm. Concentrations are below 20 ppm and 35 ppm, the state and federal 1-hour standards, respectively.

Although CO is not a regional air quality concern in SDAB, 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. Screening for elevated CO levels is recommended for severely congested intersections experiencing levels of service (LOS) E or F with project traffic where a significant project traffic impact may occur.

According to the San Diego County Air Quality (AQ) Guidelines for determining air quality significance, CO "hotspots" or pockets where the CO concentration exceeds the NAAQS and/or CAAQS, have been found to occur only at signalized intersections that operate at or below LOS E with peak-hour trips for that intersection exceeding 3,000 trips. Therefore, any project that would place receptors within 500 feet of a signalized intersection operating at or below LOS E (peak-hour trips exceeding 3,000 trips) must conduct a "hotspot" analysis for CO. Likewise, projects that will cause road intersections to operate at or below a LOS E (with intersection peak-hour trips exceeding 3,000) will also have to conduct a CO "hotspot" analysis (SD County 2007). Based on the transportation analysis, prepared by Linscott Law & Greenspan, both access driveways for the proposed project are calculated to operate at LOS C or above (LLG 2024). As a result, no LOS-related significant impacts are expected for the proposed project; thus, the project is anticipated to result in a less than significant impact. Receptors would not be exposed

to substantial pollutant concentrations related to CO hotspots. No further evaluation with respect to CO hotspots is required.

As discussed in Section III(b), the proposed project would not result in construction or operational emissions that would exceed the County’s SLTs for health risk. Thus, neither construction nor operation of the project would expose sensitive receptors to an incremental health risk.

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

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Less Than Significant Impact: SDAPCD 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 a significant, adverse odor impact.

The proposed project would involve the use of diesel-powered construction equipment. Some objectionable odors may be temporarily created during construction-related activities, such as from diesel exhaust and asphalt paving activities. However, these odors would dissipate quickly, would only occur proximate to the work areas for a short time, and would not affect a substantial number of people in the project vicinity.

The land use and industrial operations typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, refineries, landfills, dairies, and fiberglass molding. The proposed operations of the buildings and parking lot are not typically associated with objectionable odors. The project does not include manufacturing or agricultural uses that are typically associated with objectionable odors or other sources of emissions. The proposed project would also be required to comply with SDCAPCD Rule 51 to prevent occurrences of public nuisances. Therefore, impacts associated with other emission sources adversely affecting a substantial number of people would be less than significant.

IV. BIOLOGICAL RESOURCES.

a) Would the project 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?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Less than Significant Impact: Based on an analysis of the County’s Geographic Information System (GIS) records and aerial imagery of the site, it has been determined that no native vegetation communities or habitats exist on or immediately adjacent to the site. The project site has been previously disturbed from construction and operation of a single-family residence and the previous commercial operations. 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 single-family residential uses. The proposed project would develop a religious center, which would be compatible with surrounding land uses. Therefore, the potential for the project to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species would be less than significant.

b) Would the project 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 checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant Impact: Based on an analysis of the County’s GIS records, aerial imagery of the site, and site photos, it has been 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 plans, policies or regulations. The project site is surrounded by developed single-family residential uses. The proposed project would develop a religious center, which would be compatible with surrounding land uses. In addition, the project site consists primarily of developed land with some disturbed habitat (i.e., landscaping, trees). Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

Disturbed habitat and developed land are of low biological value and are not considered RPO Sensitive Habitat according to the County Guidelines and they are not considered sensitive by State or Federal agencies and have low conservation value. Construction of this project would result in permanent loss of disturbed habitat and developed land. Impacts to developed land and disturbed habitat would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community. Therefore, impacts would be less than significant.

c) Would the project have a substantial adverse effect on state or federally protected wetlands defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|--|
| <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 |

Less Than Significant 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 will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the U.S. Army Corps of Engineers.

In addition, the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs) would occur in accordance with the General Construction Permit for stormwater discharges to avoid indirect effects to downstream drainages (see Section X[a]). Further, project construction activities would occur in accordance with the County’s Grading Ordinance to avoid erosion and sedimentation impacts to downstream drainages. Therefore, potentially significant impacts to wetlands or waters of the U.S. as defined by Section 404 of the Clean Water Act and under the jurisdiction of the USACE would be less than significant.

d) Would the project 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?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Less Than Significant Impact: Based on a GIS analysis and aerial imagery of the site, 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 would not assist in local wildlife movement because it is disturbed and surrounded by residential development, including roads, which restrict wildlife movement through the general area. Due to the existing developed nature of the site, the proposed project would not contribute to impeding wildlife movement or the use of native wildlife nursery sites. Therefore, impacts would be less than significant.

e) Would the project 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?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

No Impact: The project site is located in the Draft North County MSCP Area. This plan does not identify the project site as being subject to habitat conservation. The proposed expansion of the existing development on the project site would therefore be in compliance with this or any other future habitat conservation plan insofar as all project impacts are mitigated to less than significant levels. Impacts to urban/developed land cover and disturbed habitat vegetation

community types that occur within the project site do not have a grouping of ten or more individual plant species and do not require mitigation per the County’s Biological Mitigation Ordinance. The project site does not contain any native or sensitive vegetation communities; therefore, future development at the site is not expected to conflict with the conservation goals of the MSCP, previously defined, nor any other local, regional, or state habitat conservation plan. Impacts to jurisdictional nonwetland waters would be mitigated to below a level of significance. Therefore, no impact would occur.

V. CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?

- | | |
|---|--|
| <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 Historic Resources Evaluation Report was prepared for the project by Donna Beddow, County staff archaeologist, dated February 2025 (Appendix C). As part of the Historic Resources Evaluation Report prepared for the project, a records search, review of historic topographic maps, aerial photographs, and building records, and field evaluation of the property were conducted. The Historic Resources Evaluation Report evaluated the significance of the historical resources based on a review of historical records including the California Historical Resources Inventory System, National Register of Historic Places, California Register of Historical Resources, San Diego County Local Register, Built Environment Resources Directory, Historic Topographic Maps (1903-2021), and Historic Aerial Photographs (1953-2022). The following responses have incorporated the analysis from the report.

Less Than Significant Impact: The Historic Resources Evaluation Report was conducted for the onsite structures that are greater than 50 years in age. These historic structures were documented and photographed. These include the factory structure and the candle showroom structure, both of which were determined to have been modified over time. The candle shop structure would be retained as part of the proposed project. Based on the results of records search and evaluation of the historic structures, it has been determined that the structures are not considered to be significant pursuant to the CEQA Guidelines, Section 15064.5. Because the resources are not considered significant historic resources pursuant to CEQA Section 15064.5, the loss or modification of these resources cannot contribute to a potentially significant cumulative impact. Therefore, impacts would be less than significant.

b) Would the project 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: An Archaeological Resources Survey Report was prepared for the project by ASM Affiliates, Inc., dated July 2023 (Appendix D). The Archaeological Resources

Survey Report included a Sacred Lands File search and pedestrian survey of the project site. The following responses have incorporated the analysis from the report.

Less Than Significant with Mitigation Incorporated: The Sacred Lands File search from the Native American Heritage Commission (NAHC) for the project was negative. The Native American Heritage Commission also provided the contact information for tribal contacts within the local community for additional consultation. Tribal consultation was conducted with the Native American individuals and organizations provided by the NAHC (see Section XVIII. Tribal Cultural Resources for further discussion of Tribal consultation). No archaeological resources were identified during the Phase I Archaeological Resources Survey. However, there is the potential for subsurface resources to be present due to the project’s proximity to numerous prehistoric resources, important water sources for prehistoric and historic people, and because of the lack of ground surface visibility during the survey. As such, an Archaeological and Tribal Monitoring Program would be required with monitoring by a qualified archaeologist and Native American Monitor for the initial ground disturbance within the project area as outlined below. Impacts would be less than significant with implementation of MM CUL-1.

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

- | | |
|--|---|
| <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 |

Less Than Significant with Mitigation Incorporated: Based on an analysis of records and a survey of the property by ASM Affiliates, Inc. (Appendix D), it has been determined that the project is not likely disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. In the unlikely event that human remains are encountered onsite during earth-disturbing activities, MM CUL-1 would ensure that state and federal laws and regulations regarding human remains (i.e., Public Resources Code §5097.98, CEQA Guidelines §15064.5 and Health & Safety Code §7050.5) are followed. With implementation of MM CUL-1, potential impacts to disturbance of human remains would be less than significant.

Mitigation Measures

CUL-1 Archaeological Monitoring Program

- Pre-Construction
 - Contract with a County approved archaeologist and culturally-affiliated Native American monitor to perform archaeological monitoring and a potential data recovery program during all earth-disturbing activities. The Project Archaeologist and culturally-affiliated Native American monitor shall perform the monitoring duties before, during and after construction.
 - A Treatment Agreement and Preservation Plan shall be prepared in coordination with a culturally-affiliated tribe.

- Pre-construction meeting to be attended by the Project Archaeologist and culturally-affiliated Native American monitor to explain the monitoring requirements.
- Construction
 - Monitoring. Both the Project Archaeologist and culturally-affiliated Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the culturally-affiliated Native American monitor. Both the Project Archaeologist and culturally-affiliated Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources
 - If cultural resources are identified:
 - Both the Project Archaeologist and culturally-affiliated Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - For Native American resources, the Project Archaeologist shall contact the County Archaeologist and culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan at the time of discovery.
 - For historic resources (non-Native American), the Project Archaeologist shall contact the County Archaeologist at the time of discovery.
 - Native American Resources
 - All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
 - After consultation with the developer, project archaeologist, tribal monitor(s), and tribal representative(s), a decision shall be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the identified cultural resources.
 - Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
 - Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
 - Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan

entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.

- If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
 - Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
 - Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
 - ❖ Measures and provisions to protect the future reburial area from any impacts in perpetuity.
 - ❖ Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
 - ❖ Any reburial process shall be culturally appropriate.
 - ❖ Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
 - ❖ The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.
 - If preservation in place or reburial is not feasible, consultation with consulting Tribes (Pechanga, Rincon, San Pasqual, and San Luis Rey) is required to find an alternative solution which may include repatriation.
 - If avoidance, reburial, or other alternative solution including repatriation is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Native American Monitor of an affiliated tribe and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning & Development Services Director for decision. The Planning & Development Services Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe.

- Historic Resources
 - The Project Archaeologist, in coordination with the PDS Staff Archaeologist, shall determine the significance of the discovered resources.
 - Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 - Isolates and clearly non-significant deposits shall be minimally documented in the field.
 - If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.
- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken off-site for evaluation, they shall be accompanied by the culturally-affiliated Native American monitor.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- Tribal Cultural Resources
 - If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally-affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally-affiliated tribe and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.
 - Fill Soils

- The Project Archaeologist and Native American monitor of an affiliated tribe shall evaluate fill soils to determine that they are clean of cultural resources.
- Rough Grading
 - Monitoring Report. Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.
- Final Grading
 - Final. Report. A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center, and any culturally-affiliated tribe who requests a copy.
 - Cultural Material Conveyance
 - Evidence that all Native American cultural materials in order of preference have been conveyed as follows:
 - (1) Evidence that all prehistoric materials have been avoided.
 - (2) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.
 or
 - (3) Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated 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.

The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

VI. ENERGY.

a) Would the project 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 |

Less Than Significant Impact: The project would result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during both the construction

and operation phases of the project; however, the consumption is not expected to be wasteful, inefficient, or unnecessary for the following reasons.

During construction, the project would require the use of heavy construction equipment that would be fueled by gas and diesel. However, the energy use would be temporary, limited, and cease upon completion of construction activities. Construction would be conducted in compliance with local, state, and federal regulations (e.g., United States Environmental Protection Agency [USEPA] and the CARB engine emission standards, which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption, and limitations on engine idling times). Compliance with these regulations would minimize short-term energy demand during the project’s grading to the extent feasible.

In addition, all new construction would be required to comply with the energy code in effect at the time of construction, which ensures efficient building construction. The project would also be required to comply with Title 24 energy standards for energy efficiency. Project design features that would result in lower energy use include efficient water usage in accordance with CALGreen Tier 2 Water Efficiency and Conservation Requirements, recycling and composting, and landscaping with climate adapted plants that require little-to-no water. Additionally, the applicant proposes to install solar photovoltaic (PV) panels to comply with the CALGreen Tier 2 renewable energy requirements, which would minimize the electricity demand from the power grid. Additionally, the project would renovate and reuse several existing structures on-site, which would limit the construction-related energy use needed to construct all new buildings. 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.

The proposed project would use only the amount of energy necessary for the construction and operation of the proposed Chabad Center that is typical of this type of development. The proposed project would be consistent with the General Plan land uses and SANDAG growth projections with the Major Use Permit. Therefore, the project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

b) Would the project 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 |

Less Than Significant Impact: The project would be required to implement renewable energy and energy efficiency measures as required by state law and county sustainability measures, including but not limited to:

- Low-flow plumbing fixtures.
- Incorporation of Title 24 energy standards.

- Landscaping in compliance with the County's Water Conservation in Landscaping Ordinance.
- Construction and demolition recycling in compliance with County Ordinance Section 68.511 through 68.520 (Diversion of Construction and Demolition Materials from Landfill Disposal).
- Composting in compliance with the County's Strategic Plan to Reduce Waste (2017).
- High-efficiency LED street and area lighting.
- Solar PV provisions.
- EV charging spaces in compliance with EV requirements in the most recently adopted version of CALGreen.

See Section VIII, Greenhouse Gas Emissions, for a detailed list of the project design features that would be incorporated into the project to reduce energy demand. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS.

- a) Would the project directly or indirectly cause 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 checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The project site is not located on or in proximity to any known active or potentially active fault traces. Other active fault zones in the region that could possibly affect the project site include the Elsinore Fault Zone and Rose Canyon Fault (California Department of Conservation 2025). Due to the distance of these faults from the project site, project construction would not result in substantial adverse effects from ground surface rupture at any of these faults. Therefore, impacts would be less than significant.

- 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 |

Less Than Significant Impact: To ensure the structural integrity of the proposed buildings, the project must conform to the Seismic Requirements as outlined within the California Building Code and the County Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. The project grading also must conform to the grading requirements outlined in the County Grading Ordinance and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. Therefore, compliance with the Grading Plan, Geotechnical Investigation prepared by the registered Civil Engineer, Grading Ordinance, California Building Code, and the County Code would ensure the project would not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

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 |

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

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 |

Less Than Significant Impact: The project site is within a low/generally susceptible category “Landslide Susceptibility Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide risk areas from the County’s Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) were based on data including steep slopes (greater than 25 percent); soil series data (SANDAG based on U.S. Geologic Survey [USGS] 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to the western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15 percent in grade because these soils are slide prone. The project site would be graded to be relatively flat, and there would be no habitable structures on-site. Therefore, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

b) Would the project 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 |

Less Than Significant Impact: Construction of the project would include site grading, which has the potential to release sediment into downstream receiving waters. However, 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.
- 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.
- The project would implement BMPs described in the Priority Development Project (PDP) Storm Water Quality Management Plans (SWQMPs) and Drainage Study prepared by Chang Consultants for the project (see Section X, Hydrology and Water Quality).
- All stormwater runoff from the project site would be conveyed to one of the two biofiltration basins included in the proposed project (see Section X, Hydrology and Water Quality).

Due to these factors, it has been found that the project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

c) Would the project 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 |

Less Than Significant Impact: The project proposes the construction of a Jewish community religious facility and childcare center on an existing developed site. 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 addition, a Soils Engineering Report is required as part of the Building Permit process to assure that the proposed buildings are adequately supported. 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. Therefore, the Grading Plan prepared by the registered Civil Engineer and compliance with the Grading Ordinance ensure the project would not result in a potentially significant impact related to landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to Section VII(a)(iii) through (iv) listed above.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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 |

Less Than Significant Impact: The areas surrounding the project site are currently developed with existing structures. Additionally, there would be no habitable structures on-site. Therefore, the project would not create a substantial risk to life or property and impacts would be less than significant.

e) Would the project 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 checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The existing residence on the project site is served by an on-site septic and wastewater treatment system that was installed in 1992. This existing septic system would be retained, and a new on-site septic and wastewater treatment system is proposed for the religious and other locally serving uses on the project site. The new on-site septic and wastewater treatment system would require a permit from DEHQ. Given that the soils on the project site currently adequately support the use of septic tanks, these soils would be capable of adequately supporting the use of the proposed new on-site septic and wastewater treatment system. Therefore, impacts would be less than significant.

f) Would the project 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 checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

Less Than Significant 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.

A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that have a high potential and sensitivity for paleontological resources. Since an impact to paleontological resources does not typically occur until the resource is disturbed, monitoring during excavation is the essential measure to mitigate potentially significant impacts to unique paleontological resources to a level below significance.

A monitoring program implemented by the excavation/grading contractor would be required under MM GEO-1. Equipment operators and others involved in the excavation shall watch for fossils during the normal course of their duties. In accordance with the Grading Ordinance, if a fossil or fossil assemblage of greater than twelve inches in any dimension is encountered during excavation, all excavation operations in the area where the fossil or fossil assemblage was found shall be suspended immediately, the County shall be notified, and a Qualified Paleontologist shall be retained by the applicant to inspect the find to determine if it is significant. A Qualified Paleontologist is a person who has, to the satisfaction of the PDS Director:

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

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

With the implementation of MM GEO-1 during project grading operations, potential impacts to paleontological resources would be less than significant. Furthermore, the project would not result in a cumulative impact to paleontological resources because other projects that require grading in sensitive paleontological resource areas would be required to have the appropriate level of paleontological monitoring and resource recovery. In addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County's Grading Ordinance. Therefore, the project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources.

Mitigation Measures

MM GEO-1 The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, all grading activities shall be halted and PDS shall be contacted before continuing grading operations.

If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the *San Diego County Guidelines for Determining Significance for Paleontological Resources*.

Upon completion of all grading activities, and prior to Rough Grading Final Inspection, one of the following letters shall be performed and submitted to PDS for review and approval:

If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the *County of San Diego Guidelines for Determining Significance for Paleontological Resources*.

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

VIII. GREENHOUSE GAS EMISSIONS.

a) Would the project 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: An CAP Consistency Checklist was prepared for the project by Page Sutherland Page, Inc., dated October 26, 2023 (see Appendix E). The following responses have incorporated the analysis from the report.

Greenhouse gas (GHG) emissions result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels. GHGs include carbon dioxide, methane, halocarbons, and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption and personal vehicle use, among other sources.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter,

ecosystem changes, increased wildfire risk, agricultural impacts, and ocean and terrestrial species impacts, among other adverse effects.

It should be noted that an individual project's GHG emissions would generally not result in direct impacts under CEQA, as the climate change issue is global in nature; however, an individual project could be found to contribute to a potentially significant cumulative impact.

Amendments to Section 15064.4 of the CEQA Guidelines were adopted to assist lead agencies in determining the significance of the impacts of GHG emissions. Section 15064.4 specifies that a lead agency "shall 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 also provides lead agencies with the discretion to determine whether to assess those emissions quantitatively or to rely on a qualitative analysis or performance-based standards.

Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem in the geographic area of the project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of GHG emissions." Therefore, a lead agency can make a finding of "less than significant" for GHG emissions if a project complies with adopted programs, plans, policies, and/or other regulatory strategies to reduce GHG emissions.

The County of San Diego has developed a Climate Action Plan (CAP) to implement climate actions that reduce GHG emissions and establish actions to achieve a goal of net zero carbon emissions by 2045. The CAP establishes emission reduction targets of 43.6 percent emissions reductions below 2019 levels by 2030 and 85.4 percent below 2019 levels by 2045. This CAP sets GHG reduction targets and a net zero goal in alignment with the 2022 Scoping Plan. The CAP's attainment of the County's GHG reduction targets is the result of (1) several initiatives to be directly implemented by the County and (2) incorporating GHG-reduction features into the construction and operation of development projects (including County-initiated and privately-initiated projects).

The CAP Consistency Review Checklist establishes a two-step process that project proponents shall follow to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance.

Step 1 of the Checklist assesses a project's consistency with the growth projections used in the CAP to estimate future GHG emissions from activities occurring in the unincorporated area and County facilities and operations. Because the CAP uses growth projections based on implementation of the adopted General Plan, the first step in determining a project's consistency with the CAP is to demonstrate its consistency with the regional categories and land use designations of the General Plan. All projects must demonstrate consistency with existing

General Plan regional categories, land use designations, and the uses and development density and intensity allowed under the Zoning Ordinance.

If a project is consistent with the General Plan, then Step 2 of the Checklist should be completed. If a project is not consistent with the regional categories or land use designations of the General Plan, then it shall not use the CAP Consistency Checklist for CEQA streamlining.

Step 2 of the Checklist sets forth CAP measures and actions in the form of “consistency requirements” that project proponents are required to incorporate into their projects to demonstrate compliance with the CAP. Project proponents are required to demonstrate project consistency with the CAP consistency requirements or demonstrate why the requirements are not applicable to their project.

Projects that are consistent with the CAP, as determined using Steps 1 and 2 in this Checklist, may rely on the CAP for the cumulative impacts analysis of GHG emissions under CEQA. Projects that are not consistent with the CAP as determined by Steps 1 or 2 of the Checklist, shall not use the CAP Consistency Checklist for CEQA streamlining.

Less Than Significant Impact: As previously described, the proposed Jewish community religious facility and childcare center would be consistent with the Semi-Rural Residential (SR-2) land use and Single-Family Residential (RS) zoning designation for the project site upon approval of the MUP. Therefore, the project may rely on the CAP for the cumulative impacts analysis of GHG emissions under CEQA.

As described in the CAP Consistency Review Checklist and required by County laws and regulations, the project would implement the following design features (included as conditions of approval by the County):

1. Low-flow plumbing fixtures and other water efficiency measures, in compliance with CALGreen, Appendix A5 Voluntary Nonresidential Measures, Section A5.303.2.3.2 Tier 2 Water Efficiency and Conservation Requirements and three elective measures from Section A5.303, Section A5.304, and Section A5.305 Tier 2 Water Efficiency and Conservation Requirements.
2. Incorporation of Title 24 energy standards.
3. Landscaping across the project site, particularly along the project boundaries.
4. Comply with the County's Water Conservation in Landscaping Ordinance with automatically controlled efficient system and use of native plant species and non-invasive drought tolerant/low water use plants in landscaping plan.
5. Comply with County Ordinance Section 68.511 through 68.520 (Diversion of Construction and Demolition Materials from Landfill Disposal), which requires recycling of 90 percent of inert and 65 percent of all other materials from construction projects.
6. Comply 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.
7. Comply with the County's Grading Ordinance and SDAPCD's fugitive dust rules outlined in Section 87.426 of the County's Grading Ordinance.
8. Utilize architectural coatings compliant with SDAPCD Rule 67.
9. The project would not result in any wasteful, inefficient, or unnecessary energy usage (see Section VI[a] above).

10. The project would renovate and reuse three existing buildings on-site, which would reduce the construction-related GHG emissions generated when compared to demolition and construction of new buildings.
11. The project would comply with the County's Code of Regulatory Ordinances as amended to incorporate all-electric appliances and equipment in the new construction and CALGreen (Tier 2) energy efficiency requirements for the existing buildings.
12. The proposed building structures would incorporate photovoltaic (PV) provisions consistent with CALGreen (Tier 2) requirements for nonresidential land uses.
13. Achieve compliance with electric vehicle (EV) requirements in the most recently adopted version of CALGreen (Tier 2) requirements.
14. The project would have a less-than-significant impact from VMT (see Section XVII[b] below).

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

- | | |
|---|--|
| <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 |

Less Than Significant Impact: There are numerous State plans, policies, and regulations adopted to reduce GHG emissions. The principal state plan and policy is Senate Bill (SB) 32 and the California Global Warming Solutions Act of 2006. The quantitative goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. In 2022, the State passed AB 1279, which declares the State would achieve net-zero GHG emissions by 2045 and would reduce GHG emissions by 85 percent below 1990 levels by 2045. Pursuant to the SB 32 goal and AB 1279, the 2022 Scoping Plan was created to outline goals and measures for the State to achieve the reductions. Additionally, SANDAG adopted San Diego Forward: 2021 Regional Plan in 2021, and the County of San Diego General Plan provides goals and policies to reduce GHG emissions. Therefore, the analysis is based upon the project's consistency with plans and policies adopted for the purposes of reducing GHG emissions and mitigating the effects of climate change, including the CARB 2022 Scoping Plan and SANDAG's 2021 Regional Plan.

2022 Scoping Plan

The latest iteration of the Scoping Plan is the 2022 Scoping Plan, which focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the state's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. The 2022 Scoping Plan's strategies that apply to the proposed project include the following:

- Reducing fossil fuel use, energy demand and VMT;
- Building decarbonization; and
- Maximizing recycling and diversion from landfills.

The proposed project would be consistent with these goals through project design that would be consistent with latest California 2022 Energy Code. The proposed building structures would incorporate PV provisions consistent with CALGreen (Tier 2) requirements for nonresidential

land uses. In addition, the 2022 CALGreen Standards state five percent of the total number of parking spaces shall be equipped with Level 2 EV supply equipment, which is approximately three EV chargers. Therefore, the proposed project's six EV chargers would exceed and be consistent with the latest CALGreen Standards. The proposed project would be served by San Diego Gas & Electric, which is required to increase its renewable energy procurement in accordance with SB 100 targets. In addition, the project would be consistent with the County requirement of recycling 90 percent of inert and 65 percent of all other materials from construction projects, per County Ordinance Section 68.511 through 68.520 (Diversion of Construction and Demolition Materials from Landfill Disposal). Therefore, the proposed project would not conflict with the 2022 Scoping Plan.

San Diego Forward: 2021 Regional Plan

The 2021 Regional Plan provides a framework for meeting goals with coordinated land use and transportation planning strategies. Implementation actions related to projects, policies and programs would confirm SANDAG's commitment to fully realizing the strategies in the 2021 Regional Plan. The Sustainable Communities Strategy (SCS) envisions a transportation system that is fast, fair, and clean, as well as a region that is resilient to economic and environmental changes. The 2021 Regional Plan polices are built around three core strategies:

- Invest In a Reimagined Transportation System. Build a network and fund services that include multimodal roadways; an expanded network of fast, frequent, and low-cost transit; 21st century technology that manages the entire transportation system and connects people to on-demand services; and zero-emissions options for vehicles and micromobility.
- Incentivize Sustainable Growth and Development. Collaborate with local jurisdictions and fund programs to accelerate housing production while also addressing equity, climate resilience, and mobility.
- Implement Innovative Demand and System Management. Reduce solo driving and congestion through increased remote work, carsharing, vanpooling, pricing strategies and parking management programs that leverage partnerships and technology.

The project includes development of a 13,845-square-foot Shul, Jewish community religious facility, renovation of existing structures (retaining a candle shop, residence, and accessory office), demolition of a stone shop and outbuildings, as well as six-foot fencing around the perimeter of the site, landscaping, utility improvements, and new internal circulation improvements. The proposed project would be consistent with the SANDAG growth projections. The project would not generate population growth or and would retain one residence on-site, which would not affect housing; therefore, the project would not conflict with the region's future employment and housing needs. This project is not a transportation project that would affect the region's transportation systems and should not increase transportation demands within the local area. Therefore, the project would not induce substantial population and would not conflict with or obstruct implementation of the 2021 Regional Plan.

San Diego County General Plan

The General Plan provides a consistent framework for land use and development decisions consistent with an established community vision. As the equivalent of a local "constitution" for land use and development, the General Plan's diagrams, goals, and policies form the basis for the County's zoning, subdivision, and infrastructure decisions. The General Plan Conservation

and Open Space, and Land Use Element provide the following goals, policies and objectives pertaining to greenhouse gas emissions that are relevant to this analysis:

- COS-14.3: Sustainable Development. Require design of residential subdivisions and nonresidential development through “green” and sustainable land development practices to conserve energy, water, open space, and natural resources.
- COS-15.4: Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.
- LU-5.1: Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

The project would comply with the latest Title 24 Energy Standards that reduces wasteful, expensive, inefficient or unnecessary use of energy. The project would be subject to CALGreen, which requires a 20 percent increase in indoor water use efficiency and use of indoor water-efficient irrigation systems. In addition, the project would be a locally serving use and therefore, is considered to have a less than significant impact related to VMT. Therefore, the project would be consistent with goals and policies in the San Diego County's General Plan to reduce GHG.

Conclusion

The proposed project would comply with the plans, policies, regulations, and GHG reduction actions/strategies outlined in the 2022 Scoping Plan, 2021 Regional Plan, and the San Diego County General Plan. The project would be consistent with the 2021 Regional Plan since the anticipated residents would be located within the region and would not increase population growth and housing needs. Consistency with the plans, policies, regulations, and GHG reduction actions/strategies would reduce the project’s incremental contribution of GHG emissions. Therefore, the proposed project’s GHG impacts would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS.

- a) Would the project 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 type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation: A Phase I Environmental Site Assessment (ESA) was prepared for the project by AEI Consultants, dated December 3, 2019 (see Appendix F). The following responses have incorporated the analysis from the report.

Less Than Significant With Mitigation Incorporated: Project construction would involve the transport of gasoline and other petroleum-based products associated with construction equipment. These materials are considered hazardous as they could cause temporary localized soil and water contamination. Incidents of spills or other localized contamination could occur during refueling, operation of machinery, undetected fluid leaks, or mechanical failure. However,

all storage, handling, and disposal of these materials are regulated by California Department of Toxic Substances Control, the USEPA, and the Vista Fire Protection District. All construction activities involving the transportation, usage, and disposal of hazardous materials would be subject to all applicable federal, state, and local requirements, which would reduce impacts associated with the use and handling of hazardous materials during construction to less than significant. Operationally, the project would involve the transport, use, and storage of typical household hazardous materials, such as cleaners, pesticides, etc. However, the project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will 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, Section 25500-25520.

The purpose of the Phase I ESA is to assist the client in identifying potential Recognized Environmental Conditions (RECs), in accordance with American Society for Testing and Materials (ASTM) E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. A REC is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The Phase I ESA included 1) a desktop review of federal, state, tribal, and local databases that identify and describe underground storage tank (UST) sites, leaking UST (LUST) sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The Phase I ESA found that USTs were formerly located at the subject property and were removed under regulatory compliance with DEHQ. The project site reportedly was equipped with a 500-gallon UST installed in 1960 and a 1,000-gallon UST installed in 1981. The USTs contained gasoline and were removed in 1986. DEHQ issued a letter stating that they inspected the USTs during the removal and no holes or significant corrosion was identified. No evidence of significant soil or groundwater contamination was reportedly identified. Although a map was provided of the locations of the USTs, the map does not appear to have been to scale and thus the exact locations of the USTs are unknown. Although no report of a release has been documented, the USTs may have impacted the subsurface of the subject property. It appears that no soil samples were collected and analyzed for the presence of contamination at the time of the removal of the USTs. Based on the absence of this data, the possibility exists that contamination may remain in place at the project site. Therefore, the Phase I ESA recommends preparation of a Phase II ESA with a subsurface investigation to determine the presence of soil or groundwater contamination at the project site, which is included in MM HAZ-1.

Given the age of the existing structures on-site, it is possible that Asbestos Containing Materials

(ACM) and Lead Based Paint (LBP) are present. Lead is a highly toxic metal that was used up until 1978 in paint used on walls, woodwork, siding, windows, and doors. Lead-containing materials shall be managed by applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5, the worker health and safety requirements (Title 8 CCR §1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Asbestos was used extensively from the 1940's until the late 1970's in the construction industry for fireproofing, thermal and acoustic insulation, condensation control, and decoration. The USEPA has determined that there is no "safe" exposure level to asbestos. It is, therefore, highly regulated by the USEPA, the California Environmental Protection Agency (CalEPA), and the California Division of Occupational Safety and Health (CalOSHA). Although the observed suspect ACMs and painted surfaces at the property were determined by AEI to be in good condition and not expected to pose a health and safety concern to building occupants, AEI recommends the implementation of an Operations and Maintenance (O&M) Plan which stipulates that the repair and maintenance of damaged materials and the assessment, repair, and maintenance of damaged painted surfaces should be performed to protect the health and safety of the building occupants. Therefore, MM HAZ-2 includes preparation of an O&M Plan to repair and maintain any damaged materials that could include ACM and to assess, repair, and maintain damaged painted surfaces that could include LBP. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the USEPA National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs. In addition, demolition or renovation operations that involve ACMs must conform to SDAPCD Rules 361.140-361.156. To determine if LBP is present, actual material samples would need to be collected, or an X-ray fluorescence (XRF) survey performed. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

In addition, the project site contains an existing septic system with two 1,000-gallon septic tanks below the ground service that were installed in 1992. There are no floor drains in the building or garage; nor are there any shop use sinks. Based on the use of the septic system solely for domestic waste, the Phase I ESA determined that the septic system is not expected to represent a significant environmental concern. The existing septic tanks would be retained on-site, and additional septic tanks would be installed to support the proposed Jewish community religious facility and childcare center. The Onsite Wastewater Treatment System Layout for the new on-site septic and wastewater treatment system was approved by DEHQ and would also require a permit from DEHQ. Therefore, with compliance with the applicable required permit conditions, the proposed project would not create a significant hazard to the public or the environment through the removal of existing leach lines associated with the septic system.

Therefore, with implementation of MM HAZ-1, MM HAZ-2, and all applicable federal, state and local regulations and permit requirements, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant with mitigation.

b) Would the project 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 |

Less Than Significant: There are no schools within 0.25-mile of the project site. The nearest school to the project site is High Bluff Academy located approximately 3,534 feet (approximately 0.67 mile) east from the nearest corner of the school. Given the project site’s proximity to Interstate 8, construction hauling is most likely to be transported to the project site along Via de la Valle west of the project site; therefore, the it would not pass the high school which is off of Via de la Valle to the northeast of the project site. Further, the transport and handling of minor amounts of hazardous materials during construction and operation would comply with all applicable federal, state, and local regulations that control hazardous material handling (refer to Section IX[a]). Therefore, with implementation of all applicable federal, state and local regulations and permit requirements, the project would not have a substantial adverse effect on an existing or proposed school.

c) Would the project 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 type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant with Mitigation: The Phase I ESA prepared for the project determined that there are several known cases or listings on federal, state, tribal, and local environmental databases searched. According to the HAZNET listing, in 1986, the property generated approximately 0.0208 ton of oil/water separation sludge. This listing is presumed to be associated with lubricating materials associated with on-site machinery. No clarifiers or subsurface features were identified at the subject property that would represent a conduit to the subsurface for hazardous substances or petroleum products. Therefore, the Phase I ESA determined that proper disposal of this small quantity of waste does not represent a REC at this time.

The San Diego Co. HMMD, HIST UST, SWEEPS UST listings pertain to the registration of the facility with DEHQ and the former USTs on the property. USTs were formerly located at the subject property and were removed under regulatory compliance with DEHQ. The subject property reportedly was equipped with a 500-gallon UST installed in 1960 and a 1,000-gallon UST installed in 1981. The USTs contained gasoline and were removed in 1986. DEHQ issued a letter stating that they inspected the USTs during the removal and no holes or significant corrosion was identified. No evidence of significant soil or groundwater contamination was reportedly identified. Although a map was provided of the locations of the USTs, the map does not appear to have been to scale and thus the exact locations of the USTs are unknown.

Although no report of a release has been documented, the USTs may have impacted the subsurface of the subject property. It appears that no soil samples were collected and analyzed for the presence of contamination at the time of the removal of the USTs. Based on the absence of this data, the possibility exists that contamination may remain in place at the subject property. Therefore, MM HAZ-1 would require preparation of a Phase II ESA with a subsurface investigation to determine the presence of soil or groundwater contamination at the project site in accordance with the Phase I ESA recommendations. Therefore, with implementation of HAZ-1 and all applicable federal, state and local regulations and permit requirements, the project would not create a significant hazard to the public or environment as a result of a release of hazardous substances.

d) Would the project 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 or excessive noise 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 |

No Impact: The closest airports to the project site are McClellan-Palomar Airport, located more than 10.2 miles north of the project site, and the Wateridge/Henley Heliport, located nearly 6 miles south of the project site. As such, the project site is not within noise contours of either airport. The project site is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration (FAA) Height Notification Surface. Therefore, the project would not constitute a safety hazard or excessive noise for people residing or working in the project area.

e) Would the project 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 |

The following sections summarize the Project’s consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard

profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

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

iii. OIL SPILL CONTINGENCY ELEMENT

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

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

v. DAM EVACUATION PLAN

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

f) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

- | | |
|---|--|
| <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 |

Less Than Significant Impact: The project is located within the Wildland-Urban Interface Zone and a Very High Fire Hazard Severity Zone (FHSZ) in state responsibility area (SRA). 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). Based on review of the project by County staff, and through compliance with the Rancho Santa Fe Fire Protection District's comments, the County Fire Code, and Consolidated Fire Code, impacts would be less than significant.

g) Would the project 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 |

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g., artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that would produce or collect animal waste, such as equestrian facilities, agricultural operations (e.g., chicken coops, dairies, etc.), solid waste facility or other similar uses. Therefore, the project would not substantially increase current or future resident’s exposure to vectors, including mosquitoes, rats, or flies.

Mitigation Measures

HAZ-1 In order to determine the presence of soil or groundwater contamination at the project site, a Phase II Environmental Site Assessment (ESA) with a subsurface investigation shall be prepared prior to approval of any grading and/or improvement plans.

In the event that the Phase II subsurface investigation discovers the presence of contaminated soils on-site, the contractor and/or property owner shall notify County PDS and DEHQ. 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.

HAZ-2 Prior to any occupancy, final grading release, or use of the premises in reliance of the grading permit, an Operations and Maintenance (O&M) Plan shall be prepared, submitted to the County of San Diego, Department of Environmental Health & Quality (DEHQ), and implemented. The O&M Plan shall stipulate that the repair and maintenance of damaged materials that could include asbestos-containing material (ACM) should be performed to protect the health and safety of the building occupants. Similarly, the O&M Plan shall stipulate that the assessment, repair, and maintenance of damaged painted surfaces that could include lead-based paint (LBP) should be performed to protect the health and safety of the building occupants.

The O&M Plan shall include a description of all federal, state, and local requirements related to the disturbance of ACM and LBP. For example, the O&M Plan shall stipulate that a thorough asbestos survey to identify asbestos-containing building materials be conducted in accordance with the USEPA National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs. In addition, demolition or renovation operations that involve ACMs must conform to SDAPCD Rules 361.140-361.156.

In the event that an LBP survey is necessary to determine its presence on the project site, actual material samples would need to be collected, or an X-ray fluorescence

(XRF) survey performed. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

DEHQ shall verify and approve the O&M Plan for compliance with this condition and the business will need to annually certify this plan as well as comply with any other requirements of the O&M Plan.

X. HYDROLOGY AND WATER QUALITY.

a) Would the project 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 SWS Engineering Inc., dated September 10, 2025 (Appendix G).
- Drainage Study prepared by SWS Engineering Inc., dated September 9, 2025 (Appendix H).

The following responses have incorporated the analyses from these studies.

Less Than Significant Impact: Potential sources of water pollution would include construction phase disturbance of the soils through grading, materials delivery, and waste generation, and post-construction development, including impervious surfaces, landscaped areas (fertilizers/pesticides), and motor vehicles. However, as described in the PDP SWQMP for the proposed project prepared by SWS Engineering Inc., dated September 10, 2025 (Appendix G), the project is required to obtain a waste discharge identification number and a NPDES General Construction Permit for stormwater discharges from the State Water Resources Control Board (Region 9). The General Construction Permit for requires preparation and implementation of a SWPPP and associated BMPs. As noted in the PDP SWQMP for the proposed project, construction BMPs would include vegetation stabilization planting in the summer, erosion control measures on flat areas, energy dissipator outlet protection, silt fence, fiber rolls, gravel and sand bags, storm drain inlet protection, a stabilized construction entrance, materials management, and waste management.

The project would be consistent with requirements of the County of San Diego BMP Design Manual, which is a design manual for compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional Municipal Separate Storm Sewer System (MS4) Permit (Regional Water Quality Control Board [RWQCB], San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100) requirements for stormwater management.

Additionally, the PDP SWQMP prepared for the project includes several long-term operational BMPs that would prevent degradation of surface or groundwater quality, including but not limited to site design (landscaping and maintenance of common area and slopes with native or drought-tolerant species, conserving nature areas, soils, and vegetation), parking areas and driveways made constructed with permeable materials, storm drain stenciling/signage, protect trash storage areas, and others), directing runoff to pervious areas, and structural controls including biofiltration basins (see Section X(e)(i) for further discussion of the proposed treatment and storage systems).

Given that the project would incrementally increase the area of impervious surfaces onsite, and includes construction and long-term operational BMPs, the project would have less than significant impacts on water quality standards and discharge requirements, as well as degradation of surface and groundwater quality in general.

- 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 |

Less Than Significant Impact: The project lies in the Rancho Santa Fe Hydrologic Sub Area of the Solana Beach Hydrologic Area of the San Dieguito Hydrologic Unit (905.11). The nearest impaired waterbody as listed on the Clean Water Act Section 303(d) list is the San Dieguito River approximately 1,100 feet south of the project site. According to the Clean Water Act Section 303(d) list, the San Dieguito River is impaired for benthic community effects, bifenthrin, chloride, nitrogen, dissolved oxygen, phosphorus, pyrethroids, total dissolved solids, and toxicity. According to the Drainage Study prepared for the project by SWS Engineering Inc., dated September 9, 2025 (Appendix H), runoff from the project site drains into lined channel located on the southeast of the site (south of Via De Valle) and ultimately to the San Dieguito River and the Pacific Ocean.

The PDP 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 in the summer, erosion control measures on flat areas, energy dissipator outlet protection, silt fence, fiber rolls, gravel and sand bags, storm drain inlet protection, a stabilized construction entrance, materials management, and waste management). As part of this project, associated improvements would include permeable materials for the parking areas and driveways and an underground stormwater treatment and storage system (see Section X(e)(i) for further discussion of the proposed treatment and storage systems). 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; County Watershed Protection Ordinance (WPO; Sections 67.801 et seq.); County Stormwater Management, and Discharge Control Ordinance; and County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that would reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The WPO has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project’s pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

The project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a). The proposed BMPs are consistent with regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d).

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 |

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 Rancho Santa Fe Hydrologic Sub Area of the Solana Beach Hydrologic Area of the San Dieguito Hydrologic Unit (905.11) that has the following existing beneficial uses for groundwater: municipal and domestic supply, agricultural supply, and industrial service supply (State Water Resources Control Board 2021).

Potential sources of polluted runoff resulting from the project would be typical of general construction and demolition projects in the County and are discussed in the PDP SWQMP prepared for the project. As described in Section X(a) and (b) above, a number of construction and operational 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. The proposed BMPs are consistent with regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

d) Would the project 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 |

Less Than Significant Impact: The project would obtain its water supply from the Santa Fe Irrigation District that obtains water from surface reservoirs (Lake Hodges) and imported water purchased from the San Diego County Water Authority. Given the developed nature of the project site, very limited water would be required during the construction phase for dust control and suppression, and the project would not use any groundwater during construction or operation phases of the project.

In addition, the project would result in an incremental increase in impervious surfaces (from 56 percent to 70 percent), which would not interfere with regional groundwater recharge. The project would include landscaping and permeable pavers bordering the paved surfaces and would direct runoff to pervious surfaces, which would allow for infiltration. The project would not involve regional diversion of water to another groundwater basin, or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g., 0.25-mile). Therefore, impacts would be less than significant.

e) Would the project 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 surface, in a manner which would:

(i) result in substantial erosion or siltation 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 |

Less Than Significant Impact: Under existing conditions, stormwater runoff from the project site flows over the natural ground and pavement surfaces in a southeasterly direction into an on-site natural channel located at the southern portion of the site where this channel conveys the runoff to its lowest point located on the southeast portion of the site. There is off-site run-on into the project site from north and west side of the site where it confluences with the onsite majority runoff toward the low point of the channel. All runoff from the channel ultimately discharges off-site on the east driveway via existing storm drain system. There is also a small off-site area draining into the project site from the northeast which discharges off-site into the low point of the site, conferencing with the rest of the onsite and off-site runoff from the west. All on-site and off-site discharge runoff drain into a lined channel located on the southeast of the site (south of Via De Valle) and ultimately into San Dieguito River and the Pacific Ocean.

Under proposed project conditions, the project runoff would be conveyed from nine basins (Basin 200-A through 200-I) on the project site. The runoff from Basin 200-A (along with off-site runoff from the north [basin 100.2]) would discharge via proposed brow-ditch and storm drain systems

into a proposed inlet located at the southwest corner of the site, where it would confluence with the rest of the off-site run-on from west (basin 100.1). The Basin 200-B runoff would drain into the same inlet. All these confluence runoffs would bypass the site via the proposed onsite storm drain systems into the discharge point located at the low point of the east driveway. The runoff from Basins 200-C and 200-H would sheet flow in a northerly direction into proposed inlets and then into a bypass storm drain system that would confluence with the rest of conveyed runoffs already in the system. The runoff from Basins 200-D, 200-E, 200-F, and 200-G would drain into the proposed pollutant control treatment system first and then into the proposed underground storage system for hydromodification control via proposed inlets and storm drain systems.

All of the treated and detained runoff from Basins 200-D, 200-E, 200-F, and 200-G would discharge into the bypass storm drain system, which would confluence with the rest of runoff in the system and finally discharge off-site located on the east driveway low point. The runoff from Basins 200-I (existing undisturbed area) and 200-J (west driveway) would discharge into second a second proposed treatment system via inlets and storm drain systems for treatment prior to discharging into the west driveway low point, the same as bypass runoff system does.

All on-site and off-site discharge runoffs ultimately drain into the lined channel located southeast of the site (south of Via De La Valle) and then into San Dieguito River.

Without the proposed underground storage system for hydromodification control, the proposed project would increase on-site runoff by 1.5 cubic feet per second (cfs). However, the proposed runoff would be reduced by 0.2 cfs as compared to the existing condition with installation of the underground storage system. Additionally, the parking lot and east driveway would be constructed with permeable pavers that would substantially reduce the total site runoff.

The existing drainage patterns within the project footprint would be altered, which is typical for development projects. However, the discharge point where the on-site runoff leaves the project site would not be altered by the project and total site runoff would be reduced, so there would be no off-site flooding nor erosion/siltation impacts. The on-site drainage facilities would be designed to adequately convey the design storm, so there would be no on-site flooding.

Further, the project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a) and (b). Several of these BMPs are intended to reduce erosion and siltation to the maximum extent feasible. Therefore, the project would not result in substantial erosion or siltation on- or off-site.

- (ii) substantially increase the rate (or amount) of surface runoff in a manner which would result in flooding on- or offsite;

- | | |
|---|--|
| <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 |

Less Than Significant Impact: Please refer to Section X(e)(i). The proposed project would not significantly alter established drainage patterns or increase the amount of runoff. Based on the Drainage Study prepared by SWS Engineering Inc., dated September 9, 2025 (Appendix H), the 100-year peak flow from the project site would be slightly decreased following development of the site and installation of the proposed underground storage system, and drainage patterns and basin areas would not be substantially altered. Therefore, the project would have a less than significant impact with respect to increasing the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

(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

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Less Than Significant Impact: Please refer to Section X(e)(i). Since the project would not increase the off-site 100-year flow rate, the project would not create nor contribute runoff that would impact the current capacity of existing nor proposed capacity of planned stormwater drainage systems. The on-site drainage facilities would be designed to adequately convey the design storm, so there would be no on-site flooding.

The project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a) and (b) and would have a less than significant impact with regard to substantial additional sources of polluted runoff. As described in Section X(e)(i) above, the project would not significantly alter established drainage patterns and would actually reduce the amount of runoff from the project site (Appendix H). Therefore, the project would have a less than significant impact with respect to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

(iv) impede or redirect flood flows?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Less Than Significant: Please see Section X(e)(i) through (iii). The Drainage Study prepared by SWS Engineering Inc., dated September 9, 2025 (Appendix H) demonstrates that the project would not impede or redirect flood flows.

f) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

- Potentially Significant Impact
- Less than Significant Impact

- Less Than Significant With Mitigation Incorporated No Impact

No Impact: The project would not place structures in a 100-year flood hazard area because there are no such hazard areas mapped at the site by the Federal Emergency Management Agency (FEMA) or the County. As described in Section IX(e)(v), there are no dams nor levees that affect the site. Therefore, the project site is not located in a flood hazard zone. Additionally, the project site is located outside of a tsunami or seiche zone given its distance from a lake or the coast. Therefore, no impact would occur.

g) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Less Than Significant Impact: 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 X(a) through (d). The project would implement construction and operational BMPs established in the PDP SWQMP prepared for the project to protect water quality. As a result, the project would not contribute to a direct or cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. As described in Section X(d) above, the project would not use any groundwater for any purpose, including irrigation, domestic, or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge. The project would be required to implement the PDP SWQMP, prepare and implement a SWPPP, and be in compliance with the County’s WPO. Therefore, the project would have a less than significant impact with regard to implementation of the Basin Plan or a sustainable groundwater management plan.

XI. LAND USE AND PLANNING.

a) Would the project physically divide an established community?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Less Than Significant Impact: The proposed project would develop a Jewish community religious facility and childcare center, including construction of Shul, community gathering areas, children’s play area, parking, a new internal circulation (road) system, an entry gate with guard building, landscaping, and utility improvements. The proposed Chabad Center would provide opportunities for religious assembly uses, administrative functions, small gathering areas, evening classes, childcare for up to 50 children, quiet spaces for the community, and associated outdoor spaces, such as gardens, a courtyard, and a playground. The site is currently developed with an existing single-family home, office, and commercial candle shop building which would remain and a stone shop and outbuildings that would be removed. The project proposes the

development of additional buildings on a currently developed site and would not disrupt or divide the community further than existing conditions. The project would maintain the existing six-foot fencing around the perimeter of the site. No component of the project would introduce a new barrier or division to, or otherwise result in a conflict with, the surrounding residential, commercial, or industrial development or other established community.

b) Would the project 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?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Less Than Significant Impact: The project would develop a Jewish community religious facility and childcare center in an unincorporated area of the County of San Diego, which is consistent with the Semi-Rural Residential (SR-2) land use and Single-Family Residential (RS) zoning designation for the project site upon approval of the MUP. Surrounding land uses consist of single-family residences immediately surrounding the project site with sports/recreation and commercial uses further outside the immediate project vicinity. The project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts would be less than significant.

XII. MINERAL RESOURCES.

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

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Less Than Significant Impact: According to the County of San Diego General Plan, the project site is located within an MRZ-3 Zone (Resources Potentially Present). The project site is surrounded by developed residential land uses which would be incompatible with future extraction of mineral resources on the project site. A future mining operation at the project site would create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value since the mineral resource extraction would not occur at the site due to incompatible land uses.

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

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Less Than Significant Impact: According to the County of San Diego General Plan, the project site is located within an MRZ-3 Zone (Resources Potentially Present). However, a future mining operation at the project site would create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value since the mineral resource extraction would not occur at the site due to incompatible land uses. Therefore, the project would not result in the loss of availability of locally important mineral resource(s). Therefore, no potentially significant loss of availability of a 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 this project.

XIII. NOISE.

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|--|
| <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 Noise Analysis Report was prepared for the project by dBF Associates, Inc. dated October 2024 (see Appendix I). The following responses have incorporated the analysis from the report.

Less Than Significant: The project proposes a Major Use Permit for a Chabad Center on two lots, totaling approximately 2.43-acres. The project proposes constructing an 11,150 square foot Shul, maintaining the existing single-family home, office, and candle shop buildings. The project would add surface parking, signage, and landscaping. The project would consist of a single phase of construction including the Shul, parking and drive aisles, signage, and landscaping. General construction equipment for grading and preparation of the site would be required. The primary noise source from project construction would be from site preparation. Grading could require the use of heavy equipment such as bulldozers, loaders, and scrapers. No blasting would be necessary. Haul trucks could be used to import or export fill to or from the project site. Construction of the project would generate a short-term temporary increase in noise in the project area. The increase in noise level would be primarily experienced close to the noise source. The magnitude of the impact would depend on the type of construction activity, noise level generated by various pieces of construction equipment, duration of the construction phase, acoustical shielding and distance between the noise source and receiver.

General Plan – Noise Element

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 dBA for single residences (including senior housing, convalescent homes), and 65 dBA CNEL for multi-family residences (including mixed-use commercial/residential). Moreover, if the project is located in an area in excess of 60 dBA 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. The Noise Analysis Report (Appendix I) calculated exterior roadway noise levels based on sound level measurements and actual simultaneous traffic counts conducted by dBF Associates, Inc. staff. Future exterior roadway noise levels at the Shul would range from below 60 dBA CNEL at the north façade to approximately 70 dBA CNEL at the south façade. Future exterior roadway noise levels at the courtyard would be below 65 dBA CNEL. Typical building design would reduce exterior noise to an interior noise level of 50 dBA Leq or less. As such, noise levels would be considered "Acceptable" under General Plan compatibility standards at all areas.

Typical construction activities would not exceed the County of San Diego temporary construction noise limit of 75 dBA at adjacent property lines during the construction activity. General good practice measures including reasonable maintenance of equipment, conservative planning of simultaneous equipment operation, and using equipment with effective mufflers would ensure that noise levels remain below the County of San Diego construction noise limits. Construction activity, equipment operation, and delivery of construction materials would be limited to the County of San Diego's allowable hours of operation (Monday through Saturday 7 AM to 7 PM). The Noise Analysis Report (Appendix I) calculated the worst-case anticipated construction noise level, assuming that up to five pieces of equipment at any given time would operate continuously within the grading area boundary. Based on the analysis, the project is anticipated to generate noise levels ranging from approximately 65 to 74 dBA Leq at project property lines. Construction noise would not exceed the County's standard of 75 dBA Leq (8-hour), in compliance with the County's Noise Element.

Noise Ordinance – Section 36.404

The project is also subject to the County Noise Ordinance. Temporary construction noise is subject to Section 36.408, 409, and 410 of the Ordinance. Construction equipment operations are subject to a 75 dBA 8-hour average sound level limit at the boundary of an occupied residence. In accordance with 36.409 of the County Noise Ordinance, except for emergency work, construction equipment shall not be operated in a manner that exceeds 75 dBA for an eight-hour period between 7:00 AM and 7:00 PM, when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is being received.

The Noise Analysis Report (Appendix I) calculated the worst-case anticipated construction noise level, assuming that up to five pieces of equipment at any given time would operate continuously within the grading area boundary. Based on the analysis, the project is anticipated to generate noise levels ranging from approximately 65 to 74 dBA Leq at project property lines. Construction noise would not exceed the County's standard of 75 dBA Leq (8-hour), in compliance with the County's Noise Ordinance.

In addition, the County's Noise Ordinance provides 1-hour average sound level limits in the RS zone of 50 dBA for the daytime (7 AM to 10 PM) and 45 dBA for the nighttime (10 p.m. to 7 AM). Operation of the project would generate noise associated with new HVAC units mounted on the Shul building roof. Based on the Noise Analysis Report (Appendix I), on-site operational noise sources from the project would range up to approximately 38 dBA Leq at project property lines. Noise would not exceed the County nighttime noise standard of 45 dBA Leq (1-hour average).

Operation assumes that the units would be screened with parapet walls at least as tall as the units.

Guidelines for Determining Significance for Noise

The County’s Guidelines for Determining Significance for Noise state that there would be an impact if project implementation will result in the exposure of any on- or off-site, existing or reasonably foreseeable future noise sensitive areas to exterior or interior noise (including noise generated from the project, together with noise from roads [existing and planned], railroads, airports, heliports and all other noise sources) in excess of 60 dBA CNEL or an increase of 10 dBA CNEL over pre-existing noise for exterior locations and 45 dBA CNEL for interior locations.

As described above, on-site operational noise sources from the project would range up to approximately 38 dBA Leq at project property lines. Assuming that the Shul building would be operational for 12 daytime hours, the corresponding CNEL would be approximately 36 dBA. It was assumed that the ambient noise levels at all neighboring properties are 30 dBA CNEL or higher. As such, the project would not result in the exposure of any off-site noise sensitive areas to noise levels exceeding 60 dBA CNEL or an increase of 10 dBA CNEL over pre-existing noise or 45 dBA CNEL for interior locations.

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

b) Would the project result in generation of 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 |

Less Than Significant Impact: Construction of the project is not expected to include any significant vibration inducing equipment, such as a jack hammer, pile driving equipment, or heavy soil compaction. In addition, no rock crushing or blasting is proposed. Conventional construction techniques such as earth movement by trucks, have the potential to generate minimal groundbourne vibration and noise. Therefore, excessive levels of groundborne vibration and groundborne levels are not expected to be received by any persons during construction. Further, the project does not include any components that would generate operational vibration. Impacts would be less than significant.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above existing 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 |

Less Than Significant Impact: Potential impacts to noise would be less than significant with conformance to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance (Section 36-404 and 36.410). Once the project is constructed, project operation would result in noise levels up to approximately 38 dBA Leq at nearby property lines (Appendix I). Assuming that the Shul building would be operational for 12 daytime hours, the corresponding CNEL would be approximately 36 dBA. The Noise Analysis Report assumed that the ambient noise levels at all neighboring properties are 30 dBA CNEL or higher. As such, the project would not result in the exposure of any off-site noise sensitive areas to an increase of 10 dBA CNEL over pre-existing noise.

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

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

Less Than Significant: Temporary and periodic increases in ambient noise from grading activities and construction of the project are addressed above in Section XIII(a). Permanent increases in ambient noise from operation of the project are addressed above in Section XIII(c). As indicated in these responses, the project would not result in construction or operational noise above the Impacts would be less than significant.

e) 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 |

No Impact: The closest airports to the project site are McClellan-Palomar Airport, located more than 10.2 miles north of the project site, and the Wateridge/Henley Heliport, located nearly 6 miles south of the project site. As such, the project site is not within noise contours of either airport. The project site is not located within an ALUCP, an Airport Influence Area, or a FAA Height Notification Surface. Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

XIV. POPULATION AND HOUSING.

a) Would the project 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 checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The project includes redevelopment of a 2.43-acre site with one new building, a 13,845-square-foot Shul, Jewish community religious facility, and three existing structures, retaining a candle shop, residence, and accessory office while removing a stone shop and outbuildings, which is allowed on the Semi-Rural Residential (SR-2) land use and Single-Family Residential (RS) zone with a MUP, pursuant to Zoning Code Section 2105.a. Primary users of the site would be temporary in nature and are anticipated to be residents of the neighboring communities; therefore, the project would not induce substantial unplanned population growth in the area. The proposed Chabad Center is consistent with the existing land use and zoning designations for the site. The project site is located in an urbanized area and is surrounded by single-family residences. Therefore, implementation of the proposed project would not directly or indirectly induce substantial unplanned population growth, and impacts would be less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

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

Less Than Significant Impact: The project would retain one existing residence on the project site. This residence is the only habitable structure on-site and is owned by the property owner (Rabbi and his family); therefore, the project would not displace a substantial number of existing people or housing, and impacts would be less than significant.

XV. PUBLIC SERVICES.

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

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?

v. Other public facilities?

- | | |
|---|--|
| <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 |

Less Than Significant Impact: The project would develop a 2.43-acre site with one new building, a 13,845-square-foot Shul, Jewish community religious facility, and three existing structures, retaining a candle shop, residence, and accessory office. The project would not result in the need for significantly altered public services or facilities including, but not limited to, fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times, or other performance service ratios or objectives for any public services. The project is located 3.2 miles (driving distance) from the Rancho Santa Fe Fire Protection District Station 3. According to the Service Availability Letter (Appendix J), Rancho Santa Fe Fire Protection District facilities are currently adequate to serve the project, and the expected emergency travel time to the proposed project is five minutes. The San Diego County Sheriff's Department provides police protection to the project site from either the North Coastal Station or the 4S Ranch Substation. Gates are proposed at both entrances of the parking lot and a security fence would encircle the entirety of the Chabad Center. Additionally, a security guard would be employed to secure the property during Saturday services. Members would have access to the gates and the Rancho Santa Fe Fire Protection District would have Knox box access.

The project is located within the Solana Beach School District, although the project does not propose any residential uses that would generate demand for school services. Nevertheless, the Solana Beach School District has provided a Service Availability Letter (Appendix K) indicating adequate capacity to serve the proposed project. Further, the Chabad Center would not result in increased demand for existing neighborhood and regional parks or other recreational facilities, and the proposed project would be considered passive open space area. Therefore, the project would not result in the need for new or physically altered governmental facilities, the construction of which would cause a significant impact on the environment. Impacts would be less than significant.

XVI. RECREATION.

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

- | | |
|---|--|
| <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 |

Less Than Significant Impact: The project includes development of a Jewish community religious facility, with renovations of the existing buildings, demolition of a few selected buildings, parking, landscaping, signage, and utility improvements. Surrounding land uses consist of single-family residences immediately surrounding the project site with sports/recreation and commercial uses further outside the immediate project vicinity. The proposed project would

include a playground, small gathering areas, and extensive landscaping and hardscaping throughout the site that would provide passive recreational opportunities to project occupants. In addition, the project site is located in proximity to several sports and recreational facilities (e.g., Del Mar Polo Fields, Del Mar Horsepark, Surf Sports Park, Play FNA, La Valle Coastal Club). The development of a Jewish community religious facility and childcare center would not 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. Impacts would be less than significant.

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

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

Less Than Significant Impact: The proposed project would include a playground, small gathering areas, and extensive landscaping and hardscaping throughout the site that would provide passive recreational opportunities to project occupants. The project would not require the construction or expansion of recreational facilities. Therefore, no impacts would occur from the project.

XVII. TRANSPORTATION.

a) Would the project 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 checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation: The County of San Diego’s Transportation Study Guidelines (TSG) establish thresholds for transportation using VMT. The TSG also establish measures of effectiveness for the performance of the circulation system by incorporating standards from the County of San Diego Public Road Standards and 2011 General Plan Mobility Element.

Less Than Significant Impact: The project would redevelop a 2.43-acre site with one new building (a 13,845-sf Shul) and three existing structures, retaining a candle shop, residence, and accessory office. The project would not have a direct impact related to a conflict with any plans, ordinances, or policies addressing the circulation system. 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 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 (see Section XVII[b] and [c] below) and would not result in off-site changes to the circulation system. 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. In addition, implementation of the project would not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle, or pedestrian facilities, nor would it generate sufficient travel demand to increase demand for transit, pedestrian, or bicycle facilities. There is an existing bus stop for San Diego Metropolitan Transit System (MTS) Line 308 along the project site frontage on Via De La Valle, which borders the site to the south. The project would not remove or otherwise inhibit access to or use of the bus stop. 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) Would the project conflict or be consistent with CEQA Guidelines section 15064.3, subdivision (b)?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <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 County of San Diego's Transportation Study Guidelines (TSG) establish thresholds and screening criteria for transportation VMT.

Less Than Significant Impact: The Transportation Analysis utilized the County of San Diego Transportation Study Guidelines (TSG) approved by the Board of Supervisors in September of 2022 (incorporated herein by reference). The TSG provides criteria on how projects should be evaluated for consistency related to the County's transportation goals, policies, and plans, and through procedures established under CEQA. The TSG establishes the contents and procedures for preparing a Transportation Impact Analysis in the County of San Diego. The TSG was updated in 2022 to address legislative changes in SB 743, which changed the basis for evaluating transportation impacts in CEQA from the Level of Service (LOS) metric to the VMT metric. As noted in the TSG, "The legislative intent of SB 743 was to 'more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas (GHG) emissions.'"

The project meets the screening criterion 4 (Locally Serving Retail Projects) of the County's Draft 2022 Transportation Study Guidelines. Pursuant to the County's adopted Transportation Study Guidelines, the project meets the CEQA VMT screening criteria for locally serving commercial projects that are less than 50,000 square feet and will not result in a significant VMT impact. Therefore, the project would result in less than significant impacts related to consistency with CEQA Guidelines section 15064.3, subdivision (b). Additionally, 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. Therefore, the project would result in a less than significant impact related to VMT, and no mitigation is required.

c) Would the project 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: An Access Analysis was prepared for the project by Linscott, Law & Greenspan Engineers dated October 15, 2024 (Appendix L). The following responses have incorporated the analysis from the report.

Less Than Significant Impact: The proposed project would not significantly alter roadway geometry on Via De La Valle. Via De La Valle is an undivided, 2-lane east-west roadway west of the west project driveway and is an undivided, 2-lane roadway with a two-way left-turn lane east of the west project driveway. The Access Analysis prepared for the project shows that both access driveways to the site are expected to function adequately with the projected trip generation and distribution (Appendix L). The project would be required to ensure that safe and adequate sight distance at the project driveways comply with applicable County road standards and to the satisfaction of the Director of the Department of Public Works. The driveway improvements would be constructed according to the County of San Diego Public and Private Road Standards. The proposed project would not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project would not significantly increase hazards due to design features or incompatible uses.

d) Would the project result in inadequate emergency access?

- | | |
|---|--|
| <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 |

Less Than Significant: The project would not generate traffic volumes that would impede emergency access. The proposed plans are required to comply with the County’s emergency access requirements per the San Diego County Fire Code and Consolidated Fire Code, including turning radius and maneuverability of large emergency vehicles such as fire trucks and ambulances. Additionally, the Rancho Santa Fe Fire Protection District has reviewed the project site plans and established conditions of project approval. Therefore, the project would not result in inadequate emergency access, and impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project 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 checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation: As previously described, a Historic Resources Evaluation Report was prepared for the project by Donna Beddow, County staff archaeologist, dated February 2025 (Appendix C). The following response has incorporated the analysis from the report.

Less Than Significant Impact: Based on an analysis of records and a survey of the property by a County of San Diego adjunct cultural staff, it has been determined that the historical resources within the project site are not significant pursuant to CEQA Guidelines, Section 15064.5. Therefore, the loss of these resources cannot contribute to a potentially significant cumulative impact. See discussion in Section V(a), for further discussion on historic resources eligibility. Impacts would be less than significant.

- 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 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: As previously described, an Archaeological Resources Survey Report was prepared for the project by ASM Affiliates, Inc., dated July 2023 (Appendix D). The Archaeological Resources Survey Report included a Sacred Lands File search and pedestrian survey of the project site. The following response has incorporated the analysis from the report.

Less Than Significant With Mitigation Incorporated: Although no archaeological resources were identified during the Phase I Archaeological Resources Survey, there is the potential for subsurface resources to be present due to the project’s proximity to numerous prehistoric resources, important water sources for prehistoric and historic people, and because of the lack of ground surface visibility during the survey. Therefore, the Archaeological Resources Survey recommends monitoring by a qualified archaeologist and Native American Monitor for the initial ground disturbance within the project area.

ASM Affiliates contacted the NAHC on May 24, 2023 to request a Sacred Lands File search of the project site. The NAHC response for the Sacred Lands File was negative. The NAHC also provided the contact information for tribal contacts within the local community for additional consultation. Information request letters were sent to the Native American groups and individuals provided by the NAHC on June 23, 2023.

- On July 7, 2023, Shuuluk Linton, Tribal Historic Preservation Office Coordinator, Rincon Band of Luiseño Indians, responded that the project is within the Traditional Use Area of the Luiseño people. The tribe had no cultural resource information available to share at

this time, no comments, and did not request consultation. They recommended contacting local Kumeyaay tribes that are closer to the project area.

- On July 18, 2023, Daniel Tsosie, Cultural Resources Manager, Campo Band of Mission Indians, responded regarding a Kumeyaay Village within the vicinity of the project area and requested consultation and monitoring.
- On July 19, 2023, Stephen Rochester, Assistant Cultural Resources Director, La Posta Band of Mission Indians, responded that the project site is located near the San Dieguito valley and river, and the Tribe would like to be included in consultation and field work.

To date, no other responses have been received.

Given the reasons described above and the Campo Band of Mission Indians’ request for monitoring, an Archaeological and Tribal Monitoring Program would be required with monitoring by a qualified archaeologist and Native American Monitor for the initial ground disturbance within the project area as outlined in Section V, Cultural Resources. Impacts would be less than significant with implementation of MM CUL-1.

XIX. UTILITIES AND SERVICE SYSTEMS.

- a) Would the project 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 effects?

- | | |
|--|---|
| <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 |

Less Than Significant with Mitigation Incorporated: The proposed project would develop a Jewish community religious facility and childcare center, including construction of Shul, community gathering areas, children’s play area, parking, a new internal circulation (road) system, an entry gate with guard building, landscaping, and utility improvements. The proposed utility improvements and installation of a new on-site septic and wastewater treatment system could cause a significant environmental effect. For example, excavation required for installation of the on-site septic and wastewater treatment system could result in disturbance of potential archaeological, Tribal cultural, and/or paleontological resources buried beneath the project site. Implementation of Mitigation Measures CUL-1 and GEO-1 would reduce these impacts to less than significant. Refer to Section V. Cultural Resources, Section VI. Geology and Soils, and Section XVIII. Tribal Cultural Resources for further discussion. Therefore, the project would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects regarding the construction or relocation of utilities.

- b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

- | | |
|---|--|
| <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 |

Less Than Significant Impact: The project site is served by Santa Fe Irrigation District. Minimal water would be required during project construction for dust control and suppression. Operation of the project would require water for landscaping and to serve the proposed Shul, Children’s Center, administrative office, and residence. The Santa Fe Irrigation District provided a Water Service Availability Form (Appendix M) indicating it has sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Therefore, impacts would be less than significant.

- c) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

- | | |
|---|--|
| <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 |

Less Than Significant Impact: Wastewater from the existing residence on the project site is currently collected in an on-site septic system and treated via an on-site wastewater treatment system. The project proposes the installation of a second on-site septic and wastewater treatment system. DEHQ has reviewed the proposed project and has no objection to the approval of the project provided that the project implement the following conditions of approval:

1. The applicant shall obtain all required permits from DEHQ for the installation of the proposed onsite wastewater treatment system(s) to serve the proposed use. This shall be required prior to the issuance of any building permits for the proposed structures.
2. The applicant shall provide a capacity test for each vertical seepage pit to be installed as part of this project. This shall be required prior to issuance of the Septic Permit for the installation of the proposed onsite wastewater treatment system(s).
3. Any existing septic tanks, proposed for continued use, must be inspected by a C42 or a licensed contractor and deemed to meet all current standards. Any such report must be submitted to DEHQ prior to building permit issuance.
4. Any existing onsite wastewater treatment system (septic tank, leach lines, or vertical seepage pits) found to not meet current setbacks to the proposed structures or those that are no longer in use must be properly abandoned and/or destroyed by the applicant. The applicant shall provide detailed documentation of such activity to DEHQ.

The proposed project would implement all conditions of approval and obtain the required permits from DEHQ for the installation of the proposed onsite wastewater treatment system. Given that the proposed project would not require off-site wastewater treatment, the project would not interfere with any wastewater treatment providers service capacity. Impacts would be less than significant.

- d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

- | | |
|---|--|
| <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 |

Less Than Significant Impact: The proposed project would develop a Jewish community religious facility and childcare center, including a Shul, Children’s Center, office, small gathering spaces, and single-family home, which would result in long-term operational solid waste generation. There are five, permitted active landfills in San Diego County with remaining capacity, including Borrego Landfill (111,504 cubic yards [cy] remaining capacity), Otay Landfill (21,194,008 cy remaining capacity), West Miramar Sanitary Landfill (11,080,871 cy remaining capacity), Sycamore Landfill (113,972,637 cy remaining capacity), San Onofre Landfill (1,057,605 cy remaining capacity), and Las Pulgas Landfill (9,503,985 cy remaining capacity). Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project’s solid waste disposal needs and the project would not impair the attainment of solid waste reduction goals, and impacts would be less than significant.

e) Would the project 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 |

Less than Significant Impact: The proposed project would develop a Jewish community religious facility and childcare center, including a Shul, Children’s Center, office, small gathering spaces, and single-family home. All solid waste facilities, including landfills, require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency, issues solid waste facility permits with concurrence from 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.). The County requires recycling of 90 percent of inerts and 70 percent of all other materials from construction projects, per County Ordinance Section 68.508 through 68.518 (Diversion of Construction and Demolition Materials from Landfill Disposal). 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 (refer to Section VIII. Greenhouse Gas Emissions). 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.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

a) Would the project 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 |

Less Than Significant Impact: The project would be served by the Rancho Santa Fe Fire Protection District Station 3, approximately 3.2 miles (driving distance) east of the project site. According to the Service Availability Letter (Appendix XX), the expected emergency travel time to the proposed project is five minutes, which is well below the County’s goal of 10 minutes. As described in Section IX(e), the project would not substantially impair an adopted emergency response plan or evacuation plan. The proposed project would develop a Jewish community religious facility and childcare center on an existing developed site. The project does not include any growth-inducing project components since the anticipated visitors would be located within the region and would not increase population growth. Therefore, no substantial demand beyond current conditions is required for emergency response. Access to the project site would be at from Via de la Valle and Rancho Santa Fe Fire Protection District would have Knox box access to the entry gates. Project access would comply with County road standards (e.g., road and street grade below 20 percent, paved streets with capacity to support up to 75,000 pounds, etc.). Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, would the project 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 |

Less Than Significant Impact: The project site is located within a very high FHSZ in SRA and is within the WUI. Given that the majority of the County is in the high and very high FHSZ, the County has implemented fire safety measures depending on specific factors, such as location, vegetation, etc. Homes near the project site and their compliance with fuel modification requirements lower the fire threat and risk to the proposed project. The project would redevelop an existing developed site and therefore, would not exacerbate fire risk more than existing conditions at the project site. The project proposes installing maintained landscaping that can provide fire buffers. Additionally, the project would be required to meet applicable fire measures in the County’s Consolidated Fire Code, Uniform Building Code, and California Fire Code, such as fire apparatus access and access road requirements. To ensure the project does not exacerbate wildfire risks, the project grading and building plans would require review and approval by the Vista Fire Protection District requirements. Therefore, the project would not expose project occupants, such as employees or attendees, to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Additionally, Rancho Santa Fe Fire Protection District Station 3 is located approximately 3.2 miles east of the project site. Impacts would be less than significant.

c) Would the project 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 With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Less Than Significant Impact: The project includes development of a Jewish community religious facility and childcare center with associated infrastructure, such as road and parking improvements and utility improvements; however, the project site is currently developed with residential and commercial uses, and the project does not propose any structures or additional infrastructure that would Development and operation of the proposed project would be required to comply with the County Fire Code and Consolidated Fire Code, and compliance with the Rancho Santa Fe Fire Protection District’s requirements. Therefore, based on project coordination with County staff and compliance with the County’s and Rancho Santa Fe Fire Protection District’s requirements, impacts associated with fire risk would be less than significant.

d) Would the project 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 With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Less Than Significant Impact: The project includes development of a Jewish community religious facility and childcare center, including construction of Shul, community gathering areas, children’s play area, parking, a new internal circulation (road) system, an entry gate with guard building, landscaping, and utility improvements. As described in Section X, Hydrology, the project site is not located in a floodplain or prone to flooding. All stormwater runoff from the project site would be conveyed to the proposed stormwater storage and treatment system. Therefore, the project site would not be prone to onsite flooding following construction of the project. In addition, project grading also must conform to the grading requirements outlined in the County Grading Ordinance and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. 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 are less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

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

- | | |
|--|---|
| <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 |

Less Than Significant with Mitigation Incorporated: The potential of the project to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in Section IV and Section V of this Initial Study. In addition to project-specific impacts, this evaluation considered the project’s potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project. However, mitigation has been included that clearly reduces these effects to a level below significance. Please see Section V, Section VII, Section IX, and Section XVIII above. This an archaeological monitoring program, monitoring for paleontological resources, a Phase II subsurface investigation, and an Operations and Maintenance Plan. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

- | | |
|--|---|
| <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 |

Less Than Significant with Mitigation Incorporated: The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER	DETAILS
TIEFENBRUN ADMINISTRATIVE PERMIT	PDS2007-3000-07-061	Administrative Permit for an oversized fence

BARNETT ADMINISTRATIVE PERMIT	PDS2011-3000-11-044	Administrative Permit for a second dwelling unit
----------------------------------	---------------------	--

The potential for adverse cumulative effects were considered in Sections I through XX of Initial Study. In addition to project-specific impacts, this evaluation considered the project’s potential for incremental effects that are cumulatively considerable. As a result of this evaluation, and in consideration of all mitigation required by the project, there were determined to be no potentially significant cumulative effects the project would have a considerable contribution to. Mitigation has been included for project impacts that clearly reduces any potential for a considerable contribution to any cumulative effects to a level below significance. Please refer to Section V. *Cultural Resources*, Section VII. *Geology and Soils*, Section IX. *Hazards and Hazardous Materials*, and Section XVIII. *Tribal Cultural Resources* above. This mitigation includes but is not limited to archaeological monitoring program, monitoring for paleontological resources, a Phase II subsurface investigation, and an Operations and Maintenance Plan. As a result of this evaluation, there is no substantial evidence that, after mitigation, the project would have any considerable contribution to a cumulative impact. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

c) Does the project have environmental effects which will 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 |

Less Than Significant with Mitigation Incorporated: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in Section I. *Aesthetics*, Section III. *Air Quality*, Section VII. *Geology and Soils*, Section IX. *Hazards and Hazardous Materials*, Section X. *Hydrology and Water Quality*, Section XIII. *Noise*, Section XIV. *Population and Housing*, and Section XVII. *Transportation*. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to potential hazardous materials. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes soil remediation and temporary sound barriers during construction. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XXII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

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

Appendix A – Visual Impact Report

Appendix B – Air Quality Analysis Report

Appendix C – Historic Resources Evaluation Report

Appendix D – Archaeological Resources Survey Report

Appendix E – CAP Consistency Checklist

Appendix F – Phase I Environmental Site Assessment

Appendix G – Priority Development Plan Storm Water Quality Management Plan

Appendix H – Drainage Study

Appendix I – Noise Analysis Report

Appendix J – Rancho Santa Fe Fire Protection District Service Availability Letter

Appendix K – Solana Beach School District Service Availability Letter

Appendix L – Access Analysis

Appendix M – Santa Fe Irrigation District Water Service Availability Form

California Air Resources Board (CARB). 2017. California's 2017 Climate Change Scoping Plan. December 14, 2017.
https://ww3.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

California Department of Conservation. 2022. CGS Seismic Hazards Program: Fault Traces.
<https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-fault-traces/explore?location=32.869270%2C-116.877257%2C10.77>.

California Department of Transportation (Caltrans). 2020. Transportation and Construction Vibration Guidance Manual. (CT-HWANP-RT-13-069.25.3) April. Available at:
<https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf>.

Office of Environmental Health Hazard Assessment (OEHHA). 2015. Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments. Available at:

<https://oehha.ca.gov/air/crnrr/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0>.

State Water Resources Control Board. 2021. Water Quality Control Plan for the San Diego Basin, Chapter 2: Beneficial Uses.
https://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/chapter_2.pdf.

Attachment D – Environmental Findings

**CHABAD JEWISH CENTER OF RANCHO SANTA FE
MAJOR USE PERMIT
PERMIT NO.: PDS2023-MUP-23-013
ENVIRONMENTAL LOG: PDS2023-ER-23-13-003**

ENVIRONMENTAL FINDINGS

March 6, 2026

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 PDS2023-ER-23-13-003 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 (RPO) (County Code, Section 86.601 et seq.).
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
ZONING DIVISION

Record ID(s): PDS 2023 1114P - 23-013 ^{PDS 2023 - ER - 23 - 13 - 003}

Project Name: Chabad Jewish Center of RSF

Planning/Sponsor Group: San Dieguito Planning Group

Results of Planning/Sponsor Group Review MUP - 23 - 013

Meeting Date: 12/12/2024

A. Comments made by the group on the proposed project.

Reminder of Dark Sky compliance in lighting

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: 11 Yes 0 No 0 Abstain 1 ~~Vacant/Absent~~ Vacant

C. Recommended conditions of approval:

- 1) Have a turn lane (left) off via DeLaValle into property
- 2) Have a turn around on driveway large enough for delivery vehicles

Reported by: Sharon Fogg Position: Member Date: 12/15/2024

Please email recommendations to BOTH EMAILS; Cathleen.Phan@sdcounty.ca.gov
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to gov
CommunityGroups.LUEG@sdcounty.ca.gov



SAN DIEGUITO PLANNING GROUP

7:06 pm, Thursday, December 12, 2024

MEETING MINUTES

Place of Meeting: RSFFPD Station Number 4, Training Room, 18040 Calle Ambiente, Rancho Santa Fe, CA 92067

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):
Present: Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Jennifer Callow (6), Susan Williams (7) arrived at 7:09 pm, Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12)
Absent: Joe Zagara (5)
Vacant: #13
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members for initials/comments during the meeting.
4. OPEN FORUM – No Comments
5. GENERAL PLANNING ITEMS:
 - A. **Request EF and HG Roads 5 MPH Speed Reduction.** Based on suggestions from County DPW engineering, request from TAC to implement California Assembly Bill (AB) 43 speed reduction on Elfin Forest and Harmony Grove Roads at approaches to 90-degree transition 'off-ramp' curve and the narrow-lane segments. AB43 can be implemented to reduce speed limits based on safety, land uses, and pedestrian and bicyclist concentrations. The goal is to reduce excessive speeding, minimize unscheduled vehicles exiting travel lanes, and provide safer pedestrian and equestrian road sharing. SDPG Member: Doug Dill
SDPG Comments: D.Dill reviewed the input from community members requesting to suggest to TAC that the speed of the "dead man's curve be reduced."

MOTION (D. Dill): Move to request the Planning Group to recommend that TAC implement speed reduction on the road segment of Elfin Forrest Road transition to Harmony Grove Road based on AB 43.
SECOND (N. Christenfeld)
VOTE: 10-yes; 0-no; 0-abstain; 1-absent; 1-vacant
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **PDS2023-MUP-23-002 New AT&T Mono-Pine Cell Site in Rancho del Rio.** Determine whether to hear this project or continue to a later PG meeting. Removed from June 2023 SDPG agenda as project applicant postponed or Canceled. To be located at 17272 La Brisa, Rancho Santa Fe CA 92067 at Calle Dos Lagos; APN: 267-051-20-00. Applicant Contact: Carol Kincheloe, 619-488-0933; PDS Planner: Hayley Makinster, 619-629-4434; SDPG Member: Don Willis.
Continued to January 2025 SDPG Meeting
 - B. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** Status updates (if any), no action or vote planned. Proposed project location: 925 Country Club Drive, Escondido, CA 92029, APN: 232-491-12; 232-491-16; 232-491-17; 232-491-20. AES Representatives: Adam Furman, 714-814-7845; Ana Douglas, 813-482-5508; PDS Planner: Nick Koutoufidis, 619-356-8348; SDPG

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member(s): Susan Williams; and Doug Dill.

Continued to January 2025 SDPG Meeting

- C. **PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** Review final site plans and possible vote. Proposed Chabad Center on two lots zoned single-family residential (2.43 acres total). Site location: 14906 Via De La Valle, Rancho Santa Fe, CA 92067, APN: 302-110-29 and 302-110-30. Applicant Contact: Theodore R. L. Shaw, 619-405-1707; PDS Planner: Cathleen Phan, 619-756-5903; SDPG Member: Sharon Fogg.
- SDPG Member – Sharon Fogg Project Review:** At the August 2024 SDPG meeting, Drawings and drive-thru congregation and parking plans were presented (See meeting notes from 08-12-2024) with a vote of 10-yes; 1 no, in strong support for the proposed use and design pending seeing final plans submitted to the County. (The final project plans were sent to all SDPG members as an email attachment before this SGPG meeting for review.)
- Presentation Review from Atlantis Group/Page Architecture/ Chabad representatives Ted Shaw and Jim Shelton:** Per the last SDPG meeting, we presented the shared vision with strong support for the use, the site plan, and massing materials with the look and feel of the project pending submitted plan details to the County (heights, set-backs, coverage). The plans have been submitted to the County, and we are not asking for any relief from any requirements. Site plans and elevations are presented. With the drive-thru road by ordinance, we only need 45 parking spaces, but due to traffic concerns, we include 62 parking spaces in the plan to help relieve any traffic off Via de la Valle.
- SDPG Comments:**
- S. Williams** – Height question (answer: all portions under 30 feet, the tallest 2-story part of one building is 29 feet (1-foot buffer), with the majority of buildings 24 ft. -26 ft. with an average of 25 feet) 2nd question on the Look of buildings (answer: color hasn't changed, stone and white plaster, intent on Spanish tile roof however it may be too costly, plan depicts less costly gray roof) Comment on Signage.
- L. Lemarie** – Reminder on lighting to be Dark Sky Compliant with downward lights that do not show bulbs. (answer: The applicant meets all county lighting requirements, and the site is not in zone 4 "Dark Sky"; however, they plan to comply with Dark Sky, going beyond what is required) 2nd question on gate meeting fire requirements (Waiting for the Fire dept plan check), comment on widening road and safety on Via de la Valle and center turn lane (Transportation Group meeting to discuss, current turn lane exists) Recommend a turn out where a delivery truck can make a 3 point turnaround.
- D. Dill** – Phase building question (No phasing is planned; we are keeping the existing three candle shop buildings with no structural changes) Gate access questions (A security guard will monitor gates when in high use and key card or code access in low use, waiting for Plan Check with Fire dept. and will follow their recommendations) Comment on making a priority to keep shielded landscaping in front of road.
- P. Fisch** -Security plan question for entrance and entire lot (answer: the property is completely fenced and gated)
- B. Nelson** – Request a turnaround at the gate for deliveries. Question on square feet (answer: 11,500 sq feet): What is square footage demolished or removed? (answer: unknown, the lot coverage is 20 %, under 600 sq ft of 20% requirement), Height question (limit is 30 feet or two-story), School days of operation questions (Child Care M-F, # up to 50 kids, After School for older kids: # 5-10 kids 1-2x per week) Roof comments Contemporary vs. Spanish look. Concerns about road safety enhancements, speed, crossing the street with the dark sky, and no street lights (increased parking to address safety, waiting on local mobility requirements from the county and will comply). Dumpster question: 40 ft road easement, setback on road widening (no real opportunity to widen), preference for a mix of landscapes to look natural vs. a line of trees. Parking landscape screening in cooperation with neighbors. (there is a landscaping buffer)
- S. Fogg** – Comment on Trees remaining for landscape screening from the road.
- D. Willis** – I recommend adding an extended turning lane to any motion. Recommend to maintain trees or consider asking DPW to lower the speed on the road.
- T. Velky** – I recommend adding a red roof; it is not currently required.
- PDS Planner: Cathleen Phan Comments:** Currently, the project is under 2nd review iteration. The remaining reviews are Transportation, Cultural, Planner review, and land development. Questions on turning lanes, public safety, and roadways will continue to be reviewed. Any recommendations will be relayed to reviewers. Application is in progress to move forward as soon as all comments are addressed.

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Public Comments:

Alexander Crum - Kids attend Hebrew school at Chabad, and this is nothing like the Surf Cup. No long line of cars is trying to get in, packed with kids stressing to get somewhere on time. This is evenly paced traffic; sometimes, you don't see anyone when you drive in beside the security guard. It is a different experience than what is happening across the street. It is an important place to make connections within the community. It is important to my family and a beautiful place, and you can't see the structure from the road.

Rick Crum – Attend Chabad and can't say enough about the Rabbi and Devora. They do so much for our community. It has a low impact and preserves the community. I hope you recommend moving forward with this project.

Devora Raskin – Rabbi's wife, I am grateful for all your help in our Jewish home. From 18 years ago, we have created a family and community and connections to Rancho Santa Fe. We consider ourselves a boutique Chabad and appreciate your giving us a proper stamp for our home.

Kim Cantry – With the Atlantis Group and In support of the project.

Dr Joel Ross- This is a place where we can meet and integrate with neighbors and a wonderful organization. I have lived in RSF since 1989 and have been a member for 2 years.

Jill Stine – I have lived in RSF since 1988 and attended the first event. This Chabad is welcoming to everyone. Rabbi goes the extra mile, visiting members in the hospital.

Brian Samuels – Has been with the organization for 38 years. Most tolerant to serve the community. He considers this place his second home.

Rabbi Raskin– 3rd time here, and I am thankful for your support. This site has been a commercial property since 1928; we are not recreating a commercial property, and we are leaving 80 % empty and not 20% full.

Soni B. – It's a boutique Chabad, I don't think it will add to traffic, a short drive to services, with very few people (20-25 people), adding to the fiber of the community, creating a real home with shared values.

MOTION (S. Fogg): I move to approve the plan as presented with a recommendation the County look at the feasibility of extending a turning lane on Via de la Valle and a driveway turn out in front of the Via de la Valle gate.

SECOND (S. Williams)

VOTE: 11-yes; 0-no; 0-abstain; 1-absent; 1-vacant

~~D. **PDS2024-STP-24-002 Rancho Reposo 2nd Story Addition.** Proposed 2nd Story Addition, 4117/4792 Square Feet Dwelling Unit, 59,677 Square Feet lot. Location: 4634 Rancho Reposo, Del Mar, CA 92014; APN: 302 210 10 00. Applicant: William Naumann, 619-987-6024; Applicant Contact: Victor Gutierrez (Metro D&C Group) 619-930-2315; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Don Willis. **Continued from November 2024 SDPG Meeting**
Removed from Agenda pending a County update~~

E. PDS2024-STP-24-007 Harmony Grove Village Center Live-Work Units. 29 Live/Work dwelling units ranging from 2,200 TO 2,700 SF. Replacing original proposed strip-mall style, multi-tenant commercial development project. Located at 21485 & 21505 Trail Blazer Lane, Escondido, CA 92029; APN: 471-451-18-00 and 472-451-19-00. Closest cross street: Country Living Way. Applicant: New Urban West, Inc. (NUWI), Glenn Cardoso, 310-394-3379; Applicant Representative: Jeannette Temple, 619-861-6734; PDS Planner: Adian Pulley, 619-972-8234; SDPG Member: Susan Williams.
Continued to January 2025 SDPG Meeting

F. PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-00 Harmony Grove Village South. Possible consideration of a comment letter regarding County announcement of 45-day public comment period for the re-issue of a partial EIR. Proposed development south of Harmony Grove Village and Escondido Creek along Country Club Drive frontage for 453 dwelling unit residential village (39 acres), 72 acres of open space, and trails, currently zoned A70 and RR. APN's 235-011-06, 238-021-08, 238-021-09, 238-021-10. Applicant: David Kovach representing RCS Harmony Partners, LLC, 949-300-6742; PDS Planner: Mark Slovak; SDPG Members: Doug Dill, Susan Williams.

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Continued to January 2025 SDPG Meeting

- G. PDS2023-IC-23-0011 Kohler Artesian Trail Subdivision.** Applicant requests preliminary feedback on proposed project before formal submittal to County. Location: South of Artesian Road in the Santa Fe Hills, comprised of 4 lots, APN 267-142-16, 267-142-21 (one 10-acre lot), 267-142-20 (5-acre lot), 267-142-37 (5-acre lot), 267-142-38 (5-acre lot). Applicant: Kevin Kohler, 858-649-3025; SDPG Member(s): Phil Fisch, Jennifer Callow. **Continued from November 2024 SDPG Meeting**
Removed from Agenda pending a County update
- H. PDS2024-HLP-24-001 Honarvar Residence and Equestrian Pad Habitat Loss Permit.** Proposal to grade 10.9 acres into two pads, one for a future single-family residence and one for a future equestrian facility. No building permits are associated with this application. There will be two biofiltration basins, tree wells, and an AC-paved driveway leading up to the house pad. Located on Via De Las Flores, APN: 264-110-30-00. Applicant: John Honarvar, 512-771-9039; Applicant's Contact: William A. Snipes, 619-697-9234 Ext. 303; PDS Planner: Kendalyn White, 619-323-4122; SDPG Member(s): Thomas Velky/Laurel Lemarie.
Continued to January 2025 SDPG Meeting
- I. PDS2024-STP-24-016 Rancho Diegueno Road Site Plan.** New construction of 2 story type V single family residence (15,165sf) and attached 3 car garage (965sf) and attached 8 car garage (3,515sf) on 12.46 acres. New construction of type V Horse Keeping Facility (3,345sf), Accessory Structure (1,740sf). Site scope to include connection to sewer, utilities, foundation, soil stabilization and cart path connection between upper and lower lot areas conforming to Minor Deviation from plot plan Major Use Permit P83-047WM dated 2/14/96. Location: 5872 Rancho Diegueno Road, Del Mar, CA 92014 (at Rancho Valencia Road); APN: 302-303-16-00. Applicant Name: Robert Walker and Lola Tram, 858-234-3399; Applicant Rep/Contact: Erika Gretler, (858) 232-7793; PDS Planner: Benjamin Cereceres, (619) 539-6135; SDPG Member: Joe Zagara.
Continued to January 2025 SDPG Meeting
- J. PDS2024-STP-24-017 Sawtooth Residence Site Plan.** New two-story single-family residence with attached junior ADU, attached covered patio, and attached garage; detached garage and ADU; swimming pool, and spa; site grading and landscaping, entry gate. Location: 4832 Linea Del Cielo near Paseo Primero, Rancho Santa Fe, CA 92067, APN: 268-220-18-00. Applicant: Shane Felker, 858-299-3505; Applicant Contact: Brian Church, 858-793-3437; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Laurel Lemarie.
Continued to January 2025 SDPG Meeting
- K. PDS2024-TPM-21468 - Seligman Discretionary Permit.** Existing lot (3.298 acres) is proposed to be split into 3-lots, one existing lot and two new lots. Pad grading for DU and ADU are proposed on the two new lots. New concrete driveways and retaining walls, along with various hardscape/landscaping typical to residential construction. Location: 7028 Carmel Valley Road, San Diego, CA 92130 at Via Abertura; APN: 305-020-32-00. Applicant: Jan Seligman, 760-402-0559; Applicant Contact: John A. Van Ryn, 858-521-8100; County Planner: Brandon Nehl, 858-694-3010; SDPG Member: Beth Nelson
Continued to January 2025 SDPG Meeting.

7. ADMINISTRATIVE MATTERS:

- A. Community Reports**
D. Willis – Question on when the Planning group will review Roads again.
J. Callow – Concerns on speed and safety on Camino del Norte by 4-S Ranch coming from Rancho Bernardo heading West. Request to add to next Agenda and have staff come to Planning Group.
P. Fisch – Reminder to the group on the mandatory training for the 700 forms and to RSVP online.
B. Nelson – The Silvergate project has been brought before the RSF Association Art Jury.

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- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:
SDPG member seat #13 is OPEN.
- E. Supply orders and reimbursement of expenses.

8. **ADJOURNMENT:** 8:45 PM

NOTE: The San Dieguito Planning Group currently has ONE vacancy: Seat #13. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings before processing your membership application.

Future Meeting Dates 01/09/2025 02/13/2025 03/13/2025 04/10/2025 05/08/2025

Doug Dill, Chair e-mail: theddills@att.net
Phil Fisch Vice-Chair e-mail: philipfisch@gmail.com
Lorraine Kent Secretary e-mail: rsfkent@gmail.com

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County of San Diego, Planning & Development Services
Project Planning Division

Memorandum

TO: File
FROM: Cathleen Phan, Land Use/Environmental Planner
SUBJECT: Response to Comments; Chabad Rancho Santa Fe Major Use Permit; PDS2023-MUP-23-013; PDS2020-ER-20-08-006; SCH No. 2025121222
DATE: January 30, 2026

Pursuant to Section 15070 of the California Environmental Quality Act (CEQA) Guidelines, a Draft Mitigated Negative Declaration (MND) was prepared for the Chabad Rancho Santa Fe Major Use Permit Project (project) located in Rancho Santa Fe, California, to evaluate potential environmental impacts resulting from the proposed development. Per Section 15073 of the CEQA Guidelines, the MND was circulated for a 30-day period from December 18, 2025, through January 26, 2026 to allow for public review and comment. A total of 9 comment letters on the MND were received; refer to Table 1 below which lists those tribal governments, organizations, and individuals that submitted written comments on the MND during the public review period.

The County's responses to each comment on the MND represent a good-faith, reasoned effort to address the environmental issues identified by the comments. Under the State CEQA Guidelines, the County is not required to respond to all comments on the MND, but only those comments that raise environmental issues. In accordance with CEQA Guidelines 15088 and 15204, the County has evaluated the comments and prepared the attached written responses describing the disposition of any significant environmental issues raised. CEQA does not require the County to conduct every test or perform all research, study, and experimentation recommended or requested by commenters.

Table 1, below, provides a list of those parties that provided written comments on the MND during the public review period. A copy of each comment letter is also provided.

Chabad Rancho Santa Fe Major Use Permit

Table 1. Comments from Tribal Governments, Organizations and Individuals

Organization/Name	Date of Letter	Comment Topic(s)
Tribal Governments		
Rincon Band of Luiseño Indians	December 23, 2025	Tribal cultural resources
Organizations		
San Diego County Archaeological Society, Inc.	December 31, 2025	Archaeological resources
Individuals		
Elizabeth Principi	December 23, 2025	Traffic and circulation
Penny Andersen	December 24, 2025	Traffic
Brian Samuels	January 19, 2026	Project support
David Basson	January 20, 2026	Project support
William Freeman	January 20, 2026	Project support
Joel Ross	January 22, 2026	Project support
Bradley L. Jacobs, on behalf of Wayne Levy	January 23, 2026	Light and Noise

The following are staff’s responses to comments, organized by comment topics as listed in Table 1. The comments and responses to comments will be provided to any future decision-maker. The County of San Diego appreciates all commenters for taking the time to comment and participate in the processing of the permit application.

Tribal Cultural Resources

The County acknowledges the comment received from the Rincon Tribe. The comment does not raise an issue with the adequacy of the environmental document. Although the current County’s 2007 Report Format and Content Requirements for Cultural Resources: Archaeological and Historic Resources do not address Tribal Cultural Resources (TCRs), the County has engaged in Assembly Bill 52 consultation with Rincon to identify Tribal Cultural Resources as required under CEQA. To date, no Tribal Cultural Resources have been identified. The County is in the process of updating the Guidelines for Determining Significance for Cultural Resources.

This comment does not identify a new significant impact that was not addressed in the environmental document. No revisions to the Draft MND have been made in response to this comment.

Archaeological Resources

The County acknowledges the San Diego County Archaeological Society’s concurrence with the impact determinations for archaeological resources described in the Draft MND.

Chabad Rancho Santa Fe Major Use Permit

Traffic and Circulation

The Traffic Analysis conducted for the project was circulated for public review and determined that access to the project site would function adequately with the proposed improvements. The project is conditioned to re-stripe Via De La Valle to allow two separate left-turn movements, one at each driveway, into the project site and to complete a sight distance certification with the County and City of San Diego once the driveway locations are confirmed to ensure safe ingress and egress from the project site. The project is also conditioned to provide a decomposed granite pathway on Via De La Valle along the project's frontage.

This comment does not identify a new significant impact that was not addressed in the environmental document. No revisions to the Draft MND have been made in response to this comment.

Project Support

The County acknowledges the letters of support for the proposed project.

Light

One comment received during public review mentions the potential for impacts related to vehicle lights shining into adjoining properties west of the project site while vehicles exit the property at the driveway on the western site boundary. The commenter is correct that drivers would enter the existing driveway from Via de la Valle on the southeast side of the project site and exit through the open west gates onto the private driveway. However, a site visit conducted on February 5, 2026, confirmed the presence of dense vegetation along the eastern border of the adjoining properties west of the project site, including trees and bushes. This dense vegetation is anticipated to obstruct light from vehicles exiting the project site at the western driveway. Additionally, the properties to the west of the project site are elevated higher than the project site. Therefore, light from vehicles exiting the project site at the western driveway would not shine directly into the adjoining properties west of the project site.

This comment does not identify a new significant impact that was not addressed in the environmental document. No revisions to the Draft MND have been made in response to this comment.

Chabad Rancho Santa Fe Major Use Permit

Noise

One comment received during public review discusses the adequacy of the Noise Analysis Report prepared for the proposed project by dBF Associates, Inc. (dBF Associates), dated October 2024. Specifically, the comment states that the Noise Analysis Report does not analyze the potential noise impacts of 1) proposed childcare and assembly activities, and 2) increased traffic, both on-site and traveling to and from the project site. In response to this comment, dBF Associates prepared a Memorandum that addresses the commenter's concerns (provided as Attachment 1 to these responses to comments).

Childcare and assembly activities: The project proposes activities typical of a religious facility, including services and gatherings. These events would typically take place indoors. Noise from activity and movement on the project site would generally be limited to normal conversation. Parking lot noise, informal or impromptu gatherings, and children playing may result in intermittent nuisance noise. This is similar to a typical residential area where nuisance noise, such as intermittent or temporary neighborhood noise sources (e.g., amplified music, conversations, and children playing), may occasionally be disturbing to nearby residents. Nuisance noise impacts are more likely to occur in more densely developed areas where residences would be closer together and where neighbors would be more likely to hear a conversation or music. However, Title 3, Division 6, Chapter 4 of the San Diego County Code (Noise Abatement and Control) prohibits nuisance noise from exceeding the County's noise standards at any time. Compliance with the Noise Ordinance would limit exposure to excessive nuisance noise. Additionally, nuisance noises would be different from each other in kind, duration, and location. Therefore, the overall effects would be separate and, in most cases, would not affect nearby receptors at the same time.

Further, as described in the Memorandum prepared by dBF Associates (Attachment 1), crowd noise from gatherings of 100 people in the proposed outdoor courtyard (a worst-case scenario) is calculated to be below 40 decibels (dBA) at the western site boundary due to the height of the two-story section of the proposed Shul and noise attenuation due to distance. This calculated noise level is within the daytime property line code limit of 50 dBA Leq¹. Therefore, the increased activity on the project site, including the proposed childcare and assembly uses, would not result in significant impact.

Traffic: The Memorandum prepared by dBF Associates (Attachment 1) explains that the project is expected to add less than 300 vehicles to Via de la Valle on a worst-case day (approximately 2 percent of the 2015 average daily traffic volume between El Camino Real and Arroyo Rosita). Typically, traffic volumes must be doubled (or add 100 percent) in order to result in a noise level increase of 3 dBA, which is considered the threshold for a "barely noticeable" change by human perception². Therefore, the project would not

¹ equivalent continuous sound level

² California Department of Transportation. 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol. September.

Chabad Rancho Santa Fe Major Use Permit

generate substantial traffic volumes that would result in a significant noise impact at the project site or nearby noise sensitive land uses.

Regarding the noise from vehicles on the project site, the project driveways are anticipated to operate at speeds of 15 miles per hour or lower, similar to typical neighborhood streets. Therefore, driveway operations would not generate a substantial increase in noise at adjacent properties, and driveway noise would be indistinguishable from traffic noise on Via de la Valle. As such, project-generated traffic noise would be less than significant.

This comment does not identify a new significant impact that was not addressed in the environmental document. No revisions to the Draft MND have been made in response to this comment.

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
 (760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov



December 23, 2025

Sent via email: Donna.Beddow@sdcounty.ca.gov

County of San Diego
 Planning & Development Services
 Ms. Donna Beddow
 5510 Overland Avenue
 San Diego, CA 92123

Re: Conclusion of Consultation on the Chabad Jewish Center Project (PDS2023-MUP-23-013)

Dear Ms. Beddow,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Tribe”), a federally recognized Indian tribe and sovereign government. Thank you for providing the Rincon Band with the Archaeological Survey Report and project descriptions for the above-referenced project. The identified location is within the Traditional Use Area of the Luiseño people and is also within Rincon’s specific area of Historic interest.

The Tribal Historic Preservation Office (THPO) has reviewed the provided documents to identify potential impacts to cultural and tribal cultural resources. The THPO has reviewed the submitted Negative Archaeological Resources Survey Report, which identified no archaeological resources within the proposed project area. We acknowledge that the report was prepared in accordance with the County’s 2007 *County of San Diego Report Format and Content Requirements for Cultural Resources: Archaeological and Historic Resources*. However, we must reiterate that these requirements do not address the identification and assessment of Tribal Cultural Resources. We understand that the County is diligently working to update its cultural resources protection guidelines and hope that the report requirements will be revised accordingly in the near future. We agree with the proposed cultural mitigation measures which include archaeological and tribal monitoring, a monitoring report, and protocols for discovery of cultural material and human remains. We have no further comments regarding this project and can conclude consultation at this time. Please notify the Rincon Band if the plans for this project change.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749 1092 or via electronic mail at cmadrigal@rincon-nsn.gov. Thank you for the opportunity to protect our cultural materials and heritage sites.

Sincerely,

Cheryl Madrigal
 Tribal Historic Preservation Officer
 Cultural Resources Manager



San Diego County Archaeological Society, Inc.

Environmental Review Committee

December 31, 2025

To: Ms. Layla Bajelan
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 110
San Diego, California 92123

Subject: Draft Mitigated Negative Declaration
Chabad of R.S.F.
PDS2023-MUP-23-013, PDS2023-ER-23-13-003

Dear Ms. Bajelan:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the documents posted on the County's website, we concur with the analysis and mitigation measures for archaeological resources. Likewise, we agree with the conclusion that the structures to be demolished do not require mitigation measures.

We would point out, however, the failure to include a review of the County's own 1928-29 aerial photos, which are accessible from DPW's Kearny Mesa office, or from SCIC or the San Diego History Center. They show structures present on site at that time. This will not, however, affect the evaluation of non-significance.

We are pleased to be able to participate in the public review of this DMND.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Royle, Jr.", written in a cursive style.

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: ASM Affiliates
SDCAS President
File

From: [ELIZABETH PRINCIPI](#)
To: [Bajelan, Layla](#)
Subject: [External] Chabad project. Via de La valle
Date: Tuesday, December 23, 2025 3:46:24 PM

As a taxpayer & local property owner I am strictly opposed to this project unless upgrades are made to the horrible road status and overwhelming traffic on via de La valle.
Elizabeth Principi

From: [Penny](#)
To: [Bajelan, Layla](#)
Subject: [External] 14906 Via De La Valle Del Mar
Date: Wednesday, December 24, 2025 3:46:23 PM

I am not in favor of this proposed project because it will further impact traffic in an area that is already very and congested due to Del Mar Fair traffic, soccer tournaments, horse shows and events at Show Park. This is in addition to day to day traffic on Via de la Valle that is already a major east west thoroughfare. We don't need more cars coming and going in and out of a new facility that presumably will be busy on a daily basis.

-Penny Andersen

From: [Bajelan, Layla](#)
To: [Truong, Angelica](#)
Subject: FW: Letter of Support – Major Use Permit (PDS2023-MUP-23-013)
Date: Tuesday, January 20, 2026 8:51:21 AM

From: brian sdsamuels.com <brian@sdsamuels.com>
Sent: Monday, January 19, 2026 7:03 PM
To: Bajelan, Layla <Layla.Bajelan@sdcounty.ca.gov>
Cc: chabadrfs@gmail.com
Subject: [External] Letter of Support – Major Use Permit (PDS2023-MUP-23-013)

Dear Ms. Bajelan,

I am writing to express my strong support for the Chabad Jewish Center of Rancho Santa Fe's proposed building project, referenced as Major Use Permit (PDS2023-MUP-23-013).

My family and I moved to Rancho Santa Fe less than half a mile from the Chabad campus after intentionally seeking a community that embraces both personal growth and cherished traditions. What drew us here was not only the natural beauty of the area—with its mature trees, open space, and old-world character—but the uniquely warm and welcoming congregation that Chabad has cultivated within that setting. The sense of community, friendship, and belonging we found here has been extraordinary.

Having lived in San Diego my entire life, I deeply value neighborhoods that preserve their character and connection to nature. This project reflects those same values. The proposed design thoughtfully preserves existing landscaping and trees while replacing older structures in a way that blends seamlessly with the surrounding community. It feels entirely consistent with the character of Del Mar

Since moving here, attending Chabad has become part of our weekly rhythm. Being able to pray locally has reduced travel time and made

regular participation far more accessible not just for my family, but for our immediate friends and neighbors as well. This proximity has strengthened our connection to the congregation and to our faith. Personally, I have grown closer to G-d and feel more grounded, purposeful, and fulfilled in my daily life.

Recently, my father passed away, and my mother moved in with us. From the moment she arrived, the congregation embraced her with warmth and compassion, helping our family through a very difficult period and filling a profound emotional void. That kind of support cannot be overstated. It is a testament to the leadership of Rabbi Levi Raskin and his wife, whose dedication to teaching, tradition, and community—especially among the younger generation—has been deeply impactful. Rabbi Raskin has also been a trusted leader and confidant during times when guidance and support were needed most.

Looking ahead, my adult children hope to one day raise their own families here. We see this congregation as an integral part of that future, aligned with their values and goals. Supporting this project is, in many ways, supporting the continuity and vitality of a community that has already given so much to so many.

For all these reasons, I wholeheartedly support this project and respectfully encourage the County to approve it.

Thank you for your time and consideration.

Sincerely,

Brian Samuels

15134 Via de la Valle

(858)547-8002

From: [Bajelan, Layla](#)
To: [Truong, Angelica](#)
Subject: FW: [External] Major Use Permit (PDS2023-MUP-23-013)
Date: Tuesday, January 20, 2026 8:51:04 AM

From: David Basson <davidnb@sbcglobal.net>
Sent: Tuesday, January 20, 2026 8:45 AM
To: Bajelan, Layla <Layla.Bajelan@sdcounty.ca.gov>
Cc: Francine Fyne <fran@meetingsglobal.com>
Subject: [External] Major Use Permit (PDS2023-MUP-23-013)

Dear Ms. Bajelan,

I am writing this email in support of the above listed project, for the new Chabad building construction.

We are local residents in the area. My family visits the synagogue and the Rabbi frequently, and it is a very important part of our life.

We support this project as it is in our neighborhood and also serves our friends and congregation. The project is an exciting upgrade and blends well with the community. The project is well designed to preserve existing landscaping and trees, and will replace older structures while still ensuring that it fits the neighborhood character.

we hope that you will consider this project favorably.

Thank you,
David Basson and Family
15047 El Camino Real, Del Mar CA 92014

From: [Bajelan, Layla](#)
To: [Truong, Angelica](#)
Subject: FW: [External] Major Use Permit (PDS2023-MUP-23-013)
Date: Tuesday, January 20, 2026 8:51:13 AM

From: William Freeman <wrfeyecenter@gmail.com>
Sent: Tuesday, January 20, 2026 8:21 AM
To: Bajelan, Layla <Layla.Bajelan@sdcounty.ca.gov>
Subject: [External] Major Use Permit (PDS2023-MUP-23-013)

Dear Ms Bajelan

I am writing in support of **Major Use Permit (PDS2023-MUP-23-013)** for an expansion of building for the Chabad Jewish center . This reduces travel time to this local Synagogue, blends well with the existing community allowing members to pray locally. I note that he project preserves existing landscaping and trees while replacing older structures. This ensures it fits well with the neighborhood character.

Sincerely,

William R. Freeman, MD
Distinguished Professor and Director
UCSD Jacobs Retina Center
Vice Chairman
Department of Ophthalmology, UCSD
Affiliate Professor UCSD Dept. of Electrical and Computer Engineering
Director UCSD Retina Fellowship
Member Materials Science Resource Science and Engineering
Center UCSD
Shiley Eye Institute
9415 Campus Point Drive
La Jolla, CA 92093-0946

Tel: 858 534 3513

Fax: 858 534 7985

From: Joel Ross <jrossmd@aol.com>
Sent: Thursday, January 22, 2026 3:19 AM
To: Bajelan, Layla <Layla.Bajelan@sdcounty.ca.gov>
Subject: [External] Chabad Development RSF

From: JRossMD @aol.com
To: Layla.Bajelan@sdcounty.ca.gov
Re: Major Use Permit (PDS2023-MUP-23-013)
Date: Jan 20, 2026

I began visiting San Diego County in 1968 and have lived in Fairbanks Ranch continuously since December 1989. Please allow me to voice my very strong support for the Rancho Santa Fe Chabad development project. Providing this house of worship allows the members of our congregation to pray together locally, develop stronger relationships, foster greater interpersonal cooperation and become more easily involved in appropriate community developments. Our members are intent upon having the project maintain the existing landscape while making architectural changes/improvements that will help to preserve the character of this lovely neighborhood. We believe we will continue to be a strong asset to the Rancho Santa Fe community.

Thank You

Joel Ross MD

Phan, Cathleen

From: Bajelan, Layla
Sent: Friday, January 23, 2026 11:41 AM
To: blj@attorneybradjacobs.com
Cc: Truong, Angelica; Phan, Cathleen
Subject: FW: Comments to Mitigated Negative Declaration; Chabad Rancho Santa Fe Major Use Permit; PDS2023-MUP-23-013; PDS2020-ER-20-08-006
Attachments: MND Comment Letter on behalf of Wayne Levy. FINAL 1.23.26.pdf

Good morning,

I hope this email finds you well. I am confirming receipt of your email and attachment. The letter will be saved, sent to the applicant team, and forwarded to our CEQA Specialists for review and response.

Please reach out with any questions.

Thanks,



Layla Bajelan, Land Use and Environmental Planner
Pronouns: she/her/hers
Planning & Development Services | Project Planning
5510 Overland Ave, Suite 210, San Diego, CA 92123
Phone: (619) 952-3223
[SanDiegoCounty.gov](https://www.sandiegocounty.gov) | [News Updates](#) | [Engage](#)

From: Brad Jacobs <blj@attorneybradjacobs.com>
Sent: Friday, January 23, 2026 11:30 AM
To: Bajelan, Layla <Layla.Bajelan@sdcounty.ca.gov>
Subject: [External] Comments to Mitigated Negative Declaration; Chabad Rancho Santa Fe Major Use Permit; PDS2023-MUP-23-013; PDS2020-ER-20-08-006

Please find attached a letter on behalf of Wayne Levy related to the Chabad Rancho Santa Fe Major Use Permit; PDS2023-MUP-23-013; PDS2020-ER-20-08-006.

Thank you.

Bradley L. Jacobs, Esq
Bradley L. Jacobs Attorney at Law APC
[501 West Broadway, Ste 1650](#)
[San Diego, CA 92101](#)
[619-233-9503](#)

fax [619-233-3730](tel:619-233-3730)

blj@attorneybradjacobs.com

Attorneybradjacobs@hotmail.com

attorneybradjacobs.com

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BRADLEY L. JACOBS

Attorney at Law APC

501 West Broadway, Ste 1650
Koll Center
San Diego, CA 92101
(619) 233-9503 * (619) 233-3730 Facsimile
blj@attorneybradjacobs.com

VIA ELECTRONIC MAIL ONLY

January 26, 2026

County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 210
San Diego, CA 92123
ATTN: Ms. Layla Bajelan
Layla.Bajelan@sdcounty.ca.gov

Re: Comments to Mitigated Negative Declaration; Chabad Rancho Santa Fe Major Use Permit;
PDS2023-MUP-23-013; PDS2020-ER-20-08-006

Dear Ms. Bajelan:

We represent Mr. Wayne Levy regarding his concerns about the proposed Chabad Rancho Santa Fe Major Use Permit project (the "Proposed Project"). Mr. Levy lives at 14871 Rancho Real, approximately 50 yards west of the Proposed Project site. Mr. Levy and his family have lived at that address for 40 years. Their home is located on a cul-de-sac in a single-family residential neighborhood.

Mr. Levy learned of the Proposed Project specifics by receipt of a County of San Diego ("County") Notice of Public Review of a proposed Mitigated Negative Declaration ("MND") in January 2026. We and Mr. Levy have reviewed the Proposed Project documents available on the County's website. Mr. Levy's concerns center on the potential impacts of the Proposed Project on his quality of life in a home that he and his family have enjoyed for 40 years and on potential impacts to his neighborhood.

We understand that the Proposed Project is located in a single-family residential zone, and that the Proposed Project is allowed in the zone only with the County's issuance of a major use permit ("MUP"). The County has not made available to the public analyses of findings that must be made by County decision-makers before the County could approve an MUP for the Proposed Project. As a result, our comments here should be considered as initial comments to be supplemented when the County provides further information to the public.

January 26, 2026

County of San Diego

Planning & Development Services

Re:Comments to Mitigated Negative Declaration; Chabad Rancho Santa Fe Major Use Permit;
PDS2023-MUP-23-013; PDS2020-ER-20-08-006

Page 2

Further, on behalf of Mr. Levy, we have retained the services of a noise consultant chosen from the County's California Environmental Quality Act approved consultant list. We request that the public comment period for the proposed MND be extended for a minimum of four weeks to provide Mr. Levy and his consultant adequate time in which to review and analyze the information that the County has made public to date.

In the meantime, we appreciate the opportunity to provide these initial comments on the proposed MND. Please do not hesitate to contact us if you have any questions about the content of this letter.

We have a significant concern regarding the limited Noise Analysis Report ("Noise Report") relied upon in the County's drafting of the proposed MND. The Noise Report restricts its analyses of operational noise to that produced by the Proposed Project's HVAC system.

The Noise Report does not analyze potential impacts of childcare and assembly activities. The childcare program is proposed for up to 50 children with 12 staff, participating in indoor and outdoor activities located throughout the Proposed Project site. Assembly activities propose to grow to 100 adults plus children. Activities are not restricted to taking place indoors. Even if services and other assemblies were limited to taking place indoors, 100 adults plus children could be expected to generate a significant amount of noise moving to and from cars and among buildings.

Neither does the Noise Report analyze the potential noise impacts of increased traffic, both on-site and traveling to and from the Proposed Project. The proposed MND itself does not include a traffic impact study, other than a Traffic Access Analysis. Any number of vehicles that would result from the Proposed Project would generate noise that does not exist today and that could be expected to reach Mr. Levy's home and neighborhood.

The Proposed Project plans a looping driveway with two access points on Via De La Valle. The driveway is apparently planned as a two-way driveway. The majority of parking is planned for the rear of the site, with some parking along the site's eastern boundary. Headlights on cars heading west along the rear parking lot corridor would shine west towards Mr. Levy's property.

If we correctly understand the Proposed Project's plans made available to the public, the plans include a four-foot-high wall along the western edge of the Proposed Project. Two gates in the wall would provide access to a north-south driveway that straddles the property line between the wall and adjoining property to the west. No noise or sound attenuation is proposed to run along the western edge of the on-site/off-site driveway.

At a minimum, we request that the County and the applicant consider placing a taller noise and light attenuation wall along the western edge of the on-site/off-site driveway. At the same time,

January 26, 2026

County of San Diego

Planning & Development Services

Re:Comments to Mitigated Negative Declaration; Chabad Rancho Santa Fe Major Use Permit;
PDS2023-MUP-23-013; PDS2020-ER-20-08-006

Page 3

we will work with Mr. Levy's consultant to determine whether a taller wall in that location would adequately mitigate for any potential impacts of the Proposed Project on Mr. Levy's home.

Again, thank you for the opportunity to provide these initial comments on the proposed MND. Please do not hesitate to contact us to work towards solutions that would mitigate the potential impacts of the Proposed Project on Mr. Levy's enjoyment of his home.

Very truly yours,



BRADLEY L. JACOBS

Attorney at Law APC

BLJ.do

Cc Client.

Attachment F – Service Availability Forms



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

Please type or use pen

CHABAD JEWISH CENTER OF R S F 858-756-7571 Owner's Name Phone 14906 Via De La Valle Owner's Mailing Address Street Del Mar CA 92014 City State Zip	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ DISTRICT CASHIER'S USE ONLY
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F

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

A. <input type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone. <input checked="" type="checkbox"/> Major Use Permit (MUP), purpose: Chabad Center - Zoning Ordinance Section 1348 <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input checked="" type="checkbox"/> Other Religious Assembly B. <input type="checkbox"/> Residential Total number of dwelling units _____ <input type="checkbox"/> Commercial Gross floor area _____ <input type="checkbox"/> Industrial Gross floor area _____ <input checked="" type="checkbox"/> Other Gross floor area 24,100 sf (Religious Assembly) C. Total Project acreage <u>2.43</u> Total lots <u>2</u> Smallest proposed lot <u>0.64</u>	Assessor's Parcel Number(s) (Add extra if necessary) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>302-110-29 and -30</td> <td>302-110-29 and -30</td> </tr> </table> Thomas Guide. Page <u>n/a</u> Grid <u>n/a</u> 14906 Via De La Valle Project address Street San Dieguito 92014 Community Planning Area/Subregion Zip	302-110-29 and -30							
302-110-29 and -30	302-110-29 and -30								
302-110-29 and -30	302-110-29 and -30								
302-110-29 and -30	302-110-29 and -30								
302-110-29 and -30	302-110-29 and -30								

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

Applicant's Signature: _____ Digitally signed by Kimberly Kantrod Date: 2023.08.14 17:10:16 -0700 Date: 08-14-2023
 Address: 2488 Historic Decatur Road, Suite 220 San Diego, CA 92116 Phone: 619-523-1930
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: Rancho Santa Fe Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
6424 El Apajo 3.2 miles

A. Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes.
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. District conditions are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

Within the proposed project 100' feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ Print Name and Title: Markus Danner Fire Marshal Phone: 8587565971 Date: 9-6-23

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

SDC PDS RCVD 09-25-23

MUP23-013





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

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

CHABAD JEWISH CENTER OF R S F 858-756-7571 Owner's Name Phone 14906 Via De La Valle Owner's Mailing Address Street Del Mar, CA 92014 City State Zip	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ ELEMENTARY _____ HIGH SCHOOL _____ UNIFIED _____
---	--

Sc

DISTRICT CASHIER'S USE ONLY

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

A. LEGISLATIVE ACT

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

B. DEVELOPMENT PROJECT

Rezones changing Special Area or Neighborhood Regulations
 Major Subdivision (TM)
 Minor Subdivision (TPM)
 Boundary Adjustment
 Major Use Permit (MUP), purpose: Chabad Center - Zoning Ord Sec 1348
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other _____

C. Residential Total number of dwelling units _____
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area 24,100 sf (Religious Assembly)

D. Total Project acreage 2.43 Total number lots 2

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

302-110-29	302-110-30

Thomas Guide Page n/a Grid n/a
 14906 Via De La Valle
 Project address Street
 San Dieguito 92014
 Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] Date: 08-14-2023
 Address: 2488 Historic Decatur Road Suite 220, San Diego, CA 92116 Phone: 619-523-1930
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: Sierra Beach School District If not in a unified district, which elementary or high school district must also fill out a form?
San Dieguito UHSD

Indicate the location and distance of proposed schools of attendance.

Elementary: N/A Religious Assembly miles: _____
 Junior/Middle: _____ miles: _____
 High school: _____ miles: _____

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

Authorized Signature: [Signature] Print Name: Mark Pang
 Print Title: ASST. Supt Business Services Phone: 858-794-7112

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





PROJECT FACILITY AVAILABILITY - SCHOOL ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

CHABAD JEWISH CENTER OF R S F 858-756-7571
Owner's Name Phone

14906 Via De La Valle
Owner's Mailing Address Street

Del Mar, CA 92014
City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL

UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT

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

B. DEVELOPMENT PROJECT

- Rezones changing Special Area or Neighborhood Regulations
- Major Subdivision (TM)
- Minor Subdivision (TPM)
- Boundary Adjustment
- Major Use Permit (MUP), purpose: Chabad Center - Zoning Ord Sec 1348
- Time Extension... Case No. _____
- Expired Map... Case No. _____
- Other _____

C. Residential Total number of dwelling units _____
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area 24,100 sf (Religious Assembly)

D. Total Project acreage 2.43 Total number lots 2

Applicant's Signature: [Signature] Date: 08-14-2023

Address: 2488 Historic Decatur Road Suite 220, San Diego, CA 92116 Phone: 619-523-1930

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

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

302-110-29	302-110-30

Thomas Guide Page n/a Grid n/a

14906 Via De La Valle
Project address Street

San Dieguito 92014
Community Planning Area/Subregion Zip

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: San Dieguito Union High School District

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

Indicate the location and distance of proposed schools of attendance.

Elementary: N/A miles: N/A

Junior/Middle: Earl Warren Middle School miles: ~ 3.3

High school: Torrey Pines High School miles: ~ 4

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

SDC PDS RCVD 09-25-23
MUP23-013

John Addleman John Addleman
Authorized Signature Print Name

Executive Director, Planning Services 760-753-6491
Print Title Phone

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

Santa Fe Irrigation District



Date: 8-16-2023

Project Address: 14906 Via De La Valle, Del Mar, CA 92014

Project APN: 302-110-29 & -30

Owner: Chabad Jewish Center of RSF

Owner Address: P.O. Box 8282, Rancho Santa Fe, CA 92067

Subject: **Project Facility Availability - Water Conditions**

The following facilities to serve the above project are reasonably expected to be available in the next 5 years:

- Residential Domestic Water Service, and
- Residential Fire Water Service.

District conditions that need to be determined at a later date (e.g. after the project plans are reviewed by the Rancho Santa Fe Fire Protection District) include:

- Infrastructure to support the project's required fire flow



1 - 251 County of San Diego

Department of Environmental Health and Quality

Land and Water Quality

5500 Overland Ave., Suite 210, San Diego, CA 92123 / (858) 565-5173

www.sdcdehq.org

ONSITE WASTEWATER TREATMENT SYSTEM LAYOUT APPROVAL

EXPIRATION DATE: 8/27/2024

Owner: Chabad Jewish Center Of R S F

Site: 14906 VIA DE LA VALLE, DEL MAR

Address: P O Box 8282
Rancho Santa Fe, CA 92067

Parcel: 302-110-30-00

Phone:

Certification: PERC TEST

Record ID: DEH2023-LOWTS-017337

This project is **APPROVED** for the following:

Commercial / Residential: Commercial

Gallons / Day: 960

Number of Bedrooms: CHABAD JEWISH CENTER

THIS IS NOT AN ONSITE WASTEWATER TREATMENT SYSTEM PERMIT

You have until 8/27/2024 to obtain a septic permit. However, a site recheck may be required at any time to determine if site conditions have changed. Refer to the County of San Diego, Department of Environmental Health and Quality, Local Agency Management Program for Onsite Wastewater Treatment Systems for all applicable setbacks and standard conditions of approval.

ONSITE WASTEWATER SYSTEM REQUIREMENTS

Primary Septic Tank (in gallons): 2000

Soil Disposal System

	System Type	Length	Width	Depth	Cap Depth	Spacing	Depth of Medium	# of Pods
Other (see details)	Vertical Seepage Pit		4	50		20		

CONDITIONS TO BE COMPLETED PRIOR TO THE ISSUANCE OF A SEPTIC PERMIT

Potable Water Source: Public Water Supply

Water District: Santa Fe Irrigation District

DEHQ Grading Inspection:

DEHQ Building Plan Review:



1 - 252 County of San Diego

Department of Environmental Health and Quality

Land and Water Quality

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www.sdcdehq.org

COMMENTS: EXISTING CANDLE STORE AND A GUEST HOUSE. PROPOSED NEW CHABAD JEWISH CENTER (RELIGIOUS ASSEMBLY CENTER). PHASE I OF THE PERMIT. THE FUTURE PHASE II OF THE PROJECT WILL BE REVIEWED UNDER A SEPARATE PERMIT.

10/18/24-THIS REVISED LAYOUT APPROVAL FOR PHASE I, CHABAD JEWISH CENTER WHICH INCLUDES THE INSTALLATION OF A NEW 2000-GALLON SEPTIC TANK THAT WILL CONNECT TO THE PRIMARY SEEPAGE PIT (V-PIT 3 AS SHOWN). THE WATER USAGE HAVE BEEN ESTIMATED TO ACCOMODATE AN AVERAGE DAILY FLOW OF 960 GALLONS PER DAY (GPD), WHICH SHOULD COVER THE NEEDS OF 75 CONGREGANTS, 2 OFFICE STAFF MEMBERS, AND OTHER VARIOUS EVENTS (ESTIMATED OF A MAXIMUM 184 PERSONS / EVENT).

A 2000-GAL SEPTIC TANK WILL BE INSTALLED TO SERVICE THE CHABAD CENTER (PHASE I) AND WILL CONNECT TO THE PRMARY V-PIT #3 AS SHOWN. THE DESIGNATED RESERVE, V-PIT #4 WILL REMAIN UNUSED UNTIL REQUIRED AND IT WILL REMAIN UNCONNECTED TO V-PIT #3. AT THAT TIME, A SEPARATE PERMIT WILL NEED TO BE OBTAINED FOR ITS ACTIVATION.

8/26/24- V-PITS CAPACITY TEST REPORT RECEIVED.

8/09/24- OVERDRILL INSPECTION WAS CONDUCTED FOR THE INSTALLATION OF TWO (2) VERTICAL SEEPAGE PITS; V-PIT #3 AS PRIMARY, AND V-PIT #4 AS RESERVE. BOTH PITS WERE NOT CONNECTED TO SEPTIC TANK AT THIS TIME. PENDING SEPTIC TANK INSTALLATION. SEE RECORD ID: DEH2024-LSTP-008428.

PRIOR TO SEPTIC TANK INSTALLATION, THE FOLLOWING IS REQUIRED:

- 1.) REVIEW OF STAMPED / APPROVED BUILDING PLANS AT THE DEHQ COUNTER IS REQUIRED.
- 2.) REINSPECTION FEE IS REQUIRED UNDER RECORD ID: DEH2024-LSTP-008428.

NO GRADING PROPOSED AS SHOWN.

ENSURE ALL REQUIRED SETBACKS ARE MAINTAINED AND MET AS SHOWN.

Approved By: Hyve Porcioncula

Date: 8/27/2023



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY
LAND AND WATER QUALITY DIVISION

ONSITE WASTEWATER TREATMENT SYSTEM LAYOUT SUBMITTAL APPLICATION

DEH PROJECT #: LWQTS-017337R

SITE LOCATION: <u>14906 Via de la Valle</u>	CITY: <u>Del Mar</u>	APN: <u>302-110-30-00</u>
OWNER NAME: <u>Chabad Jewish Center of RSF</u>	PHONE: <u>(858) 756-7571</u>	EMAIL: <u>rabbilevic@jewishrsf.com</u>
OWNER MAILING ADDRESS: <u>PO Box 8282 ; Rancho Santa Fe, Ca 92067</u>		
CONTACT NAME: <u>Jayhawk Consultants LLC</u>	PHONE: <u>(760) 613-2185</u>	EMAIL: <u>jay@sjpdiclayout.com</u>
Is there a lock or gate to access parcel or community? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If yes, provide lock/gate code(s):	
Are there dogs or animals on the parcel? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If yes, special instructions:	

NOTICE: All items indicated below are required to be submitted for the application to be deemed complete. Review of the submittal will begin after all required items have been submitted. Please indicate item is included in submittal.

SECTION 1 - Required Items for Complete Layout Submittal

- Professional's name, mailing address, email address, and phone number
- Type of proposed construction (Ex: Residential Commercial Industrial)
- Scope of work. Residential: Type of Construction # Bedrooms
- Scope of work. Commercial: Business Type Volume of Wastewater Character and Strength of Wastewater low BOD
- Commercial Food Service location, design, and size of oil/grease interceptor
- Legal Basis of parcel (map and lot number, plat number, etc.)
- Vicinity Map; Scale (engineer scale not to exceed 1"=60'), North arrow; Layout does not exceed 11" x 17" paper
- Property Lines and lot dimensions (provide an over sheet (larger scale allowed) and detail sheet(s) for large parcels)
- Topographic lines and elevation points (include pad grade, finished floor, septic tank, leach lines, slope arrows, slope range, etc.)
- Existing and proposed primary and reserve Onsite Wastewater Treatment System (OWTS) tank and dispersal design detail
- All setback distances are shown on layout
- All proposed and existing grading, Rock outcroppings, Slopes in excess of 20%
- All known, recorded easements on or within 20 feet of lot boundaries (open-space, utility, road, waterline, etc.)
- Identify source of potable water; Location of all public waterlines on or within 20 feet of property and signed water line easement
- Location of all wells on or within 150 feet of property line; Location of all Public wells within 600 feet of property line
- Location of drinking water reservoir within 2,500' of property line
- Location of drainage ways, location of streams, springs, ponds, flood plains, lakes within 200 feet of property line
- All soils testing information, such as deep borings, test holes, and/or percolation tests, plotted on the design (matches flagged locations in field)
- Depth to groundwater data and specific method used to determine depth to groundwater DENB archive
- Location of all stormwater treatment and retention features
- Sign-off of layout by local water district or company, if required (Vista Irrigation District, Rincon del Diablo, Yuima, County Service Areas)

Received
AUG 27 2024
County of San Diego
Dept. of Environmental Health
Land & Water Quality Div.

SECTION 2 - REQUIRED LAYOUT ITEMS FOR A SUPPLEMENTAL TREATMENT SYSTEM (OWTS-STs)

Note: Include design for dispersal system for reserve areas

- All Items listed in Section 1
- List all STS components and show location on parcel
- Design specifications and configuration for dispersal system for primary and reserve areas
- GeoFlow worksheet for drip dispersal line (if used)
- Pump(s) specifications and pump(s) curve; Friction and head loss calculation
- Control/Alarm Box with telemetric reporting
- Sizing calculations from the design professional
- Documentation of the 24-hour emergency storage above the alarm on float(s)

Received
JUL 18 2023
County of San Diego
Dept. of Environmental Health
Land & Water Quality Div.

Notice: The acceptance of this project for submittal does not constitute an approval of the project. Additional items may be required upon completion of the property visit by the field specialist.

I certify that the above checkbox items are provided and shown on the layout and the layout plot plan shows all known easements on the parcel and all public water lines on or within 20 feet of the parcel boundaries. I understand that failure to submit the required application items may cause a delay of the project review until all items required for a full and complete review are submitted.

Property Owner Signature
[Signature]
Design Professional Signature

Date
17 July 2023
Date

26 Aug. 2024

**Vertical Seepage Pit Report
&
Layout**

at

14906 Via de la Valle, Del Mar

APN 302-110-30-00

**A Report Prepared for the
San Diego County *Department of Environmental Health Quality (DEHQ)***

by



Jayhawk Consultants, LLC

26 August 2024



COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PERCOLATION TEST REPORT

DEH Control #: LOWTS-017337 Date: Activity Code:

Assessor's Parcel Number: 302-110-30-00 Map: grant deed /capacity tests Lot: ref. to APN Site Address: 14906 Via del la Valle. Town: Del Mar Zip Code: 92067 Owner: Chabad Jewish Center of Rancho Santa Fe Phone: (858) 756-7591 Mailing Address: same as site Electronic Mail: rabbilevi@jewishrsf.com

Primary Reserve

Table with 4 columns: Vertical Pit Identification, Pit Depth, 24 Hour Capacity after 8 hr. pre-soaking at near cap depth, Attachments: 2-5. Rows include Pit # 3 and Pit # 4 with their respective depths and capacities.

Vertical seepage pits: Provide soils log, uniformity/capacity test results, and calculations on separate 8-1/2" x 11" sheets of paper

TYPE OF SOIL: (clay, silt, sand, decomposed granite, etc.) Surface: Huerhureo Loam (alfiso) topsoil

Pit 3 and 4: similar in sand character (density varied as referenced to the uniformity graphic). The first 20 feet is 80% sand and 20% silt (loamy sand); the remaining depth has about 65% sandy loam) referenced to the Unified Soil Triangle and USDA Reference. (Neither soil identifications have predictable percolation when observing density changes during observation of the drilling process..)

Depth to Refusal: None encountered Depth to Groundwater: none observed at 50 feet below grade

RECOMMENDATIONS:

Septic Tank: 2000 gal, (one (1) vertical pit; 4 ft. diameter; 5' cap (identified as Vertical Pit # 3). Total Depth: (See Uniformity Test Report and Graphic ; rocked to 45 feet below cap

Other: See "notes)

DEH Record #: DEL2023-LOWTS-017337 Revised layout approval 10/18/24. Any changes to the Structures, Driveway and Grading shown on this plan, will void this approval. SEE COMMENTS ON ATTACHED SHEET FOR ANY SPECIAL CONDITIONS OF APPROVAL.

Proposed Structure: See Major Use Permit and "Phase 1" and layout design calculations.

WATER SUPPLY:

Source of Potable Water: Santa Fe Irrigation District (Land) Well Permit Number: N/A

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with state and local regulations, and good engineering practice.

Registered CE, PE, Geologist, REHS: Larry Newcomb REHS 3888

Address: 543 Encinitas Blvd., Suite 100; Encinitas, Ca. 92024 Phone: (760) 613-2185 Electronic Mail: larry@septiclayout.com Date: 26 August 2024

FOR DEPARTMENT USE ONLY

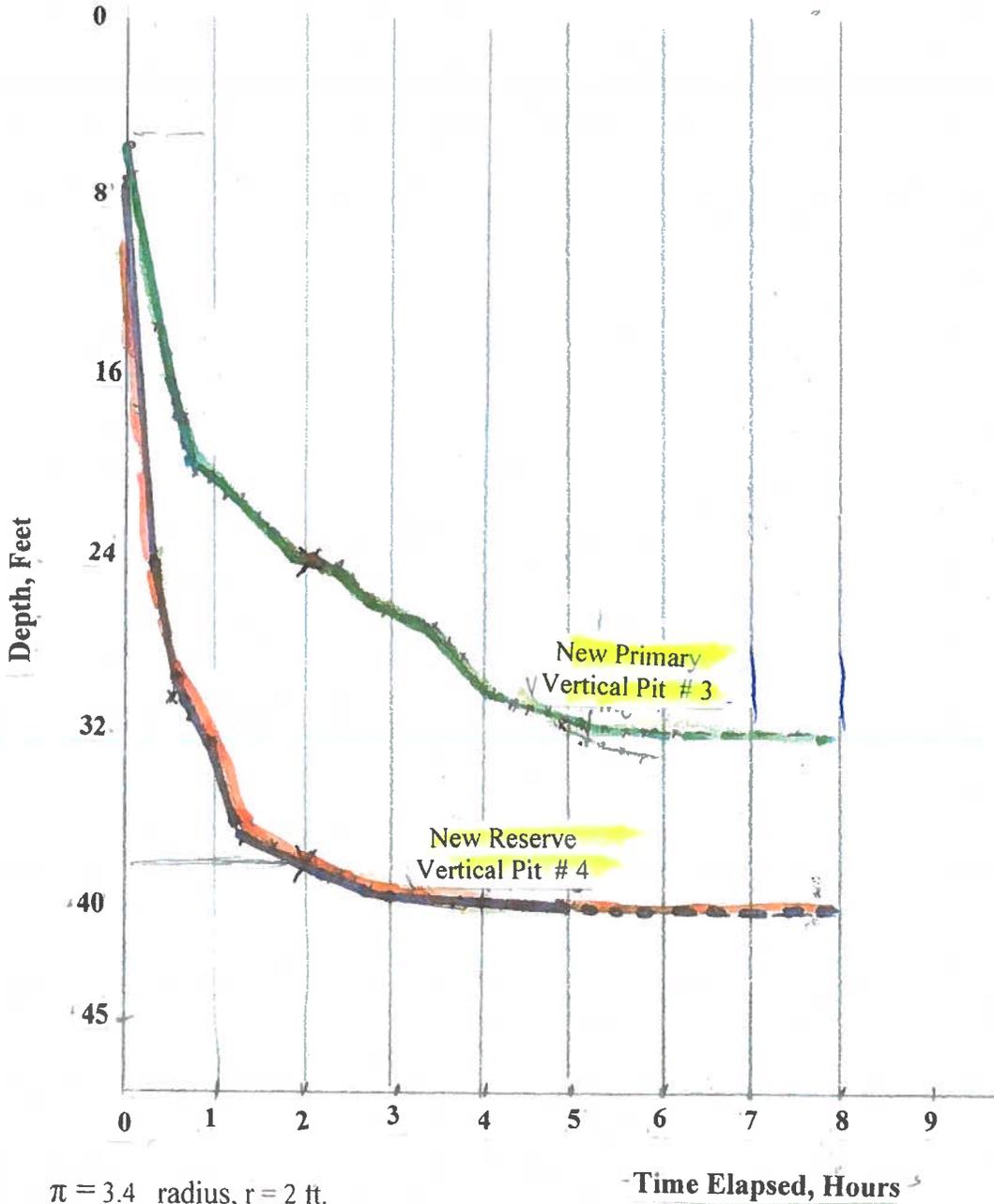
Approved: Yes [checked] No Date: 10/18/24 Final Map Required: Yes No [checked] Specialist: Hyve Porcioncula Building Plan Review: Required Date: TBD Grading Inspection: Date: Water Sample Analysis Results: N/A Date:

Uniformity Test Graphic

Del Mar Chabad

14906 Via de la Valle, Del Mar

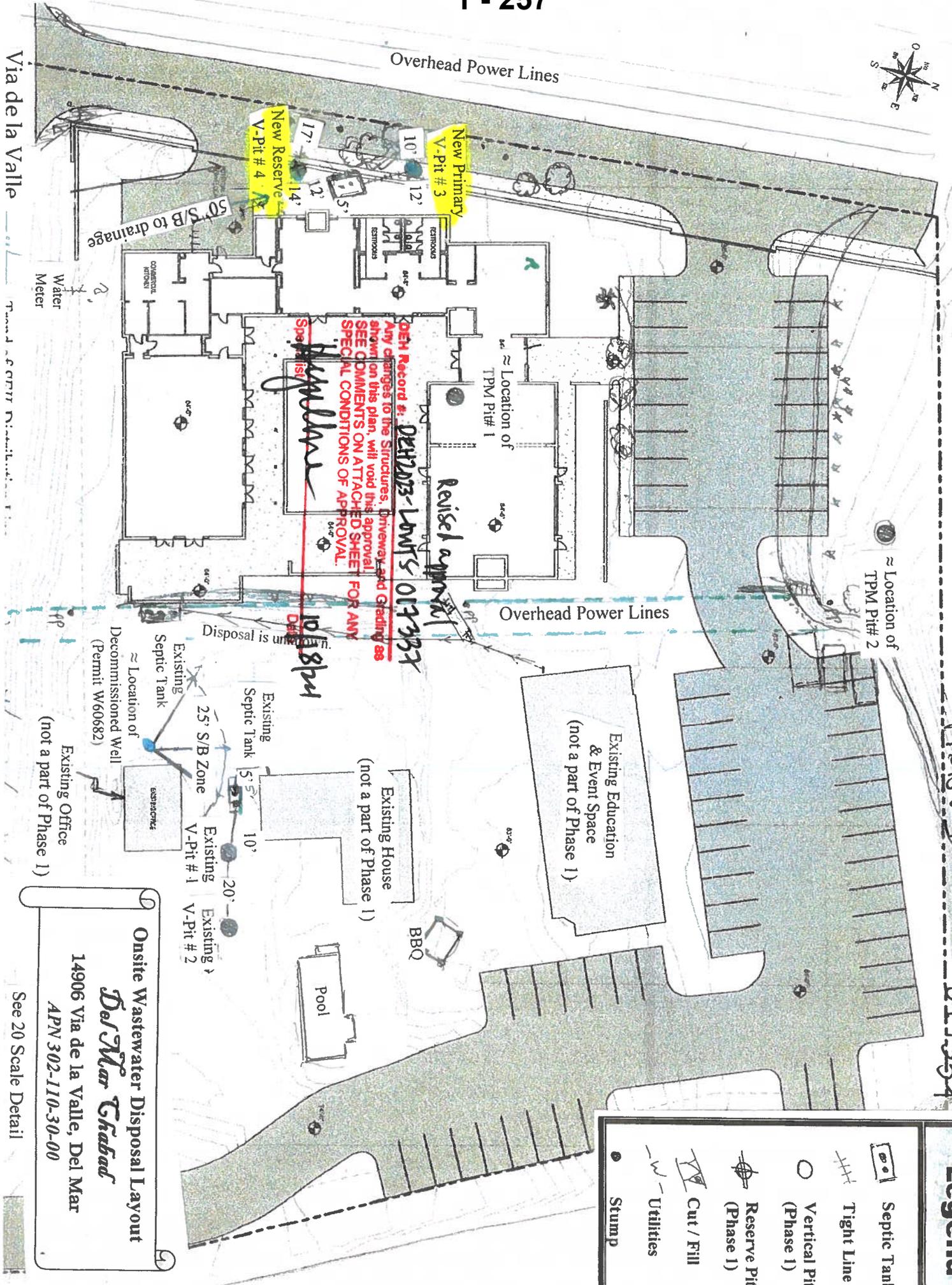
APN 302-110-30-00



$\pi = 3.4$ radius, $r = 2$ ft.

$$\text{Capacity, Pit 3} = \frac{14.5 \text{ ft.}}{2 \text{ hours}} \times \pi r \text{ ft.}^2 \times \frac{7.48 \text{ gal.}}{\text{ft.}^3} \times 24 \text{ hours} = 16,391 \text{ gal./day}$$

$$\text{Capacity, Pit 4} = \frac{18.6 \text{ ft.}}{2 \text{ hours}} \times \pi r \text{ ft.}^2 \times \frac{7.48 \text{ gal.}}{\text{ft.}^3} \times 24 \text{ hours} = 9,721 \text{ gal./day}$$



DEH Record #: DEH2023-LOWTS 0173332
Any changes to the Structures, Driveway and Grading as shown on this plan will void this approval. SEE COMMENTS ON ATTACHED SHEET FOR ANY SPECIAL CONDITIONS OF APPROVAL.
See *[Signature]*

Phase 1 - DEH2023-LOWTS-0173332

Legend	
	Septic Tank
	Tight Line
	Vertical Pit (Phase 1)
	Reserve Pit (Phase 1)
	Cut / Fill
	Utilities
	Stump

Onsite Wastewater Disposal Layout
Del Mar Chabad
 14906 Via de la Valle, Del Mar
 APN 302-110-30-00
 See 20 Scale Detail

Via de la Valle

Overhead Power Lines

Overhead Power Lines

Water Meter

Existing Office (not a part of Phase 1)
Decommissioned Well (Permit W60682)
Existing Septic Tank
25' S/B Zone
Existing V-Pit # 1
Existing V-Pit # 2

Existing House (not a part of Phase 1)

Existing Education & Event Space (not a part of Phase 1)

Pool

BBQ

Location of TPM Pit# 1

Location of TPM Pit# 2

50' S/B to drainage

Raised approach

Disposal is underground

Onsite Wastewater Disposal Layout

1 - 258

Del Mar Chabad

14906 Via de la Valle, Del Mar

APN 302-110-30-00

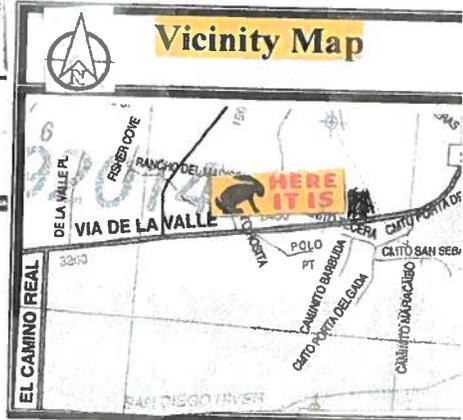
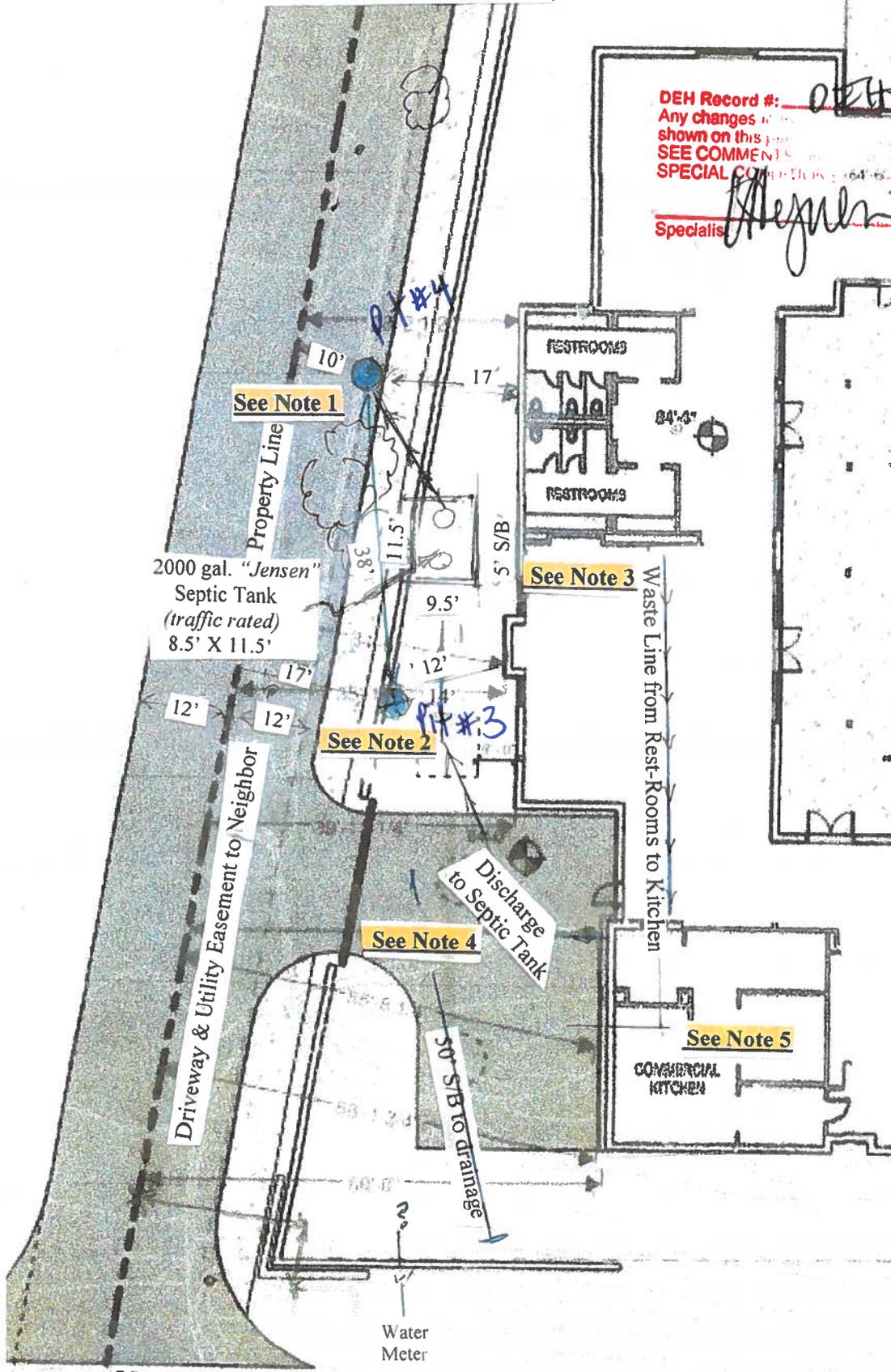
Scale: 1" = 20 ft.



See 40 Scale Detail Portion

DEH Record #: 02H2023-LOWTS-07337
Any changes shown on this plan shall be in accordance with Grading as shown on the Grading Plan.
SEE COMMENTS FOR ANY SPECIAL COMMENTS.

Specialist: Alexander Date: 10/18/24
Revised layout approval



Project 1706-23

Jayhawk Consultants LLC
Cellular (760) 613-2185
E-Mail larry@septiclayout.com
Web Site: www.septiclayout.com
543 Encinitas Blvd. Ste. 100
Encinitas, California 92024-3744

I certify all public waterlines on or within 20 feet of the P/L are shown according to current records.

Via de la Valle Trend of SFIL Distribution Line

Vertical Seepage Pit #259 - Del Mar Chabad

14906 Via de la Valle, Del Mar

APN 302-110-30-00

Flow, Q) Recommendations – Source:

County of San Diego County Department of Environmental Health Quality “Final LAMP Draft”, 8/14/2024, pg. 72

Variables-

Assembly Center: 75 persons ¹ (10 gal./person) ;	Flow = 750 gal./week
Office: 2 persons:.....(30 gal. day X 7)	Flow = 210 gal./week
Congregation Dinners..... ²	Total = * 960 gal./week

*This variable is considered a daily flow for technical reasons referenced to the LAMP.

Events such as a Wedding...³....estimate of a maximum 184 persons./event

- ¹ This is premised on one weekly Sabbath day attendance.
- ² This flow is included with the Sabbath attendance per the reference cited.
- ³ This is an unscheduled event and premised on 46 parking spaces with an estimated four persons per vehicle. No alcohol consumption. The 1,50 surge is proposed to account for this variable.

Therefore, the total flow Q) for calculating the daily loading of the septic tank: 750 gal. + 210 gal. = 960 gal. /day

Septic Tank Volume-

With flow (Q) defaulted to 960 gallons per day, the standard of the industry for calculating a septic tank volume when less than 1500 gal./day is (1.5)(Q) which in this case = (1.5) (960 gal.) = 1440 gallons. Adding the 1.4 “surge factor” increases this volume to 2016 gallons.

A 2000 gallon septic tank is recommended to meet this calculated volume.

Vertical Seepage Pit Capacity

The 5 X septic tank volume calculates to be a minimum capacity of 10,000 gallons. The Vertical Pit # 3 meets this construct. Technically a second pit is required to be added to the existing reserve vertical pit so as to meet the 5X construct. If a future repair by adding the existing reserve vertical pit is necessary, the second vertical pit will be petitioned for a discretionary waiver.

Note 1 – The presoak of 23,250 gallons over a period of 13 hours failed to cause a rise beyond 5.5 feet below grade for “Pit # 3 and a few inches less than five-feet below grade for “Pit # 4, but did allow an eight-hour presoak for both vertical pits. (See Note 2). Refilling for the uniformity testing had the same observation; however, very rapid fall with Pit # 3 from 5.5 ft. to 24 feet below grade (too fast for measurement) was defaulted to a beginning depth of 24 ft. and ended at 38.5 feet. The two-hour capacity test was defaulted to an interval of 14.5 feet because the actual fall from 5.5 feet below grade to 24 feet was considered to much of an anomaly to agree with the inverse of the last uniformity reading. It will be years before the upper strata of capacity will be used for not only a calculated standard method of calculation, but also the head pressure over the lower depths is much less and the defaulted capacity interim depth is judged to be more appropriate during the “creeping” phase of side-wall absorption. An interesting perspective, but because of the very rapid decline through-out the first 24 feet, it was judged to not represent the overall capacity of the vertical pit from bottom to cap level (the inverse of the uniformity test)..

Note 2 – Similarly as for Vertical Pit # 3, the very rapid decline from cap level to approximately 14.3 feet (to rapid to measure) was defaulted to a beginning depth of 8.6 feet below grade. The capacity is reported as 9,721 gallons.

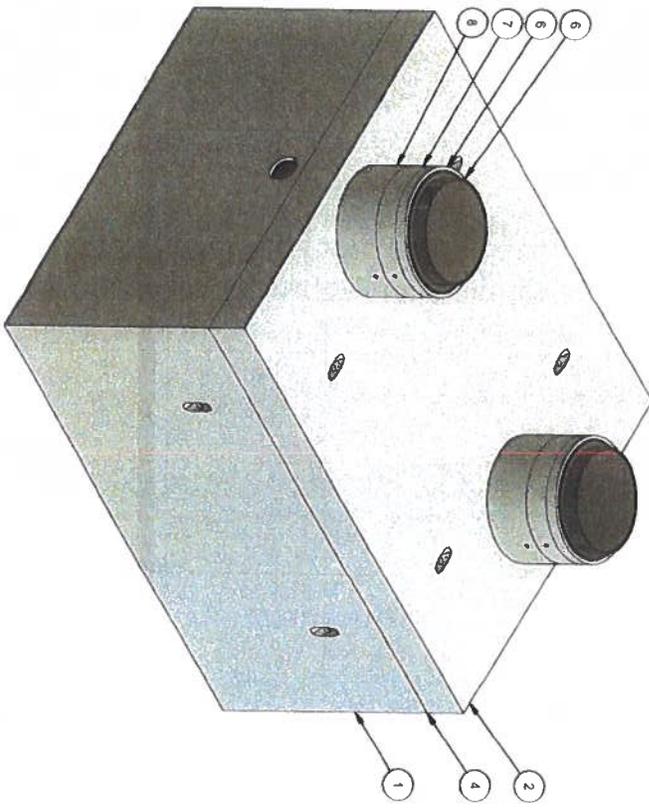
Note 2b Obviously, both vertical pits have much greater capacity if the volume above the test bench-mark is used by calculating the capacity with the standard methodology. The lesser capacity is simply a default by judgement.

Note 3 – It is critical to liaison the plumbing from the rest-rooms for drainage towards the kitchen. This allows efficient connection to the septic tank, negates the use of “elbows” and allow a more efficient grease interceptor.

Note 4 – The cross-slope drainage from the driveway construction will discharge directly to the west to east drainage “swale”. This will eliminate the existing culvert.

Note 5 –The Chabad “commercial” kitchen should install a grease interceptor. Exhibit “B” is an example. The require maintenance (pumping by a commercial contractor) when the fats, oils and grease (FOG) displaces 30% of the volume. **This is critical so as to protect the septic tank and vertical pits from damage. They should not be attached to a dishwasher** because of impact by detergents. If FOG is of low volume, an alternative is simply pouring FOG into a container and disposing with waste at a recycling center. The design architect might recommend an external tank. These would likely be on the order of 600 to 1000 gallons.

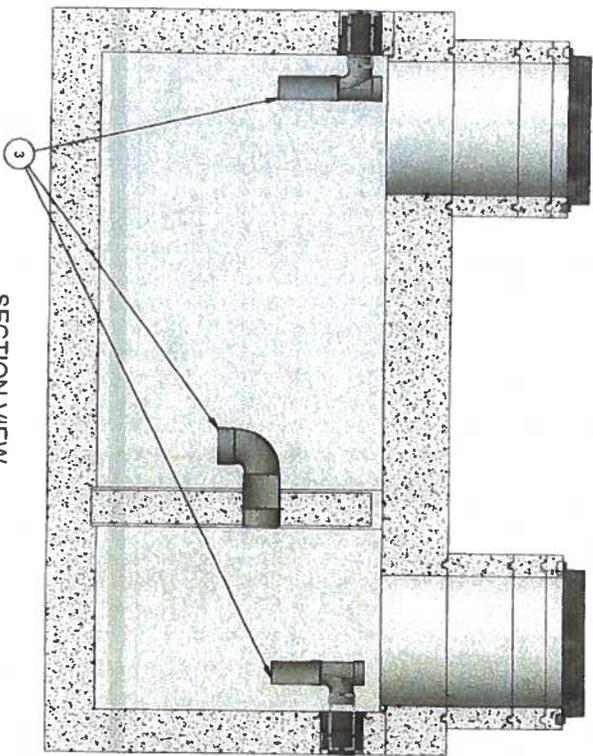
- NOTES**
- IN COMPLIANCE WITH UNIFORM PLUMBING CODE (UPC), INTERNATIONAL PLUMBING CODE (IPC), ASTM INTERNATIONAL C1227
 - LOAD CONDITION 1: H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK) AND 13 INCHES TO 14 FEET OF SOIL COVER
 - LOAD CONDITION 2: H-20 TRAFFIC WITH WATER LEVEL 2 FEET BELOW GRADE AND 13 INCHES TO 9 FEET OF SOIL COVER
 - PROPERTIES SHOWN ARE FOR LOAD CONDITION 2
 - MINIMUM ONE (1) ACCESS OPENING PER COMPARTMENT REQUIRED (AS SHOWN)
 - MUST BE INSTALLED PER "JENSEN PRECAST UNDERGROUND WASTEWATER PRECAST CONCRETE TANK INSTALLATION PROCEDURE" WHICH CAN BE FOUND AT <https://www.jensenprecast.com/Tank-Installation-Procedure-42-106.pdf>. THIS PROCEDURE ADDRESSES REQUIRED EXCAVATION, SITE PREPARATION, INSTALLATION, VENTILATION, AND WATERVACUUM TESTING



ISO LAYOUT

ITEM	QTY	PART NUMBER	DESCRIPTION	WEIGHT (LBS)
1	1	200048629	Tank MU 2000 Gallon 6 inch Assembly Single Baffle	31403
2	1	200024697	Tank MU 2000-3000 Gallon x 12 Slab Top 24"E, 24"E	14591
3	1	200048633	SEALANT JOINT BUTYL RUBBER ASTM C-990 AND M198 CS-102 TIN EQUIV X14.5FT PER ROLL	8
4	3	100013648	CI RINGCOVER 24DIA B-5105-02/B-5105-R2 ASTM A48 CL358 CP O-RING GASKET OS JENSEN/INTERCEPT	0
5	JOB SPECIFIC	100009690	Grade Ring D2432x23	196
6	JOB SPECIFIC	100001524	Grade Ring D2432x26	87
7	JOB SPECIFIC	100001525	Grade Ring D2432x12	180
8	JOB SPECIFIC	100001528	Plug Cover D2426x6 Slab Top	365
9	JOB SPECIFIC	100012046	Plug Cover D2426x6 Slab Top	300

BILL OF MATERIALS



SECTION VIEW

SURF DEPTH:	1.1' - 9.0' to Top
WATER LEVEL:	2.0'
DESIGN SPEC:	ASTM C890/ACI 318
LOADING SPEC:	A-16 (AASHTO HS20-44)
AGENCY SPEC:	

JENSEN PRECAST
EST. 1968
WWW.JENSENPRECAST.COM

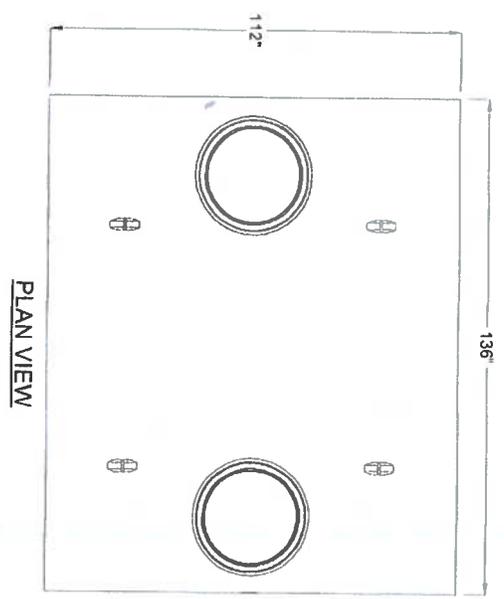
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REV	DESCRIPTION	DATE	BY
A	DRAWING CREATED	8/13/2019	J HILLMAN
B	TOP SLAB, BASE, & PLUMBING UPDATED	2/2/2021	T.LARSON
C	ACCESSORIES UPDATED	7/27/2022	E.FINE

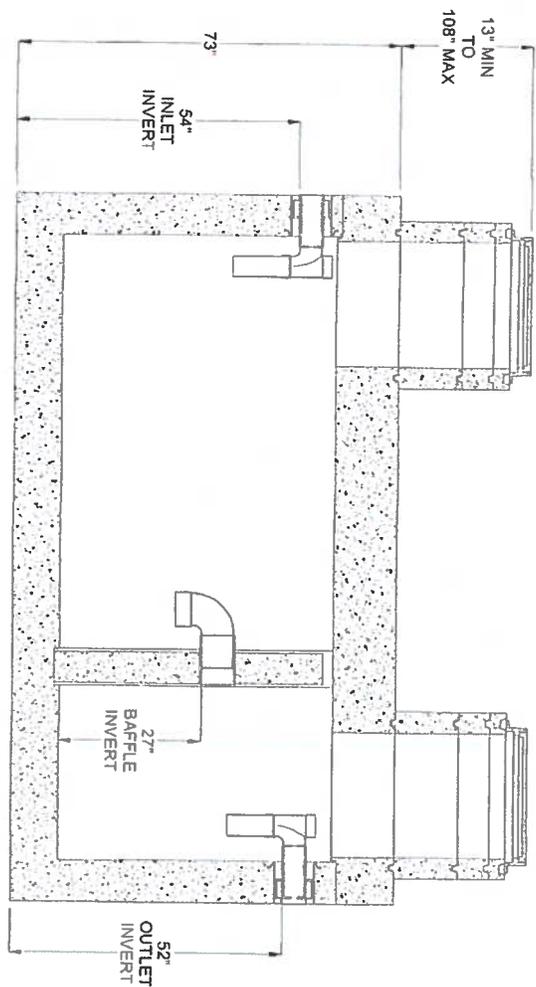
DESCRIPTION: Tank MU 2000 Gallon 4 inch Layout Septic 24"E, 24"E Single Baffle

PART NUMBER:	200025688	LAYOUT REVIEW	DATE:	8/13/2019
CREATED:	1/24/2019	DRAWN BY:	DATE:	7/27/2022
		MODIFIED:	DATE:	7/27/2022

SHEET: 1 OF 2



PLAN VIEW



CROSS SECTION

BURY DEPTH:	1.1' - 9.0' to Top	WEIGHT:	47857.69 Lbs	 EST. 1968 ©2018 Jensen Precast. All rights reserved.	
WATER LEVEL:	2.0'	LOADING SPEC:	A-16 (AASHTO HS20-44)	All materials appearing on Jensen Precast documents are the sole property of Jensen Precast and are not to be reproduced without the written consent of Jensen Precast.	
DESIGN SPEC:	ASTM C890 ACI 318	AGENCY SPEC:		Unless indicated otherwise, all dimensions are in feet and inches. All dimensions are to be taken from the face of the member unless otherwise specified.	
AGENCY:				Jensen Precast is not responsible for any errors or omissions in this drawing. The user of this drawing is responsible for verifying all dimensions and specifications.	
WWW.JENSENPRECAST.COM				DESCRIPTION: Tank 4x4 2000 Gallon 4 Inch Layout Septic 24" E, 24" E Single Baffle	
PART NUMBER: 200025688				LAYOUT DRAWING	
CREATED: 1/24/2019				DRAWN BY: E. FINE	
MODIFIED: 7/27/2022				REV: C-2	
SHEET: 2 OF 2				SHEET: 2 OF 2	

(913) 951-3300

Exhibit "B"

Page 1 of 4



SCHIER



SHOP SPECIFY SIZE QUOTE BUY LOCAL

OVERVIEW DOCUMENTS BUY NOW

GB-50

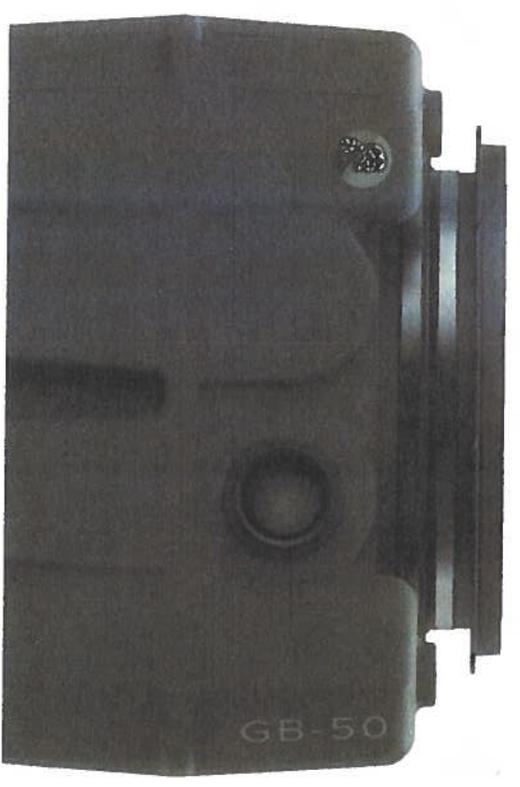
HYDROMECHANICAL GREASE INTERCEPTOR

GB-50

★★★★★ 4.3 (3)

ONLINE: \$2,086.00

LIST: \$2,980.00



RATINGS

50 GPM / 439 LBS
75 GPM / 287 LBS

INDOOR /

OUTDOOR

65 GAL



Exhibit "B"

Page 3 of 4



LIQUID CAPACITY

PRODUCT DESCRIPTION

50/75 GPM Hydromechanical Grease Interceptor

The GB-50 offers best-in-class certified grease capacity and 20% kitchen solids waste capacity. It can be installed above grade (on the ground) or buried below grade (compatible with FCR2 riser to bring system to grade), as well as indoor or outdoor. The triple outlet feature allows for installation flexibility, including the ability to connect an unused outlet for remote pumpout (PP3 compatibility).

More Features:

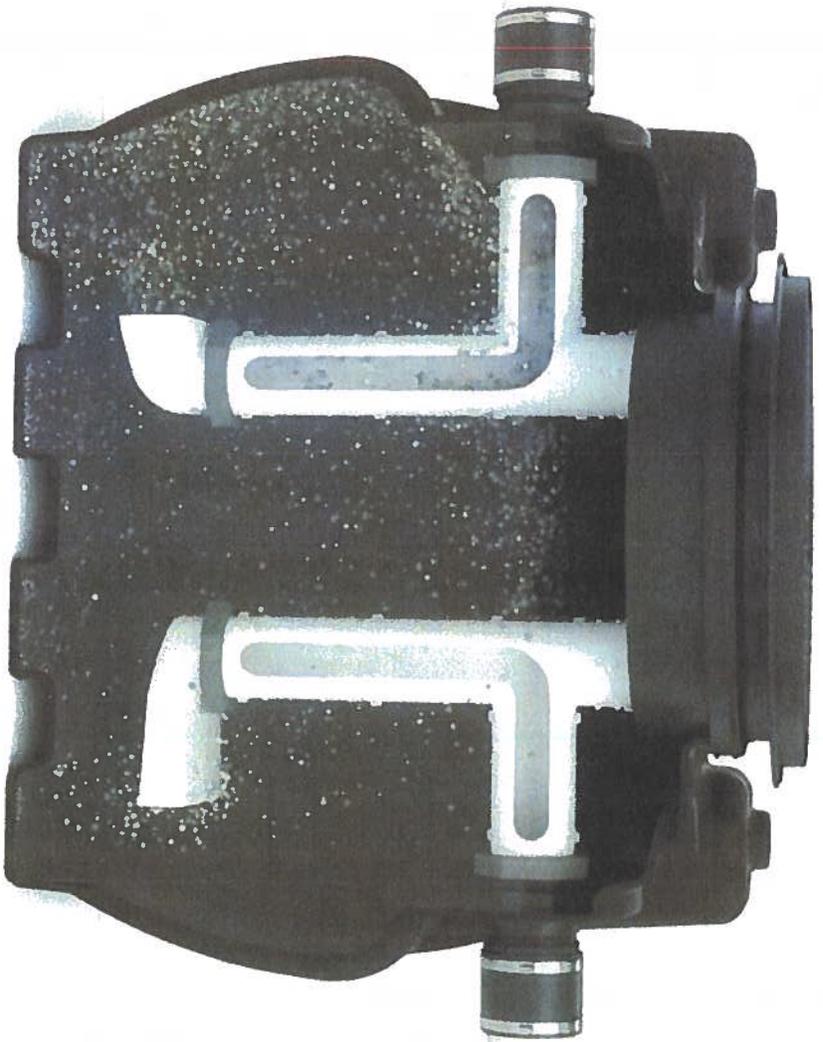
- Rugged polyethylene tank body
 - No flow control required, first in the industry certified to Type D of the ASME standard
 - Safety Star® access restrictor prevents accidental entry
 - Fits through 36" doorways
-  Listed by IAPMO to ASME A112.14.3 and CSA B481.1.



Exhibit "B"

Page 4 of 4

GB-75 shown



- Water
- Grease
- Solids





1 - 266

County of San Diego

Department of Environmental Health and Quality

Land and Water Quality

5500 Overland Ave., Suite 210, San Diego, CA 92123 / (858) 565-5173

www.sdcdehq.org

ONSITE WASTEWATER TREATMENT SYSTEM PERMIT

PERMIT EXPIRATION DATE: 8/12/2025

RECORD ID: DEH2024-LSTP-008428

OWNER: CHABAD JEWISH CENTER OF R S F **SITE:** 14906 VIA DE LA VALLE, DEL MAR, CA 92014

ADDRESS: P O BOX 8282*RANCHO SANTA FE CA\ RANCHO SANTA FE, CA 92067 **PARCEL:** 302-110-30-00

PROFESSIONAL: **LAYOUT RECORD:**

This PERMIT is issued for the following: Conventional Permit - Repair	
Commercial / Residential: Commercial	Gallons / Day: 960
Number of Bedrooms:	
Source of Potable Water: Public Water Supply	Water District: Santa Fe Irrigation District

ONSITE WASTEWATER TREATMENT SYSTEM DETAILS								
Primary Septic Tank (in gallons): 1500				Secondary Septing Tank (in gallons):				
Soil Disposal System				Values below are expressed in feet				
	System Type	Length	Width	Depth	Cap Depth	Spacing	Depth of Medium	# of Pods
Primary and Secondary Dwelling Combined	Vertical Seepage Pit		4	45	5	20		

COMMENTS:
 REPAIR/MODIFICATION:
 (2) V-PITS MEASURING 45' DEEP W/ 5 CAPS INSTALLED TO APPROVED LAYOUT

-NO NEW TANK, INSTALLED BOTH PITS AND LEFT UNCONNECTED- SEE LOWTS 017337
 -REINSPECTION FEE REQUIRED TO INSPECT TANK INSTALLATION.

ANY CHANGES IN THE ABOVE DESIGN MAY VOID THE PERMIT

THIS PERMIT IS NOT TRANSFERABLE

INSPECTION REQUEST PHONE LINE: 858-694-2553

This permit is provisional. The Director or designee of the Director may order that the Permit or any permit element be denied, suspended or revoked for violation of any relevant requirement established or provided by law.



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY
5500 Overland Ave., San Diego, CA 92121
(858) 565-5173

DATE: 8/19/24
Project#: LSTP- 008428
APN#: 302 110 30

INSPECTION REPORT

PENDING
 APPROVED
 DISAPPROVED
 REINSPECTION FEES REQUIRED

oies drill + inspection
INSPECTION TYPE

Site Address: 14906 Via de la Valle City: Del Mar

Septic system to serve: _____ and _____
Bedrooms _____ GPD _____

Deep Hole 1. 50' Deep. 4' wide No water
OK to backfill. CS 8/19/24

8/19/24
Both pits installed not connected. both 50' w/ 5' cup
→ MUST show building plans to obtain final approval See **comts: 017337**

- AS-built
- Building Plan Review
- Completed comts

WRITTEN CERTIFICATION AND AS-BUILT FROM DESIGN ENGINEER Date: _____ Initial: _____
 TELEMTRY Date: _____ Initial: _____
 COPY OF MAINTENANCE AGREEMENT Date: _____ Initial: _____
 OBTAIN AN ANNUAL OPERATING PERMIT Date: _____ Initial: _____

INSTALLED BY: B. Zondoralk

OK TO BACKFILL YES NO
AS-BUILT PROVIDED BY CONTRACTOR YES NO - **MUST BE SUBMITTED**

—This Section for Repair/Modification Permits Only—

- Permit issued for sewage disposal system repair purposes only.
- A nonstandard repair has been installed that may limit the long-term performance (See Repair Authorization Comments).
- No building permits are to be approved that would increase the sewage demand on the septic system, occupancy of the structure, or encroach upon the sewage disposal system because of the limited sewage disposal area available.
- Future failure may require engineering evaluation, pumping to a higher elevation, or connection to public sewer because no additional area exists on the site for a standard repair.

SPECIALIST: Co Jordan PHONE: 619 366 1591



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY
LAND AND WATER QUALITY DIVISION

OWTS REPLACEMENT/ REPAIR PERMIT APPLICATION AND AUTHORIZATION FORM

SITE ADDRESS: 14906 VIA DE LA VALLE, SOLANA BEACH, CA 92075		APN:
OWNER NAME: CHABAD OF RANCHO SANTA FE	PHONE: 858-576-7571	EMAIL: rabbilevi@jewishrst.com
OWNER MAILING ADDRESS: 14906 via de la valle, solana beach ca 92075 RABBI LEVI RASKIN		
CONTRACTOR NAME: W.M. ZONDORAK, GEN ENG CONT	PHONE: 619-261-0687	EMAIL: bill@zondorak.engineering

A SITE PLAN MUST BE SUBMITTED WITH ALL APPLICATIONS

Procedure:

- The OWTS Replacement/ Repair Permit Application and Authorization form shall be signed by the licensed septic contractor and property owner and submitted along with a site plan and all required information for DEHQ review.
- The licensed septic contractor shall evaluate the condition of septic tanks and disposal fields, determine the cause of failure, and recommend a replacement or repair that conforms to the LAMP and County ordinance to the maximum extent practicable. In all cases, the licensed septic contractor should strive to provide recommendations that result in 100% disposal field replacement.
- Recommendations for substandard repair require a variance request that lists all substandard conditions (e.g., system design, setbacks, sizing, etc.) and a brief explanation of the reason that conformance is impracticable.
- An Environmental Health Specialist shall review the application submittal for conformance with the LAMP and County ordinance. A field inspection by DEHQ shall be required for most substandard repair proposals or at any time there is not adequate information to authorize a recommendation at the Duty Counter. Field inspections of borings or excavations to evaluate groundwater conditions may also be required.
- If a proposal can be authorized, an Environmental Health Specialist shall sign the form and initial applicable Terms of Approval; and the property owner and/or licensed septic contractor will be provided a copy of the invoice.

FAILURE DESCRIPTION:
existing tank too small

PERMIT TYPE: TANK REPLACEMENT ONLY SYSTEM REPLACEMENT SUBSTANDARD REPAIR Modification

(Must be based on health cert. or perc data) (Variance section must be completed)

VARIANCE REQUEST:

LAMP requirement or County ordinance not met: tank size for larger building	Reason not met: tank too small
--	-----------------------------------

STRUCTURE(S) CONNECTED TO OWTS: new building *System modification per Dept 2023-LWQTS-017337 approval*

BASIS FOR SIZING THE DISPOSAL AREA: see attached LOWST 017337

OWTS DESIGN DETAILS:

Septic Tank	Volume: 1500	Make/Model: JENSEN	Manufacturer's installation instructions must be submitted for all plastic and fiberglass tanks			
Leach Lines	Length:	Trench Width:	Trench Depth:	Rock Depth:	Total Active Length:	
Horizontal Pit	Length:	Width & Depth:	Cap Depth:	Rock Depth:		
Vertical Pit	Diameter: 4	Over-Drill Depth: 50	Groundwater Depth: TBD	Cap Depth: 5FT	Rock Depth: TBD	Effective Depth: TBD

Pump Systems and STS-OWTS must be designed by an OWTS Professional

ADDITIONAL COMMENTS:
SEE LOWST 017337

OWTS Replacement/Repair Permit Application and Authorization Form
Page 2 of 2

OWNER-BUILDER ACKNOWLEDGEMENT AND SIGNATURE

Initial I understand a frequent practice of unlicensed persons is to have the property owner obtain a permit by "Owner-Builder" that erroneously implies that the property owner is providing the labor and material personally, and unlicensed persons claiming to be contractors take advantage of property owners by promising guidance through the owner-builder process for a consulting fee, but they may be breaking the law.

Initial I understand if I employ or otherwise engage any persons, other than California Licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law, which requires that I register with the State and Federal Government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

Initial I, as the Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and their employees while working on my property and my homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

Initial I understand the potential financial risk of being the responsible party of record and that subcontractors and suppliers who are not paid on schedule may file mechanics liens against my property.

Initial I understand that I may protect myself from potential financial risk by hiring a Licensed Contractor because an individual must demonstrate experience, pass a qualifying exam, submit fingerprints, undergo a criminal background check, obtain a contractor bond and workers' compensation insurance, and pay fees before they are issued a contractor's license in California.

Initial I consent to being the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

X
 Property Owner-Builder Signature Property Owner-Builder Print Name Date

LICENSED CONTRACTOR AND PROPERTY OWNER ACKNOWLEDGEMENT AND SIGNATURES

I HEREBY CERTIFY THAT I HAVE PREPARED THIS APPLICATION AND THAT MY REQUIRED LICENSE IS CURRENT AND ACTIVE WITH THE CALIFORNIA CONTRACTORS STATE LICENSE BOARD AND THAT I AM IN COMPLIANCE WITH ALL WORKERS COMPENSATION LAWS.

X W.M. ZONDORAK *W.M. Zondorak* A 327534 HAZ 08/08/2024
 Contractor Signature Contractor License # Date

I AGREE TO ALL POTENTIAL TERMS OF PERMIT APPROVAL BELOW THAT MAY BE DETERMINED BY DEHQ AT THE TIME OF PERMIT ISSUE OR FINAL INSTALLATION INSPECTION.

X *W.M. Zondorak for* RABBI LEVI RASKIN 08/08/2024
 Property Owner Signature Property Owner Print Name Date

TERMS OF PERMIT APPROVAL (Final determination made by DEHQ at OWTS installation inspection.)

Initial Permit issued for repair purposes and approved for the existing use only.

Initial Future building permits or changes of use or occupancy that would likely increase the amount of wastewater or encroach on setbacks to the OWTS or Reserve Area shall not be approved unless conformance is demonstrated with the LAMP and County ordinance in effect at such future time.

Initial A substandard repair has been installed which may have limited long term function and will likely eliminate options for future property development.

Initial A future OWTS failure may require extensive engineering, pumping to a higher elevation, supplemental treatment with annual operating permit, or connection to public sewer.

DEHQ OWTS Replacement/Repair Permit Authorization Approval

This approval is for the OWTS replacement/repair proposal as provided only. All changes or modifications must be approved prior to installation.

X
 Environmental Health Specialist Signature EHS Print Name Date



County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH & QUALITY
 LAND AND WATER QUALITY DIVISION
 5510 Overland Avenue, Suite 210, San Diego, CA 92123
 Phone: (858) 565-5173
 www.sdcdeh.org

DATE: March 11, 2024

TO: Cathleen Phan, Project Manager
 Planning & Development Services (PDS)

FROM: Scott Rosecrans, Environmental Health Specialist III
 Land & Water Quality Division
 Department of Environmental Health & Quality (DEHQ)

PDS2023-MUP-23-013, Chabad RSF, 14906 Via De La Valle, Del Mar
APN: 302-110-29, 302-110-30

SCOPING DISCUSSION:

DEHQ has reviewed the proposed Major Use Permit, submitted to PDS 9/25/23. The project proposes a Major Use Permit for a Chabad Center on two lots, totaling approximately 2.43-acres. The project proposes to redevelop the existing structures, consisting of the following: a single-family home, a guest house, the Knorr Candle Store, and outbuildings. The existing structures comprise approximately 9,700 square-feet of building area which will be supplemented with approximately 15,000 square-feet of new building area. The facility is anticipated to serve a local congregation of approximately 75 people. Potable water is proposed to be provided by the Santa Fe Irrigation District. The project was previously reviewed by DEHQ under DEH2023-LOWTS-017337, which approved the onsite wastewater treatment system design for Phase 1.

The following structures are proposed at full build out (with estimated wastewater flows), per the plans provided:

- Chabad Community Building, two-story, 14,110 square feet, with kitchen. (1000 GPD)
- Rabbi House, two-story, 5-bedrooms. (750 GPD)
- Hospitality Building, two-story, 2-guest suites (no kitchen), a 1-bedroom ADU, and a 2-bedroom ADU. (550 GPD)
- Education building with kitchen. (<500 GPD)

RECOMMENDATION:

The Department of Environmental Health & Quality, Land & Water Quality Division, has no objection to the approval of the project. The following conditions of approval shall apply to the project:

1. The applicant shall obtain all required permits, from DEHQ, for the installation of the proposed onsite wastewater treatment system(s) to serve the proposed use. This shall be required prior to the issuance of any building permits for the proposed structures.

2. The applicant shall provide a capacity test for each vertical seepage pit to be installed as part of this project. This shall be required prior to issuance of the Septic Permit for the installation of the proposed onsite wastewater treatment system (s).
3. Any existing septic tanks, proposed for continued use, must be inspected by a C42 or A licensed contractor and deemed to meet all current standards. Any such report must be submitted to DEHQ prior to building permit issuance.
4. Any existing onsite wastewater treatment system (septic tank, leach lines, or vertical seepage pits) found to not meet current setbacks to the proposed structures or those that are no longer in use must be properly abandoned and/or destroyed by the applicant. The applicant shall provide detailed documentation of such activity to DEHQ.

If you have any questions regarding the above, please call me at (619)208-0337.

Sincerely,
Scott Rosecrans
EHS III, REHS



1 - 273 County of San Diego

Department of Environmental Health and Quality

Land and Water Quality

5500 Overland Ave., Suite 210, San Diego, CA 92123 / (858) 565-5173

www.sdcdehq.org

ONSITE WASTEWATER TREATMENT SYSTEM LAYOUT APPROVAL

EXPIRATION DATE: 8/27/2024

Owner: Chabad Jewish Center Of R S F

Site: 14906 VIA DE LA VALLE, DEL MAR

Address: P O Box 8282
Rancho Santa Fe, CA 92067

Parcel: 302-110-30-00

Phone:

Certification:

Record ID: DEH2023-LOWTS-017337

This project is **APPROVED** for the following:

Commercial / Residential: Commercial

Gallons / Day: 7500

Number of Bedrooms: CHABAD JEWISH CENTER

THIS IS NOT AN ONSITE WASTEWATER TREATMENT SYSTEM PERMIT

You have until 8/27/2024 to obtain a septic permit. However, a site recheck may be required at any time to determine if site conditions have changed. Refer to the County of San Diego, Department of Environmental Health and Quality, Local Agency Management Program for Onsite Wastewater Treatment Systems for all applicable setbacks and standard conditions of approval.

ONSITE WASTEWATER SYSTEM REQUIREMENTS

Primary Septic Tank (in gallons): 1500

Soil Disposal System

	System Type	Length	Width	Depth	Cap Depth	Spacing	Depth of Medium	# of Pods
Other (see details)	Vertical Seepage Pit		4	50		20		

CONDITIONS TO BE COMPLETED PRIOR TO THE ISSUANCE OF A SEPTIC PERMIT

Potable Water Source: Public Water Supply

Water District: Santa Fe Irrigation District

DEHQ Grading Inspection: Waived

DEHQ Building Plan Review: Required

COMMENTS: EXISTING CANDLE STORE AND A GUEST HOUSE. PROPOSED NEW CHABAD JEWISH CENTER (RELIGIOUS ASSEMBLY CENTER). PHASE I OF THE PERMIT.

THE CHABAD JEWISH CENTER OR RELIGIOUS ASSEMBLY CENTER (PHASE I) WILL SERVE A LOCAL CONGREGATION OF APPROXIMATELY 75 PEOPLE AS SHOWN ON THE SITE PLAN.

THE FUTURE PHASE II OF THE PROJECT WILL BE REVIEWED UNDER A SEPARATE PERMIT.

INSTALL NEW 1500-GAL. SEPTIC TANK.

INSTALL NEW VERTICAL SEEPAGE PIT TO SERVE THE CHABAD CENTER . RESERVE BY V-PIT AS SHOWN.

NO GRADING PROPOSED AS SHOWN.

CONDITIONS OF PERMIT APPROVAL:

- 1.) OVERDRILL REQUIRED. CALL THE INSPECTION LINE AT 858-694-2553.
- 2.) PROVIDE A CAPACITY TEST FOR EACH PROPOSED V-PIT.

Approved By: Hyve Porcioncula

Date: 8/27/2023



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY
LAND AND WATER QUALITY DIVISION

ONSITE WASTEWATER TREATMENT SYSTEM LAYOUT SUBMITTAL APPLICATION

DEH PROJECT #: LWQTS-017337

SITE LOCATION: <u>14906 Via de la Vella</u>	CITY: <u>Del Mar</u>	APN: <u>302-110-30-00</u>
OWNER NAME: <u>Chabad Jewish Center of RSF</u>	PHONE: <u>(858) 756-7571</u>	EMAIL: <u>rabbilevi@jewishrsf.com</u>
OWNER MAILING ADDRESS: <u>PO Box 8282 ; Rancho Santa Fe, Ca. 92067</u>		
CONTACT NAME: <u>Jayhawk Consultants LLC</u>	PHONE: <u>(760) 613-2185</u>	EMAIL: <u>jay@sjdcliclayout.com</u>
Is there a lock or gate to access parcel or community? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If yes, provide lock/gate code(s):	
Are there dogs or animals on the parcel? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If yes, special instructions:	

NOTICE: All items indicated below are required to be submitted for the application to be deemed complete. Review of the submittal will begin after all required items have been submitted. Please indicate item is included in submittal.

SECTION 1 - Required Items for Complete Layout Submittal

- Professional's name, mailing address, email address, and phone number
- Type of proposed construction (Ex: Residential Commercial Industrial)
- Scope of work: Residential: Type of Construction # Bedrooms
- Scope of work: Commercial: Business Type Volume of Wastewater Character and Strength of Wastewater low BOD
- Commercial Food Service-location, design, and size of oil/grease interceptor
- Legal Basis of parcel (map and lot number, plat number, etc.)
- Vicinity Map; Scale (engineer scale not to exceed 1"=60'); North arrow; Layout does not exceed 11" x 17" paper
- Property Lines and lot dimensions (provide an over sheet (larger scale allowed) and detail sheet(s) for large parcels)
- Topographic lines and elevation points (include pad grade, finished floor, septic tank, leach lines, slope arrows, slope range, etc.).
- Existing and proposed primary and reserve Onsite Wastewater Treatment System (OWTS) tank and dispersal design detail
- All setback distances are shown on layout
- All proposed and existing grading; Rock outcroppings; Slopes in excess of 20%
- All known, recorded easements on or within 20 feet of lot boundaries (open-space, utility, road, waterline, etc.)
- Identify source of potable water; Location of all public waterlines on or within 20 feet of property and signed water line statement
- Location of all wells on or within 150 feet of property line; Location of all Public wells within 600 feet of property line
- Location of drinking water reservoir within 2,500' of property line
- Location of drainage ways; location of streams, springs, ponds, flood plains, lakes within 200 feet of property line
- All soils testing information, such as deep borings, test holes, and/or percolation tests, plotted on the design (matches flagged locations in field)
- Depth to groundwater data and specific method used to determine depth to groundwater DENG archive
- Location of all stormwater treatment and retention features
- Sign-off of layout by local water district or company, if required (Vista Irrigation District, Rincon del Diablo, Yuima, County Service Areas)

SECTION 2 - REQUIRED LAYOUT ITEMS FOR A SUPPLEMENTAL TREATMENT SYSTEM (OWTS-STTS)

Note: Include design for dispersal system for reserve areas

- All Items listed in Section 1
- List all STS components and show location on parcel
- Design specifications and configuration for dispersal system for primary and reserve areas
- GeoFlow worksheet for drip dispersal line (if used)
- Pump(s) specifications and pump(s) curve; Friction and head loss calculation
- Control/Alarm Box with telemetric reporting
- Sizing calculations from the design professional
- Documentation of the 24-hour emergency storage above the alarm on float(s)

Received

JUL 18 2023

County of San Diego
Dept. of Environmental Health
Land & Water Quality Div.

Notice: The acceptance of this project for submittal does not constitute an approval of the project. Additional items may be required upon completion of the property visit by the field specialist.

I certify that the above checkbox items are provided and shown on the layout and the layout plot plan shows all known easements on the parcel and all public water lines on or within 20 feet of the parcel boundaries. I understand that failure to submit the required application items may cause a delay of the project review until all items required for a full and complete review are submitted.

Property Owner Signature

Design Professional Signature

Date

Date

See Note 2

018337 (Phase I) CHABAD CENTER

Onsite Wastewater Disposal Layout
14906 Via de la Valle, Del Mar
IAPN 302-110-30-001

Page 2 of 2

DEH Record #:
Any changes to the Structures, Driveway and Grading as shown on this plan will void this approval.
SEE COMMENTS ON ATTACHED SHEET FOR ANY SPECIAL CONDITIONS OF APPROVAL.

Potential Future Vertical Pits & Reserve

Parking
8/27/23

Specials

See conditions of approval



1 in. = 40 ft.

Phase 1

Potential Future Vertical Pits & Reserve

Storage Containers (to be removed)

See Note 5

RABBI HOUSE

Potential Future Vertical Pits & Reserve

Power Pole

HOSPITALITY SUITES

Parking

New Pit B
New Pit A
See Note 3

New 1500 gal Septic Tank

Proposed New Chabad "Phase I" of the Use Permit

See Note 1

See Note 4

See Note 6

EDUCATION

2 BR COTTAGE

Decommissioned Well
Permit W60682

Driveway

Parking

Meter

Approx. Location of Overhead Power Line Easement

Via de la Valle

1" = 40' copy

DEH 2023-LOWTS-017337
Received 8/18/23 HP

310.73

INTERIM PHASE
BETWEEN 1A & 1B

FUTURE PHASES NOT IN SCOPE

(Phase I)

DEH 2023-LOWTS-017337

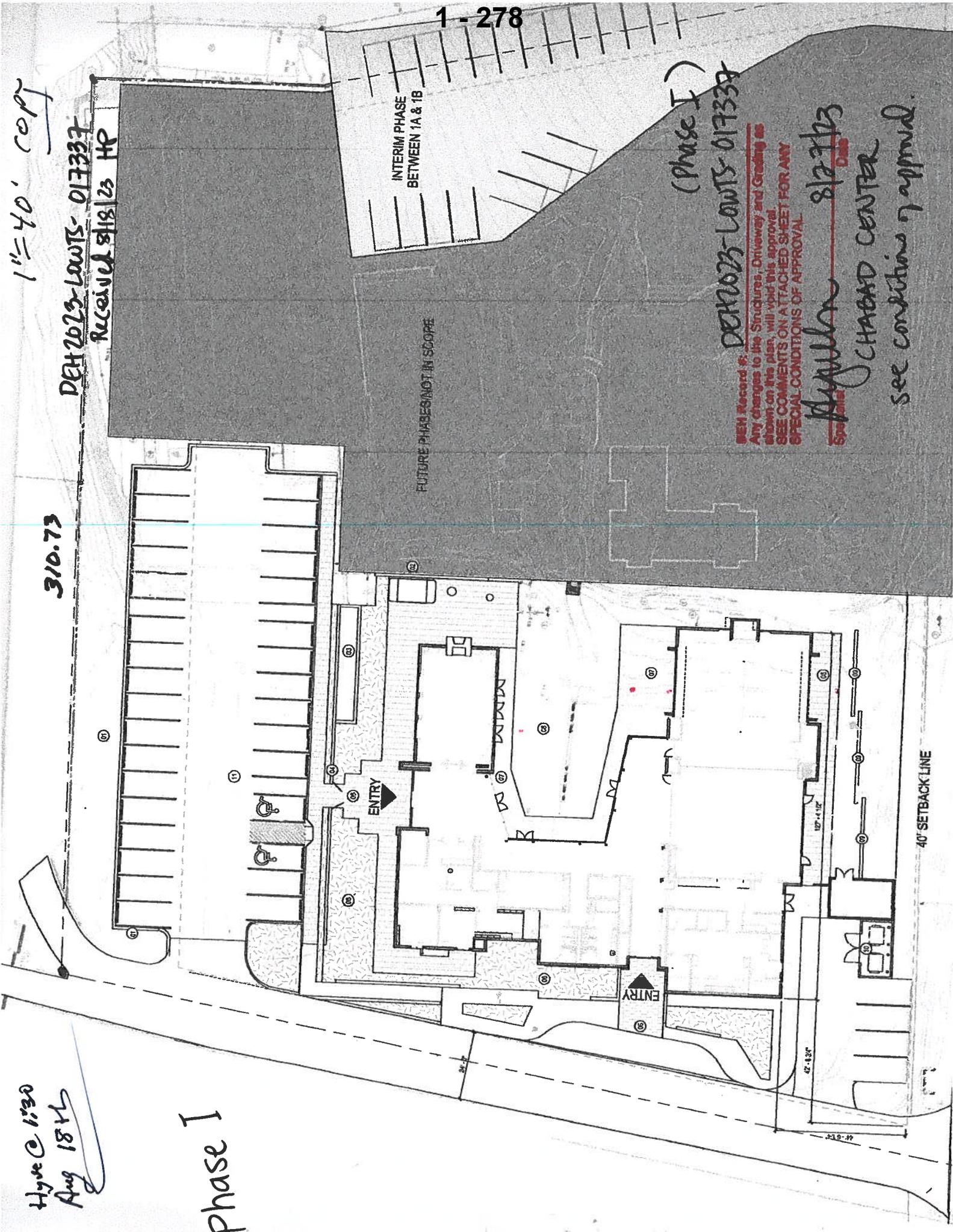
DEH Record #: DEH 2023-LOWTS-017337
Any changes to the Structures, Driveway and Grading as shown on this plan, will void this approval.
SEE COMMENTS ON ATTACHED SHEET FOR ANY SPECIAL CONDITIONS OF APPROVAL

Signature
Specialist
CHAGAD CENTER

see conditions of approval.

Hyre @ 1:30
Aug 18th

Phase I



Vertical Pit Onsite Wastewater Disposal

**A Layout Prepared for the
San Diego County *Department of Environmental Health Quality* (DEHQ)**

Purposed for authorization to drill at a specific location to allow DEHQ observance of depth;
(followed by advance filling of leach line rock so as to prevent collapse during a capacity test).

A proposed *Chabad*

at

14906 Via de la Valle, Del Mar
[APN 302-110-30-00]

Pre-test Layout by



Jayhawk Consultants, LLC

July 17, 2023

Onsite Wastewater Disposal Layout

14906 Via de la Valle, Del Mar

[APN 302-110-30-00]

Page 1 of 2

Project: 1706- 23



Jayhawk Consultants, LLC
 Cellular (760) 613-2185
 E-Mail larry@septiclayout.com
 Web Site: www.septiclayout.com
 543 Encinitas Blvd. Ste. 100
 Encinitas, California 92024- 3744

"I certify all public waterlines on or within 20 feet of the P/L are shown according to current records."

(See Appendix I)

Larry Henderson 7/13/23

Special Notes - "Major Use Permit" in process of review.

1. This current layout is applicable to "Phase 1" for the *Chabad*. Approval for using the Vertical Pits is pending a capacity test. (See "Special Note 3). The other structures (labeled with an "asterisk") are not part of the "Phase 1" project. They will be razed or remodeled as "Phase 2" proceeds in the future.

2. The driveway encroachment will be resolved by civil agreement.

3. The new seepage pits ["Pit A" (to be tested) and "Pit B"] will be installed to serve the *Chabad*. Calculations for the required capacity follows:

Estimated Flow (Q): 50-100 persons (including "special events") is 5 gal./person for a total of 500 gallons. This extrapolates to 1000 gallons when doubled for commercial purposes.

Technically, the septic tank size would be 1.5 Q or 1500 gallons. The required minimum vertical pit capacity would be 5 X tank volume or 7500 gallons/day. The intent is to test "Pit A" and if findings are acceptable, petition a waiver for testing "Pit B".

4. Appendix IIa,b,c and d are an archive record of existing vertical pit capacity tests. Findings are noted on the layout.

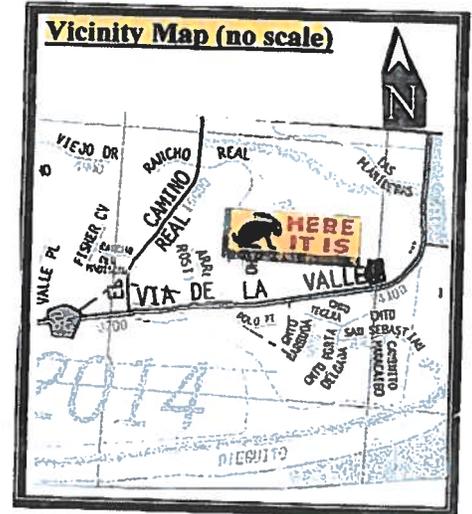
5. The surface run-off drains along the "Candle Shop" westerly portion which will be intercepted by construction and directed to where the bridge crosses and thence to the existing drainage course.

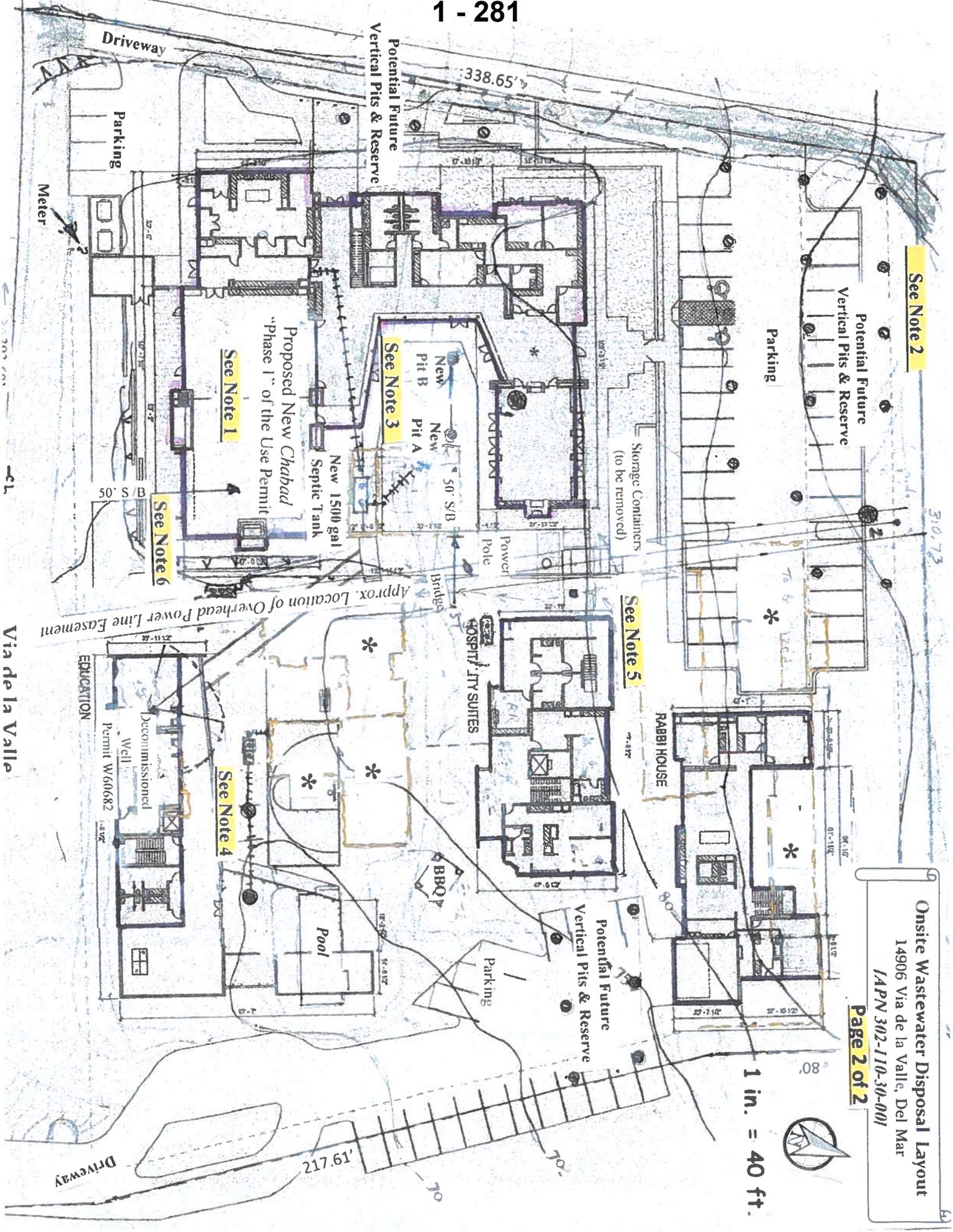
6. The existing septic tanks (if used in the future) must be inspected by a C-42 contractor for continued use and must meet size requirements pursuant to flow requirements. If on the *contra*, they will be decommissioned.

7. This existing septic tank with a possible distribution box discharges to an existing leach field. No history is known.

Typical Setbacks on the Layout include the following:

- 50' to a drainage course
- 20' vertical pit separation
- 10' pit setback to structures and property lines
- Existing 25 ft. S/B to decommissioned well
- Any others at the discretion of the DEHQ

Vicinity Map (no scale)



See Note 2

See Note 1

See Note 3

See Note 6

See Note 5

See Note 4

Page 2 of 2

Onsite Wastewater Disposal Layout
 14906 Via de la Valle, Del Mar
 IAPN 302-110-30-001

Via de la Valle

Driveway

Parking

Meter

Potential Future Vertical Pits & Reserve

Potential Future Vertical Pits & Reserve

Parking

Storage Containers (to be removed)

Power Pole

Bridge

HOSPITALITY SUITES

RABBI HOUSE

EDUCATION

Decommissioned Well Permit W60682

Pool

Parking

Potential Future Vertical Pits & Reserve

1 in. = 40 ft.

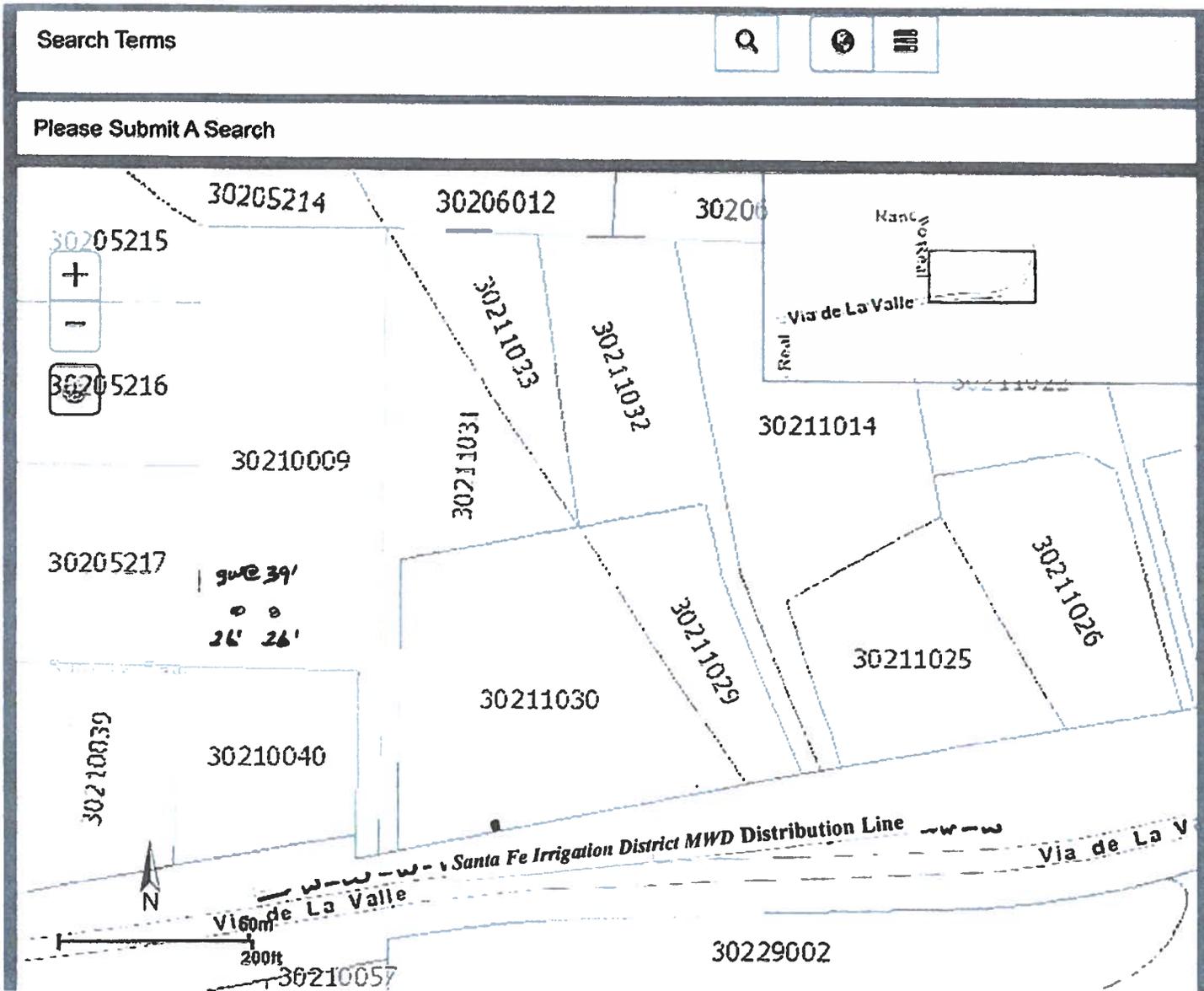


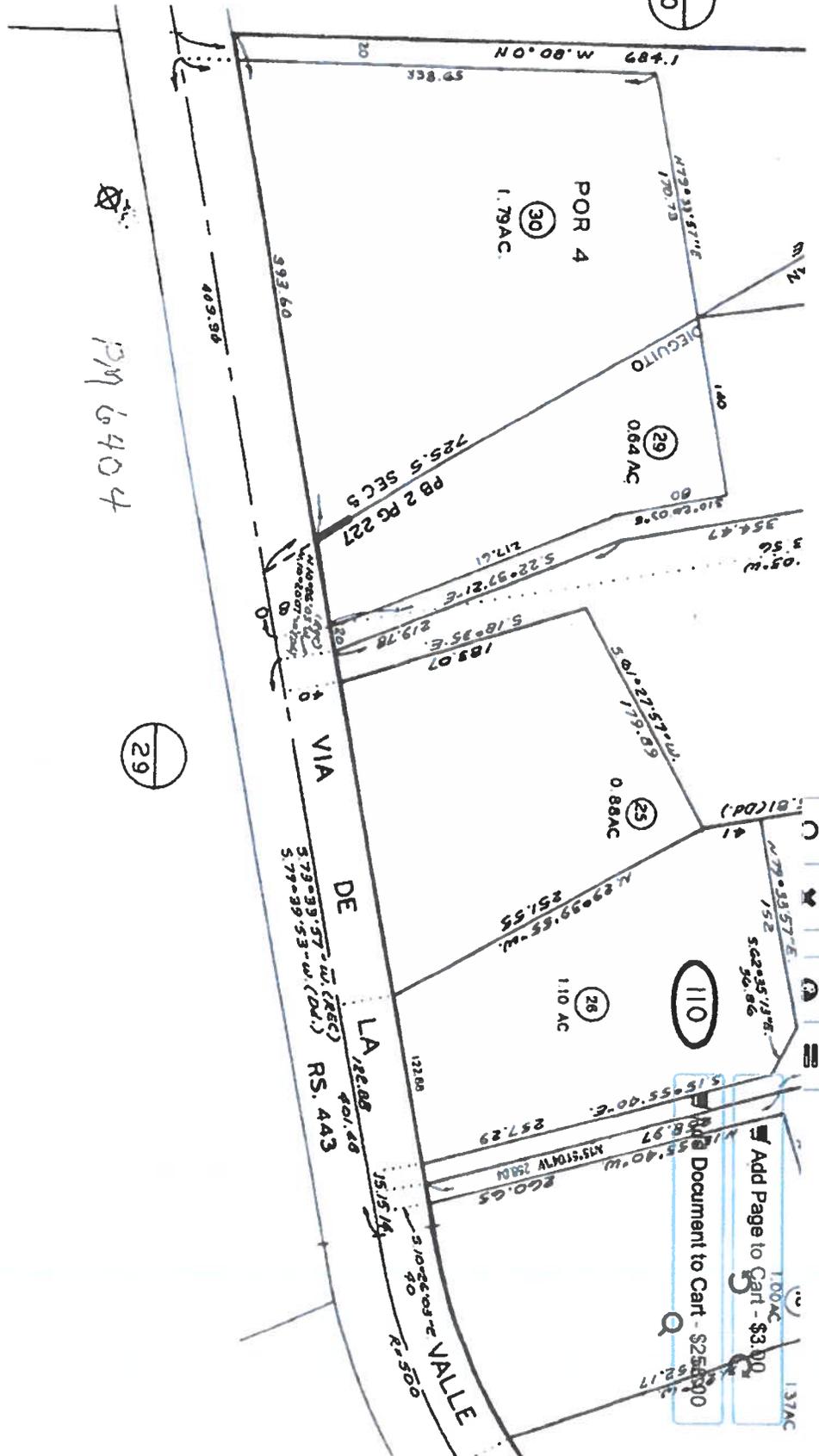
217.12

19.12

Driveway

Appendix Ia





THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT CORRELATE WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

8-23-73
SAM DIEGO COUNTY ASSESSOR'S MAP BK 302 PG 11

DIV 22

DELIMITAINS

UCR 1141

SEC 5-T14S-
PB 1-PG 227-
LS 197 - RDS 6

Add Page to Cart - \$3.00
Add Document to Cart - \$25.00

STEVE KNORR

14906 Via de La Valle
DEL MAR

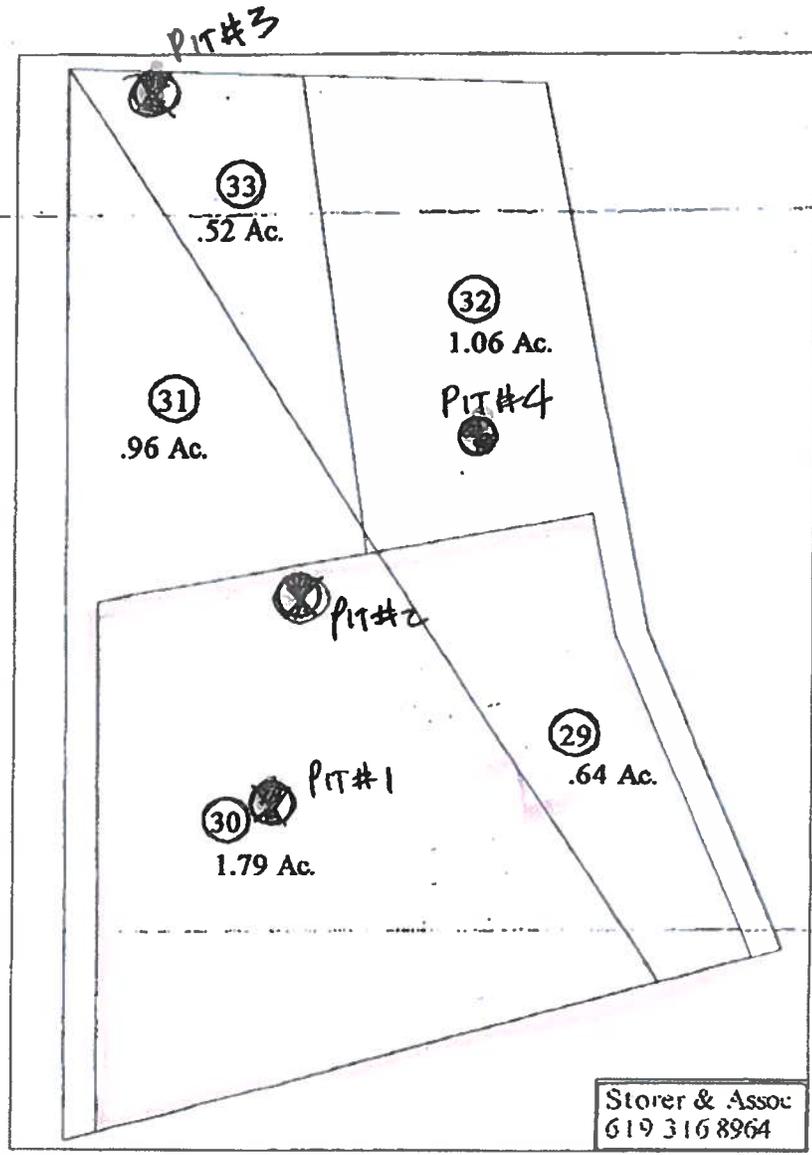
Present Layout

[Click Here to return to the "Plans" Page](#)

APN 302-110-29 & 30

NOTE

Parcel Map was
denied for zoning
reasons -
(documented in
DEMA archives)



Present Layout

□

July 11, 2005

Department of Environmental Health

County of San Diego
338 Via Vera Cruz
San Marcos CA 92069

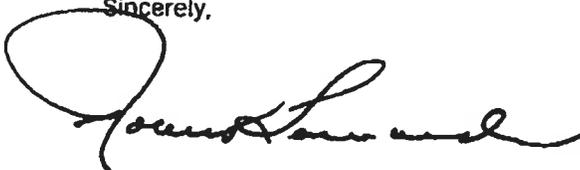
RE: APN: 302-110-29 & 30
KNORR RESIDENCE

We recently performed percolation tests for a proposed land division for the subject project. The division was denied for zoning reasons. However, I would like the Percolation Test results to be a part of the file for later use and for general knowledge in the area.

Four test pits were studies as shown on the attached plat with results as follows:

Pit #	Depth	Soil	Percolation Rate
1	50 feet	Clayey sand	4060 gal/day
2	50 feet	Silty sand	5302 gal/day
3	32 feet	Sand	11088 gal/day
4	45 feet	Clayed sand	300 gal/day

Sincerely,



Robert Sowards
RCE 36190

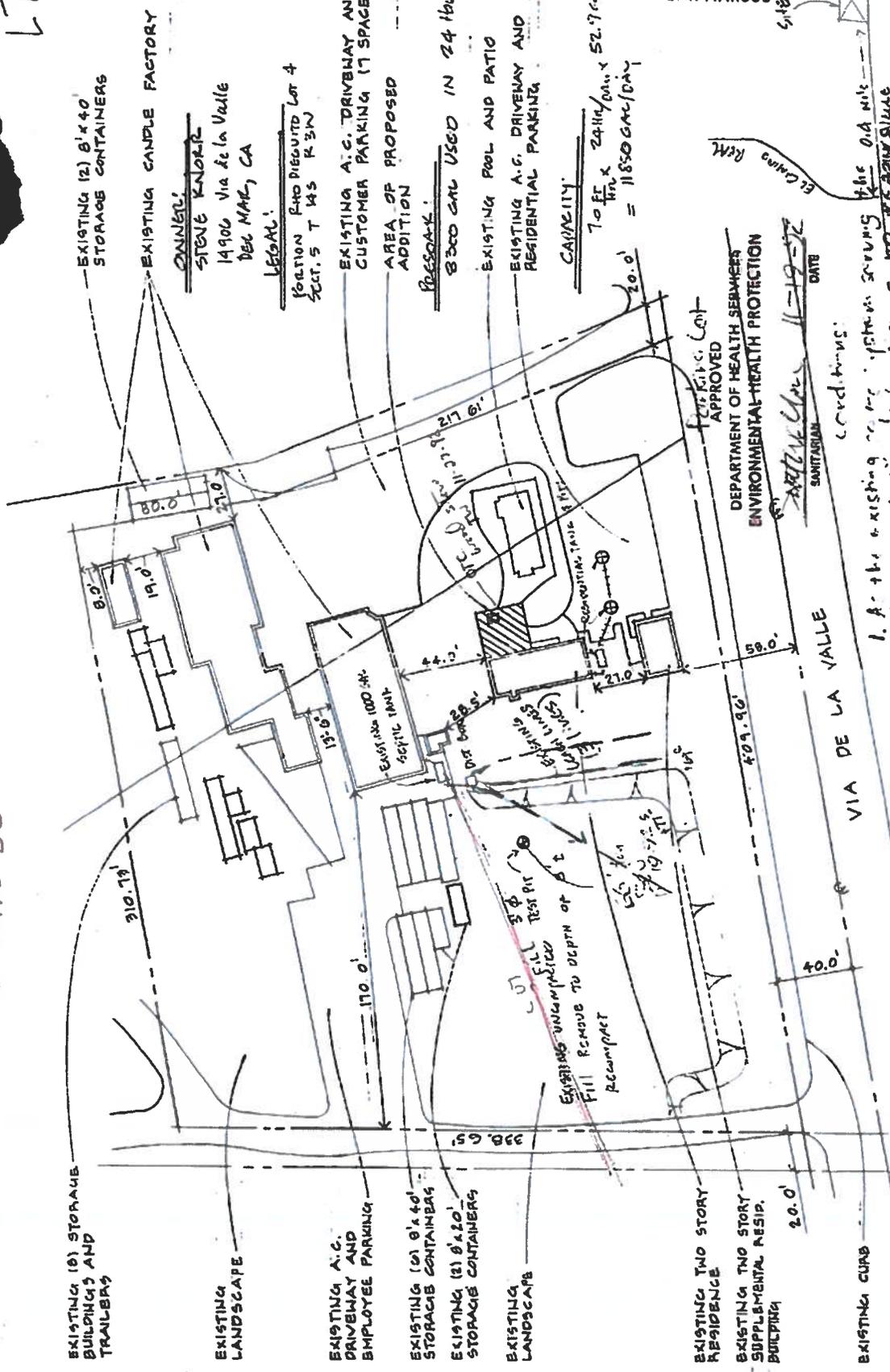
Appendix IIc

302-110-30

171284
E13

ENVIRONMENTAL HEALTH SERVICES
92 OCT 20 AM 10:02
LAND USE DIVISION
SAN MARCOS

ENVIRONMENTAL HEALTH SERVICES
92 NOV 17 PM 2:03
LAND USE DIVISION
SAN MARCOS



EXISTING 12 8'x40' STORAGE CONTAINERS

EXISTING CANPLE FACTORY
OWNER: STEVE KNORR
14906 Via de la Valle
DEC MAR, CA
LEGAL:
PORTION PARCELO LOTE 4
SECT. 5 T 4S R 3W

EXISTING A.C. DRIVEWAY AND CUSTOMER PARKING (7 SPACES)
AREA OF PROPOSED ADDITION
PRESERV.

8300 GAL USED IN 24 HOURS
EXISTING POOL AND PATIO
EXISTING A.C. DRIVEWAY AND RESIDENTIAL PARKING
CAPACITY:
70 FF $\frac{24HR}{DAY} \times 52.7 \frac{GAL}{FF} \times 1$
= 11850 GAC/DAY

APPROVED
DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL-HEALTH PROTECTION
SANITARIAN
DATE 11-17-92
CONDITIONS:

1. As the existing septic system serving the 0.14 acre factory and there is determining NO REPAIRS will need to be done at this time.
2. Upon future failure the repair is to be installed as shown.
3. Approval of the septic tank is for area only. Any increase in factory size will require scale: 1"=50'-0" engineering calculation SW

"AS-BUILT" SW

SO THE POLARON

EXISTING 10 STORAGE BUILDINGS AND TRAILERS

EXISTING LANDSCAPE

EXISTING A.C. DRIVEWAY AND EMPLOYEE PARKING

EXISTING 10 8'x40' STORAGE CONTAINERS

EXISTING 10 8'x20' STORAGE CONTAINERS

EXISTING LANDSCAPE

EXISTING TWO STORY RESIDENCE

EXISTING TWO STORY SUPPLEMENTAL RESID. BUILDING

EXISTING CURB

VIA DE LA VALLE

Appendix IId

1-287 L11031

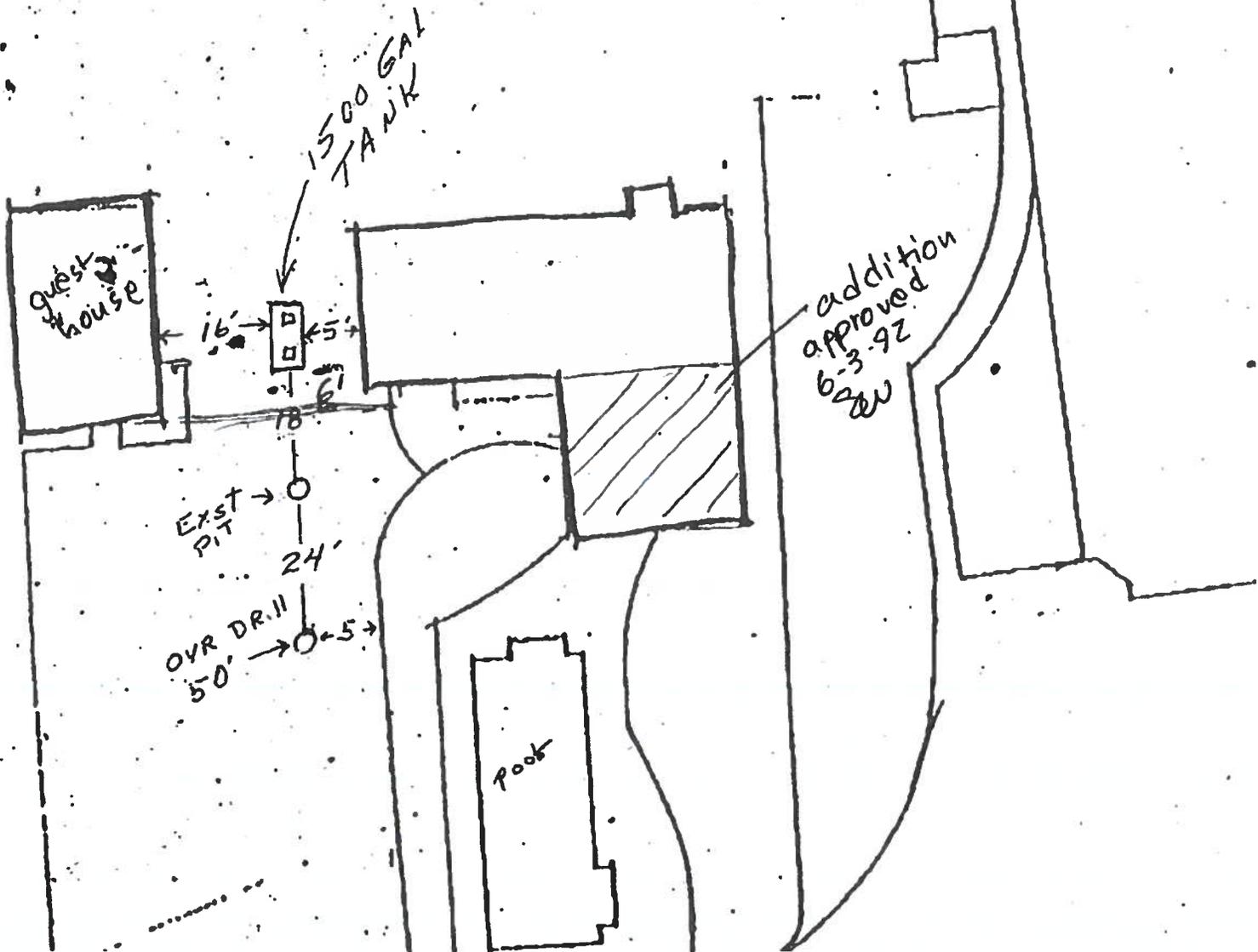
302-110-30

KNO RR

14906 Via Dela Valle

AS BUILT
for dwelling

SW
6-3-92



Phase 1

2 vertical pits
proposed (paving a
capacity form)

7/12/23

The project proposes a Major Use Permit for a Chabad Center (as defined by Zoning Ordinance Section 1348 – Civic, Fraternal or Religious Assembly) on two lots, totaling approximately 2.43-acres. The project proposes to redevelop the existing structures, consisting of the following: a single-family home, a guest house, the Knorr Candle Store, and out-buildings. The existing structures comprise approximately 9,700 square-feet of building area which will be supplemented with approximately 15,000 square-feet of new building area. The project would include two homes, a religious assembly center, administration offices, religious school classrooms, and meeting spaces, and maintain the Candle Store. Outdoor spaces will include landscaped garden areas and perimeter screening. The facility is anticipated to serve a small, local congregation of approximately 75 people. An existing candle gift shop and residential unit will be incorporated into the design. The development will be phased. The facility would include weekly services, as well as other events and gatherings. The administrative office will operate 9:00 AM to 5:00 PM, Monday to Saturday (excepting holidays), with the peak usage occurring on Saturdays. Approximately 46 parking spaces have been proposed. The project may include public road improvements along Via De La Valle. Service availability letters have not been provided at this time and will be required at the time the project is submitted. Fire would be served by the Rancho Santa Fe Fire Protection District. School Service is provided by Solana Beach School District (elementary school) and San Dieguito Union High School (middle and high school). Water service is provided by Santa Fe Irrigation. The project is currently not connected to a sewer district and will rely on septic OR the project will be required to annex into the City of San Diego sewer system (extended approximately 1,500 linear feet along Villa del la Valle, to the west). Grading is estimated be less than eight-feet (8') vertical feet of grading will be necessary on the site, subject to further development of the design. Excavation and fill are not anticipated to exceed 200 cubic yards. The project is subject to General Plan Regional Category Semi-Rural, the General Plan Land Use of SR-2 and Zoning Single Family (RS). The project is not subject to Special Area Regulations. The project is located directly north of Villa De La Valle, approximately 1.9-miles east of Interstate 15, in the San Dieguito Community Planning Area, within unincorporated San Diego County (APNs 302-110-29 and 30).

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) MUP-23-013

Assessor's Parcel Number(s) 302-110-29-00 and 302-110-30-00

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.

 CHABAD JEWISH CENTER OF R S F a non-profit organization

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.

 N/A

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.

 Rabbi Levi Raskin

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]
Signature of Applicant

 LEVI RASKIN
Print Name

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 09-25-23
MUP23-013

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>

