



VINCE NICOLETTI
DIRECTOR

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

TYLER FARMER
ASSISTANT DIRECTOR

April 10, 2026

TO: Planning Commission

FROM: Vince Nicoletti, Acting Director
Planning & Development Services

SUBJECT: Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Revised Tentative Map and Six-Year Time Extension for El Nopal Time Extension Revised Tentative Map 5619 (District: 2)

REVISED TENTATIVE MAP AND TIME EXTENSION INFORMATIONAL ITEM H-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to approve revised conditions (Revised Tentative Map) and extend the period of time (Time Extension) for the El Nopal Tentative Map (TM 5619) to allow completion of the Final Map. The applicant is requesting a Revised Tentative Map which includes changes to the lot lines for Lots 1 through 17, an increase in the size of Lot 'B' to accommodate a larger water quality basin, a reduction of the grading quantities, building pad elevation changes that increase or decrease the final grade by up to 3 feet, and revised utility alignments.

The Director's decision will become final and effective unless the Planning Commission takes action to schedule the Revised Tentative Map and Time Extension for the Planning Commission's consideration at a noticed hearing. If the Planning Commission schedules the matter for a public hearing, the Planning Commission will be the decision-making authority for the Revised Tentative Map and Time Extension.

BACKGROUND

On September 13, 2019, the San Diego County Planning Commission approved a Tentative Map to subdivide 3.86 acres into 17 residential lots for the El Nopal Project (Project). The Project site is located on El Nopal, east of Hillside Meadows Drive, west of Riverford Road, and north of Mast Boulevard, in the Lakeside Community Plan Area. The Planning Commission approved TM 5619 for three years, with an expiration date of September 13, 2022.

Assembly Bill 1561 automatically extended TM 5619 for 18 months to March 13, 2023. The applicant filed a request on August 31, 2022, for a six-year Tentative Map Time Extension to allow more time to satisfy conditions of approval and obtain the Final Map for the property. The new expiration date of the Tentative Map would be March 13, 2029.

An application for a Revised Tentative Map was required due to minor changes to the project and was submitted on March 23, 2023. The Revised Map includes an increase in the size of Lot 'B' to accommodate a larger water quality basin, changes to the lot lines for Lot 1 through 17, a reduction of the grading quantities, building pad elevation changes that increase or decrease the final grade by up to 3 feet and revised utility alignments. The Project is consistent with the General Plan Designation and density of the site and no changes are proposed that require additional analysis pursuant to the California Environmental Quality Act (CEQA).

The Project is located within the Lakeside Community Plan Area. On March 5, 2025, the Lakeside Community Planning Group (CPG) recommended approval of the Tentative Map Time Extension and Revised Map without conditions by a vote of 14-Yes, 0-No, 0-Abstain and 1-Vacant/Absent.

The Director reviewed the application for a Time Extension and a Revised Map with consideration to conformance with all federal, State, and County regulations, including the County General Plan, Lakeside Community Plan, Zoning Ordinance, and CEQA. No significant changes were found to density, zoning, or CEQA requirements as the project is consistent with the density of the General Plan and the minimum lot size. The Time Extension and Revised Map would not introduce new impacts or a change in circumstances that would warrant additional CEQA analysis that was not previously reviewed during the processing of the original Project or tied to conditions of the original Project. The Project has been revised to comply with all updated requirements such as municipal separate storm sewer system (MS4) stormwater regulations. There are no changes to circumstances associated with the Project that would preclude approval of the Time Extension and Revised Map.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the Notice of Preliminary Decision of the Director of Planning & Development Services to approve Revised Map and Tentative Map Time Extension PDS2022-TM-5619TER dated March 31, 2026 (Attachment B) has been issued and filed with the Planning Commission as an Administrative Item. If the Planning Commission so chooses, it can take action to schedule the Revised Tentative Map and Time Extension for the Planning Commission's consideration at a noticed hearing. If the Planning Commission schedules the matter for a public hearing, the Planning Commission will be the decision-making authority for the Revised Tentative Map and Time Extension.

ATTACHMENTS:

Attachment A – Planning Documentation

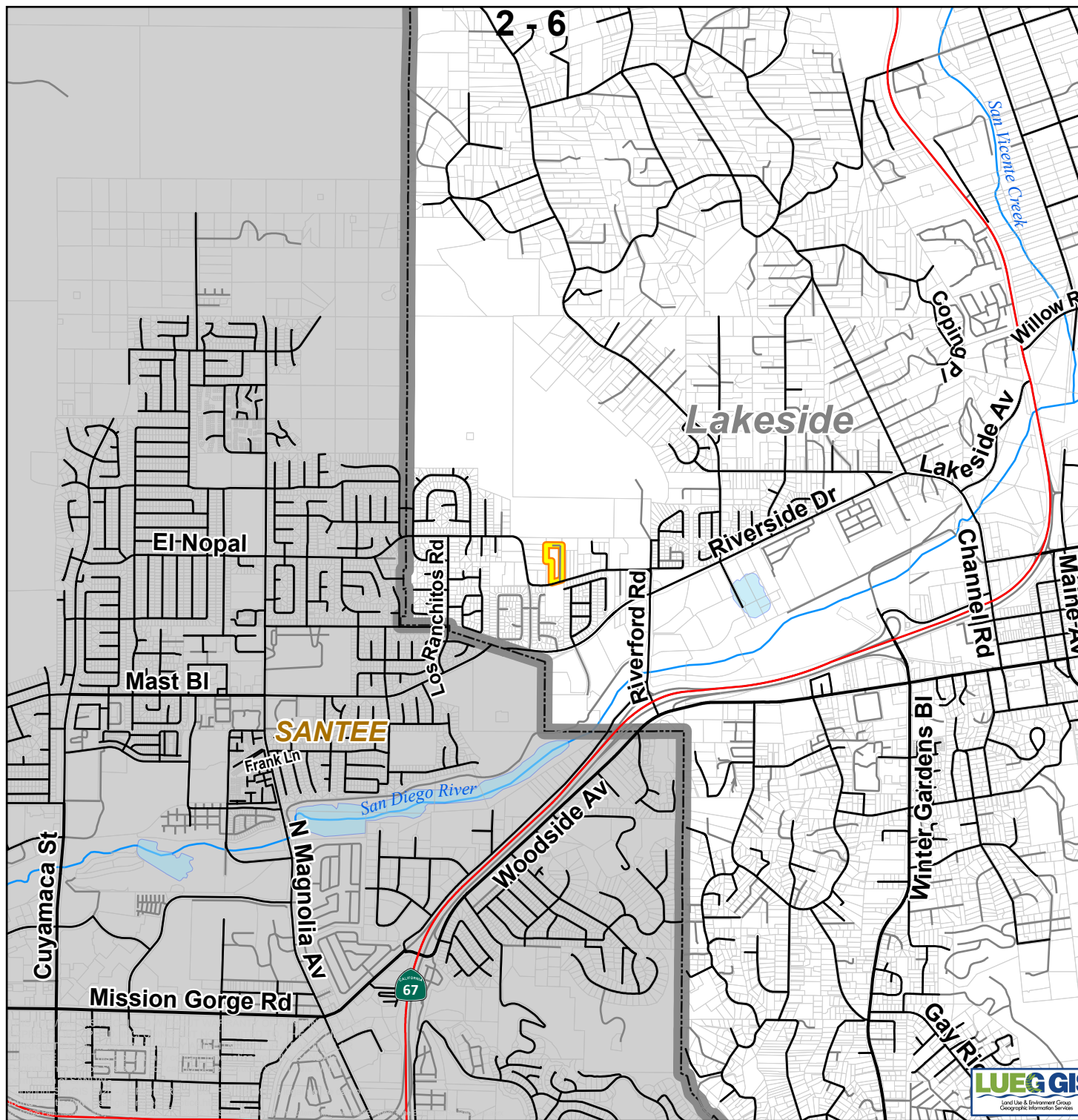
Attachment B – Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Revised Map and a Time Extension for Tentative Map 5619

Attachment C – Environmental Documentation

Attachment D – Public Documentation

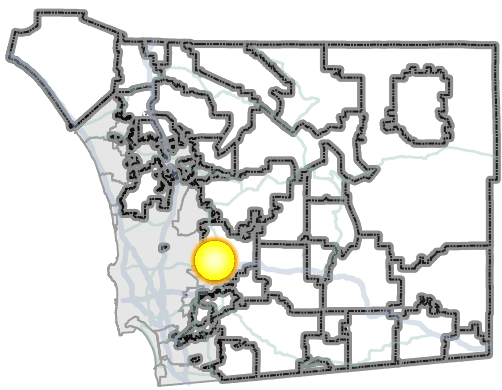
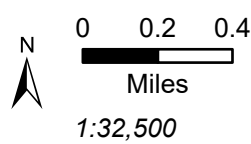
Attachment E – Ownership Disclosure

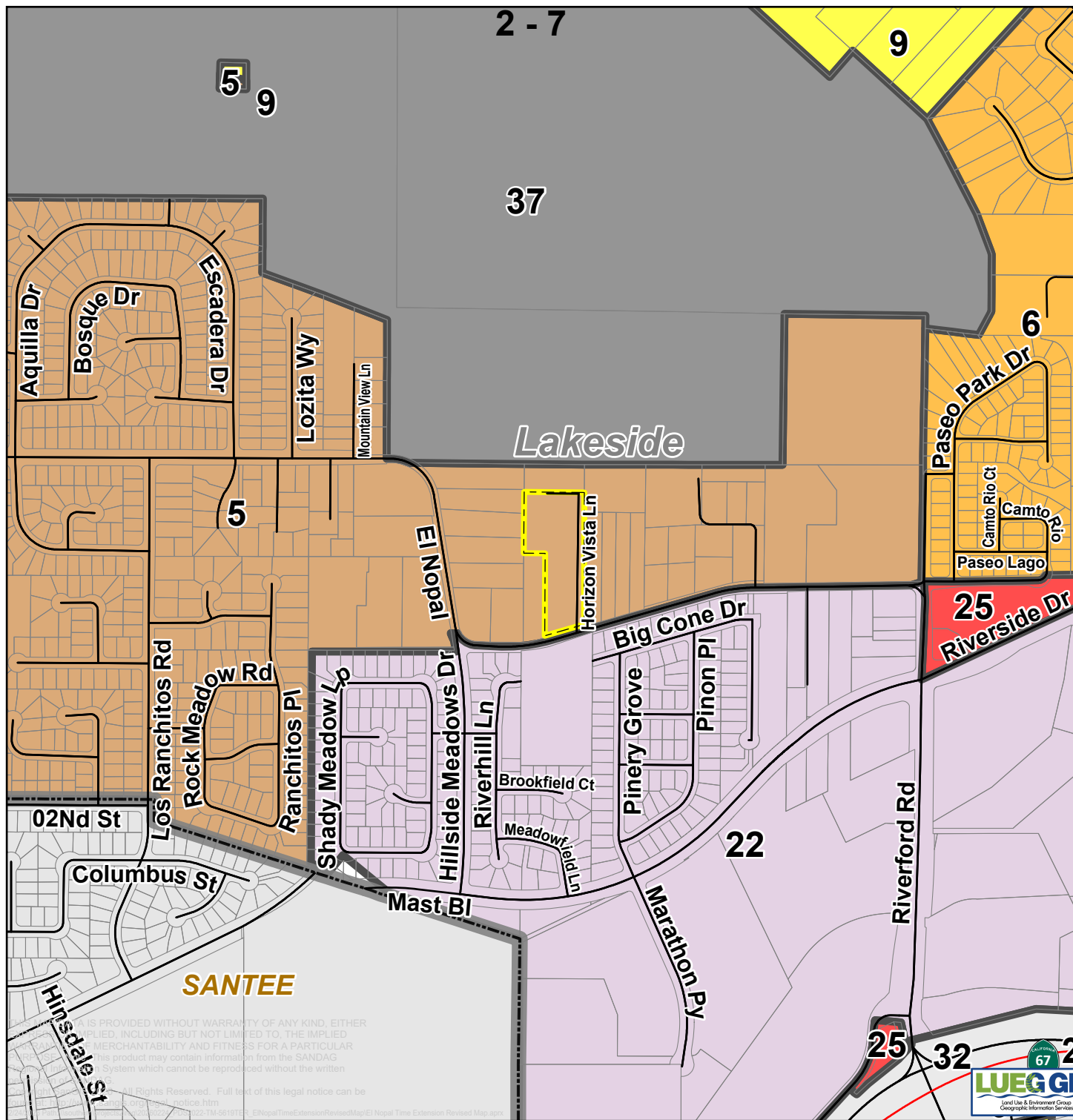
Attachment A – Planning Documentation



El Nopal Time
 Extension Revised
 Map
 PDS2022-TM-5619TER
Vicinity
Lakeside
Community Plan Area

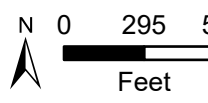
- Roads
- Site
- Parcels
- Incorporated
- CPA





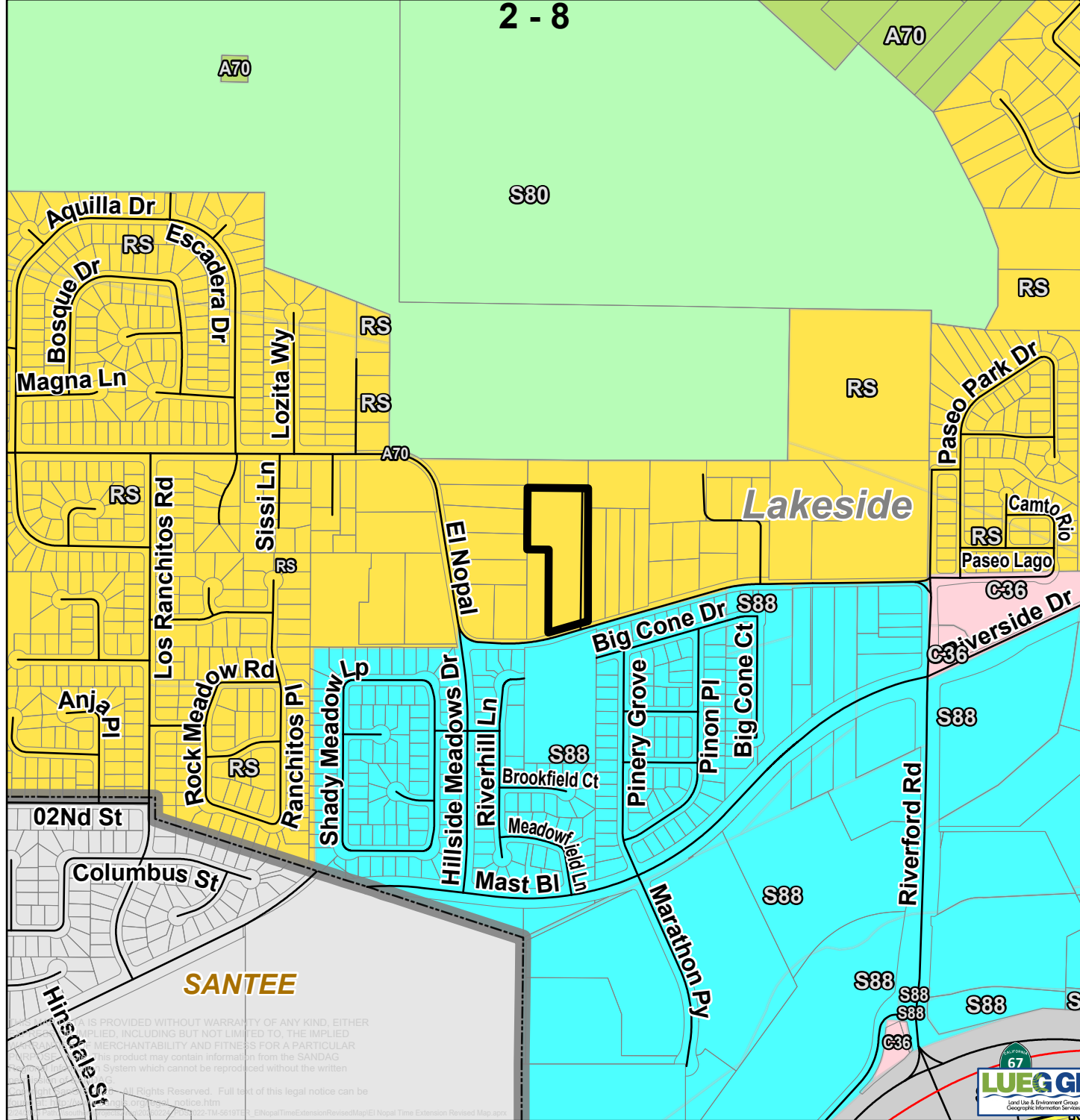
El Nopal Time Extension Revised Map
PDS2022-TM-5619TER
General Plan
Lakeside
Community Plan Area

- | | | | | | | | | | | | | |
|-------|------|---------|--------------|-----|---------------------|----------------------------------|----------------------------------|-----------------------------------|-------------------------|-------------------------|------------------------------------|--------------------------------|
| Roads | Site | Parcels | Incorporated | CPA | General Plan | (5) Village Residential (VR-7.3) | (6) Village Residential (VR-4.3) | (9) Semi-Rural Residential (SR-1) | (22) Specific Plan Area | (25) General Commercial | (32) Public/Semi-Public Facilities | (37) Open Space (Conservation) |
|-------|------|---------|--------------|-----|---------------------|----------------------------------|----------------------------------|-----------------------------------|-------------------------|-------------------------|------------------------------------|--------------------------------|



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 2022-TM-5619TER_ElNopalTimeExtensionRevisedMapElNopalTimeExtensionRevisedMap.aprx

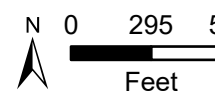




El Nopal Time
 Extension Revised
 Map
 PDS2022-TM-5619TER

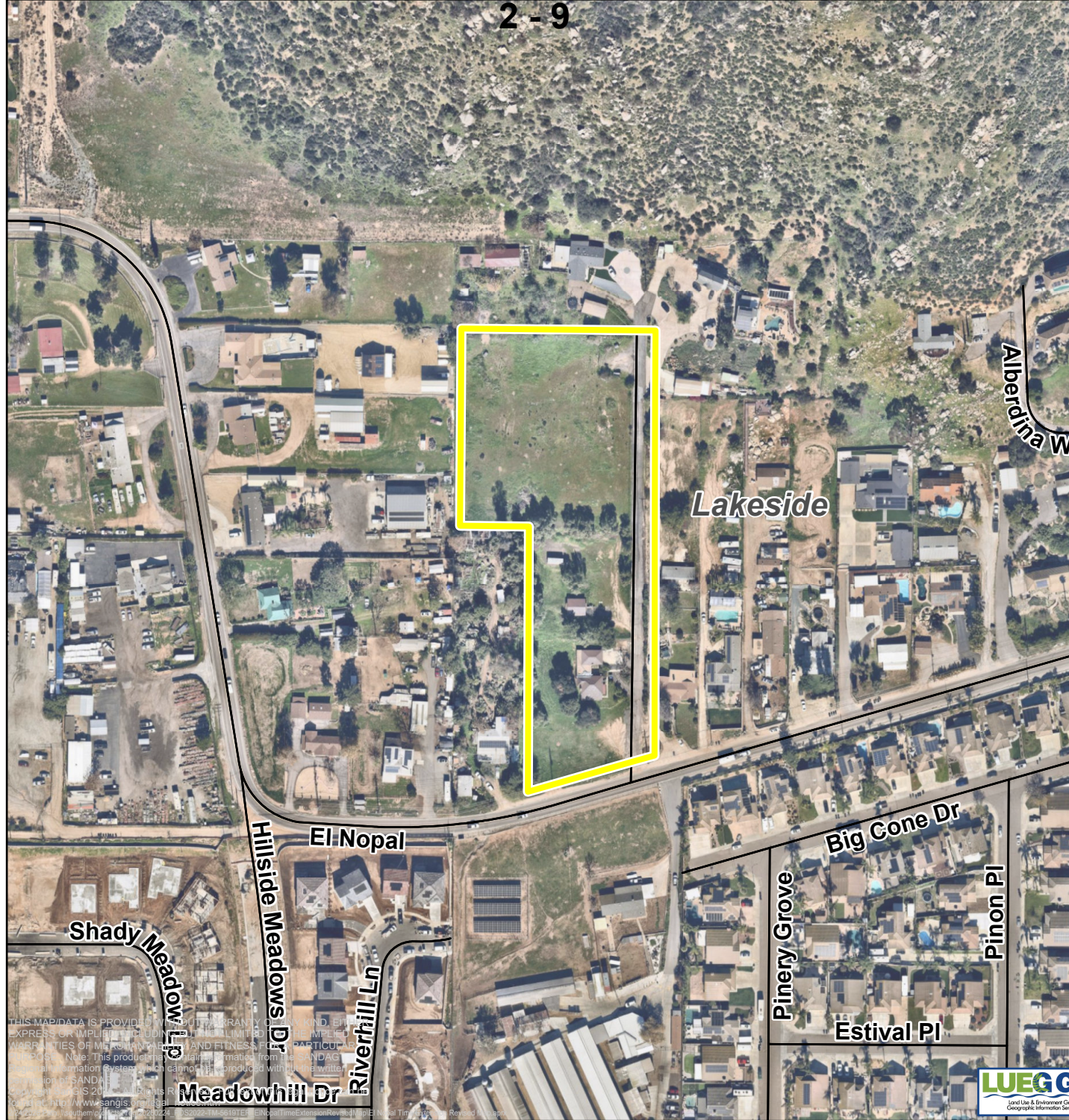
Zoning
 Lakeside
 Community Plan Area

- | | | |
|--------------|-----------------------------|----------------------------------|
| Roads | Zoning | (RS) Residential - Single |
| Site | (A) Agriculture | (RR) Rural Residential |
| Parcels | (C##) Commercial and Office | (S88) Specific Plan |
| Incorporated | (S80) Open Space | (S##) Transportation and Utility |
| CPA | | |



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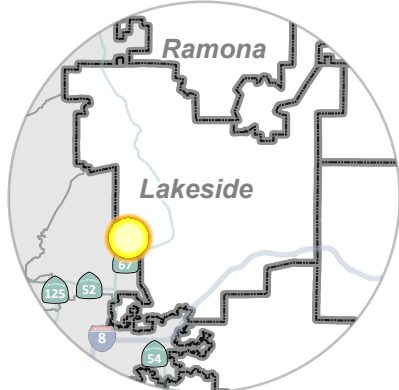


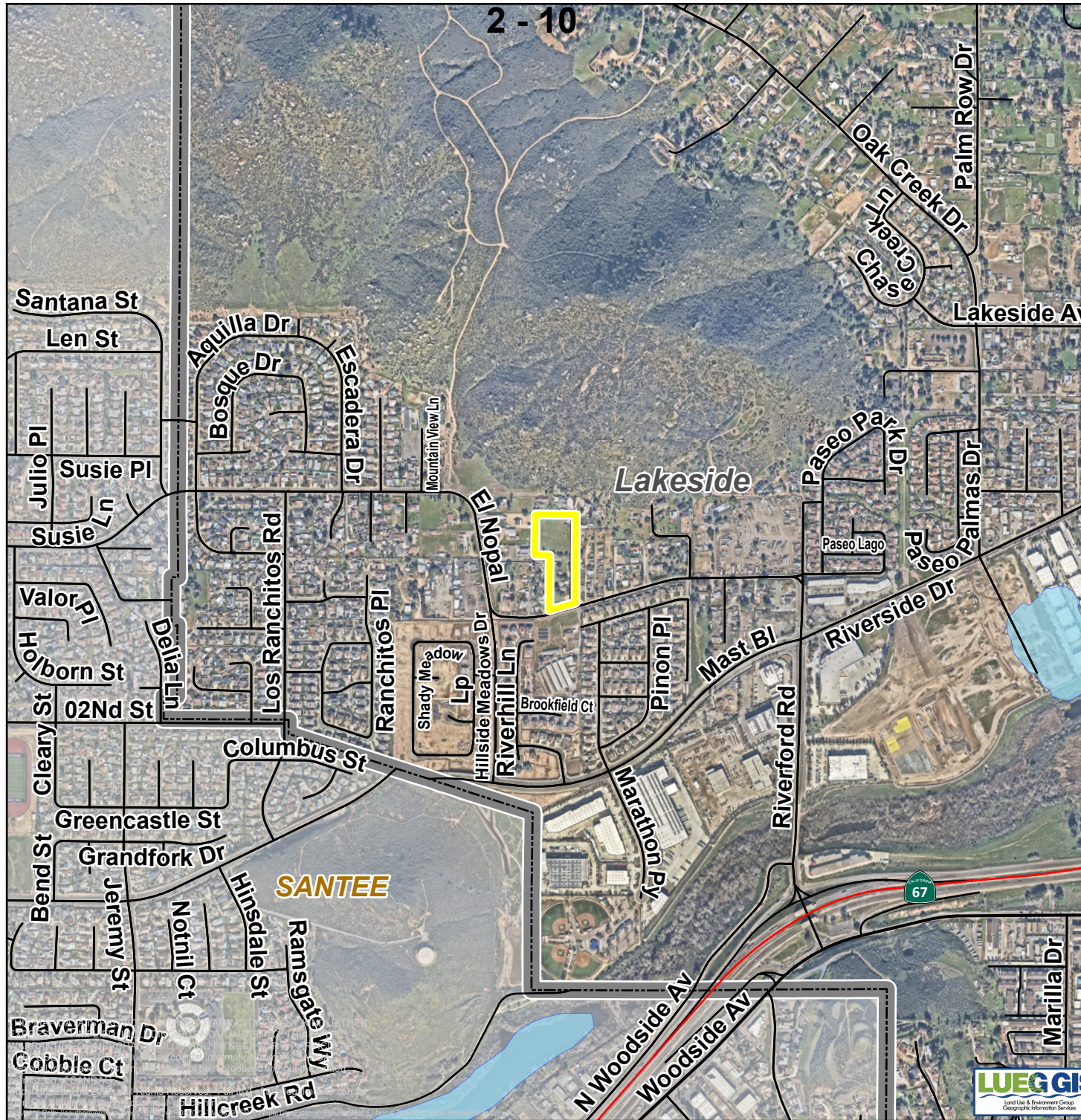
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 PDS2022-TM-5619TER, El Nopal Time Extension Revised Map, Lakeside Community Plan Area



El Nopal Time Extension Revised Map
 PDS2022-TM-5619TER
Aerial
 Lakeside
 Community Plan Area

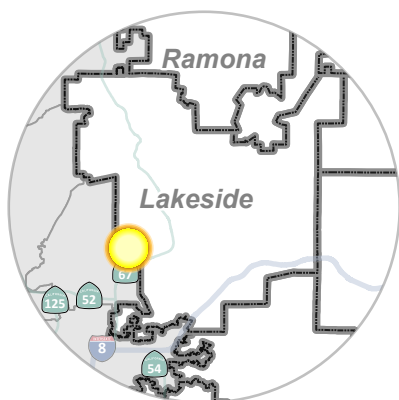
-  Roads
-  Site
-  CPA

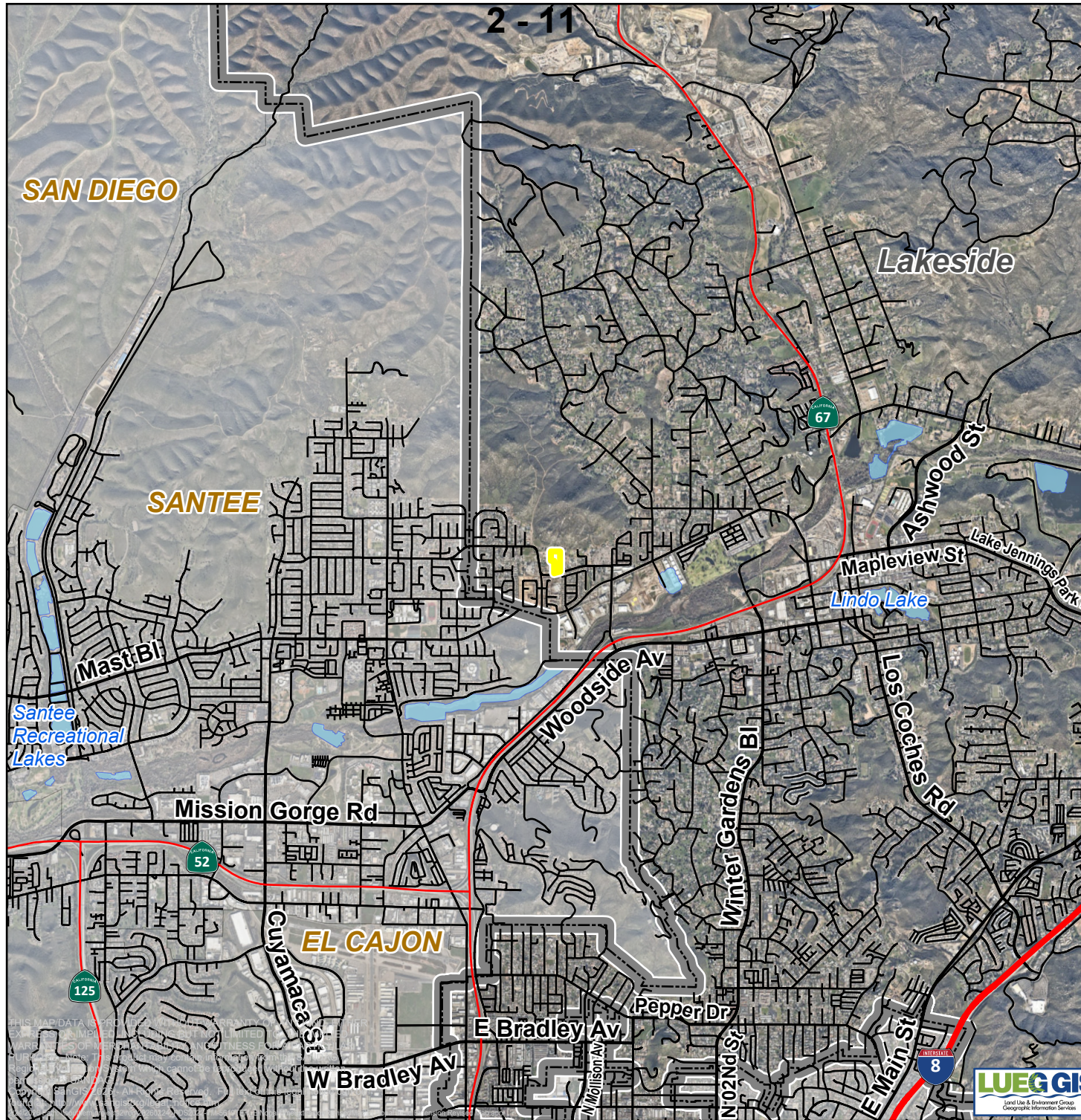




El Nopal Time
 Extension Revised
 Map
 PDS2022-TM-5619TER
Aerial
 Lakeside
 Community Plan Area

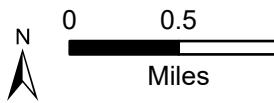
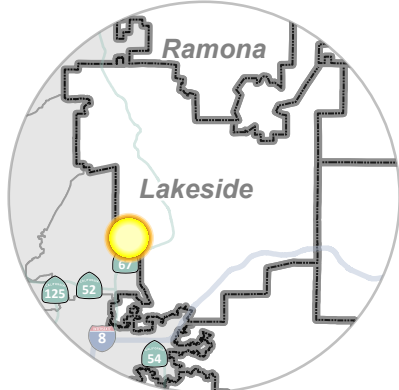
- Roads
- Site
- Incorporated
- CPA





El Nopal Time
 Extension Revised
 Map
 PDS2022-TM-5619TER
Aerial
Lakeside
Community Plan Area

- Roads
- Site
- Incorporated
- CPA



COUNTY OF SAN DIEGO PDS2022-TM-5619TER

TENTATIVE MAP

EXISTING LEGAL DESCRIPTION
 PARCELS IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
 AS SHOWN ON THE TENTATIVE MAP OF COMPLIANCE RECORDED 5-20-15
 AS DOC # 2015-0142448

SITE ADDRESS
 11320 EL NOPAL LAKESIDE, CA 92040

ASSESSORS PARCEL NUMBER
 379-023-39-00

PROJECT INFORMATION

PROPERTY CHARACTERISTICS

AREA TABLE	AREA TABLE
PARCEL NO.	AREA (SQ. FT.)
1	7,593
2	6,004
3	6,203
4	6,022
5	6,003
6	6,027
7	6,394
8	6,107
9	6,596
10	6,680
11	6,611
12	6,559
13	6,113
14	6,113
15	6,002
16	6,605
17	6,190
18	6,190
19	6,618
20	7,778

EXISTING ZONING

USE REGULATIONS	AS
ANIMAL REGULATIONS	0
DENSITY	N/A
LOT SIZE	6,000 SF
MINIMUM LOT SIZE	6,000 SF
TOTAL NUMBER OF LOTS	17 RESIDENTIAL
GENERAL PLAN REGIONAL CATEGORY	VILLAGE
GENERAL PLAN LAND USE DESIGNATION	VR-7.3
COMMUNITY PLAN	LAKESIDE

DISTRICTS

WATER: PADRE DAM MUNICIPAL WATER DISTRICT
 SEWER: PADRE DAM MUNICIPAL WATER DISTRICT
 FIRE: LAKESIDE FIRE PROTECTION DISTRICT
 SCHOOLS: GROSSMONT UNION HIGH SCHOOL DISTRICT

SITE WORK INFORMATION

TOPOGRAPHIC SURVEY: PROVIDED BY PHOTOGRAMMETRIC
 FLOWN ON JULY 13, 2013
 GRADING: CUT = 4,275 CY; FILL = 4,395 CY
 IMPORT/EXPORT = 380 CY
 PERCENT OF TOTAL SITE GRADED: 100%

ASSOCIATED PERMITS: NONE

SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION
 SHALL BE PROVIDED WITH A SOLAR ACCESS STATEMENT FOR
 EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS
 REQUIRED BY SECTION 81.401(m) OF THE SUBDIVISION
 ORDINANCE.

STREET LIGHTS WILL BE PER COUNTY STANDARDS.

TENTATIVE MAP NOTES

- PARK LAND DEDICATION STATEMENT: WILL PAY IN-LIEU FEE
 WILL NOT OPPOSE AN ASSESSMENT DISTRICT.
- SPECIAL ASSESSMENT ACT PROCEEDINGS STATEMENT:
 WILL NOT OPPOSE AN ASSESSMENT DISTRICT.
- AT THE TIME OF RECORDATION OF THE FINAL MAP, THE NAME OF
 THE PERSON AUTHORIZING THE MAP AND WHOSE NAME APPEARS ON
 THE SURVEYOR'S CERTIFICATION AS THE PERSON WHO REQUESTED
 THE MAP, SHALL BE THE NAME OF THE OWNER OF THE SUBJECT
 PROPERTY.
- CERTIFICATION BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH WITH
 RESPECT TO SEWAGE DISPOSAL SHALL BE SHOWN ON THE FINAL
 MAP.
- LOTS 1-10, 11 & 17 ARE WITHIN THE SAN VICENTE DAM
 INUNDATION ZONE AND MUST COMPLY WITH COUNTY FLOOD DAMAGE
 PREVENTION AND COUNTY WATERSHED PROTECTION ORDINANCES.

EXISTING EASEMENTS:

- NECESSARY RIGHTS OF WAY OVER HEREIN DESCRIBED PROPERTY TO THE EXISTING COUNTY ROADS ABUTTING
 THEREON NOR EXCEEDING 1 EASTERN AND 1 WESTERN OUTLET, AS CONVERTED BY DEED FROM JOSEPH
 WINCHESTER, RECORDED AUGUST 8, 1988 IN BOOK 131, PAGE 374 OF DEEDS. THE EXACT LOCATION CAN
 NOT BE DETERMINED FROM RECORD AND CAN NOT BE PLOTTED.
- AN EASEMENT FOR ROAD PURPOSES AS RESERVED BY VICTOR L. BALDWIN AND CAROLYN O. BALDWIN,
 HUSBAND AND WIFE, RECORDED MARCH 11, 1949, BOOK 3138, PAGE 17; O.R. AND RE-RECORDED
 FEBRUARY 28, 1950 IN BOOK 3517, PAGE 498, OF O.R.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC
 COMPANY, RECORDED MAY 11, 1949 IN BOOK 3652, PAGE 49, OF O.R.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF VICTOR L. AND CAROLYN O.
 BALDWIN, RECORDED APRIL 16, 1951 IN BOOK 4068, PAGE 163, OF O.R.
- AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES IN FAVOR OF H.J. BUTSON AND HELEN WAY
 BUTSON, HUSBAND AND WIFE, RECORDED JUNE 22, 1953 IN BOOK 4897, PAGE 490, OF O.R.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC
 COMPANY, RECORDED OCTOBER 25, 1956 IN BOOK 6315, PAGE 398, OF O.R.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC
 COMPANY, RECORDED OCTOBER 25, 1956 IN BOOK 6315, PAGE 350, OF O.R.
- AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY
 RECORDED OCTOBER 25, 1956 IN BOOK 6315, PAGE 356, OF O.R.
- AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF
 AN EMMETT ALLEN AND SHEILA WELCH, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED APRIL 1,
 1974 AS INSTRUMENT NO. 1974-06224, OF O.R.
- AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY IN FAVOR OF THOMAS P. EMERY AND
 KATHERINE E. EMERY, RECORDED APRIL 1, 1974 AS INSTRUMENT NO. 1974-06223, OF O.R.
- AN IRREVOCABLE OFFER TO DEDICATE ONSITE RIGHT-OF-WAY TO THE COUNTY OF SAN DIEGO PER FINAL MAP.

PROPOSED EASEMENTS:

- A NON-EXCLUSIVE WATER EASEMENT TO
 PADRE DAM MUNICIPAL WATER DISTRICT
 PER FINAL MAP.
- PRIVATE DRAINAGE EASEMENT PER FINAL MAP.
- PRIVATE SEWER EASEMENT PER FINAL MAP.

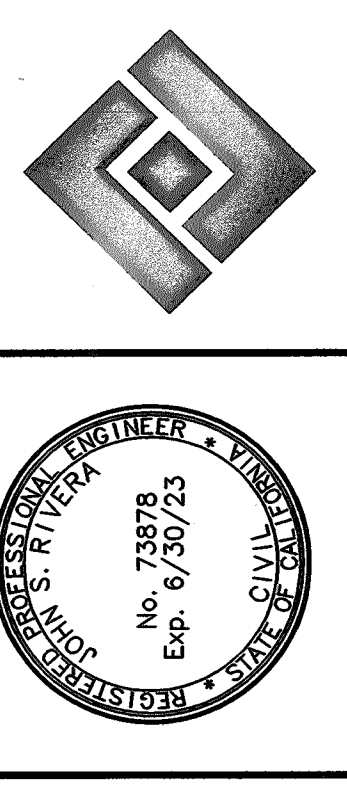
OWNERS/APPLICANT

SCSS DEVELOPMENT, LLC
 JAMES R. LACKRITZ AND KAREN K. LACKRITZ
 TRUST DATED NOVEMBER 12, 2003
 SAN DIEGO, CA 92123
 (619) 922-8494

SULIM WIKO, MANAGING MEMBER
 DATE: 12/22/2025

PREPARED BY:

Fusion Eng Tech
 1810 Gillespie Way, 207
 El Cajon, CA 92020
 (619) 736-2800



DESIGNED BY:

JAMES R. LACKRITZ

DRAWN BY:

B.J.P.

CHECKED BY:

J.S.R.

MAP PREPARED UNDER THE SUPERVISION OF

JOSEPH RUTERA

DATE:

12/22/25

EXPIRES:

09/23

FILE NO.:

73978

DESIGNED BY:

JAMES R. LACKRITZ

DRAWN BY:

B.J.P.

CHECKED BY:

J.S.R.

MAP PREPARED UNDER THE SUPERVISION OF

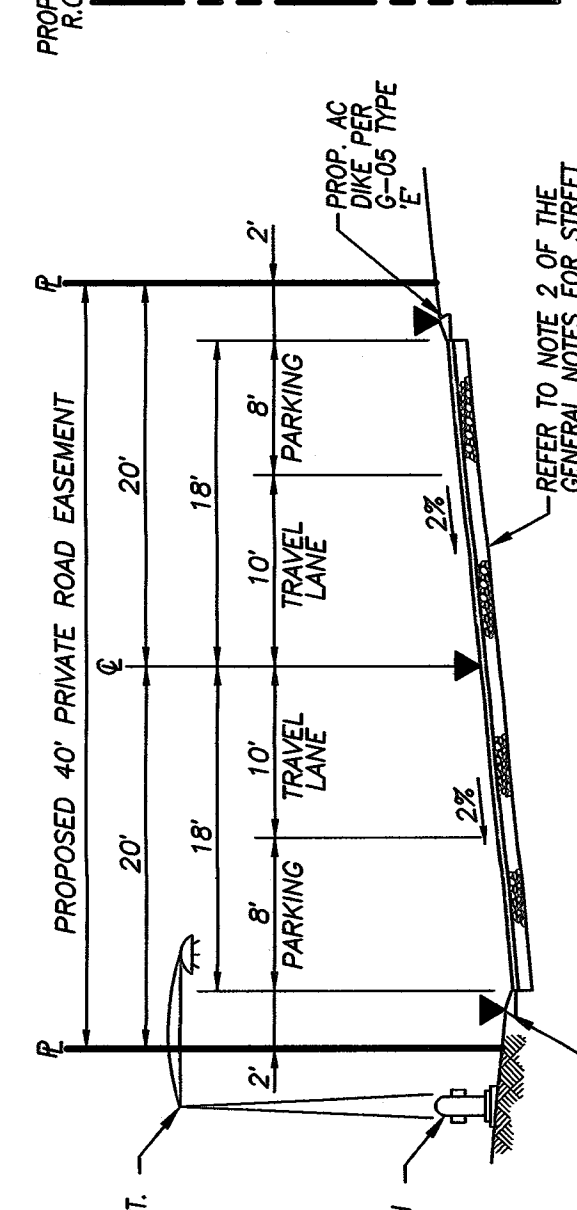
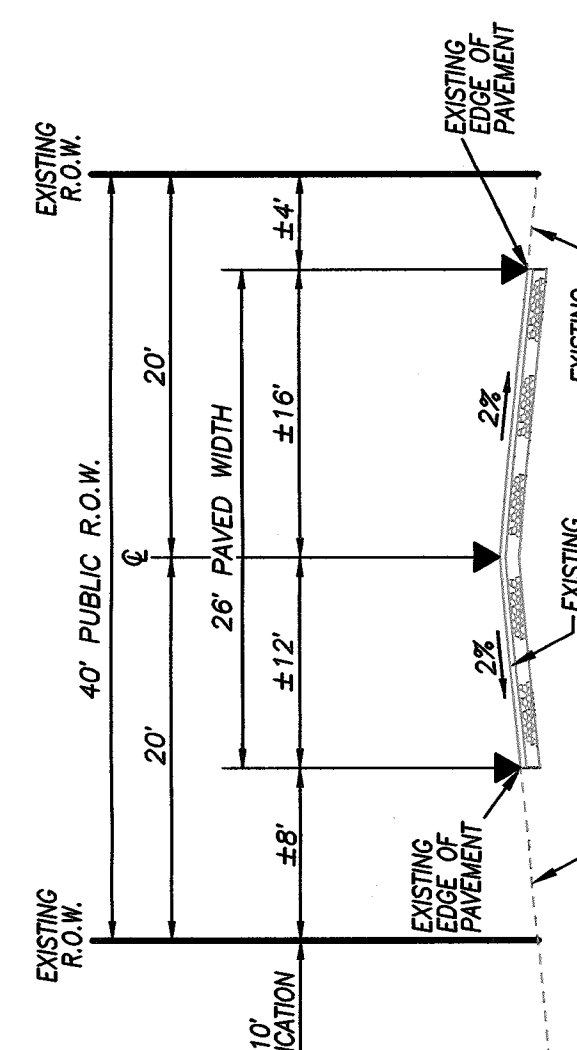
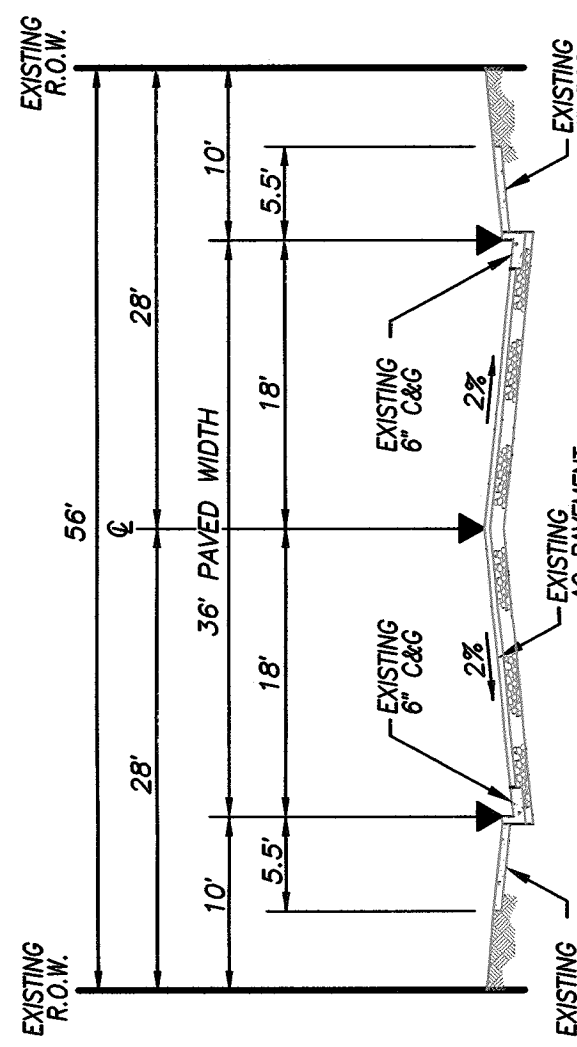
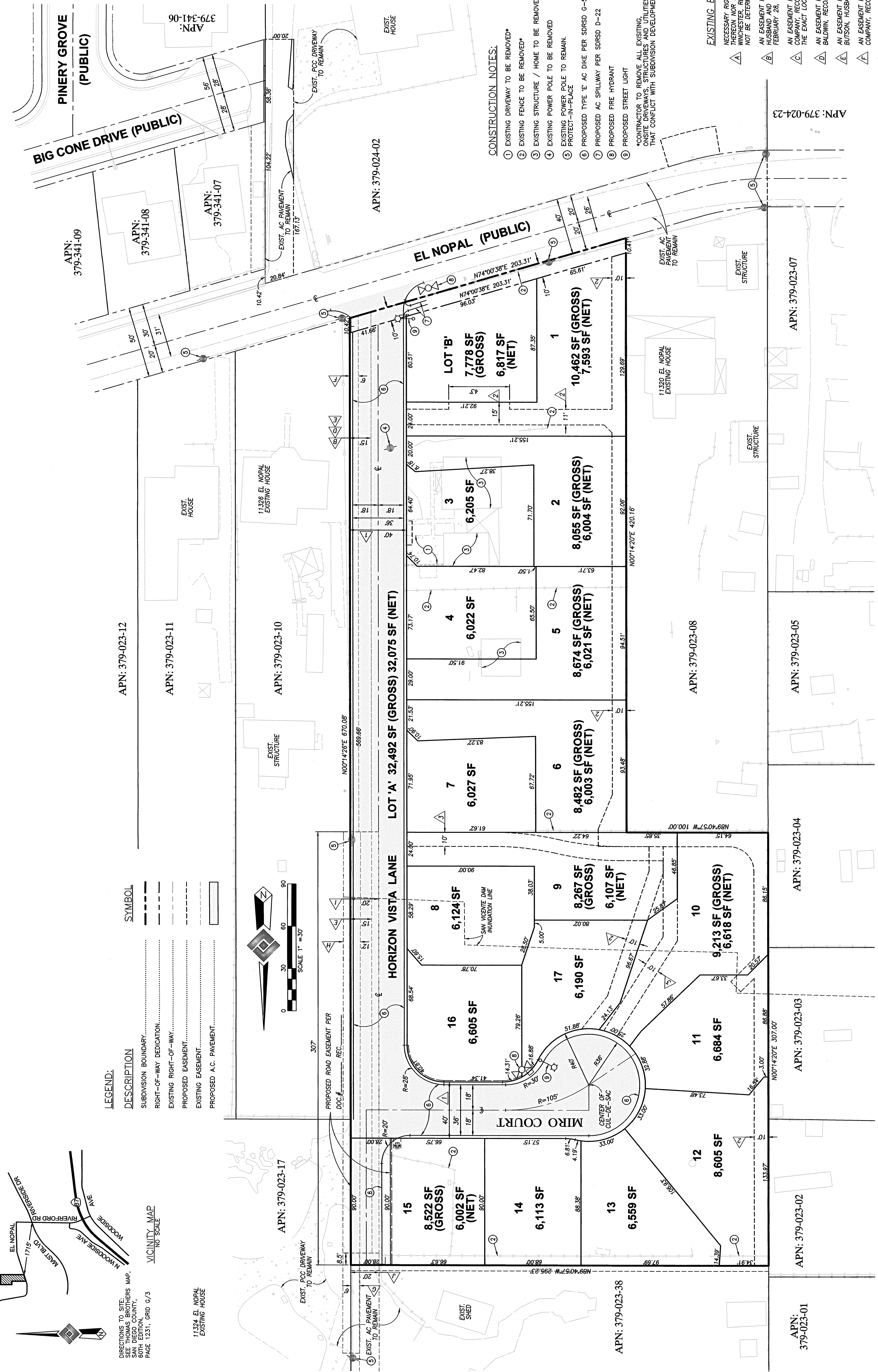
JOSEPH RUTERA

DATE:

12/22/25

EXPIRES:

09/23



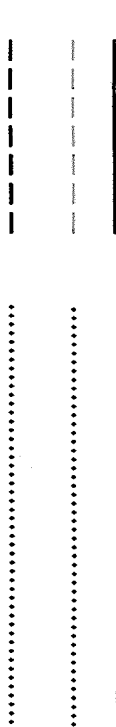
LEGEND:

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	---
RIGHT-OF-WAY DEDICATION	---
EXISTING RIGHT-OF-WAY	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
PROPOSED A.C. PAVEMENT	---

ORIENTING TO SITE:
 SEE THOMAS BROTHERS MAP,
 SAN DIEGO COUNTY,
 PAGE 1231, GRID O/3

VICINITY MAP
 NO SCALE

11324 EL NOPAL
 EXISTING HOUSE



EXISTING BIG CONE DRIVE (PUBLIC)
 NOT TO SCALE

EXISTING EL NOPAL (PUBLIC)
 NOT TO SCALE

PROPOSED PRIVATE STREET "A"
 NOT TO SCALE

TENTATIVE MAP
 SUBDIVISION
11320 EL NOPAL
 LAKESIDE, CALIFORNIA
 APN 379-023-39-00

TM5619

SDC PDS RCVD 02-19-26
 TM5619TER

PRELIMINARY GRADING PLAN

EL NOPAL

OWNER/APPLICANT
SCSS DEVELOPMENT, LLC
2608 WEST CANYON AVE
SAN DIEGO, CA 92123
PHONE: 760-433-1000
FAX: 760-433-1001
EMAIL: SALES@SCSSPAGES.COM

SITE ADDRESS/LOT SIZE
11320 E. NOPAL, LAKESIDE, CA 92040
EXISTING LOT SIZE: 187,081 SF / 3.84 ACRE

ASSESSORS PARCEL NUMBER
379-023-39-00

EXISTING LEGAL DESCRIPTION
PARCEL 39 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE CERTIFICATE OF COMPLIANCE, RECORDED AS DOC # 2016-0142449.

TOPOGRAPHY SOURCE
TOPOGRAPHIC SURVEY: PROVIDED BY PHOTOGRAMMETRIC TEAM ON JULY 15, 2019

BENCHMARK
DESCRIPTION: PT. 2170 - 3/4" PIPE WITH DISC, STAMPED "RCE 20516"
LOCATION: SOUTHEAST CORNER OF PARCEL 3, PM 11542.
SOURCE: ROG 12342

BASIS OF BEARINGS
THE WESTERLY LINE OF THAT 10.85 AC TRACT OF LAND SHOWN ON ROS 1553, BEING N 00°04'25" E.

SHEET INDEX
SHEET C-1.....TITLE SHEET, EXISTING CONDITIONS AND DEMOLITION PLAN
SHEET C-2.....PRELIMINARY GRADING PLAN

LEGEND:

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY.....	---
EXISTING RIGHT-OF-WAY.....	---
EXISTING EASEMENT.....	---
EXISTING CONTOURS.....	---
EXISTING TREES.....	---

CONSTRUCTION NOTES:

- EXISTING DRIVEWAY TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING STRUCTURE / HOME TO BE REMOVED
- EXISTING POWER POLE TO BE REMOVED
- EXISTING POWER POLE TO REMAIN. PROTECT-IN-PLACE
- EXISTING WALL TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING OVERHEAD TO BE REMOVED

EXISTING EASEMENTS:
NECESSARY RIGHTS OF WAY OVER HEREIN DESCRIBED PROPERTY TO THE EXISTING COUNTY ROADS ABUTTING THEREON NOR EXCEEDING 1 EASTERN AND 1 WESTERN OUTLET, AS CONVEYED BY DEED FROM JOSEPH WINCHESTER, RECORDED AUGUST 1, 1974 AS INSTRUMENT NO. 1974-80224, OF O.R. THE EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD AND CAN NOT BE PLOTTED.

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AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 11, 1949 IN BOOK 2837, PAGE 48, OF O.R.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF H.J. CAROLIN G. BALDWIN, RECORDED APRIL 16, 1951 IN BOOK 4066, PAGE 163, OF O.R.

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AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 23, 1958 IN BOOK 6315, PAGE 383, OF O.R.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 23, 1958 IN BOOK 6315, PAGE 350, OF O.R.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 23, 1958 IN BOOK 6315, PAGE 382, OF O.R.

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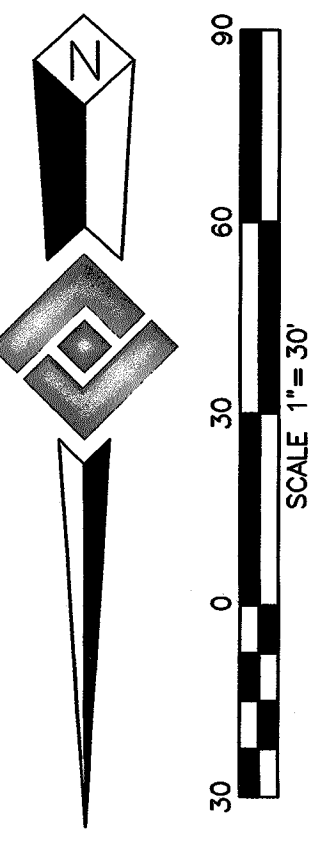
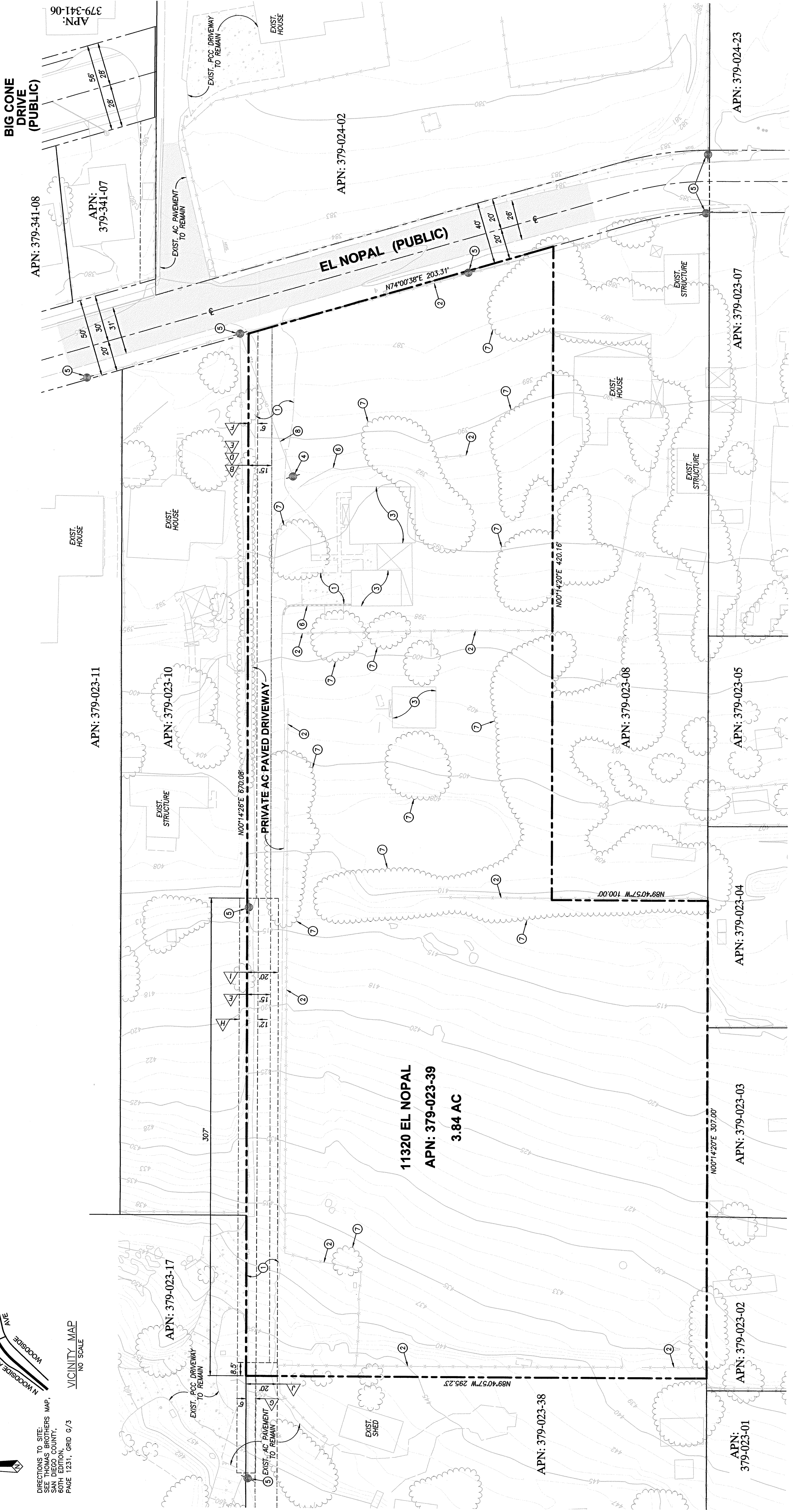
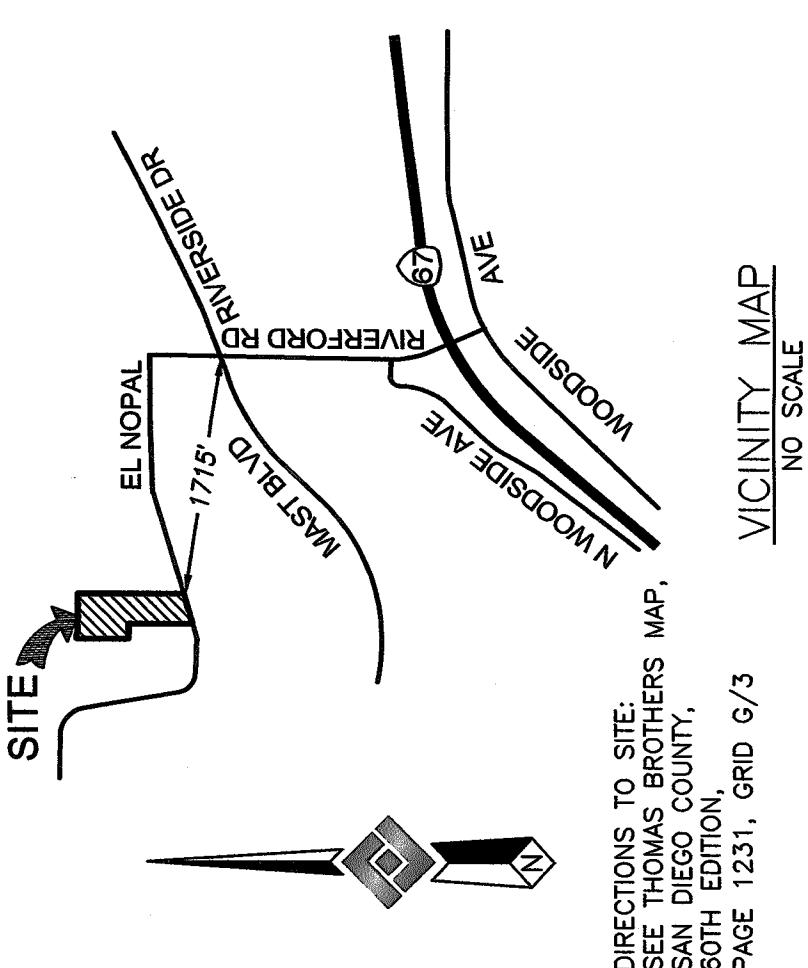
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AN IRREVOCABLE OFFER TO DEDICATE ON-SITE RIGHT-OF-WAY TO THE COUNTY OF SAN DIEGO PER FINAL MAP.

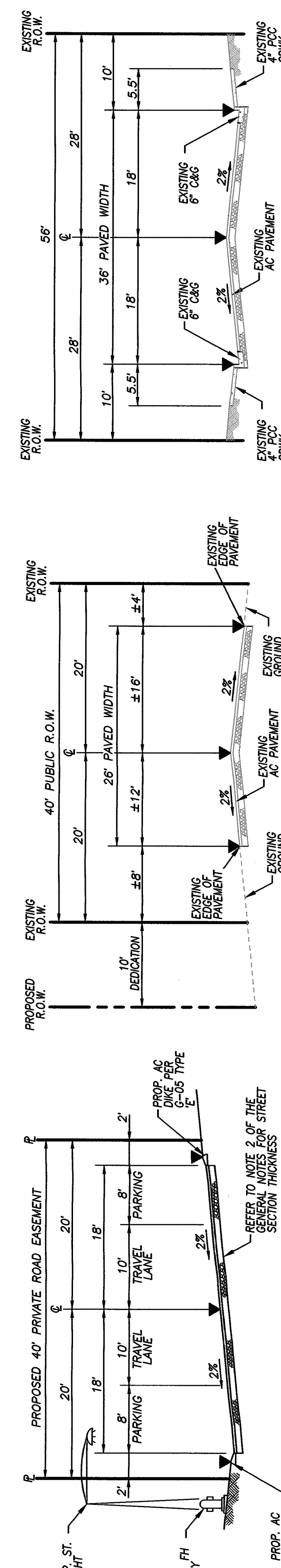
PRELIMINARY GRADING PLAN
TITLE SHEET
11320 EL NOPAL
LAKESIDE, CALIFORNIA
APN 379-023-39-00

SHEET
C1

TM5619



EXISTING CONDITION + DEMOLITION PLAN



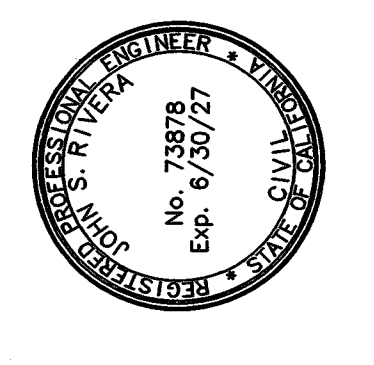
OWNERS/APPLICANT
SCSS DEVELOPMENT, LLC
2608 WEST CANYON AVE
SAN DIEGO, CA 92123
(619) 922-4544

SUBV. MGR., MANAGING MEMBER
DATE

DESIGNED BY
J.S.R.
DATE: 12/23/25

CHECKED BY
J.S.R.
DATE: 12/23/25

PREPARED BY:
Fusion Eng Tech
1810 Gillespie Way, 207
El Cajon, CA 92020
(619) 736-2800

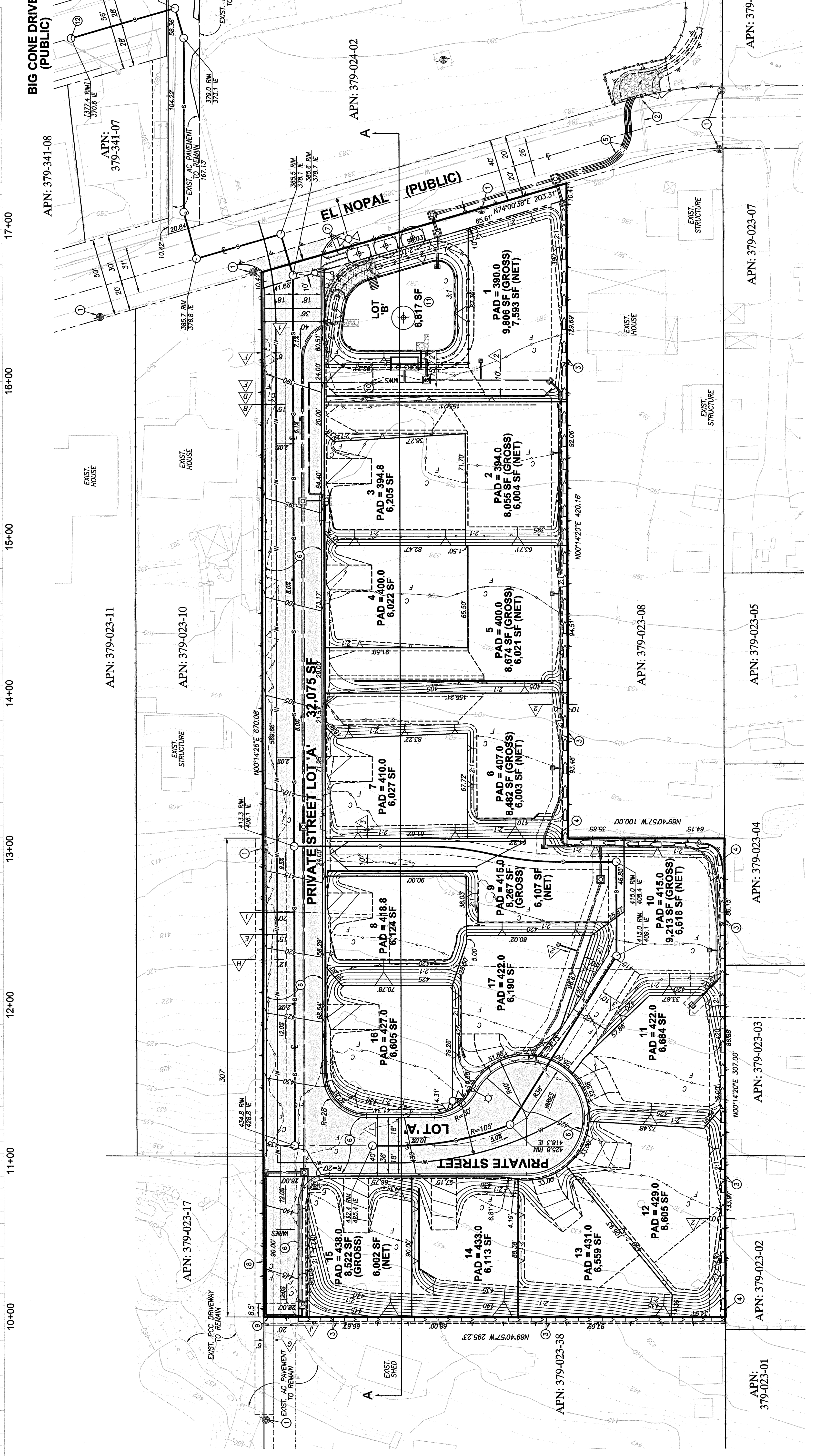
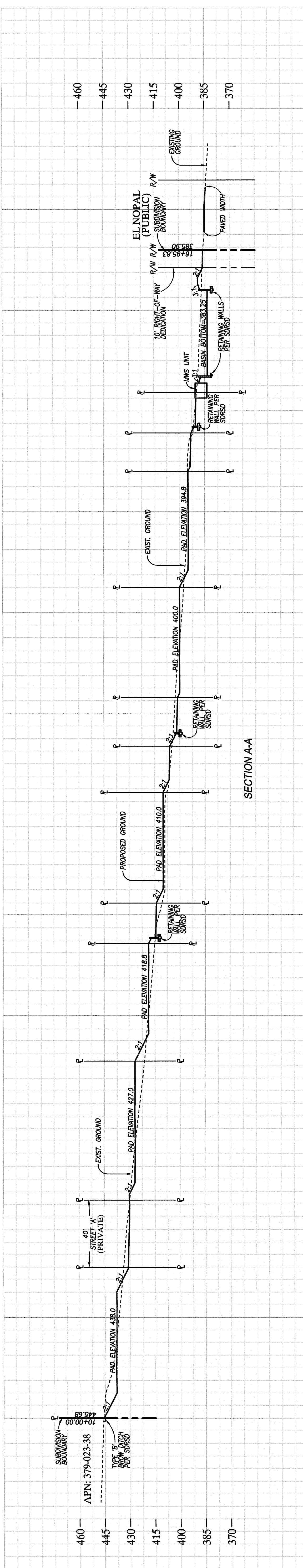


PRELIMINARY GRADING PLAN

DESCRIPTION	STD. DWG.	SYMBOL
SUBDIVISION BOUNDARY	---	---
RIGHT-OF-WAY DEDICATION	---	---
EXISTING RIGHT-OF-WAY	---	---
PROPOSED EASEMENT	---	---
EXISTING EASEMENT	---	---
PROPOSED A.C. PAVEMENT	---	---
EXISTING CONTOUR	---	---
FINISH CONTOUR	---	---
DAYLIGHT LINE	---	---
CUT/FILL LINE	---	---
SLOPE (2:1 MAX)	---	---
FLOW DIRECTION/GRADE	---	---
ENERGY DISSIPATOR	---	---
STORM DRAIN PIPE	---	---
TYPE 'A' STORM CLEANOUT	---	---
TYPE 'B' CURB INLET	---	---
SDRS STORM DRAIN HEADWALL	---	---
TYPE 'G' CATCH BASIN	---	---
TYPE 'F' CATCH BASIN	---	---
BROOKS 1818 CATCH BASIN	---	---
MMS UNIT	---	---
TREE WELL	---	---
FIRE HYDRANT	---	---
STREET LIGHT	---	---
WATER MAIN	---	---
SEWER MAIN	---	---
SEWER MANHOLE	---	---

- CONSTRUCTION NOTES:**
- EXISTING POWER POLE TO REMAIN. PROTECT-IN-PLACE
 - EXISTING 21"x15" CSEA STORM DRAIN CULVERT TO REMAIN. CONNECT TO PROPOSED STRAIGHT HEADWALL
 - PROPOSED BROW DITCH PER SDRSD D-75
 - PROPOSED SPLASH WALL
 - PROPOSED DUAL 18" RCP STORM DRAIN PIPE
 - PROPOSED AC DIKE PER SDRSD G-5
 - PROPOSED AC SPILLWAY PER SDRSD D-22
 - PROPOSED SLOTTED PIPE DRAIN
 - PROPOSED CHANNEL DRAIN
 - PROPOSED WATER QUALITY TREATMENT DEVICE - MODULAR WETLAND OR APPROVED EQUIV.
 - PROPOSED DETENTION/HYDROMODIFICATION BASIN
 - CONNECT TO EXISTING 8" PUBLIC SEWER
- PROPOSED EASEMENTS:**
- A NON-EXCLUSIVE WATER EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT PER FINAL MAP.
 - PRIVATE DRAINAGE EASEMENT PER FINAL MAP.
 - PRIVATE SEWER EASEMENT PER FINAL MAP.

- EXISTING EASEMENTS:**
- NECESSARY RIGHTS OF WAY OVER HEREIN DESCRIBED PROPERTY TO THE EXISTING COUNTY ROADS ABUTTING THEREON EXCEEDING 1 EASTERN AND WESTERN OUTLET, AS COVERED BY DEED FROM JOSEPH WINCHESTER, RECORDED AUGUST 6, 1888 IN BOOK 131, PAGE 374 OF DEEDS. THE EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD AND CAN NOT BE LOCATED.
 - AN EASEMENT FOR ROAD PURPOSES AS RESERVED BY VICTOR L. BALDWIN AND CAROLYN O. BALDWIN, HUSBAND AND WIFE, RECORDED MARCH 14, 1948 IN BOOK 301, PAGE 498, OF O.R.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 11, 1949 IN BOOK 287, PAGE 49, OF O.R.
 - THE EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD AND CAN NOT BE LOCATED.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF VICTOR L. AND CAROLYN O. BALDWIN, RECORDED APRIL 16, 1951 IN BOOK 468, PAGE 163, OF O.R.
 - AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES IN FAVOR OF H.L. BUJON AND HELEN MAE BUJON, HUSBAND AND WIFE, RECORDED JUNE 22, 1955 IN BOOK 489, PAGE 486, OF O.R.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 25, 1956 IN BOOK 651, PAGE 366, OF O.R.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 25, 1956 IN BOOK 651, PAGE 366, OF O.R.
 - AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 25, 1956 IN BOOK 651, PAGE 366, OF O.R.
 - AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES IN FAVOR OF VICTOR L. AND CAROLYN O. BALDWIN, RECORDED APRIL 1, 1974 AS INSTRUMENT NO. 1974-80224, OF O.R.
 - AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY IN FAVOR OF THOMAS P. EMERY AND KATHERINE E. EMERY, RECORDED APRIL 1, 1974 AS INSTRUMENT NO. 1974-80223, OF O.R.
 - AN IRREVOCABLE OFFER TO DEDICATE ON-SITE RIGHT-OF-WAY TO THE COUNTY OF SAN DIEGO PER FINAL MAP.



PERMISSION TO GRADE REQUIRED FROM THE FOLLOWING:

- PROPERTY OWNER, APN: 379-023-38 [FOR BROW DITCH CONSTRUCTION]
- PROPERTY OWNER, APN: 379-024-02 [FOR EARTHEN CHANNEL AND RIP RAP]
- SOBAC, EASEMENT [PRIVATE STREET IMPROVEMENTS]

EARTHWORK:
 EXCAVATION: 8,775 C.Y.
 FILL: 3,395 C.Y.
 EXPORT: 380 C.Y.

DISTURBED AREA:
 PAD & SLOPES: 3,03 AC
 STREET: 0.25 AC
 TOTAL: 3.28 AC

DESIGNED BY: Fusion Eng Tech
DRAWN BY: B.J.P.
CHECKED BY: J.S.R.
 MAP PREPARED UNDER THE SUPERVISION OF JOHN SICAS RIVERA
 DATE: 12/22/25
 RCE NO.: 23878
 EXPIRES: 6/30/27

PRELIMINARY GRADING PLAN
SUBDIVISION
11320 EL NOPAL
 LAKESIDE, CALIFORNIA
 APN 379-023-39-00

SHEET
C2
TM5619

**Attachment B – Notice of Preliminary Decision of
the Director of Planning & Development Services
and
Final Notice of Action of the Planning
Commission Approving a Revised Map and a
Time Extension for Tentative Map 5619**



TYLER FARMER
ASSISTANT DIRECTOR

VINCE NICOLETTI
DIRECTOR

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

March 31, 2026

REFERENCE: TIME EXTENSION AND REVISED TENTATIVE MAP PDS2022-TM-5619TER

**NOTICE OF PRELIMINARY DECISION OF THE DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES**

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving a Time Extension and Revised Tentative Map for El Nopal (TM 5619). A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on April 10, 2026. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

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

PLANNING & DEVELOPMENT SERVICES
VINCE NICOLETTI, ACTING DIRECTOR

By:

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES



VINCE NICOLETTI
DIRECTOR

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

TYLER FARMER
ASSISTANT DIRECTOR

April 10, 2026

Salim Miro
1290 Edge Court
San Diego, CA 92129

REFERENCE: TIME EXTENSION AND REVISED TENTATIVE MAP PDS2022-TM-5619TER

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION AND REVISED MAP FOR TENTATIVE MAP 5619TER

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

1. The approval of this Tentative Map expires on ~~September 13, 2019~~/~~March 13 2023~~ March 13, 2029 at 4:00 p.m.

THE FOLLOWING CONDITIONS HAVE BEEN REVISED AS INDICATED BELOW SINCE THE PREVIOUSLY APPROVED TENTATIVE MAP WAS APPROVED ON SEPTEMBER 13, 2019. ALL OTHER CONDITIONS WITHIN THE RESOLUTION OF SAN DIEGO COUNTY, CONDITIONALLY APPROVING TENTATIVE MAP NO. 5619 ARE STILL APPLICABLE.

ROADS#3-PUBLIC SEWER IMPROVEMENTS

INTENT: In order to promote orderly development by providing public sewer to the lots, and to comply with the [Subdivision Ordinance Sec. 81.703 through Sec. 81.707](#). **DESCRIPTION OF REQUIREMENT:** A sewer system, which is to be public sewer shall be shown within dedicated right-of-way or easement on the Final Map, and the portion of the sewer system which is to be public shall be installed as shown on the approved plans and specifications, to the satisfaction of the San Diego County Sanitation District [SDCSD] and/or Padre Dam Municipal Water District. As needed, a graded access road and easement to maintain the public sewer, shall be required to be constructed within easements or right-of-way. Please note the required sewer extension, includes installation of sewer main line onsite as well as offsite improvements along El Nopal to the existing main line in Big Cone Drive. NOTE: The above shall be to the

satisfaction of the Director of Public Works, San Diego County Sanitation District [SDCSD] and/or Padre Dam Municipal Water District.

DOCUMENTATION: The applicant shall dedicate the sewer easement on the Final Map, and provide improvement plans for the sewer system construction to the [PDS, LDR], [SDCSD] and Padre Dam Municipal Water District for review and approval. **TIMING:** Prior to approval of the Final Map, the offsite and onsite sewer shall be dedicated and installed or plans, agreements, and securities shall be in place. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the sewer easement has been dedicated. The [PDS, LDR],[DPW, WWM] and Padre Dam Municipal Water District shall review the improvement plans to ensure compliance with this condition.

ROADS#5-PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), onsite private roads, Horizon Vista Way and Miro Court shall be improved. ~~Street "A" shall be improved.~~ **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the private road easement roads Horizon Vista Way and Miro Court, to ~~Street "A"~~, to

- a. A graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) for 101-750 trips shall apply.
- b. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the graded and improved width by a minimum six feet (6') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1(C) footnote. Since street parking is proposed on both sides of onsite private easement road, Private Street 'A' should be graded to the full width of forty feet (40') and improved to full width of thirty-six feet (36').
- c. Private road Miro Court ~~Street-A'~~ shall terminate with a cul-de-sac graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk with face of curb at thirty-six feet (36') from the radius point.
- D. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

[Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to construct Private Street "A".
- b. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- c. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDCI].
- 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.

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

ROADS#6-PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.402](#) the easement(s) shall be provided.

DESCRIPTION OF REQUIREMENT:

- b. The Final Map shall show a minimum forty-foot (40') wide private road easement, Horizon Vista Lane and Miro Court ~~for onsite Street "A"~~.
- b. The Final Map shall show a minimum forty foot (40') wide for a proposed onsite cul-de-sac at the termination of Miro Court ~~Street "A"~~.

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

TIMING: Prior to approval of the Final Map, the easements shall be shown.

MONITORING: The [PDS, LDR] shall review the Final Map to ensure that the easements is/are indicated pursuant to this condition.

ROADS#7-PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with [Subdivision Ordinance Section 81.402\(c\)](#), the applicant shall assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

- c. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to Horizon Vista Way and Miro Court ~~Street "A"~~, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

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

ROADS#9-SIGHT DISTANCE

INTENT: In order to comply with the Design Standards of Section 6.1, Table 5, of the [County of San Diego Public Road Standards](#), an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** Have a Registered Civil Engineer or a Licensed Land Surveyor provide the following certified signed statement:

"I, _____ (C _____ or LS _____) certify that there is 300 feet of unobstructed intersectional sight distance looking in the eastbound direction and 420 feet of unobstructed intersectional sight distance looking in the westbound direction from **Horizon Vista Lane** along El Nopal at the intersection of Horizon Vista Lane measured in accordance with the methodology described in Section 6.1.E Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of 300 feet and 420 feet as described in Table 5 based on a speeds of 30 MPH and 42 MPH 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."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the Final Map the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

ROADS#1011-ONE FOOT ACCESS DEDICATION

INTENT: In order to ensure that the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.401 \(g\)](#), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**

- a. Lot 15 and 16: Show one foot access restriction easement along the project fronting the private road easement Horizon Vista Lane as shown on the approved plans. The access restriction dedication will be along the lot frontage where no driveway is proposed.

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

GRADING PERMIT: (Prior to approval of any grading and/or improvement plans, and issuance of any grading or construction permits).

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 [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 this priority project.

DESCRIPTION OF REQUIREMENT: The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Storm Water Quality Management Plan (SWQMP) and Storm Water Pollution Protection Plan (SWPPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, detention basins, energy dissipaters, and siltation control measures.

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

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

September 13, 2019

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. TM-5619)

WHEREAS, Tentative Map No. PDS2017-TM-5619 proposing the division of property located at 2608 West Canyon Avenue and generally described as:

That Portion of Tract "B" of Rancho El Cajon, Record of Survey Map No. 1503

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on March 24, 2017; and

WHEREAS, on DATE, the Planning Commission of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

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

MAP EXPIRATION: The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199 (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are hereby waived:**

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low

pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].

- (2) Standard Condition 11: Said condition only applies to condominium units.
- (3) Standard Condition 12: Said condition applies to required improvements for riding and hiking trails. There are no hiking and riding trails in the vicinity of the project site.
- (4) Standard Condition 22: Said conditions apply to septic sewer system. The project appears to connect to a public sewer system.
- (5) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this Tentative Map includes the entire area shown on the Tentative Map and shall not be filed in units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading dated May 3, 2018 consisting of 1 sheets (Attached Herein as Exhibit B) pursuant to [Section 81.305 of the County Subdivision Ordinance](#). 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 and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

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

1-29. The “Standard Conditions (1-29) for Tentative Subdivision Maps” approved by the Board of Supervisors on June 16, 2000, with the exception of those “Standard Conditions” waived above.

30. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees

and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

31. GEN#2–FILING OF NOE:

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

32. CULT#1. ARCHAEOLOGICAL MONITORING

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

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

consultations. As such, it is recommended that one of these tribes be engaged for Native American monitoring.

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

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

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

33. PALEO#1. PALEO GRADING MONITORING

INTENT: In order to mitigate for potential impacts to 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 pursuant to the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).

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.

34. **ROADS#1–ONSITE IRREVOCABLE OFFER OF DEDICATION**

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

- a. Grant the onsite right-of-way of El Nopal Road to the County of San Diego for road purposes that provides a thirty-foot (30') wide, one-half right-of-way width from the centerline, plus the right to construct and maintain slopes and drainage improvements as required beyond the thirty-foot (30') limit for that portion within the land division for Residential Collector.
- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, at the time of recordation of the Final Map. All easements of any type must be plotted on the Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

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

35. **ROADS#2–RELINQUISH ACCESS**

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.401 \(g\)](#), access shall be relinquished.

DESCRIPTION OF REQUIREMENT:

- a. Relinquish access rights onto El Nopal Road along Lot 1 and Lot B as shown on the approved Tentative Map.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall prepare the pages of the Final Map and present them for review to *[PDS, LDR]*. **TIMING:** With the approval of the Final Map, the access shall be relinquished. **MONITORING:** The *[PDS, LDR]* shall prepare and process the relinquishment of access with the Final Map.

36. ROADS#3–PUBLIC SEWER IMPROVEMENTS

INTENT: In order to promote orderly development by providing public sewer to the lots, and to comply with the [Subdivision Ordinance Sec. 81.703 through Sec. 81.707](#). **DESCRIPTION OF REQUIREMENT:** A sewer system, which is to be public sewer shall be shown within dedicated right-of-way or easement on the Final Map, and the portion of the sewer system which is to be public shall be installed as shown on the approved plans and specifications, to the satisfaction of the San Diego County Sanitation District [SDCSD] and/or Padre Dam Municipal Water District. Please note the required sewer extension, includes installation of sewer main line onsite as well as offsite sewer improvements along El Nopal to the existing main line in Big Cone Drive. **NOTE:** The above shall be to the satisfaction of the Director of Public Works, San Diego County Sanitation District [SDCSD] and/or Padre Dam Municipal Water District. **DOCUMENTATION:** The applicant shall dedicate the sewer easement on the Final Map, and provide improvement plans for the sewer system construction to the [PDS, LDR], [SDCSD] and Padre Dam Municipal Water District for review and approval. **TIMING:** Prior to approval of the Final Map, the offsite and onsite sewer shall be dedicated and installed or plans, agreements, and securities shall be in place. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the sewer easement has been dedicated. The [PDS, LDR],[DPW, WWM] and Padre Dam Municipal Water District shall review the improvement plans to ensure compliance with this condition.

37. ROADS#4–PAVEMENT CUT POLICY

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

38. ROADS#5–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), onsite private road, Street “A” shall be

improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the private road easement Street "A", to

- a. A graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) for 101-750 trips shall apply.
- b. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the graded and improved width by a minimum six feet (6') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1(C) footnote. Since street parking is proposed on both sides of onsite private easement road, Private Street 'A' should be graded to the full width of forty feet (40') and improved to full width of thirty-six feet (36').
- c. Private Street 'A' shall terminate with a cul-de-sac graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk with face of curb at thirty-six feet (36') from the radius point.
- d. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to construct Private Street "A".
- b. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- c. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDCI].
- 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.

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

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

39. ROADS#6–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.402](#) the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:**

- a. The Final Map shall show a minimum forty-foot (40') wide private road easement, for onsite Street "A".
- b. The Final Map shall show a minimum forty foot (40') wide for a proposed onsite cul-de-sac at the termination of Street "A".

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

TIMING: Prior to approval of the Final Map, the easements shall be shown.

MONITORING: The [PDS, LDR] shall review the Final Map to ensure that the easements is/are indicated pursuant to this condition.

40. ROADS#7–PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with [Subdivision Ordinance Section 81.402\(c\)](#), the applicant shall assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to Street "A", and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above.

TIMING: Prior to the approval of the Final Map the agreement shall be executed and the ownership shall be indicated on the map.

MONITORING: The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

41. ROADS#8–TRAFFIC CONTROL PLAN

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

approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

42. ROADS#9–ANNEX TO LIGHTING DISTRICT

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

43. ROADS#10–ONE FOOT ACCESS DEDICATION

INTENT: In order to ensure that the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.401 \(g\)](#), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**
a. Lot 15 and 16: Show one foot access restriction easement along the project fronting the private road easement as shown on the approved plans. The access restriction dedication will be along the lot frontage where no driveway is proposed.

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

44. STRMWTR#1–STORMWATER FACILITIES MAINTENANCE AGREEMENT

INTENT: In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance No. 10091 \(Title 8, Division 11\)](#), 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:

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.
- b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the approval of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS,LDR] shall review the

agreements/mechanisms for consistency with the condition and County Standards.

45. MISC #1. FINAL PUBLIC REPORT APPLICATION

INTENT: In order to disclose the proximity of an operational chicken farm adjacent to the project, the applicant will be required to inform potential purchasers of all inconveniences and irritations arising from agricultural operations. **DESCRIPTION OF REQUIREMENT:** Prior to recordation of the Final Map, the applicant shall provide evidence satisfactory to the Director of Planning & Development Services that an application for a Final Public Report has been submitted to the State of California Department of Real Estate that discloses that there will be hazards or unusual conditions in or near this subdivision related to nearby agricultural uses. The application must fully disclose to potential purchasers of the property all inconveniences and irritations arising from agricultural operations. The following statement must be included: "The subdivision lots are located within a quarter mile radius of a commercial egg ranch. Occupants of each lots may be exposed to inconveniences or irritations arising from agricultural activities in the form of intermittent odor, insects, dust, rodents and the use of agricultural chemicals." **DOCUMENTATION:** The information to be included in the application for the Final Public Report shall be submitted to and approved by the Director of Planning & Development Services prior to submittal to the State of California, Department of Real Estate. **TIMING** Prior to approval of the Final Map. **MONITORING:** The [PDS] shall review the application/report and verify that the project's proximity to the adjacent chicken farm is appropriately disclosed.

46. CAP SATISFACTION#1: LANDSCAPE PLAN

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

- a. The applicant shall prepare, in addition to any other required Landscape Documentation Packages, a Water Use Exhibit, in accordance with the County's Water Efficient Landscape Design Manual to demonstrate compliance with Climate Action Plan requirements related to Outdoor Water Use. In order to be compliant with Section 86.703 (a) of the County's Water Conservation in Landscaping Ordinance, the Water Use Exhibit shall establish water use budgets (Maximum Applied Water Allowance).

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to final grading release, or use of the premises in reliance of this permit, the final report

shall be prepared. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

47. HAZ #1. LEAD SURVEY [PDS, FEE X 2]

INTENT: In order to avoid hazards associated with lead based paint (LBP) and lead containing materials (LCM) to mitigate below levels of significance as established in the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of LBP/LCM because the structures were built prior to 1980.

DESCRIPTION OF REQUIREMENT: A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of LBP and LCM located in the structure. The following conditions only apply if LBP and LCM are present:

- a. All LBP and LCM shall be managed in accordance with applicable regulations 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 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).
- b. All LBP and LCM scheduled for demolition or disturbed during remodeling must comply with applicable regulations for demolition methods and dust suppression.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California DHS certified lead inspector/risk assessor to the [DEH HAZ MAT, APCD], which certifies that there was no LBP/LCM present, or all lead containing materials have been remediated pursuant to applicable regulations. **TIMING:** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional evidence for compliance with this condition. The [PDS, PCC] shall review the completed and stamped report and any additional evidence for compliance with this condition.

48. HAZ #2. ASBESTOS SURVEY [PDS, FEE X 2]

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. Suspect materials that will be disturbed by the demolition or

renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.

- a. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

DOCUMENTATION: The applicant shall submit to the [DEH HAZ MAT, APCD] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional evidence for compliance with this condition. The [PDS, PCC] shall review the completed and stamped report and any additional evidence for compliance with this condition.

49. HAZ #3. STRUCTURE REMOVAL [PDS, FEE]

INTENT: In order to comply with the proposed project design for PDS2017-TM-5619, the structure identified on the approved plan set is to be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The structure(s) as shown on the approved plan set shall be removed or demolished. A Demolition Permit shall be obtained from [PDS, BD]. Compliance with conditions HAZ #1 and HAZ #2 to determine the presence or absence of Lead Containing Materials and Asbestos Containing Materials shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure. **TIMING** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

BUILDING PERMIT: (Prior to issuance of any building permit).

50. CAP SATISFACTION#2: PDS

INTENT: In order to comply with the County's Climate Action Plan measure for Water Heating Systems, the project shall include the following design features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall install the following types of electric or alternatively-fueled water heating system(s); solar thermal water heater, tankless electric water heater, storage electric water heaters, electric heat pump water heater, tankless gas water heater, other to the

satisfaction of the Director of Planning and Development Services. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any building permits, 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.

51. CAP SATISFACTION#3: PDS

INTENT: In order to comply with the County's Climate Action Plan measure for Water-Efficient Appliances and Plumbing Fixtures, the project shall include the following design features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall include:

- a. Kitchen Faucets: The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.
- b. Energy Efficient Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer per unit.

DOCUMENTATION: The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any building permits, 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.

52. CAP SATISFACTION#4: PDS

INTENT: In order to comply with the County's Climate Action Plan measure for Rain Barrel Installations, the project shall include the following features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall make use of available incentives to install one rain barrel per every 500 square feet of available roof area. Each rain barrel should be no less than 50 gallons in size.

DOCUMENTATION: The applicant shall comply with the requirements of this condition or provide evidence that State, regional or local incentives/rebates to purchase rain barrels are not available, or that funding for programs/rebates has been exhausted. **TIMING:** Prior to issuance of building permit, occupancy, final grading release, or use of the premises in reliance of this permit, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with this condition.

GRADING PLAN

The following Grading and/or Improvement Plan Notes shall be placed on the Preliminary Grading Plan.

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, **January 15 – August 31**, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act and the California Fish and game Code. 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/>.

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

(AIR QUALITY)

AIR QUALITY: [DPW, PDCI].

Intent: In Order to mitigate for fugitive dust during grading activities. **Description of Requirement:** The project shall comply with the following Air Quality measures:

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

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

(CULTURAL RESOURCES)

CULT#GR-1 - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented.

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

(PALEONTOLOGICAL RESOURCES)

PALEO-GR#1 PALEONTOLOGICAL MONITORING

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2017-TM-5619, 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).*

(CULTURAL RESOURCES)

CULT#GR-2 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION

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

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

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

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

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

(NOISE)

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

INTENT: In order to minimize temporary construction noise for grading operations associated with PDS2017-TM-5619 and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.

- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

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

(PALEONTOLOGICAL RESOURCES)

PALEO-GR#2 PALEONTOLOGICAL MONITORING

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2017-TM-5619, and 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 unearthened 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; and
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).*

(CULTURAL RESOURCES)

CULT#GR-3 - ARCHAEOLOGICAL MONITORING – ROUGH GRADING

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

REQUIREMENT: The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

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

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

(PALEONTOLOGICAL RESOURCES)**PALEO-GR#3 PALEONTOLOGICAL MONITORING**

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2017-TM-5619, and 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).*

(CULTURAL RESOURCES)**CULT#GR-4 - ARCHAEOLOGICAL MONITORING – FINAL GRADING**

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

REQUIREMENT: The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs.
- c. Evidence that all cultural materials have been curated and/or repatriated as follows:
 1. Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a

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

or

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

2. Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

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

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

(PALEONTOLOGICAL RESOURCES)

PALEO-GR#4 PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2017-TM-5619, and 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 a 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; and
 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](#)), for PDS2017-TM-5619, 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.

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

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. 10096](#) 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 the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, 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 January 25, 2008. *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 on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf.

<http://www.sdcounty.ca.gov/PDS/docs/LID-Handbook.pdf>.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

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

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

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

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

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

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

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC

Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with [Section 81.310 of the Subdivision Ordinance](#) and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this Resolution AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

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

AYES: Calvo, Barnhart, Seiler, Pallinger, Edwards

NOES: NONE

El Nopal TM-5619

- 26 -

September 13, 2019

ABSENT: *WOODS*

Abstain: Beck

cc: Salim Miro, Manager, SCSS Development, LLC, 12905 Sedge Ct, San Diego, CA 92129.

email cc:

David Sibbet, Planning Manager, Planning & Development Services, Project Planning

Edwin Sinsay, Planning Manager, Planning & Development Services, Land Development

Larry Walsh, Walsh Engineering & Surveying, 607 Aldwych Road, El Cajon, CA 92020

Attachment C – Environmental Documentation

**Statement of Reasons for Exemption From
Additional Environmental Review Pursuant to CEQA Guidelines §15183
For Purposes of Consideration of
El Nopal Tentative Map Time Extension and Revised Map,
PDS2022-TM-5619TER; PDS2023-ER-17-14-002C
April 10, 2026**

California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

Project: The project is a Tentative Map Time Extension and Revised Map for the previously approved El Nopal Tentative Map 5619 (TM-5619), which was approved by the Planning Commission on September 13, 2019. The applicant has requested an extension of six years for the Tentative Map to complete the required conditions and record the Final Map. The applicant is also requesting a Revised Tentative Map which includes changes to the lot lines for Lots 1 through 17, an increase in the size of Lot 'B' to accommodate a larger water quality basin, a reduction of the grading quantities, building pad elevation changes that increase or decrease the final grade by up to 3 feet, and revised utility alignments. As explained below, none of these changes require additional environmental review.

Location: The Tentative Map Time Extension and Revised Map (PDS2022-TM-5619TER) is located at 11320 El Nopal, east of Hillside Meadows Drive, west of Riverford Road, and north of Mast Boulevard in the Lakeside Community Planning Area within unincorporated San Diego County (APN: 379-023-39-00).

Background: A Final Program Environmental Impact Report (PEIR) for the County of San Diego General Plan Update (GPU) was certified in conjunction with the adoption of the GPU by the County Board of Supervisors on August 3, 2011.

In 2019, Planning & Development Services processed a §15183 Exemption for Tentative Map 5619. An environmental evaluation was completed for the project as documented in the original §15183 Exemption Checklist. The evaluation concluded that the project qualified for an exemption from additional environmental review because it was consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the GPU PEIR, and all required findings were made. The Final PEIR and §15183 Exemption Checklist are on file with San Diego County Planning & Development Services.

Project Changes and Impacts: The applicant has requested an extension of six years for Tentative Map 5619 to complete the required conditions and record the Final Map. The Tentative Map was approved on September 13, 2019, with an expiry date of September 13, 2022. AB 1561 automatically extended the expiration date by 18 months to March 13, 2023. The Time Extension application was filed on August 31, 2022. An application for a Revised Map was submitted on March 23, 2023 due to minor changes to the map that were requested with the Time Extension. With approval of the Time Extension and Revised Map, the Revised Tentative Map (TM-5619TER) will expire on March 13, 2029.

A time extension is a discretionary action that allows an applicant to extend the expiration date of an approved map to allow additional time for processing the Final Map. The applicant is requesting a Revised Tentative Map in order to make changes to the lot lines for Lots 1 through 17, increase the size of Lot 'B' to accommodate a larger water quality basin, reduce the grading quantities, for building pad elevation changes that increase or decrease the final grade by up to 3 feet, and revised utility alignments. These are minor changes to the project design and neither the time extension nor the minor revisions would change the significance determinations of the previous §15183 checklist.

Findings: The Time Extension and Revised Map (PDS2022-TM-5619TER) are consistent with the analysis performed for the GPU PEIR. The proposed time extension and revised map will implement the mitigation measures as identified in the §15183 Exemption Checklist completed for TM 5619. In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

- 1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**

The proposed time extension and revised map do not change the development density of the previously approved TM-5619, which is consistent with the density established by the General Plan and the certified GPU PEIR.

- 2. There are no project specific effects which are peculiar to the project or its site, and which the GPU PEIR and prior §15183 Exemption failed to analyze as significant effects.**

The proposed time extension and revised map do not change the design of the approved TM-5619 therefore, there are no project specific effects that are peculiar to the project or its site.

- 3. There are no potentially significant off-site and/or cumulative impacts which the GPU PEIR and prior §15183 Exemption failed to evaluate.**

The proposed time extension and revised map do not change the design of the approved TM-5619, which did not identify any potentially significant off-site or cumulative impacts

that have not been previously evaluated. There are no new off-site or cumulative impacts not previously identified in the GPU PEIR.

4. There is no substantial new information which results in more severe impacts than anticipated by the GPU PEIR and prior §15183 Exemption.

There is no new information that would result in a determination of a more severe impact than anticipated by the GPU PEIR and as identified in the prior §15183 Exemption checklist completed for TM-5619.

5. The project will undertake feasible mitigation measures specified in the GPU PEIR and prior §15183 Exemption.

The proposed time extension and revised map do not change the design of the approved TM-5619 therefore, the feasible GPU PEIR mitigation measures identified in the prior §15183 Exemption checklist will be implemented through the project's conditions of approval.

Discretionary processing of the El Nopal Tentative Map Time Extension and Revised Map (PDS2022-TM-5619TER) may proceed with the understanding that any substantial changes to the project may be subject to further environmental review.

2-53 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: El Nopal Time Extension Revised Tentative Map; PDS2022-TM-5619TER

Project Location: 11320 El Nopal in the Lakeside Community Planning Area in the unincorporated County of San Diego (APN: 379-023-39-00)

Project Applicant: Salim Miro, 12905 Sedge Court, San Diego, CA 92129; (858) 922-6424

Project Description: The applicant has requested an extension of six years for the Tentative Map to complete the required conditions and record the Final Map. The applicant is also requesting a Revised Tentative Map which includes changes to the lot lines for Lots 1 through 17, an increase in the size of Lot 'B' to accommodate a larger water quality basin, a reduction of the grading quantities, building pad elevation changes that increase or decrease the final grade by up to 3 feet, and revised utility alignments.

Agency Approving Project: County of San Diego

County Contact Person: Martha Elena Sanchez Telephone Number: (619) 495-8517

Date Form Completed: April 10, 2026

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on April 10, 2026 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15303
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures were were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The El Nopal Tentative Map Project is consistent with the analysis performed for the GPU EIR. The Project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067), and all required findings can be made. The density of the project, 17 dwelling units on 3.86 acres, was anticipated by the General Plan and analyzed by the GPU EIR. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  Telephone: 619-495-8517

Name (Print): Martha Elena Sanchez Title: Land Use/Environmental Planner I

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the

Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.



County of San Diego

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

Date: May 2, 2019
Project Title: El Nopal Tentative Map
Record ID: PDS2017-TM-5619, LOG NO. PDS2017-ER-17-14-002
Plan Area: Lakeside
GP Designation: Village Residential 7.3 (VR-7.3)
Density: -
Zoning: Single-Family Residential (RS)
Minimum Lot Size: 6,000 square feet
Special Area Reg.: C (Airport Land Use Compatibility)
Lot Size: 3.86 gross acres
Applicant: Salim Miro, SCSS Development LLC, 2608 West Canyon Avenue, San Diego, CA 92123, (858) 922-6424
Staff Contact: Nicolas Gustafson - (858) 495-5351
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Project Description

The project is a major subdivision proposing 17 residential lots that range from 6,160 to 9,847 square feet, a private road lot, and a lot for a bioretention basin. The project site is located at 11320 El Nopal Road in the Lakeside Community Planning Area. The site is subject to the General Plan Regional Category Village and the Land Use Designation is Village Residential (VR-7.3). Zoning for the site is Single-Family Residential (RS). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance. The site is developed with an existing house and garage that would be demolished. Access would be provided by a private road connecting to El Nopal Road, a public road. The project would be served by public sewer and imported water from the Padre Dam Municipal Water District. The project would need to extend sewer services approximately 1,100 feet along El Nopal Road. Earthwork would consist of cut and fill of 9,000 cubic yards of material.

Overview

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects

that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the unincorporated County that meets community desires and balances the environmental protection goals with the need for housing, agriculture, infrastructure, and economic vitality. The GPU applies to all of the unincorporated portions of San Diego County and directs population growth and plans for infrastructure needs, development, and resource protection. The GPU included adoption of new General Plan elements, which set the goals and policies that guide future development. It also included a corresponding land use map, a County Road Network map, updates to Community and Subregional Plans, an Implementation Plan, and other implementing policies and ordinances. The GPU focuses population growth in the western areas of the County where infrastructure and services are available in order to reduce the potential for growth in the eastern areas. The objectives of this population distribution strategy are to: 1) facilitate efficient, orderly growth by containing development within areas potentially served by the San Diego County Water Authority (SDCWA) or other existing infrastructure; 2) protect natural resources through the reduction of population capacity in sensitive areas; and 3) retain or enhance the character of communities within the unincorporated County. The SDCWA service area covers approximately the western one third of the unincorporated County. The SDWCA boundary generally represents where water and wastewater infrastructure currently exist. This area is more developed than the eastern areas of the unincorporated County, and would accommodate more growth under the GPU.

The GPU EIR was certified in conjunction with adoption of the GPU on August 3, 2011. The GPU EIR comprehensively evaluated environmental impacts that would result from Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

Summary of Findings

The EI Nopal Tentative Map, PDS2017-TM-5619, is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures. (see http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf for complete list of GPU Mitigation Measures.

A comprehensive environmental evaluation has been completed for the project as documented in the attached §15183 Exemption Checklist. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067), and all required findings can be made.

In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

The project would subdivide a 3.86-acre (gross) property into 17 residential lots, a density of 4.4 units per acre, which is consistent with the Village Residential 7.3 development density established by the General Plan and the certified GPU EIR.

2. There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR Failed to analyze as significant effects.

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

In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The project could result in potentially significant impacts to utilities and service systems resources. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.

3. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.

The proposed project is consistent with the density and use characteristics of the development considered by the GPU EIR and would represent a small part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

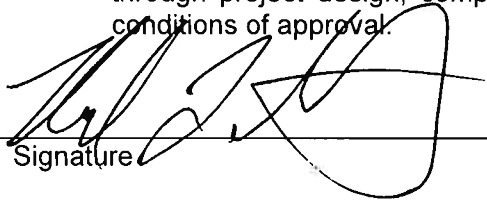
4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

15183 Statement of Reasons

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

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

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



Signature

May 2, 2019

Date

Nicolas Gustafson

Printed Name

Project Manager

Title

CEQA Guidelines §15183 Exemption Checklist

Overview

This checklist provides an analysis of potential environmental impacts resulting from the proposed project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guidelines section 15183.

- Items checked “Significant Project Impact” indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked “Impact not identified by GPU EIR” indicates the project would result in a project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR).
- Items checked “Substantial New Information” indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

A project does not qualify for a §15183 exemption if it is determined that it would result in: 1) a peculiar impact that was not identified as a significant impact under the GPU EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the GPU EIR.

A summary of staff’s analysis of each potential environmental effect is provided below the checklist for each subject area. A list of references, significance guidelines, and technical studies used to support the analysis is attached in Appendix A. Appendix B contains a list of GPU EIR mitigation measures.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
1. AESTHETICS – Would the Project:			
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 1(a) The project would be visible from public roads and trails; however, the site is not located within a viewshed of a scenic vista.
- 1(b) The property is not within the viewshed of a County or state scenic highway. The project site also does not support any significant scenic resources that would be lost or modified through development of the property.
- 1(c) The project would be consistent with existing community character. The project is located in the Community of Lakeside, in an area characterized by single family residential uses of similar land use, zoning and minimum lot size designations. The addition of 17 new residential lots would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) Residential lighting would be required to conform with the County’s Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies.

Conclusion

As discussed above, the project would not result in any significant impacts to aesthetics; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
2. Agriculture/Forestry Resources			
– Would the Project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 2(a) The project site and surrounding properties do not support any Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- 2(b) The project site is zoned RS (Single Family Residential), which is intended to create and enhance areas where family residential uses are the principal and dominant use. The project site is not located within or adjacent to a Williamson Act contract or agriculturally zoned land.
- 2(c) There are no timberland production zones on or near the property.
- 2(d) The project site is not located near any forest lands.
- 2(e) The project site is not located near any important farmlands or active agricultural production areas.

Conclusion

As discussed above, the project would not result in any significant impacts to agricultural resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
3. Air Quality – Would the Project:			
a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d) Expose sensitive receptors to substantial pollutant concentrations?

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

Discussion

3(a) No. The proposed project would include the development of up to 17 single-family homes. This development would be acceptable under the existing general plan and zoning designations. As such, the proposed project would not conflict with either the RAQS or the SIP and would have been assumed within regional growth projections. As discussed in 3(b) below, the proposed project would not violate ambient air quality standards during operations or construction activities.

3(b) No. The project would include construction activities and operation of up to 17 single-family homes. Construction activities would include grading, building construction, paving, and architectural coating. Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures and San Diego County Air Pollution Control District (SDAPCD) Rule 55. Emissions from the construction phase would be minimal, temporary and localized. Short-term grading and construction activities would result from fuel combustion and exhaust from construction equipment and vehicle traffic (i.e., worker commute), and fugitive dust emissions from grading and ground disturbance. The San Diego County Land Use Environment Group (County) has established guidelines for determining significance which incorporate the SDAPCD’s established screening-level criteria for all new source review (NSR) in SDAPCD Rule 20.2 and Rule 20.3. These screening-level criteria can be used as numeric methods to demonstrate that a project’s total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since SDAPCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the screening level from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) is used.

Construction emissions were estimated based on proposed activities and information provided by the applicant using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2. The project proposes mass grading of a total of 3.86 acres. Earthwork consists of 3,000 cubic yards of balanced cut and fill. Grading activities would commence in October 2021 for a duration of six months, followed by building construction and associated paving and architectural coating through 2021. Based on information provided by the applicant, the grading would be completed with one loader, one excavator, and one dozer. Equipment analyzed for the remaining construction phases were assumed based on CalEEMod default equipment. The estimated emissions generated during construction activities are shown below in Table 1 (see Appendix C for construction emissions modeling files).

Table 1 EI Nopal Construction Criteria Air Pollutant Emissions

Year	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Construction (lb/day)						
2021	2	16	10	<1	7	4
2022	9	33	32	<1	8	5
Screening Level Thresholds	75	250	550	250	100	55
Exceed Levels?	No	No	No	No	No	No
CO = carbon monoxide; lb/day = pounds per day; NO _x = oxides of nitrogen; PM ₁₀ = respirable particulate matter; PM _{2.5} = fine particulate matter; SO _x = oxides of sulfur; VOC = volatile organic compounds						

As shown above, construction emissions would not exceed the County’s screening levels during construction activities. Additionally, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures and SDAPCD Rule 55. The project would be required to water graded/exposed surfaces and during loading/unloading activities, implement wheel-washing or other means to minimize track out dust on vehicles entering/leaving the project site, stabilize dirt piles, and hydroseed graded areas to minimize dust emissions from exposed surfaces. Further, the application of architectural coatings would require compliance with SDAPCD Rule 67.0.1, limiting the overall VOC content of interior and exterior architectural coatings. Emissions from the construction phase would be temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the County guidelines for determining significance. As such, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction activities.

The project would generate emissions of criteria pollutants during project operations from increased average daily vehicle trips by new residents, as well as stationary sources associated with energy consumption, consumer products, and other area sources. Included in Section 2.1.3 “Operational Emissions Criteria” of the County’s *Report Format and Content Requirements*, single-family residential projects with less than 300 dwelling units would not be extended to result in operational emissions greater than the threshold limit. The project is proposing up to 17 single-family residential units which would be less than the County’s threshold of 300 dwelling units. Thus, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during operations.

- 3(c) No. San Diego County is presently in non-attainment for the National ambient air quality standard (NAAQS) and California ambient air quality standard (CAAQS) for ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of particulate matter less than or equal to 10 microns (PM₁₀) and particulate matter less than or equal to 2.5 microns (PM_{2.5}) under the CAAQS. O₃ is formed when 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: 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 PM₁₀, PM_{2.5}, NO_x, and VOCs emissions from construction activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b) above). Additionally, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance and SDAPCD Rule 55, which requires the implementation of dust control measures. Emissions from the construction phase would be localized and temporary resulting in PM₁₀, PM_{2.5}, NO_x, and VOC emissions below the screening-level criteria established by the County guidelines for determining significance.

The project would generate PM₁₀, PM_{2.5}, and NO_x emissions during project operations primarily from mobile sources (i.e., vehicle trips), and VOCs from area and mobile sources. Operational emissions would not be anticipated to exceed the County's SLTs (see Question 3(b) above).

The project would contribute PM₁₀, PM_{2.5}, NO_x, and VOC emissions from construction activities and operations; however, the incremental increase would not exceed established screening levels.

- 3(d) No. As discussed in 3(b) above, the proposed project would not result in regional (e.g., VOC, NO_x) or local (e.g., CO, PM₁₀, PM_{2.5}) emissions of criteria air pollutant or precursors from construction-related activities that would exceed applicable levels of significance. Thus, project-generated criteria air pollutant and precursor emissions would not expose sensitive receptors to substantial pollutant concentrations.

The project would result in short-term diesel exhaust emissions from onsite construction equipment. Particulate exhaust emissions from diesel-fueled engines (diesel PM) were identified as a toxic air contaminant (TAC) by the California Air Resources Board (CARB) in 1998. The potential cancer risk from the inhalation of diesel PM, as discussed below, outweighs the potential for all other health impacts (CARB 2003), so diesel PM is the focus of this discussion. The dose to which receptors are exposed is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the maximally exposed individual. Thus, the risks estimated for a maximally exposed individual are higher if a fixed exposure occurs over a longer period of time. According to the California Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to TAC emissions, maximally exposed individual resident (MEIR) should be based on a 30-year exposure period, 9 years for residential (supplemental information) central tendency, and 70 years for a maximum lifetime exposure; however, such assessments should be limited to the period/duration of activities associated with the proposed project (OEHHA 2015).

The primary source of diesel PM from the proposed project would be from construction-related activities (e.g., exhaust from off-road heavy-duty diesel equipment). Sensitive receptors surrounding the project site include residences located adjacent to the site boundary. Based on the emission modeling conducted, the highest level of construction-related, exhaust-based diesel PM₁₀ was estimated to be approximately 1.7 pounds per day (lb/day) (Appendix C). This level of exhaust emissions would not be considered substantial. Onsite emissions of exhaust PM₁₀ would be temporary and only occur for a limited amount of time. For comparison purposes, the Bay Area Air Quality Management District has established a separate threshold of significance for PM₁₀ exhaust emissions

of 82 lb/day. The project would not be anticipated to result in the exposure of sensitive receptors to substantial pollutant concentrations.

Project operations would introduce new residential uses, considered sensitive receptors, to the area. The project site is generally surrounded by other residential uses and open space. There are no identified emissions generating uses in the project vicinity that would expose the proposed residential uses to substantial pollutant concentrations.

- 3(e) No. The project could produce objectionable odors, which would result from VOCs, ammonia, CO₂, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from construction activities. There are sensitive receptors in close proximity to the project site. Construction activities would take place during the daytime hours when, generally, most people are away from their homes (e.g., school and work), and would be temporary (i.e., six months). In addition, odorous emissions disperse throughout the air as distance increases from the source. Therefore, considering that construction activities would be limited to the daytime hours, when people are likely not at home, would be temporary, and would disperse with increasing distance from the source, construction-related odors would not affect a substantial number of people. Residential use operations are not associated with typical odor generating uses. Moreover, the effects of objectionable odors are localized to the immediate surrounding area and will not contribute to a cumulatively considerable odor impact.

Conclusion

As discussed above, the project would not result in any significant impacts to air quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
4. Biological Resources – Would the Project:			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Discussion

4(a) Biological resources on the project site were evaluated based on GIS data, historical data, ground-level photos, and aerial imagery. The project site is disturbed and developed and is entirely surrounded by disturbed lands, including existing residential and agricultural uses. The site does not contain sensitive habitats and would not be expected to support sensitive species. The site is located within the MSCP County Subarea Plan area, but is not designated as a Pre-approved Mitigation Area (PAMA) and would not be considered a Biological Resource Core Area (BRCA) as defined by the Biological Mitigation Ordinance.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following preventative measures: breeding season avoidance to prevent impacts to nesting avian species during brushing, clearing, and/or grading between January 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

4(b) Based on GIS data, ground-level photos and aerial imagery, no wetlands or jurisdictional waters were found onsite. The site contains disturbed (Tier IV) and developed (no Tier designation) habitat types. Per the County’s Biological Mitigation Ordinance, Tier IV and developed habitat does not require habitat mitigation. No sensitive habitats were identified on the site.

As considered by the GPU EIR, project impacts to sensitive habitats will be mitigated through ordinance compliance and through implementation of the following preventative measures: breeding season avoidance to prevent impacts to nesting avian species during brushing, clearing, and/or grading between January 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

4(c) The proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, therefore, no impacts will occur.

4(d) Based on GIS analysis and historic, ground-level, and aerial imagery, it was 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 as it lacks connecting vegetation with other potential habitat areas in the general project vicinity and contains fencing that would limit movement for some wildlife species. The project site is disturbed and is surrounded by existing residential and agricultural uses. Adjoining properties to the north, east, and west are already developed with residential uses, with agricultural uses to the south. Privately held conserved lands are located 130 feet north of the site, with a residential parcel in between the site and the conserved land.

- 4(e) The project is consistent with the MSCP Plan, MSCP County Subarea Plan, Biological Mitigation Ordinance (BMO), and Resource Protection Ordinance (RPO) because the site contains developed and Tier IV disturbed habitat as described in the BMO. As a result of existing onsite disturbance, the lack of connectivity to undeveloped lands, and that the site does not contain sensitive habitats, and the project site would not be expected to contain sensitive species.

Conclusion

The project could result in potentially significant impacts to biological resources; however, further environmental analysis is not required because:

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

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

Discussion

- 5(a) A cultural and historical resources study was completed for the proposed project by Andrew R. Pigniolo titled “Cultural Resource Survey of the EI Nopal Tentative Map Project, Lakeside, San Diego County, California PDS2017-TM-5619” (September 2017). It has been determined that there are no historical resources within the proposed project area. Therefore, the proposed project will not cause a substantial change in the significance of a historical resource.
- 5(b) A cultural resources study was completed for the proposed project by Andrew R. Pigniolo titled “Cultural Resource Survey of the EI Nopal Tentative Map Project, Lakeside, San

Diego County, California PDS2017-TM-5619” (September 2017). No archaeological resources were identified during the survey. Although no resources were identified, there is the potential for the presence of subsurface deposits. As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County’s Cultural Resource Guidelines if resources are encountered. The project will be conditioned with archaeological monitoring (Cul-2.5) that includes the following requirements:

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

- If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
 - Rough Grading
 - 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
 - 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.
 - Treatment of Cultural Material
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.
- 5(c) 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.
- 5(d) 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 Quaternary marine and river terrace geological formations that potentially contain unique paleontological resources. Proposed grading would include more than 2,500 cubic yards of excavation which has the potential to impact fossil deposits.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: grading monitoring under the supervision of a County-approved paleontologist and conformance with the County's Paleontological Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-3.1.

5(e) Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

Conclusion

The project could result in potentially significant impacts to cultural resources; however, further environmental analysis is not required because:

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
6. Geology and Soils – Would the Project:			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

6(a)(i) The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault.

6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.

6(a)(iii) Although the project site is located within a "Potential Liquefaction Area", based on a review of on-site geology, in-situ soil densities are expected to be sufficiently high to preclude liquefaction.

6(a)(iv) Although the site is located within a Generally Susceptible "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards, the project is not located on a geologic unit or soil that is unstable or would become unstable as a result of the project. Additionally, the project does not lie directly below or on a known area subject to rockfall hazards.

6(b) According to the Soil Survey of San Diego County, the majority of the soil on-site is identified as Visalia sandy loam (VaA) that has a soil erodibility rating of moderate.

The project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement BMPs to prevent fugitive sediment.

6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. Based on the topography and geologic environment, the site has a low potential for landslides. According to the Geotechnical Investigation prepared for the project, the potential for liquefaction and seismically induced settlement occurring within the site soils is considered to be "very low" due to the geologic conditions encountered, remedial grading recommended, and absence of groundwater.

6(d) The project is underlain by Visalia sandy loam, which is not considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). Additionally, the project will comply with the Building Code and implementation of standard engineering techniques will ensure structural safety.

6(e) The project will rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed.

Conclusion

As discussed above, the project would not result in any significant impacts to/from geology/soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact Impact not identified by GPU EIR Substantial New Information

7. Greenhouse Gas Emissions – Would the Project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion

7(a) No. The project would produce GHG emissions during construction activities from heavy-equipment operations and worker commute trips. Construction activities would include grading, building construction, paving, and architectural coating. The project proposes mass grading of a total of 3.86 acres. Earthwork consists of 3,000 cubic yards of balanced cut and fill. The project would produce GHG emissions during operations from mobile sources (i.e., vehicular travel), area sources (i.e., consumer products, yard equipment), energy consumption, generation and transport of solid waste, and conveyance of water and wastewater.

Screening levels have been published by the California Air Pollution Control Officers Association (CAPCOA) for determining the need for additional analysis and mitigation for GHG-related impacts under CEQA. The annual 900 metric ton carbon dioxide equivalent (MT CO₂e) screening level referenced in the CAPCOA white paper (<http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>) is used as a conservative criterion for determining the size of projects that would require further analysis and mitigation with regard to climate change. In accordance with this guidance, projects that do not exceed the 900 MT CO₂e per year screening level would not result in a considerable contribution of GHGs and no further analysis or mitigation would be necessary.

Construction and operational emissions were estimated based on proposed activities using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2. Emissions of GHGs during construction activities would be temporary; therefore, as recommended by the South Coast Air Quality Management District (SCAQMD), emissions during construction activities were amortized over 30 years and added to operational emissions. The amortized construction- and operation-related GHG emissions are shown below in Table 2 (see Appendix C for modeling files).

Table 2 EI Nopal Grading Greenhouse Gas Emissions

Year/Source	CO ₂	CH ₄	N ₂ O	CO ₂ e
	MT	MT	MT	MT
Construction				
2021	54	<1	0	55
2022	358	<1	0	360
Total Construction Emissions				415
Amortized Construction Emissions (over 30 years)				14
Operations				
Area	25	<1	<1	26

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Energy	66	<1	<1	66
Mobile	230	<1	0	360
Waste	4	<1	0	10
Water	8	<1	<1	9
Total	333	<1	<1	342
Annual Emissions (Amortized Construction + Operations)				356
Significance Level				900
Exceed Level?				No
CO ₂ = carbon dioxide; CO ₂ e = carbon dioxide equivalent; MT = metric tons; N ₂ O = nitrous oxide Columns may not add due to rounding.				

As shown above, total GHG emissions associated with project construction and operations would be approximately 356 MT CO₂e, which is below the 900 MT CO₂e per year screening level; therefore, project GHG impacts would not be cumulatively considerable. Thus, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emissions and no mitigation is required.

- 7(b) No. As described above, the project would not result in a cumulatively considerable contribution to global climate change. As such, the project would be consistent with County goals and policies included in the County General Plan that address GHG reductions. Therefore, the project would be consistent with emissions reduction targets of Assembly Bill 32, the Global Warming Solutions Act. Thus, the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of GHG emissions.

Conclusion

As discussed above, the project would not result in any significant impacts to GHG emissions; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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8. Hazards and Hazardous Materials – Would the Project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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result, would it create a significant hazard to the public or the environment?

d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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

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

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

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

Discussion

8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. The project does propose to demolish all existing structures onsite which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials, however, the project will take appropriate measures (ie: demolition permit) to avoid impacts from release of hazardous materials into the environment. The project has prepared a Phase I Environmental Site Assessment Report which has determined that there are no recognized environmental conditions present on the site, and that no specific mitigation measures were required.

8(b) The project is not located within one-quarter mile of an existing or proposed school.

8(c) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.

8(d) The proposed project is located within the Gillespie Airport Land Use Compatibility Plan (ALUCP). The project is located in Airport Influence Area 2 and a Federal Aviation Administration (FAA) Height Notification Surface. The project is compatible with the

Gillespie ALUCP and does not require FAA notification. In addition, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.

- 8(e) The proposed project is not within one mile of a private airstrip.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
- 8(g) The proposed project does not contain, nor is it located adjacent to, wildlands that have the potential to support wildland fires. The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, ignition-resistive construction and defensible space specified in the Consolidated Fire Code. A Fire Protection Plan – Letter Report was prepared by Walsh Engineering & Surveying, Inc., dated January 31, 2018, and was accepted by the San Diego County Fire Authority on February 27, 2018. The project will be required to provide 100 feet of brush clearing from all structures. In addition, a Fire Service Availability Letter dated 13 February, 2017 has been received from the Lakeside Fire Protection District which indicates the expected emergency travel time to the project site to be 3.2 minutes which is within the 5 maximum travel time allowed by the County Public Facilities Element.
- 8(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by County staff, there are none of these uses on adjacent properties.

Conclusion

As discussed above, the project would not result in any significant impacts to/from hazards/hazardous materials; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
9. Hydrology and Water Quality – Would the Project:			
a) Violate any waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?
- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?
- m) Inundation by seiche, tsunami, or mudflow?

Discussion

- 9(a) The project will require a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) dated April 24, 2018 and prepared by Walsh Engineering and Surveying which demonstrates that the project will comply with all requirements of the County of San Diego Best Management Practices (BMP) Design Manual (2016), the 2013 Municipal Separate Storm Sewer System (MS4) permit and the County Watershed Protection Ordinance (WPO). The project will be required to implement site design, source control, and Structural BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego County MS4 Permit, as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and the San Diego County BMP Design Manual.
- 9(b) The project lies in the Santee (907.12) hydrologic subarea, within the Lower San Diego hydrologic area, in the San Diego hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed (San Diego River) is impaired. Constituents of concern in the watershed include coliform bacteria, low dissolved oxygen, phosphorus and total dissolved solids (TDS). The project could contribute to release of these pollutants; however, the project will comply with the WPO and implement site design, source control, and Structural BMPs to prevent a significant increase of pollutants to receiving waters.
- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project will obtain its water supply from the Padre Dam Municipal Water District that obtains water from surface reservoirs or other imported sources. The project will not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) Any project that disturbs more than 1 acre of land during construction is subject to the Construction General Storm Water Permit (CGP) and is required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and develop and implement a Storm Water Pollution Prevention Plan (SWPPP) for the duration of construction activities. The SWPPP will identify Construction BMPs to address erosion prevention and sediment control during the construction phase of the project. As outlined in the project's PDP SWQMP dated April 24, 2018 and prepared by Walsh Engineering and Surveying, the project will implement Site design, Source Control and Structural BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff during the post-construction phase of development.

- 9(f) The project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons: based on the CEQA Drainage Study prepared by Walsh Engineering and Surveying, dated February 5, 2018, runoff from the proposed project will be conveyed to an approved detention basin which will mitigate increased flows to less than the existing or pre-project condition.
- 9(g) As outlined in the project specific CEQA Drainage Study prepared by Walsh Engineering and Surveying, dated February 5, 2018, the project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design, source control, and structural BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable as demonstrated in the approved SWQMP dated April 24, 2018 and prepared by Walsh Engineering and Surveying.
- 9(i) No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations.
- 9(j) No 100-year flood hazard areas were identified on the project site or offsite improvement locations.
- 9(k) The project site lies outside any identified special flood hazard area.
- 9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.
- 9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.
- 9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.
- 9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

Conclusion

The project will not result in significant impacts to hydrology and water quality resources because the project has been designed to be in compliance with the San Diego County Hydrology Manual, 2003, the Hydraulic Design Manual, 2014, the BMP Design Manual, 2016, the WPO, the Flood Damage and Prevention Ordinance and the CEQA Guidelines for Determining Significance - Hydrology. Applicable mitigation measure specified within the GPU EIR have been made conditions of approval for this project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
10. Land Use and Planning – Would the Project:			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion

- 10(a) . The project is a 17-lot subdivision. The project would not physically divide an established community.
- 10(b) The project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

Conclusion

As discussed above, the project would not result in any significant impacts to land use/planning; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. Mineral Resources – Would the Project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 11(a) The project site has been classified by the California Department of Conservation – Division of Mines and Geology as an area of undetermined mineral resources (MRZ-3). However, the project site is surrounded by residential uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, the project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.
- 11(b) The project site is not located in an Extractive Use Zone (S-82) on the County’s Zoning Map, nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) in the County’s General Plan.

Conclusion

As discussed above, the project would not result in any significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
12. Noise – Would the Project:			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

12(a) The area surrounding the project site consists of surrounding parcels that are zoned Single Family Residential (RS) and residential uses. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element

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

Noise Ordinance – Section 36-404

Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project’s property line. The site is zoned RS that has a one-hour average sound limit of 50 dBA daytime and 45 dBA nighttime. The adjacent properties are zoned RS and Specific Plan Area. The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-410

The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

- 12(b) The project proposes residential uses which are sensitive to low ambient vibration. However, the residences would be setback more than 600 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 600 feet ensures that the operations would not be impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995).
- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period.
- 12(e) The project is located within an Airport Land Use Compatibility Plan (ALUCP) for airports Gilliespie Field. The project is located within a safety zone and would be subject to FAA notification if a structure of 60 feet in height is proposed.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip.

Conclusion

As discussed above, the project would not result in any significant impacts to/from noise; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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13. Population and Housing – Would the Project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

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

Discussion

13(a) The project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area.

13(b) The proposed project will demolish one existing house on the property, but will result in 17 new residential lots; a net increase of 16 housing units.

13(c) The project site has one single family residential structure that is currently renter occupied. The tenants will be notified in accordance with applicable laws and regulations; the proposed project will not displace a substantial number of people. The project will result in 17 new residential lots; a net increase of 16 housing units.

Conclusion

As discussed above, the project would not result in any significant impacts to population/housing; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
----------------------------------	--	-----------------------------------

14. Public Services – Would the Project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?

Discussion

14(a) Based on the project’s service availability forms, the project would not result in the need for significantly altered services or facilities.

Conclusion

As discussed above, the project would not result in any significant impacts to public services; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
----------------------------------	--	-----------------------------------

15. Recreation – Would the Project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational

facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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?

Discussion

15(a) The project would incrementally increase the use of existing parks and other recreational facilities; however, the project will be required to pay fees or dedicate land for local parks pursuant to the Park Land Dedication Ordinance.

15(b) The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities would have an adverse physical effect on the environment.

Conclusion

As discussed above, the project would not result in any significant impacts to recreation; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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16. Transportation and Traffic – Would the Project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or

otherwise decrease the performance or safety of such facilities?

Discussion

- 16(a) El Nopal Road is classified as a Residential Collector in the Lakeside Subregional Plan Area and, according to the GPU, is a non-Mobility Element roadway that does not require additional right-of-way for future improvements. The project will result in an additional 160 average daily trips (ADT) and will not conflict with any established performance measures or require a Traffic Impact Study because project trips do not exceed thresholds established by County guidelines.
- 16(b) The project’s 17 single family dwelling units will result in an additional 160 ADT. The project does not exceed the 2,400 trips (or 200 peak hour trips) required for traffic study under the region’s Congestion Management Program as developed by SANDAG.
- 16(c) The proposed project is located within the Giliespie Field Airport Influence Area. The project is subject to FAA notification if structures exceeding 60 feet in height are proposed; none have been proposed. The project is not located within one mile of a private airport.
- 16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.
- 16(e) The San Diego County Fire Authority have reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access.
- 16(f) The project’s 17 single family dwelling units will result in an additional 160 ADT. The project does not exceed the 2,400 trips (or 200 peak hour trips) required for traffic study under the region’s Congestion Management Program as developed by SANDAG, therefore no public road improvements are required. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Conclusion

The project does not result in potentially significant impacts to transportation and traffic resources.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
17. Utilities and Service Systems – Would the Project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

construction of which could cause significant environmental effects?

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

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

Discussion

17(a) The project would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from the Padre Dam Municipal (PDM) Water District that indicates that there is adequate capacity to serve the project, however, the project will need to annex into the PDM Water District for service.

17(b) The project involves new water and wastewater pipeline extensions. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

17(c) The project involves new storm water drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

17(d) A Service Availability Letter from the PDM District has been provided which indicates that there is adequate water to serve the project; however, district conditions placed by the water agency will have to be met in order for the agency to issue a commitment to serve the project.

17(e) A Service Availability Letter from the PDM Water District has been provided, which indicates that there is adequate wastewater capacity to serve the project, however, the project will need to annex into the PDM Water District for service.

17(f) All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project.

17(g) The project will deposit all solid waste at a permitted solid waste facility.

Conclusion

The project could result in potentially significant impacts to utilities; however, mitigation measures proposed and placed by the corresponding agencies would reduce impacts to utilities to a less than significant level that is anticipated by the current GPU EIR. Furthermore, the project would

not result in an impact which was not adequately evaluated by the GPU EIR. The County has conditionally approved a design exception request to waive the requirements for undergrounding existing utility distribution facilities.

Attachments:

Appendix A – References

Appendix B – Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067

Appendix C – Construction emissions modeling files for Air Quality and Green House Gas Emissions

Appendix A

The following is a list of project specific technical studies used to support the analysis of each potential environmental effect:

- Cultural Resource Survey, Laguna Mountain Environmental, Inc, September 2017
- Preliminary Drainage Study, Walsh Engineering & Surveying, February 6, 2019
- Priority Development Project (PDP) SWQMP, Walsh Engineering & Surveying, April 24, 2018
- Sight Distance Certification dated January 31, 2018
- Centerline Alignment Study dated December 29, 2015
- California Air Resources Board. 2003. HARP User Guide. Sacramento, CA
- Office of Environmental Health Hazard Assessment. 2015. Air Toxics Hot Spots Program: Risk Assessment Guidelines

For a complete list of technical studies, references, and significance guidelines used to support the analysis of the General Plan Update Final Certified Program EIR, dated August 3, 2011, please visit the County's website at:

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 -
_References_2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

Appendix C

Construction emissions modeling files for Air Quality and Green House Gas Emissions have been included.

EI Nopal Grading - San Diego County, Summer

EI Nopal Grading
San Diego County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	3.86	Acre	3.86	168,141.60	0

1.2 Other Project Characteristics

Urbanization Rural Wind Speed (m/s) 2.6 Precipitation Freq (Days) 40
 Climate Zone 13 Operational Year 2022

Utility Company San Diego Gas & Electric

CO2 Intensity (lb/MW/hr) 720.49 CH4 Intensity (lb/MW/hr) 0.029 N2O Intensity (lb/MW/hr) 0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Grading emissions only.

Land Use -

Construction Phase - Grading only.

Off-road Equipment - Equipment list provided by applicant.

Grading - Data provided by applicant. 9,000 CY of balanced cut-and-fill.

El Nopal Grading - San Diego County, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	8.00	130.00
tblConstructionPhase	PhaseEndDate	11/16/2021	3/31/2022
tblConstructionPhase	PhaseStartDate	11/5/2021	10/1/2021
tblGrading	AcresOfGrading	0.00	3.86
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural

2.0 Emissions Summary

EI Nopal Grading - San Diego County, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

Year	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2021	1.5012	15.0472	9.8824	0.0178	6.1558	0.7494	6.9051	3.3407	0.6894	4.0301	0.0000	1,728.803 1	1,728.803 1	0.5295	0.0000	1,742.039 8
2022	1.2406	12.2707	9.3660	0.0178	6.1558	0.5941	6.7498	3.3407	0.5465	3.8873	0.0000	1,724.963 5	1,724.963 5	0.5292	0.0000	1,738.193 1
Maximum	1.5012	15.0472	9.8824	0.0178	6.1558	0.7494	6.9051	3.3407	0.6894	4.0301	0.0000	1,728.803 1	1,728.803 1	0.5295	0.0000	1,742.039 8

Mitigated Construction

Year	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2021	1.5012	15.0472	9.8824	0.0178	6.1558	0.7494	6.9051	3.3407	0.6894	4.0301	0.0000	1,728.803 1	1,728.803 1	0.5295	0.0000	1,742.039 8
2022	1.2406	12.2707	9.3660	0.0178	6.1558	0.5941	6.7498	3.3407	0.5465	3.8873	0.0000	1,724.963 5	1,724.963 5	0.5292	0.0000	1,738.193 1
Maximum	1.5012	15.0472	9.8824	0.0178	6.1558	0.7494	6.9051	3.3407	0.6894	4.0301	0.0000	1,728.803 1	1,728.803 1	0.5295	0.0000	1,742.039 8

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

El Nopal Grading - San Diego County, Summer

2.2 Overall Operational
Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	9.0000e-004
Energy	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	9.0000e-004

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	9.0000e-004
Energy	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	9.0000e-004

El Nopal Grading - San Diego County, Summer

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	10/1/2021	3/31/2022	5	130	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 3.86

Acres of Paving: 3.86

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	3	8.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

El Nopal Grading - San Diego County, Summer

3.1 Mitigation Measures Construction

3.2 Grading - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.4628	15.0205	9.5698	0.0168		0.7487	0.7487		0.6888	0.6888		1,628.444 ₂	1,628.444 ₂	0.5267		1,641.6110
Total	1.4628	15.0205	9.5698	0.0168	6.0536	0.7487	6.8022	3.3136	0.6888	4.0024		1,628.444₂	1,628.444₂	0.5267		1,641.6110

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0384	0.0267	0.3126	1.0100e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		100.3589	100.3589	2.7900e-003		100.4287
Total	0.0384	0.0267	0.3126	1.0100e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		100.3589	100.3589	2.7900e-003		100.4287

El Nopal Grading - San Diego County, Summer

3.2 Grading - 2021

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.4628	15.0205	9.5698	0.0168	0.7487	0.7487	0.7487	0.6888	0.6888	0.6888	0.0000	1,628.4442	1,628.4442	0.5267		1,641.6110
Total	1.4628	15.0205	9.5698	0.0168	6.0536	0.7487	6.8022	3.3136	0.6888	4.0024	0.0000	1,628.4442	1,628.4442	0.5267		1,641.6110

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0384	0.0267	0.3126	1.0100e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		100.3589	100.3589	2.7900e-003		100.4287
Total	0.0384	0.0267	0.3126	1.0100e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		100.3589	100.3589	2.7900e-003		100.4287

El Nopal Grading - San Diego County, Summer

3.2 Grading - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.2042	12.2463	9.0751	0.0168	0.5934	0.5934	0.5934	0.5459	0.5459	0.5459		1,628.2896	1,628.2896	0.5266		1,641,4551
Total	1.2042	12.2463	9.0751	0.0168	6.0536	0.5934	6.6470	3.3136	0.5459	3.8596		1,628.2896	1,628.2896	0.5266		1,641,4551

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0364	0.0244	0.2909	9.7000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277		96.6740	96.6740	2.5600e-003		96.7380
Total	0.0364	0.0244	0.2909	9.7000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277		96.6740	96.6740	2.5600e-003		96.7380

El Nopal Grading - San Diego County, Summer

3.2 Grading - 2022

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.2042	12.2463	9.0751	0.0168	0.5934	0.5934	0.5934	0.5459	0.5459	0.5459	0.0000	1,628.2896	1,628.2896	0.5266		1,641,4551
Total	1.2042	12.2463	9.0751	0.0168	6.0536	0.5934	6.6470	3.3136	0.5459	3.8596	0.0000	1,628.2896	1,628.2896	0.5266		1,641,4551

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0364	0.0244	0.2909	9.7000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277			96.6740	2.5600e-003		96.7380
Total	0.0364	0.0244	0.2909	9.7000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277			96.6740	2.5600e-003		96.7380

4.0 Operational Detail - Mobile

El Nopal Grading - San Diego County, Summer

4.1 Mitigation Measures Mobile

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles						Trip %			Trip Purpose %		
	H-W or C-W	H-O or C-NW	H-S or C-C	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.598645	0.040929	0.181073	0.106149	0.015683	0.005479	0.016317	0.023976	0.001926	0.001932	0.006016	0.000753	0.001122

EI Nopal Grading - San Diego County, Summer

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
		lb/day																
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
		lb/day																
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

EI Nopal Grading - San Diego County, Summer

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Mitigated	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Unmitigated	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Architectural Coating	0.0320					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0596					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.0000e-005	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004

El Nopal Grading - San Diego County, Summer

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Architectural Coating	0.0320					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0596					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Landscaping	4.0000e-005	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

El Nopal Grading - San Diego County, Summer

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

EI Nopal Grading - San Diego County, Winter

EI Nopal Grading
San Diego County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	3.86	Acre	3.86	168,141.60	0

1.2 Other Project Characteristics

Urbanization Rural Wind Speed (m/s) 2.6 Precipitation Freq (Days) 40
 Climate Zone 13 Operational Year 2022

Utility Company San Diego Gas & Electric

CO2 Intensity (lb/MW/hr) 720.49 CH4 Intensity (lb/MW/hr) 0.029 N2O Intensity (lb/MW/hr) 0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Grading emissions only.

Land Use -

Construction Phase - Grading only.

Off-road Equipment - Equipment list provided by applicant.

Grading - Data provided by applicant. 9,000 CY of balanced cut-and-fill.

El Nopal Grading - San Diego County, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	8.00	130.00
tblConstructionPhase	PhaseEndDate	11/16/2021	3/31/2022
tblConstructionPhase	PhaseStartDate	11/5/2021	10/1/2021
tblGrading	AcresOfGrading	0.00	3.86
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural

2.0 Emissions Summary

El Nopal Grading - San Diego County, Winter

2.2 Overall Operational
Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
lb/day																	
Area	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	0.0000	9.0000e-004
Energy	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	0.0000	9.0000e-004

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
lb/day																	
Area	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	0.0000	9.0000e-004
Energy	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	8.4000e-004	8.4000e-004	0.0000	0.0000	0.0000	9.0000e-004

El Nopal Grading - San Diego County, Winter

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	10/1/2021	3/31/2022	5	130	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 3.86

Acres of Paving: 3.86

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	3	8.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

El Nopal Grading - San Diego County, Winter

3.1 Mitigation Measures Construction

3.2 Grading - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.4628	15.0205	9.5698	0.0168		0.7487	0.7487		0.6888	0.6888		1,628.444 2	1,628.444 2	0.5267		1,641.6110
Total	1.4628	15.0205	9.5698	0.0168	6.0536	0.7487	6.8022	3.3136	0.6888	4.0024		1,628.444 2	1,628.444 2	0.5267		1,641.611 0

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0446	0.0300	0.2879	9.4000e-004	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		94.1703	94.1703	2.6100e-003		94.2357
Total	0.0446	0.0300	0.2879	9.4000e-004	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		94.1703	94.1703	2.6100e-003		94.2357

El Nopal Grading - San Diego County, Winter

3.2 Grading - 2021

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.4628	15.0205	9.5698	0.0168	0.7487	0.7487	0.7487	0.6888	0.6888	0.6888	0.0000	1,628.444 2	1,628.444 2	0.5267		1,641.6110
Total	1.4628	15.0205	9.5698	0.0168	6.0536	0.7487	6.8022	3.3136	0.6888	4.0024	0.0000	1,628.444 2	1,628.444 2	0.5267		1,641.611 0

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0446	0.0300	0.2879	9.4000e-004	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		94.1703	94.1703	2.6100e-003		94.2357
Total	0.0446	0.0300	0.2879	9.4000e-004	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		94.1703	94.1703	2.6100e-003		94.2357

El Nopal Grading - San Diego County, Winter

3.2 Grading - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.2042	12.2463	9.0751	0.0168	0.5934	0.5934	0.5934	0.5459	0.5459	0.5459		1,628.2896	1,628.2896	0.5266		1,641,4551
Total	1.2042	12.2463	9.0751	0.0168	6.0536	0.5934	6.6470	3.3136	0.5459	3.8596		1,628.2896	1,628.2896	0.5266		1,641,4551

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0424	0.0274	0.2675	9.1000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277		90.7160	90.7160	2.4000e-003		90.7759
Total	0.0424	0.0274	0.2675	9.1000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277		90.7160	90.7160	2.4000e-003		90.7759

El Nopal Grading - San Diego County, Winter

3.2 Grading - 2022

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.0536	0.0000	6.0536	3.3136	0.0000	3.3136			0.0000			0.0000
Off-Road	1.2042	12.2463	9.0751	0.0168	0.5934	0.5934	0.5934	0.5459	0.5459	0.5459	0.0000	1,628.2896	1,628.2896	0.5266		1,641,4551
Total	1.2042	12.2463	9.0751	0.0168	6.0536	0.5934	6.6470	3.3136	0.5459	3.8596	0.0000	1,628.2896	1,628.2896	0.5266		1,641,4551

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0424	0.0274	0.2675	9.1000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277			90.7160	2.4000e-003		90.7759
Total	0.0424	0.0274	0.2675	9.1000e-004	0.1022	6.6000e-004	0.1029	0.0271	6.1000e-004	0.0277		90.7160	90.7160	2.4000e-003		90.7759

4.0 Operational Detail - Mobile

El Nopal Grading - San Diego County, Winter

4.1 Mitigation Measures Mobile

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles						Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.598645	0.040929	0.181073	0.106149	0.015683	0.005479	0.016317	0.023976	0.001926	0.001932	0.006016	0.000753	0.001122

El Nopal Grading - San Diego County, Winter

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

El Nopal Grading - San Diego County, Winter

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Mitigated	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Unmitigated	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Architectural Coating	0.0320					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0596					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.0000e-005	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004

El Nopal Grading - San Diego County, Winter

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Architectural Coating	0.0320					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0596					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Landscaping	4.0000e-005	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004
Total	0.0916	0.0000	3.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		8.4000e-004	8.4000e-004	0.0000		9.0000e-004

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

El Nopal Grading - San Diego County, Winter

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Attachment D – Public Documentation



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County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT REVIEW**
ZONING DIVISION

Record ID(s): _____

Project Name: _____

Project Manager: _____

Project Manager's Phone: _____

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager at your earliest convenience.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
ZONING DIVISION

Record ID(s): _____

Project Name: _____

Planning/Sponsor Group: _____

Results of Planning/Sponsor Group Review

Meeting Date: _____

A. Comments made by the group on the proposed project.

B. Advisory Vote: The Group **Did** **Did Not** make a formal recommendation, approval or denial on the project at this time.

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

- MOTION:**
- Approve without conditions
 - Approve with recommended conditions
 - Deny
 - Continue

VOTE: _____ Yes _____ No _____ Abstain _____ Vacant / Absent

C. Recommended conditions of approval:

Reported by: _____ Position: _____ Date: _____

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to
CommunityGroups.LUEG@sdcounty.ca.gov

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

Attachment E – Ownership Disclosure



County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2017-TM-5619

Assessor's Parcel Number(s) 379-023-39

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.

SCSS Development LLC

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.

Salim Miro, A.K.A. Salim Assad

Claudine A. Turner

Antonella Miro

Steve Miro

Sana Miro, A.K.A. Sana Risedorph

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines *Person* as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

Salim Miro

Print Name

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 03-23-23
TM5619TER

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>



Initial Capital Contribution(s): The Capital Contributions of the Members made pursuant to Section 3.1.

Interest: The entire ownership interest of a Member in the Company at any particular time, including the right of that Member to any and all benefits to which a Member may be entitled as provided in this Agreement and under the Act, together with the obligations of that Member to comply with all terms and provisions of this Agreement.

IRC: The Internal Revenue Code of 1986, as amended from time to time.

"Land Purchase Agreement" is defined in Section 2.5.

Liquidation: The earlier of the date on which the Company is terminated under IRC Section 708(b)(1)(B), or the date on which the Company ceases to be a going concern, even though it may continue in existence for the purpose of winding up its affairs, paying its debts, and distributing any remaining balance to its Members. However, although the Company may not be in Liquidation, with respect to a Member, Liquidation means the liquidation of a Member's Interest in the Company pursuant to Treasury Regulation Section 1.761-1(d). Notwithstanding the two immediately preceding sentences, the term "Liquidation" shall be consistent with the meaning of such term as used in Treasury Regulation Section 1.704-1(b)(2)(ii)(g).

Liquidation Proceeds: The amount of cash and/or assets available for distribution after dissolution of the Company in accordance with Article 11 hereof.

Loss Percentage(s): The following percentages:

SALIM ASSAD	20%
CLAUDINE A. TURNER	20%
ANTONELLA MIRO	20%
STEVE MIRO	20%
SANA RISEDORPH	20%

Majority-in-Interest: When used with respect to fewer than all the Members, means Members holding, in the aggregate, Profit Percentages in excess of 50 percent (50%) of the Profit Percentages held by all such Members.

Majority-in-Interest of the Members: Members holding, in the aggregate Profit Percentages in excess of 50 percent (50%) of the Profit Percentage held by all the Members.

Manager/s: SALIM ASSAD and CLAUDINE A. TURNER and any successor to SALIM ASSAD and CLAUDINE A. TURNER selected in accordance with the provisions of Section 10.1.

Member: Each Person (other than any Person who has become bankrupt or dissolved) who is an initial signatory to this Agreement, such Substituted Member, and any other Person who may subsequently be a signatory to this Agreement with the consent of all who are then Members.

"Member Nonrecourse Debt" is defined in Section 4.3(b).

"Necessary Funds" is defined in Section 3.3(a).

"Noncontributing Member" is defined in Section 3.3.

Person: Any individual, partnership, limited partnership, trust, estate, association, joint venture, limited liability company, limited liability partnership, corporation, or other entity, whether domestic or foreign.

"Plans and Specifications" is defined in Section 6.5(e).

Preferred Return: An amount equal to a cumulative return, compounded monthly, at the Agreed Rate on the total amount outstanding from time to time of Additional Capital Contributions.

Profits and Losses: for each fiscal year or other period, an amount equal to the Company's taxable income or loss for the year or period, determined in accordance with IRC Section 703(a) (for this purpose, including in taxable income or loss all items of income, gain, loss, or deduction required to be stated separately pursuant to IRC Section 703(a)(1)), with the following adjustments:

(i) Any income of the Company exempt from federal income tax and not otherwise taken into account in computing Profits or Losses pursuant to subsections (ii), (iii), or (iv) shall be added to taxable income or loss.

(ii) Any expenditures of the Company described in IRC Section 705(a)(2)(B) or treated as IRC Section 705(a)(2)(B) expenditures pursuant to Treasury Regulation Section 1.704-1(b)(2)(iv)(i) shall be subtracted from taxable income or loss.