The County of San Diego

Planning Commission Hearing Report

Date:	May 8, 2026	**Case/File No.:**	York Drive Senior Living; PDS2021-MUP-21-008; PDS2021-CC-21-0120; LOG NO. PDS2021-ER-21-08-008.
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	Major Use Permit and Certificate of Compliance for Merger of Lots for a Senior Living development
Time:	9:00 a.m.	**Location:**	1822-1864 York Drive
Agenda Item:	#2	**General Plan:**	Village Residential (VR-2)
Appeal Status:	Appealable to the Board of Supervisors	**Zoning:**	Rural Residential (RR)
Applicant/Owner:	Timed Investments, LLC and Pro Bookkeeping Services, LLC (Attn: Joe Balbas and Harry Crowell)	**Community:**	North County Metropolitan Subregional Plan Area
Environmental:	Mitigated Negative Declaration	**APNs:**	184-040-04-00, 184-040-21-00, 184-040-22-00, 184-040-20-00, 184-040-19-00, 184-040-18-00

A. OVERVIEW

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

The York Drive Senior Living Project (Project) includes a request for the development of a 183-unit 62+ senior living development, including a four-story senior living building with on-site amenities for residents such as a salon, library, and recreational rooms, and a communal kitchen. The Project also includes an on-site parking lot and landscaping. Access to the site will be provided by an improved all-way stop intersection and will result in widening of York Drive along the Project site frontage. The Project will result in the replacement of a bench with a shelter at a nearby North County Transit District bus stop along South Santa Fe Avenue as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. The Project is conditioned to complete off-site sewer line improvements along and near El Valle Opulento in accordance with the Buena Sanitation District Sewer Master Plan. The Project is located on an approximately 4.27-acre parcel within the North County Metropolitan Subregional Plan Area.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the Project Form of Decision (Attachment B). The Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, the required findings can be made, and staff recommends approval of the Project.

B. REQUESTED ACTIONS

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

1. Adopt the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment D).

2. Approve MUP PDS2021-MUP-21-008 make the findings and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

In 1994, the Board of Supervisors approved a Major Use Permit for a phased development of a 99-bed skilled nursing facility on the property directly southwest of the Project site. The skilled nursing facility was constructed in phases with the final phase built in the early 2010s. The skilled nursing facility adjacent to the site is known as Vista Gardens Memory Care Facility. The applicant team led the development of the final phase of the Vista Gardens Memory Care Facility. In December of 2019, the County of San Diego Board of Supervisors adopted changes to the Zoning Ordinance which allowed for a variety of permitting options for senior housing including deed-restricted “Group Residential” uses.

The subject Project site was previously developed with three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the Project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. The Project site is currently primarily vacant with construction materials leftover from demolition of the previously existing dwelling units. The site has been cleared as a result of fire clearing letters issued by the Vista Fire Protection District due to proximity to residential uses in the area and the site is surrounded by temporary fencing.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located within the North County Metropolitan Subregional Planning Area on an approximately 4.27-acre property (Figures 1 and 2). The Project site is located in a portion of the unincorporated County of San Diego that is surrounded by incorporated cities and in a transit priority area. The City of Vista municipal boundaries are approximately 1,000 feet southwest of the Project site. The Buena Creek Sprinter Station is located approximately 1,300 feet southeast of the Project site and State Route 78 is located approximately half a mile southwest of the Project site. The Inland Rail Trail and Buena Creek Sprinter Station rail tracks are located along the southwestern boundary of the Project site. The Vista Gardens Memory Care Facility is located directly adjacent to the site to the southeast. Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive, both County-maintained roads.

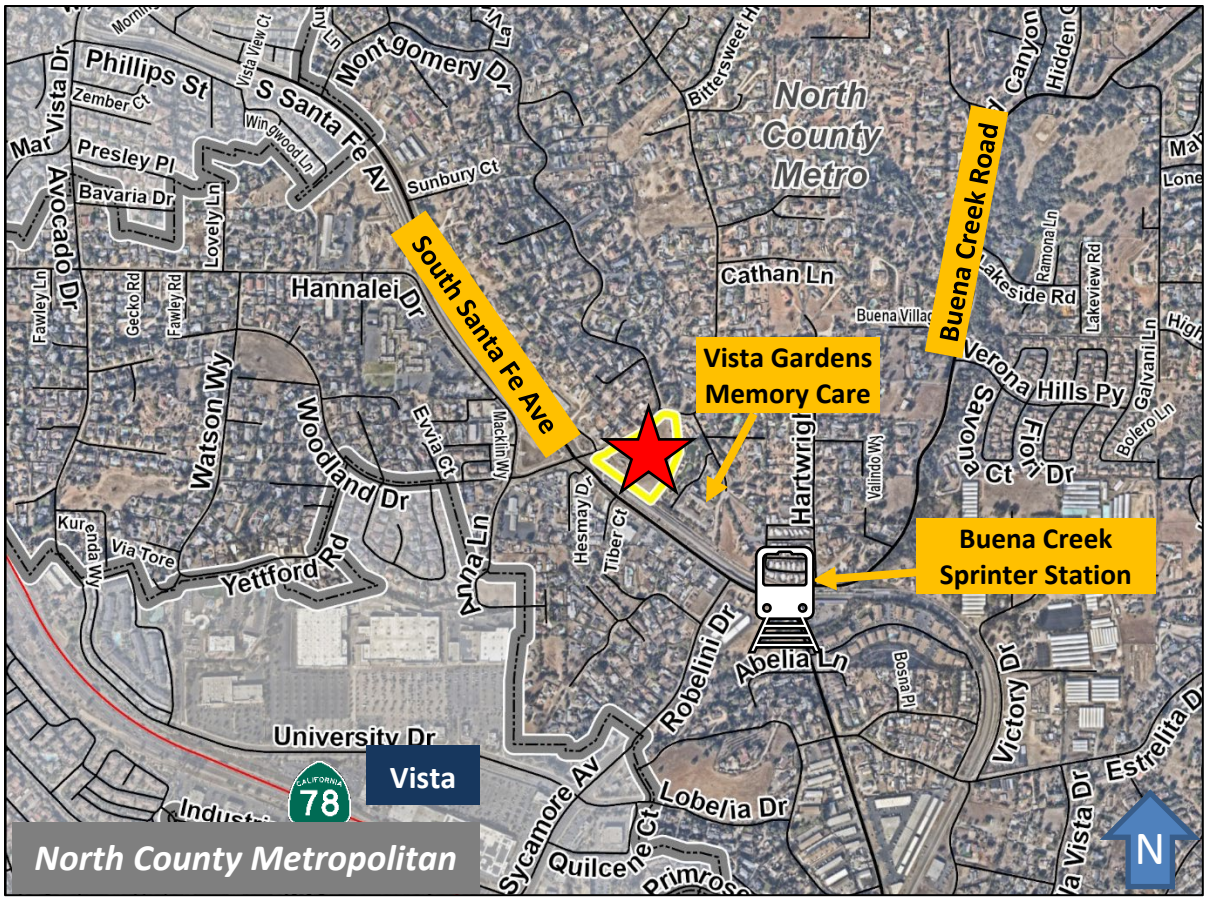


Figure 1: Vicinity Map

The General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is Village Residential (VR-2). The Village Residential General Plan Land Use Designation is intended for higher density development near commercial uses and public services and supports a wide range of housing types including single and multi-family development. The Zoning Use Regulation for the site is Rural Residential (RR). The proposed senior living development is permitted within the Rural Residential (RR) zone as a Group Residential use upon approval of a Major Use Permit.

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



Figure 2: Vicinity Map showing site (Closer Extent)

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-2, VR-7.3)	Rural Residential (RR), General Commercial (C36)	York Drive, Montgomery Drive	Residential and Commercial Uses
East	Village Residential (VR-2, VR-15, VR-30)	Rural Residential (RR), General Commercial (C36), Transportation and Utility Corridor (S94), Urban Residential (RU), Variable Family Residential (RV)	South Santa Fe Avenue, Devon Place, North County Transit District Rail	Residential and Commercial Uses, Buena Creek Sprinter Station

Location	General Plan	Zoning	Adjacent Streets	Description
South	Public/Semi-Public Facilities, Village Residential (VR-2, VR-15, VR-20), General Commercial (C-1)	Rural Residential (RR), General Commercial (C36), Transportation and Utility Corridor (S94), Urban Residential (RU)	South Santa Fe Avenue, North County Transit District Rail	Residential and Commercial Uses, City of Vista
West	Public/Semi-Public Facilities, Village Residential (VR-7.3, VR-15, VR-20), General Commercial (C-1)	Rural Residential (RR), General Commercial (C36), Transportation and Utility Corridor (S94), Urban Residential (RU)	York Drive, South Santa Fe Avenue, North County Transit District Rail	Residential and Commercial Uses, City of Vista

E. DEVELOPMENT PROPOSAL

1. Project Description

The Project consists of a MUP for a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. If the MUP is approved, a Certificate of Compliance will be recorded to complete merging of existing parcels into a single 4.27-acre parcel. The Project includes a four-story senior living building that is approximately 46 feet tall with roof access structures reaching approximately 54 feet (Figures 3 and 4). Each floor ranges in size from approximately 34,000 square feet to 35,000 square feet. The first floor includes 24 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services, and a theater. The second, third, and fourth floors include 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the Project site include a 160-space parking lot, landscaping, signage, and stormwater and drainage facilities. The Project includes shuttle services for residents of the site in addition to the option of parking within the parking lot.

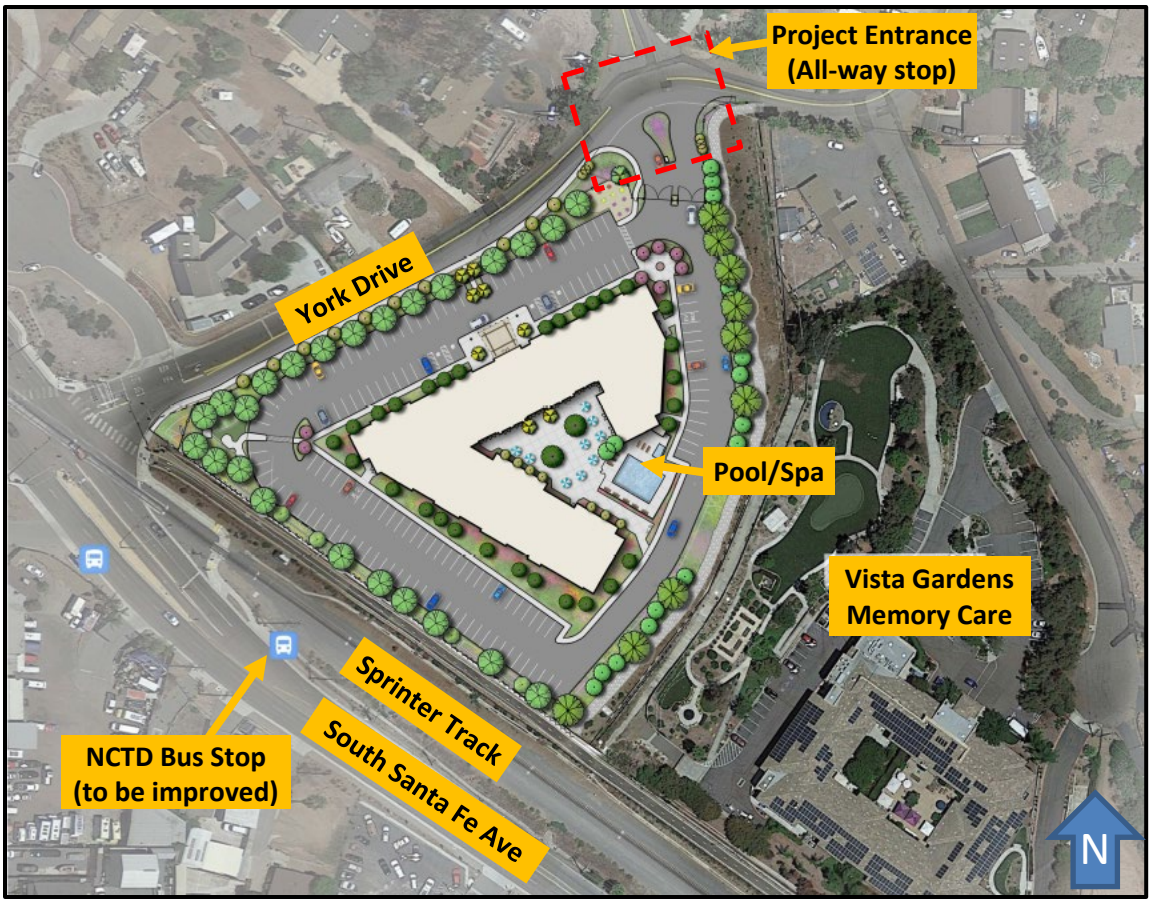


Figure 3: Conceptual Project layout at full buildout



Figure 4: Conceptual Elevations looking toward Project entrance

Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The Project driveway includes two 24-foot access entry points divided by a median. The Project will install a stop sign at the intersection of Montgomery Drive and York Drive resulting in an all-way stop intersection.

Road improvements for the Project consist of widening York Drive. The improvements include a half-width road widening of 20 feet with concrete curb, gutter, and sidewalk. The Project will also re-stripe York Drive to provide space for additional vehicles for the westbound left turn lane onto South Santa Fe Avenue. As a result of coordination with North County Transit District (NCTD), the Project includes the replacement of a bench with a shelter at an adjacent bus stop along South Santa Fe Avenue as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive.

Earthwork for the Project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. Fire service for the Project will be provided by the Vista Fire Protection District. Water service for the Project will be provided by Vista Irrigation District. Sewer service for the Project will be provided by the Buena Sanitation District. In accordance with the City of Vista Sewer Master Plan for the Buena Sanitation District, the Project will construct off-site sewer improvements along and near El Valle Opulento within existing easements that were granted to Buena Sanitation District. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to 18-inch sewer lines that are consistent with the 2025 City of Vista Sewer Master Plan.

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

F. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?

b. Does the project comply with the policies set forth under the North County Metropolitan Subregional Plan?

c. Is the proposed project consistent with the County's Zoning Ordinance?

d. Is the project consistent with other applicable County regulations?

e. Does the project comply with CEQA?

2. Analysis

During the processing of the Project, staff received input from the surrounding community with concerns regarding the proposed senior living development. Specific concerns focus on traffic, height, density, and off-site sewer improvements. Staff evaluated these concerns during the process

and have addressed the concerns through the analysis and conditions of approval. Staff have continued to receive concerns regarding the Project following public review of the CEQA document. Below is a summary of the concerns and how they were each addressed during the process. Additional analysis related to community feedback and concerns is located in Section H. Public Input.

Major Use Permit Findings

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

The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent uses, residences, and senior care facilities.

The Project has been designed to redevelop a site and construct a senior residential development in an unincorporated portion of the County near a variety of transportation options and existing senior care facilities. The Project will be located directly adjacent to the Vista Gardens Memory Care Facility. The main structure of the Project is designed toward the center of the property as far away from adjacent residential property lines as possible. The building is a triangular shape with the front entrance facing northwest toward residences along York Drive. The building also includes an open in southeastern portion of the building with a central recreational area including a pool and spa that is directed away from adjacent residences and toward the recreational area of the Vista Gardens Memory Care Facility.

The applicant requests a height exception to the height regulations of the Zoning Ordinance which can be permitted upon approval of the Major Use Permit. The height exception is required for the amount of stories tied to the Project as well as fire roof access structures. The Project would include grading of the site and would result in a finished pad that would be approximately 8 to 18 feet below the existing grade of adjacent roadway such as York Drive and residences northwest of the Project site (Figure 5). The Project includes planting of mature landscaping with larger box sizes along the frontage of York Drive in order to provide visual relief and screening.



Figure 5: Elevations of Project from York Drive

Service availability forms have been provided by all applicable utilities and agencies for Fire, Sewer, and Water. In accordance with the City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct off-site sewer improvements along and near El Valle Opulento within existing easements that were granted to Buena Sanitation District. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 8 to 10-inch sewer lines to 18-inch sewer lines (Figure 6). The Project is conditioned to implement necessary measures during Final Engineering to address the sewer improvements proximity to nearby residences, floodways, floodplains, and a creek.



Figure 6: Conceptual overview of off-site sewer improvements

Traffic and Transportation

The Project is located approximately a quarter of a mile away from the Buena Creek Sprinter station and is in a Transit Priority Area. A Transit Priority Area is a region within one-half mile of a major transit stop such as the Buena Creek Sprinter Station. The Project is also located adjacent to the intersection of York Drive and South Santa Fe Avenue where NCTD tracks cross the intersection. In accordance with CEQA and the County of San Diego Transportation Study Guide, projects within a half of a mile of an existing major transit stop are considered to have a less than significant impact related to transportation and Vehicle Miles Traveled (VMT). Operations of the Project were evaluated in a Traffic Study using Level of Service (LOS) to categorize operating conditions associated with an intersection or segment in the Project vicinity. The Traffic Study concluded that the Project would generate 643 Average Daily Trips (ADT) and all intersections evaluated by the analysis will operate at an acceptable LOS with specific improvements required for the Project and operating characteristics of the Project. Following public review of the CEQA document prepared for the Project, the applicant team conducted additional traffic counts in September of 2025 to reaffirm the findings of the original analysis. The Project includes the following conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the Project:

- Carpooling and shuttle services for residents of the site
- Widening of York Drive and extending a left-turn lane resulting in additional space for drivers looking to make a left-turn at the train crossing intersection
- NCTD bus stop improvements and re-striping of the crosswalks at the intersection of York Drive/South Santa Fe Avenue
- Stop sign at the entrance of the Project at the intersection of York Drive and Montgomery Drive
- Controlled access gate and median at the entrance of the Project to allow vehicles to stay on-site and prevent queuing on to York Drive

The County of San Diego Department of Public Works (DPW) is currently in the process of installing additional direction signage along South Santa Fe Avenue to assist drivers approaching the intersection. The Project is conditioned to complete additional signage along South Santa Fe Avenue in the event that the DPW signage is not completed by the time construction permits for the Project move forward. With the incorporation of the Project frontage improvements, shuttle services, improvements to NCTD facilities, and the location of the Project, the Project will not result in significant traffic impacts.

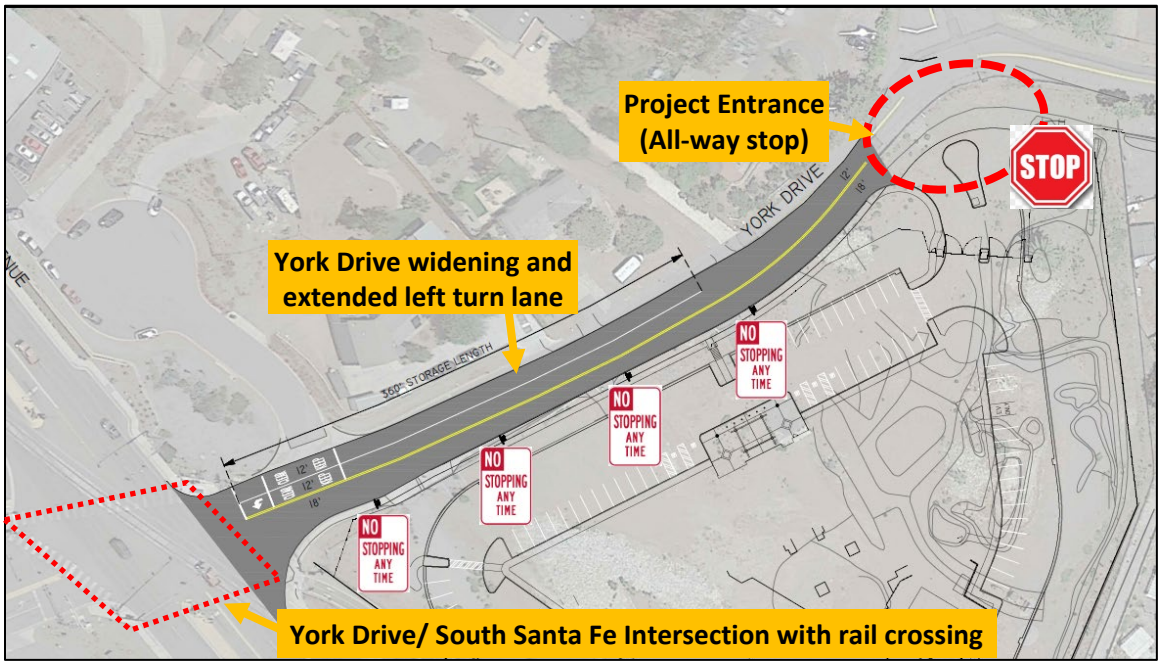


Figure 7: Conceptual striping plan and improvements along York Drive and Project entrance

3. General Plan Consistency

The site is subject to the Village General Plan Regional Category and Village Residential (VR-2) Land Use Designation. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
Policy H-1.3 - Housing near Public Services. Maximize housing in areas served by transportation networks, in close proximity to job centers, and where public services and infrastructure are available. **Policy H-1.5 - Senior and Affordable Housing near Shopping and Services.** Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services. **Policy H-3.6 - Housing for Special Needs Populations.** Support programs that provide housing options for individuals and families experiencing homelessness (particularly chronically homeless persons), seniors, foster youth, families, farmworkers, and day laborers. **Policy LU-5.1 - Reduction of Vehicle Trips within Communities.** Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.	The proposed Project consists of a senior housing development within a half of a mile of the Buena Creek Sprinter station. The proposed Project will also result in upgrading existing transit infrastructure by replacing a bench and adding a shelter to a bus stop along South Santa Fe Avenue adjacent to the Project site. Shuttle services will also be provided to residents of the development. Due to the proximity of the proposed Project to the Buena Creek Sprinter station and North County Transit District bus stops as well as the shuttle services included in the Project, residents and operators of the development will have access to multiple forms of transit.
Goal S-2 - Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster. **Policy S-3.7 - Fire Resistant Construction.** Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	The proposed Project has been reviewed by the Vista Fire Protection District and has been approved for the processing of the MUP as the site has adequate service availability. The proposed Project includes an access gate which will be equipped with a Knox Box override switch for fire access. The entrance to the Project includes two 24-foot access entry points divided by a median connecting to York Drive.

General Plan Policy	Explanation of Project Conformance
Policy LU-6.5 - Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County's LID Handbook.	The Project has incorporated required stormwater management features in accordance with the County's Low Impact Development (LID) Handbook. Additionally, the Project includes structural BMPs such as a storage vault with a modular wetland to address treatment of stormwater for the Project.
Policy M-10.5 - Reduced Parking. Accommodate appropriate reductions in on-site parking requirements in situations such as: • Development of low-income and senior housing • Development located near transit nodes • Employment centers that institute Transportation Demand Management programs • Development that integrates other parking demand reductions techniques such as parking cash out, when ensured by ongoing permit conditions	A Parking demand memo was prepared for the Project and found that the proposed 160 parking spaces for the senior development are less than the parking standards that would be required for a market-rate apartment complex of 183 units. The Project site is located approximately a quarter of a mile away from the Buena Creek Sprinter station as well as NCTD bus stops which provide transportation options and reduces the need for transportation by car. The Project consists of a senior development where not every resident of the community is anticipated to own a vehicle. The Project will also provide shuttle services for residents of the site. Additionally, recent state guidance and bills such as AB 2097 have limited jurisdictions from imposing parking minimum requirements for certain uses within a half of a mile of a transit stop.
Policy COS-21.1 - Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	The Project includes several recreational opportunities and on-site amenities for senior residents living in the development such as a pool, recreational room, fitness center, and a theater.
Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	Vista Irrigation District has agreed to provide service to the Project and adequate service is available for operations of the Project through existing water lines in adjacent road right-of-way.

General Plan Policy	Explanation of Project Conformance
Goal LU-4 – Inter-jurisdictional Coordination. Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.	The Project has been designed in coordination with the North County Transit District, Buena Sanitation District, and the City of Vista. All agencies have been noticed throughout the processing of the Project including during public review of the CEQA document. The Project includes conditions of approval for North County Transit District and Buena Sanitation District facilities such as upgrading an existing bus stop as well as completing off-site sewer improvements.

4. Community Plan Consistency

The Proposed Project is consistent with the following relevant North County Metropolitan Subregional Plan goals, policies, and actions as described in Table F-2.

Table F-2: Community Plan Conformance

North County Metropolitan Subregional Plan Policy	Explanation of Project Conformance
Goal 4 - Protect Environmental Resources: Protect natural and economic resources by designating appropriate lands as rural, semi-rural, and environmentally constrained areas.	The Project consists of developing a site that has been historically disturbed with previous residential uses.
Sewer Service - Policy 13. Improve Sewer Service within the Urban Area	The Project includes conditions of approval for upsizing of sewer lines outlined in the Buena Sanitation District Sewer Master Plan. Regardless of approval of the Project, the sewer improvements are anticipated to be completed by Buena Sanitation District due to ongoing growth in the Project site vicinity.

5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Rural Residential (RR) Zoning Use Regulation with the incorporation of conditions of approval (Table F-3).

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon approval of a MUP
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	0.5 AC	N/A
Building Type:	C	Yes, upon approval of a MUP
Height:	G	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	G	Yes, upon approval of a MUP
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Sections 2180 through 2185 define the uses permitted within the Rural Residential (RR) Zoning Use Regulation.	The proposed senior residential development is defined as "Group Residential" which is permitted within the Rural Residential (RR) zone upon approval of a Major Use Permit.	Yes ☒ No ☐ Upon approval of a MUP
Section 4300 of the Zoning Ordinance requires the Project to comply with the "C" building type requirements.	The Project meets the building type requirements upon approval of a Major Use Permit as any use permitted upon issuance of a Major Use Permit is exempt from the Building Type requirements in accordance with Section 4315(b) of the Zoning Ordinance.	Yes ☒ No ☐ Upon approval of a MUP
Section 4600 of the Zoning Ordinance requires that the Project meet the "G" height requirement of 35 feet and 2 stories.	The proposed Project consists of a four-story structure that is approximately 46 feet tall with a stair well roof top cover reaching a maximum height of 54 feet. The Project includes a request for an exception from the height regulations for a Major Use Permit in accordance with Section 4620(g) of the Zoning Ordinance.	Yes ☒ No ☐ Upon approval of a MUP

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the Project meet the "C" setback requirements. (60-foot Front Yard, 15-foot Interior Side Yard, 35-foot Exterior Side Yard, and 25-foot Rear Yard)	All structures associated with the Project meet the setback designator.	Yes ☒ No ☐
Section 1265 of the Zoning Ordinance requires "Group Residential" senior housing developments to be restricted to occupancy by seniors through a mechanism approved by the Director of Planning & Development Services.	The Project consists of a 62+ senior housing development that includes individual units that share a common kitchen. The Project is conditioned to require preparation of a restricted deed to be reviewed by Planning & Development Services as well as Housing and Community Development Services that will limit the use of the site to a 62+ senior housing development.	Yes ☒ No ☐

6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with the CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 34-day public review period from July 31, 2025 through September 2, 2025, and is on file with PDS under Environmental Log Number PDS2021-ER-21-08-008. Staff received 16 formal comments from individuals including residents in the community as well as organizations such as the San Diego Archaeological Society. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment. Mitigation measures such as tribal and archaeological monitoring as well as migratory bird breeding season avoidance have been included in the conditions of approval for the Proposed Project. The Initial Study and MND can be found in Attachment C of this report.

7. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands. The Project includes conditions to address off-site utility improvements that are located near floodplains/floodways in accordance with the Resource Protection Ordinance.
b. County Consolidated Fire Code	The Project has been reviewed by the Vista Fire Protection District and have been accepted in compliance with the County Consolidated Fire Code.

c. Noise Ordinance	The Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance. The Project will require preparation of a noise analysis to confirm that the building materials utilized during the building permit process will attenuate noise to levels below the interior 45 dBA requirement.
d. Light Pollution Code	The Project will implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO. The Project will require installation of BMPs such as a biofiltration basin for treatment of stormwater.

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

The Project site is located within the North County Metropolitan Subregional Plan Area within an area that is not represented by a Community Planning Group or Design Review Board. In the absence of a Community Planning Group or Design Review Board, the applicant and County staff conducted community outreach as described in Section H. Public Input.

H. PUBLIC INPUT

1. Application Initial Submittal

At the time of application submittal and in accordance with Board Policy I-49 and the noticing requirements in effect of the application submittal, public notices were sent to property owners within a minimum radius of 300 feet of the project site. Throughout the initial processing of the application, staff received concerns from residents within the Project vicinity regarding traffic, parking, density, and height. The concerns and revisions to the Project to address concerns are previously described in Section F. Analysis and Discussion as well as the following Sections H. (2) Community Outreach and H. (3) California Environmental Quality Act Public Review.

2. Community Outreach

The applicant team and County staff conducted community outreach meetings in order to obtain community feedback on the design and operations of the project. The summary of the community meetings are outlined below:

- **June 9, 2022** – First community outreach meeting at Shadow Ridge County Club
- **December 14, 2022** – Virtual community outreach meeting
- **August 11, 2025** – Virtual Community outreach meeting during public review period of California Environmental Quality Act document
- **September 22, 2025** – Off-site sewer improvement neighbor site visit

Throughout the outreach effort, County staff continued to work with the applicant team to address community feedback. During the first two initial outreach meetings in 2022, County staff and the applicant team received concerns regarding the architectural design, parking, density, traffic, lack of road improvements, and off-site sewer improvements. Following the initial two outreach meetings in 2022, the Project design was revised to include additional landscaping with larger box sizes of trees along York Drive, additional widening of York Drive, North County Transit District improvements to an existing bus stop, and architectural modifications.

3. California Environmental Quality Act (CEQA) Public Review

A Mitigated Negative Declaration (MND) was prepared and circulated for a 34-day public review period from July 31, 2025 through September 2, 2025. Public notices were sent to property owners within a 1,500-foot minimum radius of the Project site which included over 350 notices. A virtual meeting was conducted on August 11, 2025 in order to provide an overview of the CEQA document for the Project and facilitate discussion of comments. Staff received 16 formal comments from individuals, the NCTD, Mayor John Franklin of the City of Vista, and the San Diego Archaeological Society. Six comments were received from individuals in support of the Project including Major John Franklin of the City of Vista. Staff met with the NCTD during public review of the Project and NCTD concurred with the requirements of the Project that have been incorporated as conditions of approval. The comment from San Diego Archaeological Society included concurrence with the mitigation measures outlined in the project.

Eight comments were received from residents within the community with clarification questions, comments preferring a senior development on the site compared to what could be permitted by State Law in the future, and concerns primarily focused on traffic, height, density, and off-site sewer improvements. As previously discussed in the analysis section, Major Use Permit findings have been prepared for the Project including the request for a height exception. Additionally, the Project is anticipated to have a less than significant impact related to transportation and traffic with the incorporation of the Project frontage improvements, shuttle services, improvements to NCTD facilities, and the location of the Project.



Figure 8: Existing sewer lines and proposed improvements location (VistaGIS)

Following public review, County staff and the Buena Sanitation District met with neighbors along El Valle Opulento to discuss the off-site sewer improvements. The neighbors have concerns with the improvements as the improvements are proposed within existing easements granted to the Buena Sanitation District where there are existing sewer lines located between homes. The neighbors have requested for the sewer improvements to change alignment to off-site locations. No homes will be removed as a result of the sewer line improvements but there are existing unpermitted structures

within existing easements granted to the Buena Sanitation District that will likely need to be removed or relocated as a result of the sewer line improvements. The neighbors have continued to express concerns following public review due to the proximity of the improvements near the residences and the ongoing concerns and correspondence from the community members are included in Attachment E – Public Documentation (Figure 8). County staff and Buena Sanitation District have communicated that the improvements cannot be re-directed to an alternative route as any alternative route would require acquisition of additional easements, funding, grading, and environmental permits. Additionally, any alternative route would not eliminate the need to maintain the sewer lines and manholes between the homes. Regardless of approval of the York Drive Senior Living Project, the Buena Sanitation District intends to complete the sewer upsizing improvements due to ongoing growth in the Project vicinity.

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

I. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

a. Adopt the Environmental Findings which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment D).

b. Approve MUP PDS2021-MUP-21-008 make the findings, and include the requirements and conditions as set forth in the Forms of Decision (Attachment B).

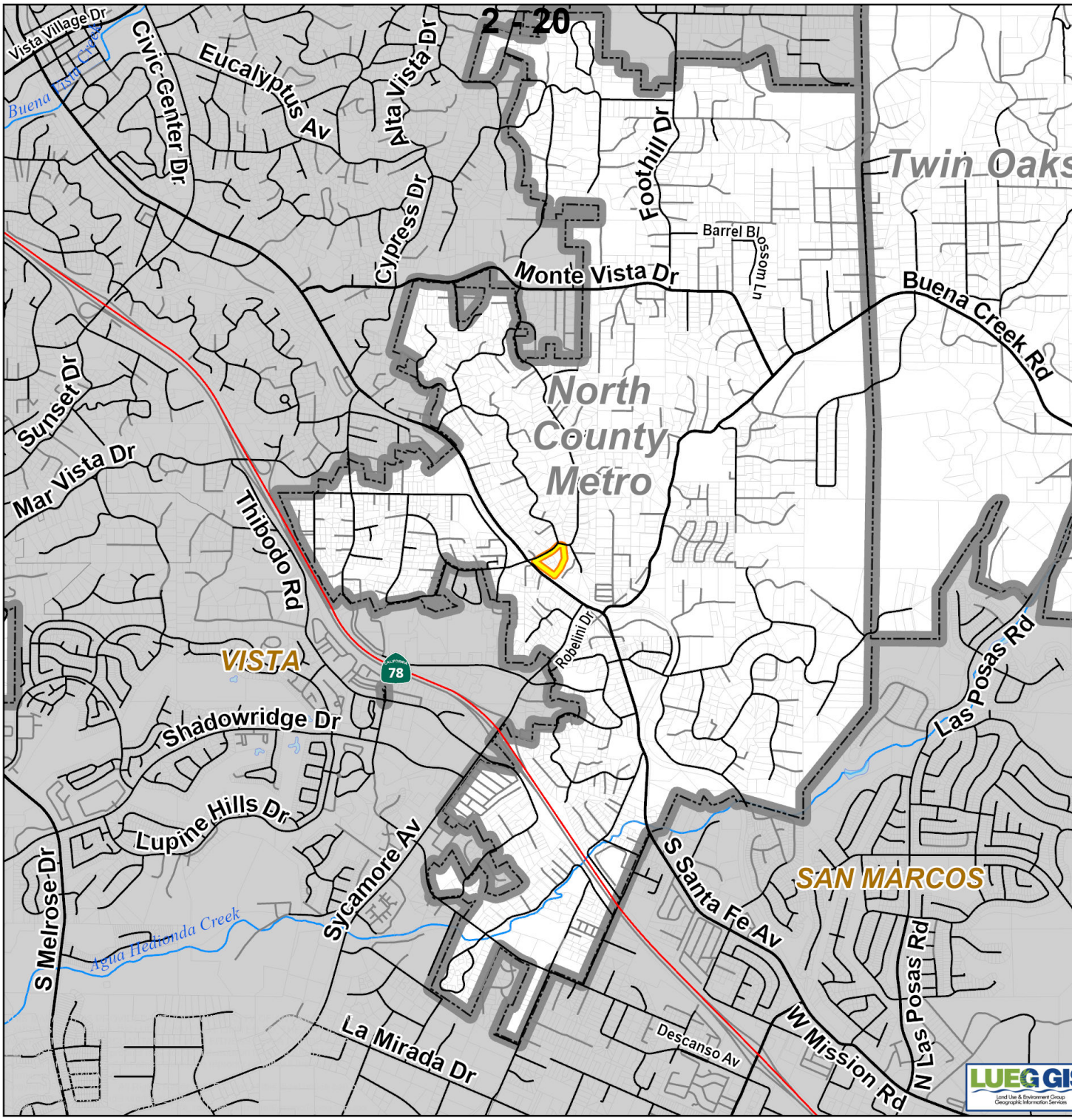
Report Prepared By:	***Report Approved By:***
Sean Oberbauer, Project Manager	Vince Nicoletti, Director
(619) 323-5287	(858) 694-2962
Sean.Oberbauer@sdcounty.ca.gov	Vince.Nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2021-MUP-21-008
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Ownership Disclosure

Attachment A – Planning Documentation



York Drive Senior Living
PDS2021-MUP-21-008

Vicinity

North County Metro Community Plan Area

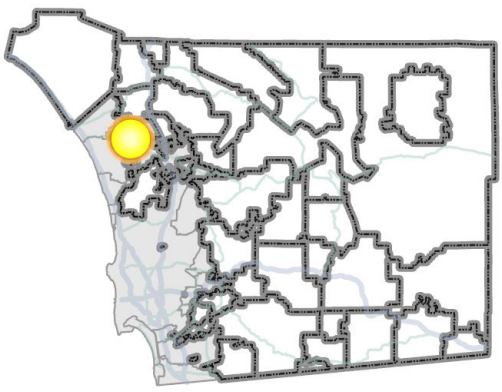
- Roads
- Site
- Parcels
- Incorporated
- CPA

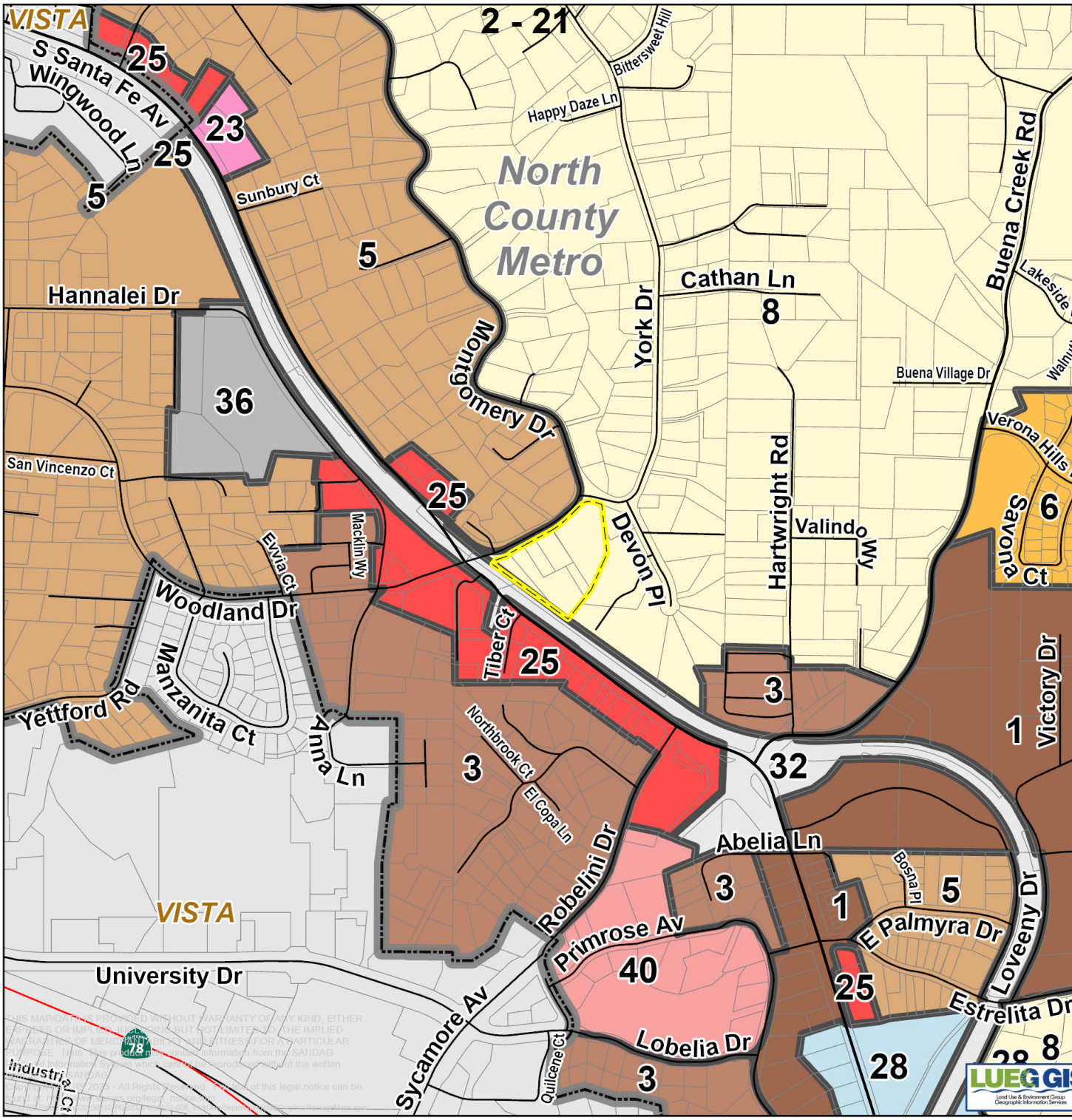
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Miles

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York Drive Senior Living
PDS2021-MUP-21-008

General Plan

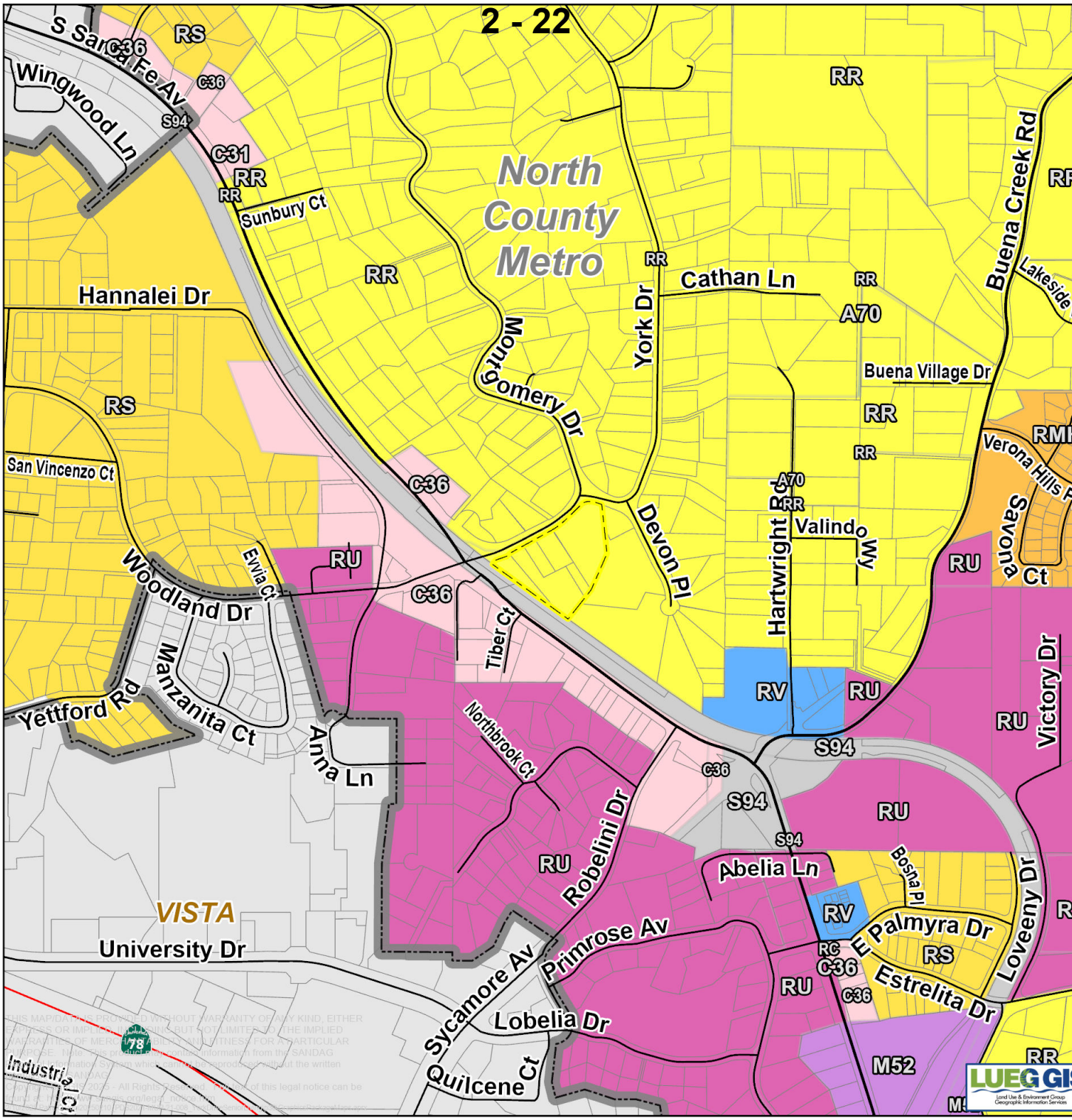
North County Metro Community Plan Area

- Roads
- Site
- Parcels
- Incorporated
- CPA

General Plan

- (1) Village Residential (VR-30)
- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (23) Office Professional
- (25) General Commercial
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation
- (40) Village Residential (VR-2

N 0 295 5
Feet



York Drive Senior Living
PDS2021-MUP-21-008

Zoning

North County Metro Community Plan Area

Roads
Site
Parcels
Incorporated
CPA

Zoning

(A) Agriculture
(C##) Commercial and Office
(M##) Industrial
(RS) Residential - Single
(RU) Residential - Urban
(RMH) Residential Mobile Hor
(RV) Residential - Variable
(RR) Rural Residential
(S##) Transportation and Utilit

N 0 295 5
Feet



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LUEG GIS
Land Use & Environment Group
Geographic Information Services

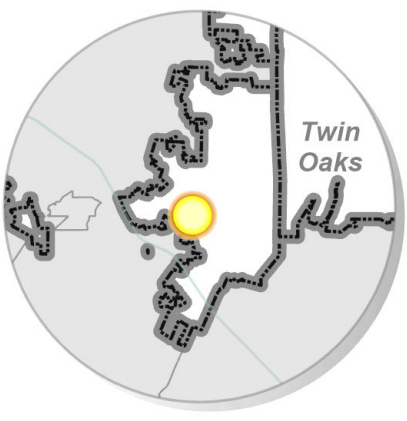
York Drive Senior Living

PDS2021-MUP-21-008

Aerial

North County Metro Community Plan Area

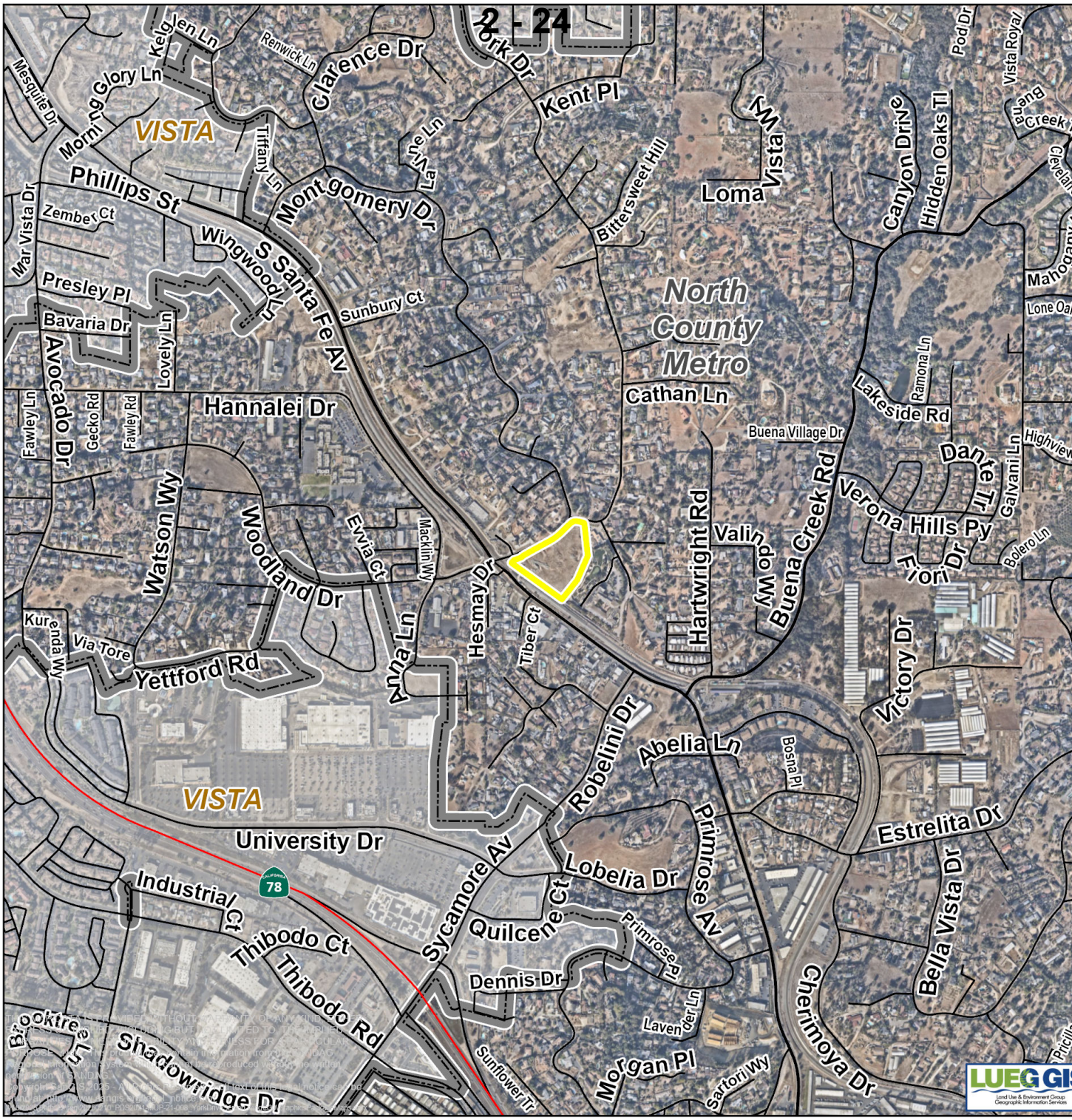
- Roads
- Site
- Incorporated
- CPA



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Feet



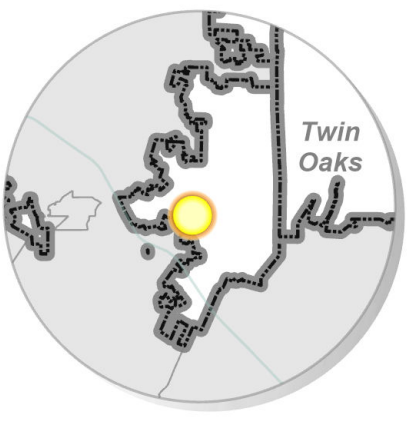
York Drive Senior Living

PDS2021-MUP-21-008

Aerial

North County Metro Community Plan Area

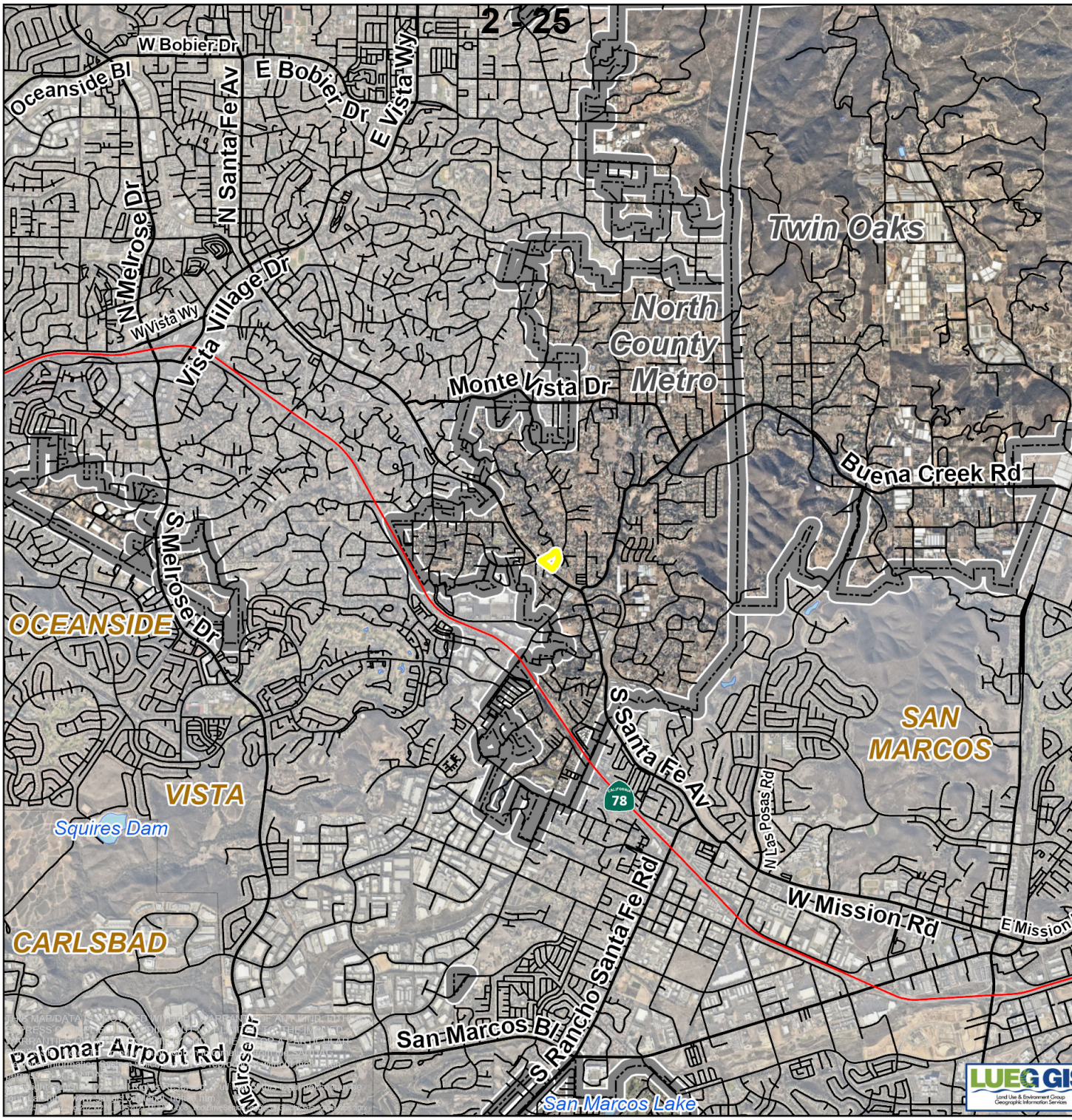
- Roads
- Site
- Incorporated
- CPA



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Feet



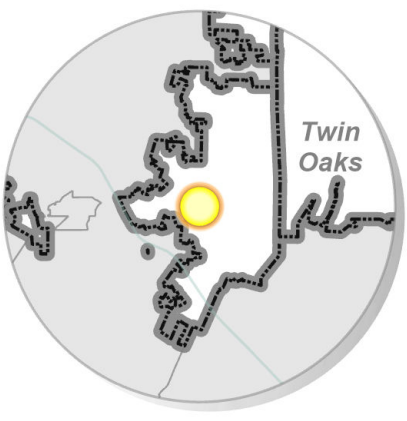
York Drive Senior Living

PDS2021-MUP-21-008

Aerial

North County Metro Community Plan Area

Roads
Site
Incorporated
CPA



N

0 0.5 Miles



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LUEG GIS
Land Use & Environment Group
Geographic Information Services

York Drive Senior Living
PDS2021-MUP-21-008

Site Location

North County Metro Community Plan Area

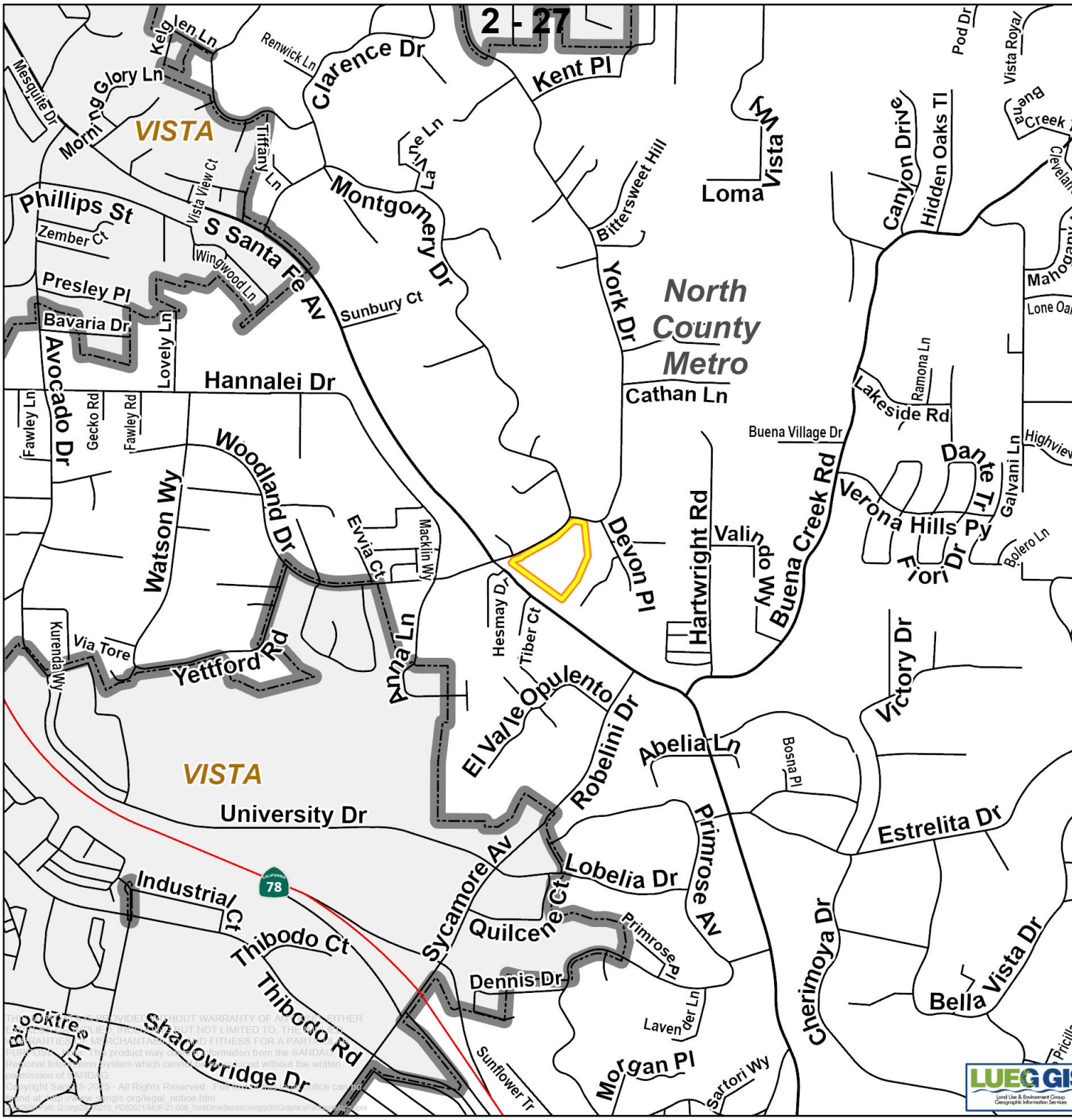
Roads
Site
Incorporated
CPA



N

0 125 25

Feet



York Drive Senior Living

PDS2021-MUP-21-008

Site Location

North County Metro Community Plan Area

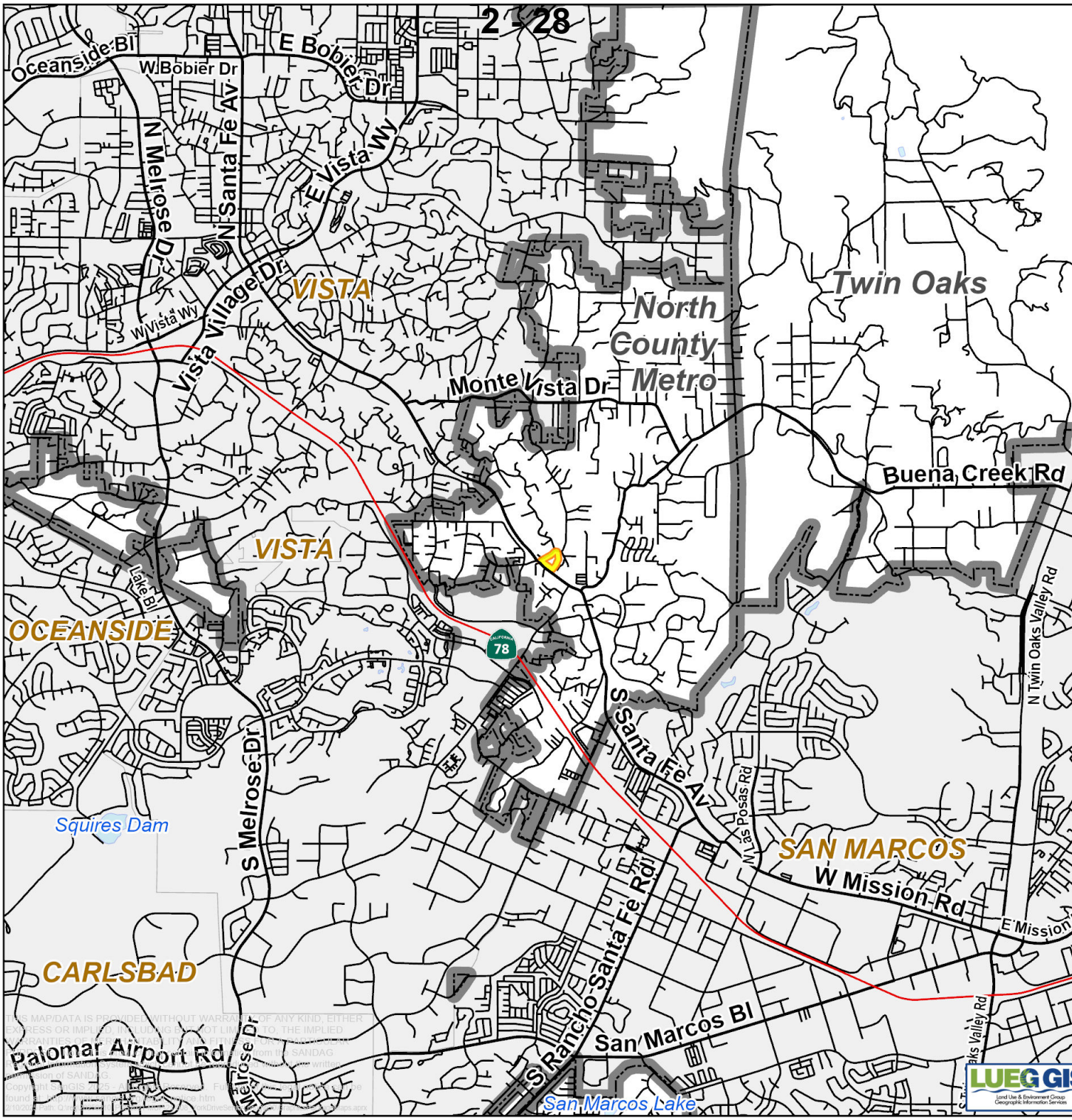
Roads
Site
Incorporated
CPA



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Feet

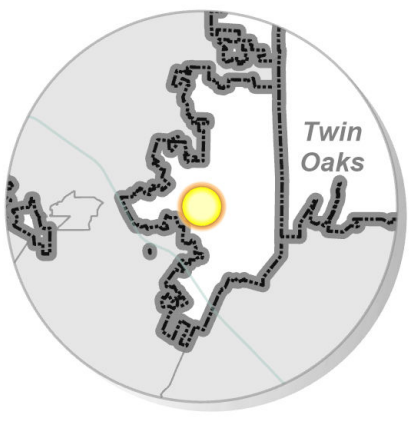


York Drive Senior Living
PDS2021-MUP-21-008

Site Location

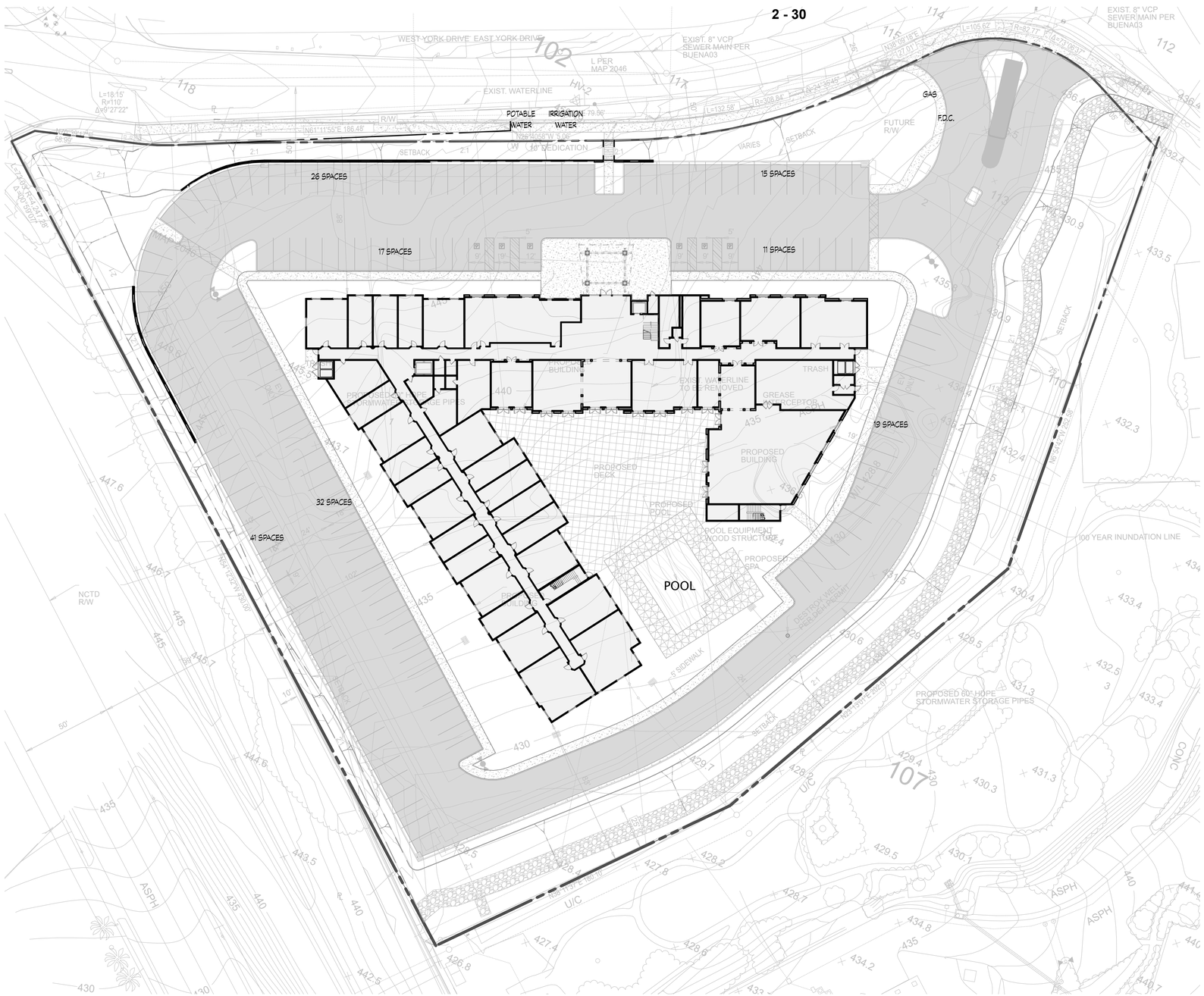
North County Metro Community Plan Area

Roads
Site
Incorporated
CPA

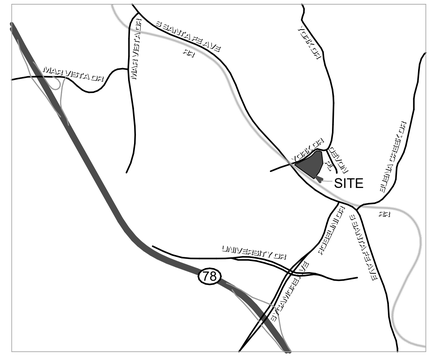


N

0 0.5 Miles



SITE STUDY



VICINITY MAP

RESIDENTIAL TABULATION

		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		TOTAL
STUDIO KITCHENETTE, 1 BATH	±405 sq ft	±3,645 sq ft	9 UNITS	±9,720 sq ft	24 UNITS	±9,720 sq ft	24 UNITS	±9,720 sq ft	24 UNITS	81 UNITS
STUDIO 2 KITCHENETTE, 1 BATH	±475 sq ft	±1,900 sq ft	4 UNITS	±5,700 sq ft	12 UNITS	±5,700 sq ft	12 UNITS	±5,700 sq ft	12 UNITS	40 UNITS
ONE BEDROOM KITCHENETTE, 1 BATH	±634 sq ft	±5,072 sq ft	8 UNITS	±7,608 sq ft	12 UNITS	±7,608 sq ft	12 UNITS	±7,608 sq ft	12 UNITS	44 UNITS
ONE BEDROOM 2 KITCHENETTE, 1 BATH	±749 sq ft	±749 sq ft	1 UNITS	±1,498 sq ft	2 UNITS	±1,498 sq ft	2 UNITS	±1,498 sq ft	2 UNITS	7 UNITS
TWO BEDROOM KITCHENETTE, 2 BATH	±952 sq ft	±952 sq ft	1 UNITS	±952 sq ft	1 UNITS	±952 sq ft	1 UNITS	±952 sq ft	1 UNITS	4 UNITS
TWO BEDROOM 2 KITCHENETTE, 2 BATH	±1,064 sq ft	±1,064 sq ft	1 UNITS	±2,128 sq ft	2 UNITS	±2,128 sq ft	2 UNITS	±2,128 sq ft	2 UNITS	7 UNITS
			15 UNITS		29 UNITS		29 UNITS		29 UNITS	183 UNITS
		NET AREA	GROSS AREA	NET AREA	GROSS AREA	NET AREA	GROSS AREA	NET AREA	GROSS AREA	NET AREA / GROSS AREA
BUILDING AREA		±13,382 sq ft	±34,762 sq ft	±27,606 sq ft	±34,572 sq ft	±27,606 sq ft	±34,572 sq ft	±27,606 sq ft	±34,233 sq ft	±96,200 sq ft / ±138,139 sq ft
SITE AREA	±183,088 sq ft									75.45% F.A.R
PARKING PROPOSED										160 SPACES

RESTAURANT TABULATION

		OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
DINING & ENTERTAIN	±3,222 sq ft	20 NET	162 OCC
LOBBY	±831 sq ft	20 FIXED SEAT	20 OCC
KITCHEN & DRY STOR	±1,260 sq ft	200 GROSS	7 OCC
		SUBTOTAL	189 OCC

GENERAL AREA TABULATION

			OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
1ST FLOOR	LOBBY	±767 sq ft	150 GROSS	6 OCC
	OFFICES	±1,758 sq ft	150 GROSS	12 OCC
	STAFF BREAK RM	±238 sq ft	150 GROSS	2 OCC
	BUILDING MAINT.	±371 sq ft	150 GROSS	3 OCC
	LAUNDRY ROOM	±594 sq ft	150 GROSS	4 OCC
	LIVING ROOM	±754 sq ft	15 NET	51 OCC
	CRAFTS ROOM	±1,058 sq ft	50 NET	22 OCC
	LIBRARY	±823 sq ft	50 NET	17 OCC
	BEAUTY SALON	±624 sq ft	50 NET	13 OCC
	EXHIBIT SPACE	±615 sq ft	30 NET	21 OCC
	THEATER	±1,058 sq ft	36 FIXED SEAT	36 OCC
	GAME ROOM	±902 sq ft	12 NET	76 OCC
	KIT. (COMMUNITY)	±588 sq ft	200 GROSS	3 OCC
2ND FLR	TENNANT LAUNDRY	±213 sq ft	150 GROSS	2 OCC
	FITNESS CENTER	±1,258 sq ft	50 GROSS	26 OCC
	COMMON OFFICES	±167 sq ft	150 GROSS	2 OCC
3RD FLR	TENNANT LAUNDRY	±213 sq ft	150 GROSS	2 OCC
	COMM. BUSINESS CNTR	±1,258 sq ft	300 GROSS	5 OCC
	COMMON OFFICES	±167 sq ft	150 GROSS	2 OCC
4TH FLR	TENNANT LAUNDRY	±213 sq ft	150 GROSS	2 OCC
	COMM. WELLNESS CNTR	±1,258 sq ft	300 GROSS	5 OCC
	COMMON OFFICES	±167 sq ft	150 GROSS	2 OCC
			SUBTOTAL	314 OCC
			TOTAL	503 OCC

RESIDENTIAL CIRCULATION AREA 19,328 sq ft

RESIDENTIAL COMMON 21,245 sq ft

40,573 sq ft

NORTH TRUE PROJECT

0 30' 60'

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York Drive Active Senior Living
1822 - 1864 York Drive
San Diego County, California

York Drive Active Senior Living
3189 Airway Avenue,Unit D
Costa Mesa, California 92626

BC B499950

PROJECT INFO

PROJECT NUMBER:	20013
PROJECT MANAGER:	#Contact Full Name
DRAWN BY:	SAS
SHEET ISSUE DATE:	7/28/25

SHEET TITLE

SITE STUDY

SHEET NUMBER

A-0.01

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PROJECT INFO

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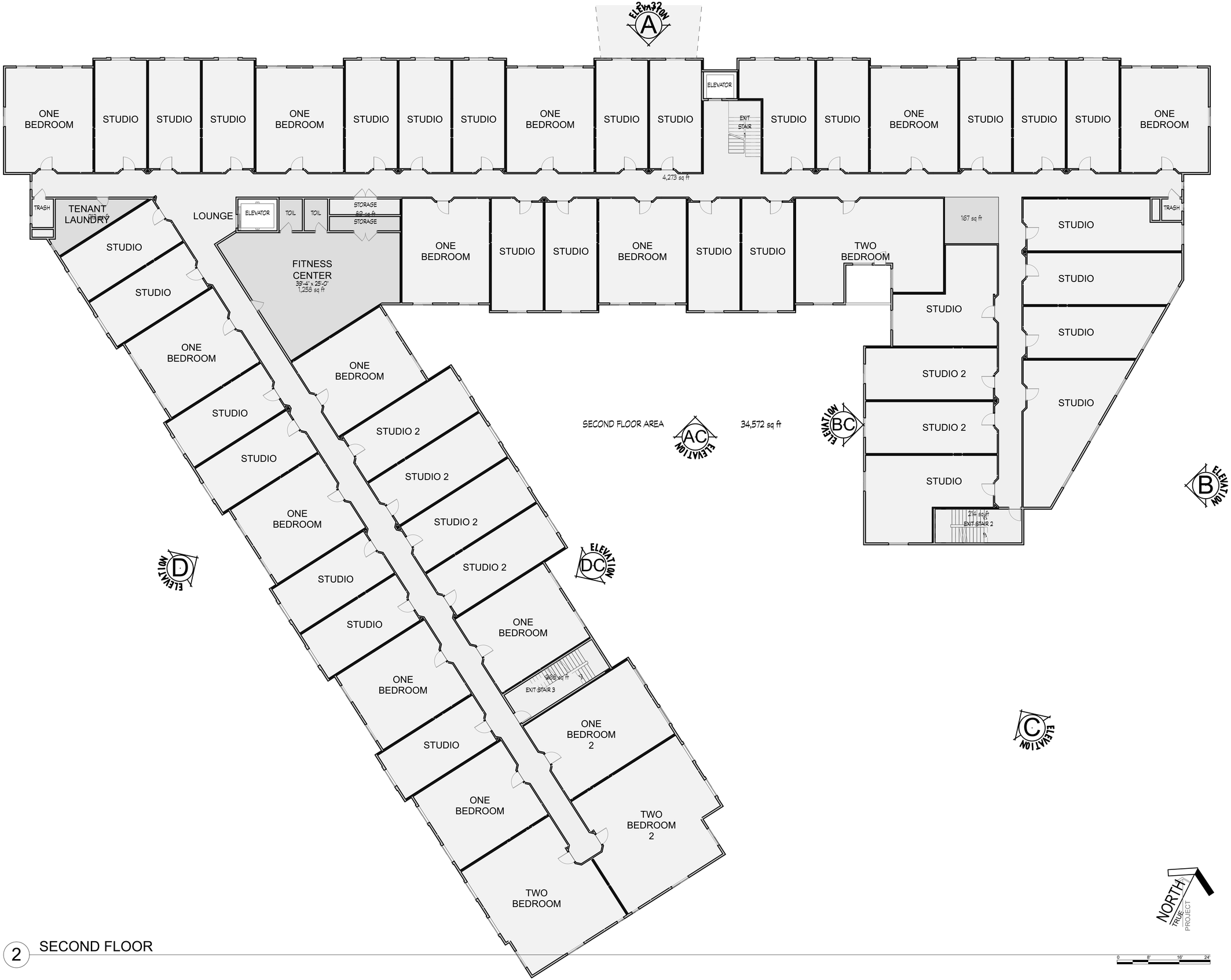
SHEET TITLE

BUILDING FIRST FLOOR PLAN

SHEET NUMBER

A-1.01

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2 SECOND FLOOR

0 8' 16' 24'

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SHEET TITLE

BUILDING SECOND FLOOR PLAN

SHEET NUMBER

A-1.02

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3 THIRD FLOOR

0 8' 16' 24'

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Costa Mesa, California 92626

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PROJECT INFO

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PROJECT MANAGER:	#Contact Full Name
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SHEET TITLE

BUILDING
THIRD FLOOR PLAN

SHEET NUMBER
A-1.03

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4 FOURTH FLOOR

0 8' 16' 24'

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PROJECT INFO

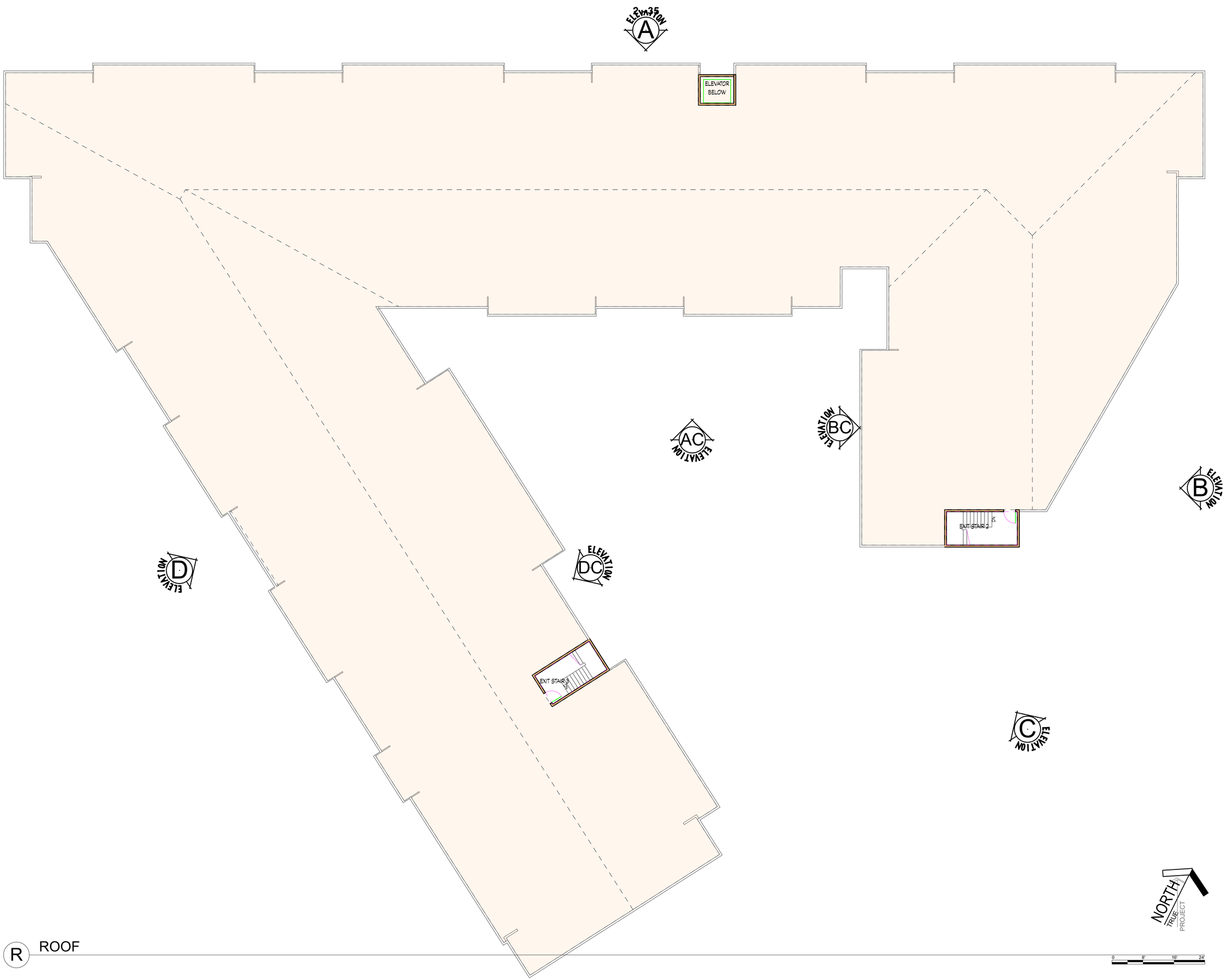
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BUILDING FOURTH FLOOR PLAN

SHEET NUMBER
A-1.04

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PROJECT INFO

PROJECT NUMBER:	20013
PROJECT MANAGER:	#Contact Full Name
DRAWN BY:	SAS
SHEET ISSUE DATE:	7/28/25

SHEET TITLE

BUILDING ROOF PLAN

SHEET NUMBER

A-1.05

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ENTRY PERSPECTIVE



ENTRY AERIAL PERSPECTIVE



SOUTH COURTYARD AERIAL PERSPECTIVE

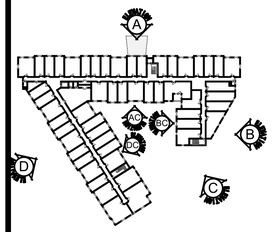


SOUTH COURTYARD PERSPECTIVE

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KEY PLAN

York Drive Active Senior Living
1822 - 1864 York Drive
San Diego County, California

York Drive Active Senior Living
3189 Airway Avenue,Unit D
Costa Mesa, California 92626

B499950

PROJECT INFO

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SHEET ISSUE DATE:	7/28/25

SHEET TITLE

EXTERIOR ELEVATIONS

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B EAST - LEFT ELEVATION



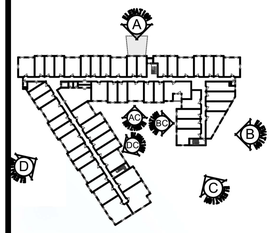
A NORTH - FRONT ELEVATION - YORK DRIVE



D SOUTHWEST - RIGHT ELEVATION

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KEY PLAN

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PROJECT INFO

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SHEET ISSUE DATE:	7/28/25

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.02

Monday, July 28, 2025, 9:52 AM, /Volumes/gl/2020/20013 - Crowell - York Drive/20013 - York Drive - ArchiCAD/20013 - York Drive.pln, Sergio Sendowsky



DC SOUTHWEST - COURTYARD ELEVATION

0 8' 16' 24'



BC EAST - COURTYARD ELEVATION

0 8' 16' 24'



AC NORTH - COURTYARD ELEVATION

0 8' 16' 24'



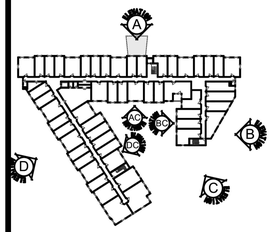
C SOUTHEAST - REAR ELEVATION

0 8' 16' 24'

KPI INC.
KNITTER PARTNERS INTERNATIONAL, INC.
architecture & planning
17752 MITCHELL NORTH, SUITE C
IRVINE, CALIFORNIA 92614-6802
949.752.1177 www.knitter.com

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KEY PLAN

York Drive Active Senior Living
1822 - 1864 York Drive
San Diego County, California

York Drive Active Senior Living
3189 Airway Avenue,Unit D
Costa Mesa, California 92626

B499950

PROJECT INFO

PROJECT NUMBER:	20013
PROJECT MANAGER:	#Contact Full Name
DRAWN BY:	SAS
SHEET ISSUE DATE:	7/28/25

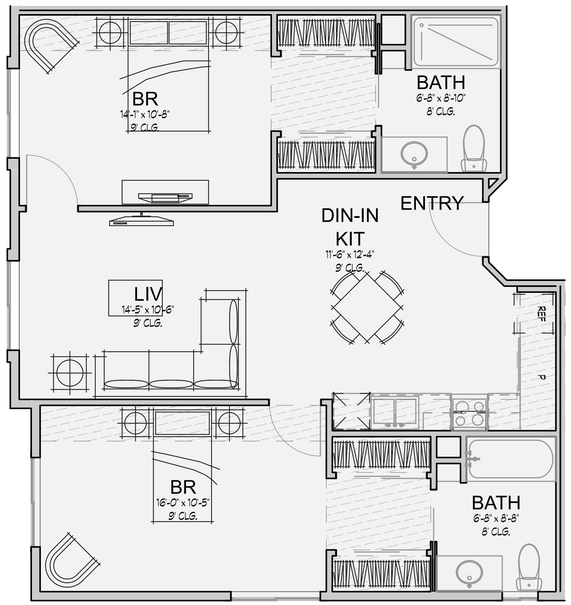
SHEET TITLE

EXTERIOR COURTYARD ELEVATIONS

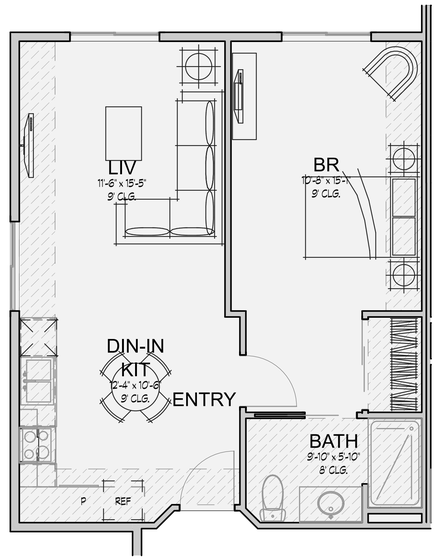
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A-2.03

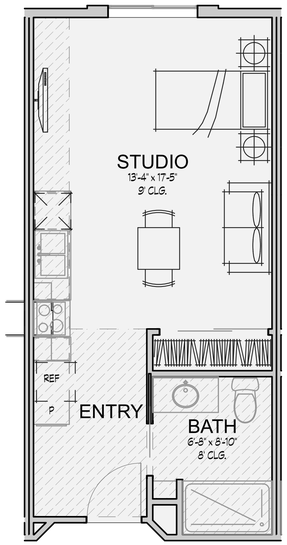
Monday, July 28, 2025, 9:52 AM, /Volumes/gl/2020/20013 - Crowell - York Drive/20013 - York Drive - ArchiCAD/20013 - York Drive.pln, Sergio Sendowsky



2 TWO BEDROOM PLAN



1 ONE BEDROOM PLAN



S STUDIO PLAN

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PROJECT INFO

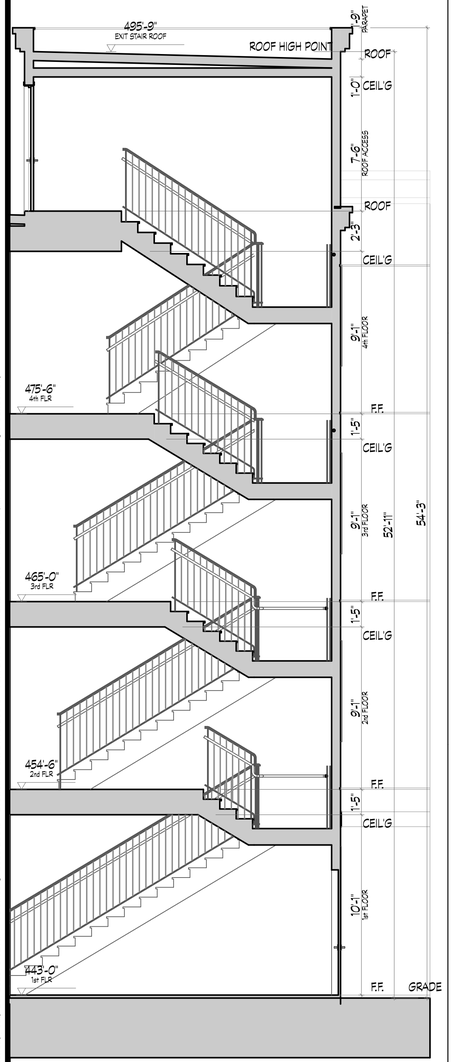
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PROJECT MANAGER:	#Contact Full Name
DRAWN BY:	SAS
SHEET ISSUE DATE:	7/28/25

SHEET TITLE

UNITS
UNIT PLANS

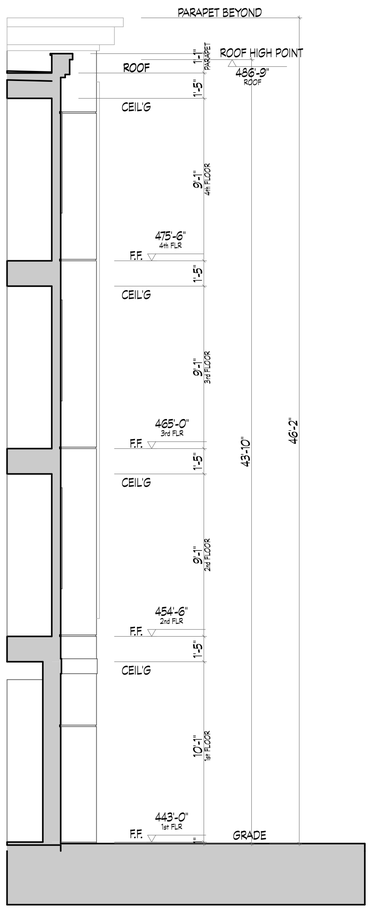
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A-3.01

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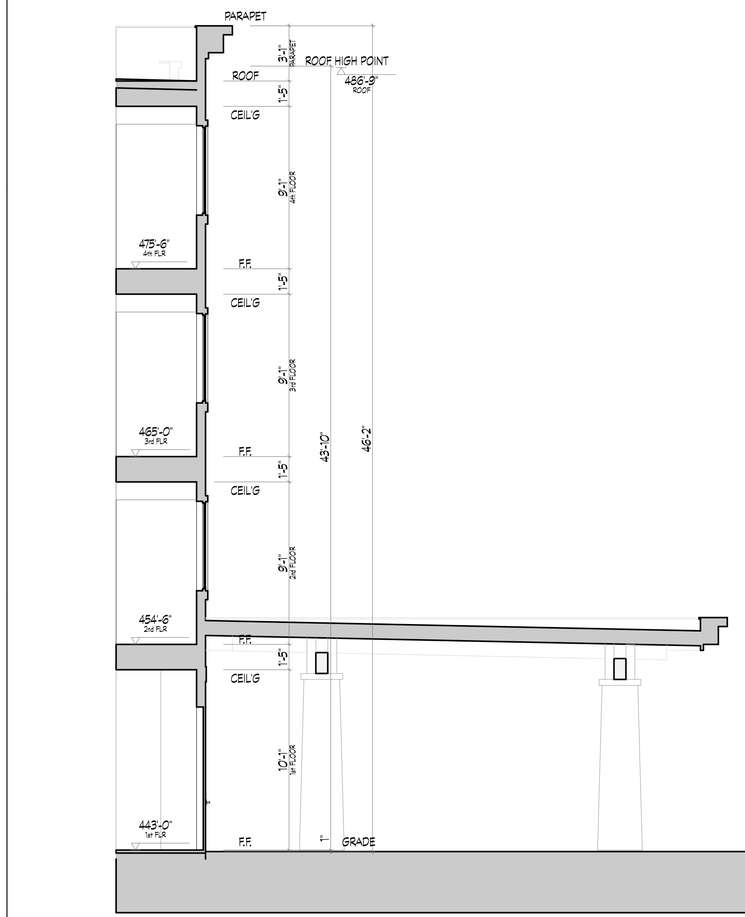
15 SECT - ROOF ACCESS STAIR

0 2 4' 8



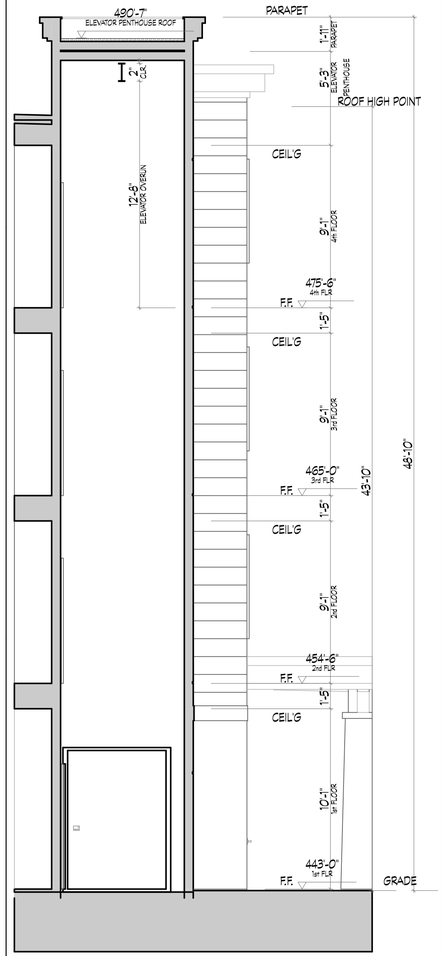
14 SECTION - LOW PARAPET

0 2 4' 8



13 SECTION - HIGH PARAPET

0 2 4' 8



11 SECTION - ELEVATOR

0 2 4' 8

SECTION - HIGH PARAPET, SECTION - LOW PARAPET, SECT - ROOF ACCESS STAIR, SECTION - ELEVATOR, Monday, July 28, 2025, 9:52 AM, /Volumes/gil/2020/20013 - Crowell - York Drive/20013 - York Drive - ArchiCAD/20013 - York Drive.pln, 7/28/25, Sergio Sendowsky

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NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		

York Drive Active Senior Living
1822 - 1864 York Drive
San Diego County, California

York Drive Active Senior Living
3189 Airway Avenue,Unit D
Costa Mesa, California 92626

B499950

PROJECT INFO

PROJECT NUMBER:	20013
PROJECT MANAGER:	#Contact Full Name
DRAWN BY:	SAS
SHEET ISSUE DATE:	7/28/25

SHEET TITLE

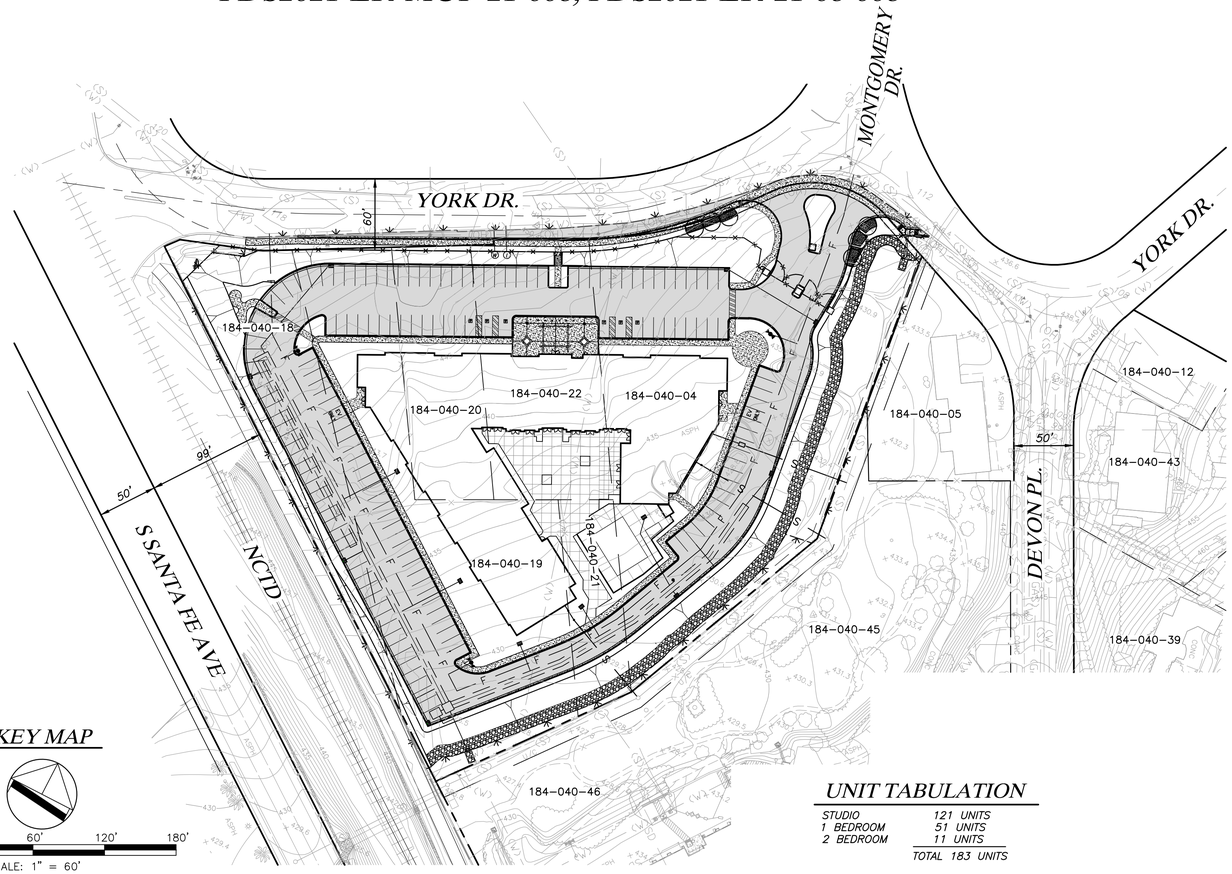
DETAILS
WALL SECTIONS

SHEET NUMBER
A-4.01

SITE DEVELOPMENT PLAN
COUNTY OF SAN DIEGO
1822-1844-1864 YORK DRIVE
PDS2021-ER-MUP-21-008, PDS2021-ER-21-08-008

LEGEND:

- PROJECT BOUNDARY
- PE 815 — PROPOSED PAD ELEVATION
- EXISTING EASEMENT
- (W) (W) — EXISTING WATER LINE
- (S) (S) — EXISTING SEWER LINE
- 800 — EXISTING CONTOURS
- 6" CURB AND GUTTER
- 6" CURB
- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY
- ASPHALT CONCRETE
- SD — STORM DRAIN
- CATCH BASIN
- GREEN STREET TREE WELL
- S S — SEWER
- DOMESTIC WATER SERVICE
- IRRIGATION WATER SERVICE
- RETAINING WALL
- RIP RAP
- 72" CMP STORMWATER SYSTEM
- CONCRETE BROW DITCH
- SIDEWALK UNDERDRAIN



KEY MAP

60' 30' 0' 60' 120' 180'

SCALE: 1" = 60'

OWNER

TIMED INVESTMENT, LLC
3189 AIRWAY AVENUE, UNIT D
COSTA MESA, CA 92626
949-903-4445

ENGINEER OF WORK:

bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

REGISTERED PROFESSIONAL ENGINEER — BRUCE L. RICE NO. 60676 — CIVIL — STATE OF CALIFORNIA

Bruce Ria — 4-11-25

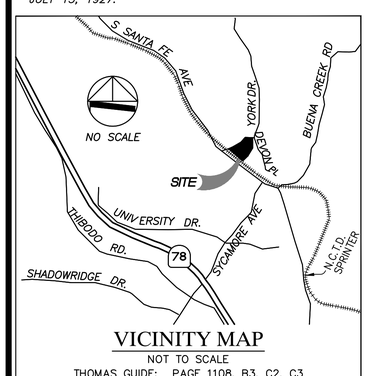
BRUCE L. RICE RCE 60676 EXP. 12-31-26 DATE

ASSESSOR'S PARCEL NUMBERS/TAX RATE AREA

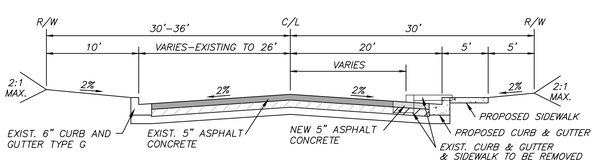
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TAX RATE CODE:

LEGAL DESCRIPTION

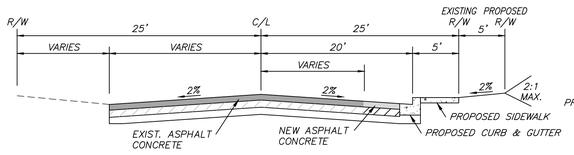
PORTION OF LOT 1 & ALL OF LOT 2 OF KEW GARDENS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2046, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, 1927.



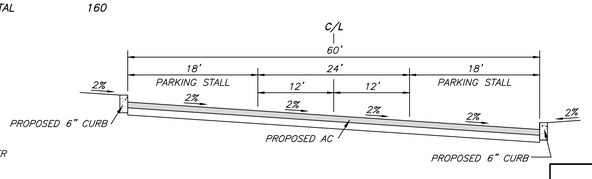
VICINITY MAP
NOT TO SCALE
THOMAS GUIDE: PAGE 1108, B3, C2, C3



YORK DRIVE - WEST
N.T.S.



YORK DRIVE - EAST
N.T.S.



PRIVATE DRIVEWAY
N.T.S.

UNIT TABULATION

STUDIO	121 UNITS
1 BEDROOM	51 UNITS
2 BEDROOM	11 UNITS
TOTAL	183 UNITS

PARKING TABULATION

	REQUIRED	PROVIDED
STUDIO	121	–
1 BEDROOM	51	–
2 BEDROOM	22	–
TOTAL	194	160

ADDITIONAL PARKING TABULATION

	REQUIRED	PROVIDED
HANDICAPPED VISITOR LOADING	–	6 (INCLUDED)
ELECTRIC CHARGING VEHICLE	–	2 (INCLUDED)
TOTAL		160

GENERAL NOTES:

1. ALL INTERNAL STREETS WILL BE PRIVATE.
2. GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY OF SAN DIEGO STANDARDS.
3. EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
4. LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
5. ZONING REQUIREMENTS:

ZONE		EXISTING	PROPOSED
USE REGULATIONS		RR	
ANIMAL REGULATIONS		J	
DEVELOPMENT REGULATIONS	LOT SIZE	0.5 ACRE	
	BUILDING TYPE	C	
	MAXIMUM FLOOR AREA		
	FLOOR AREA RATIO		
	HEIGHT	G	
	LOT COVERAGE		
	SETBACK	G	
	OPEN SPACE		
SPECIAL AREA REGULATIONS			

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

ACREAGE: 4.27 ACRES GROSS / 4.20 ACRES NET
NO. SENIOR APARTMENTS: 183
EXISTING GENERAL PLAN: VILLAGE RESIDENTIAL
REGIONAL CATEGORY: VILLAGE
COMMUNITY PLAN: NORTH COUNTY METRO
PROPOSED USE: SENIOR APARTMENTS

DISTRICTS:

SEWER: BUENA SANITATION DISTRICT
WATER: VISTA IRRIGATION DISTRICT
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT
FIRE: VISTA FIRE PROTECTION DISTRICT
TELEPHONE: AT&T
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.

7. ALL CUT SLOPES ARE SHOWN AT 2:1 UNLESS OTHERWISE SHOWN ON THIS PLAN.

SETBACKS:
FRONT: 50' FROM CL
SIDE: 10'
REAR: 25'

8. BUILDING HEIGHT:
35' (2 STORY) PERMITTED
45' (4 STORY) PROPOSED
9. DENSITY: SENIOR HOUSING EXEMPTIONS
10. USABLE OPEN SPACE:

ACCESS

ACCESS IS FROM A PUBLIC ROAD KNOWN AS YORK DRIVE.

EASEMENTS

EXIST. EASEMENT FOR COUNTY HIGHWAY PER DOC. NO. 2007-0650352

EXIST. SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOC. NO. 1965-202741 REC. 11-8-65

EARTHWORK

EXCAVATION: 8,100 CY
FILL: 30,200 CY
WASTE/IMPORT: 22,100 CY IMPORT

SHEET 1 OF 3 SHEETS

REVISIONS

No.	Description	Approved by	Date

bHA inc. 5115 AVENIDA ENCINAS SUITE L CARLSBAD, CA 92008 (760) 931-8700

K:\Civil 3D\1119\DWG\SDP\ 1119-SDP 01.dwg Apr 11, 2025 - 10:52am

SIGNAGE AND STRIPING LEGEND

- (A) STOP PAVEMENT LEGEND PER A24D AND STOP LINE PER A24E PER CALTRANS STANDARD PLANS.
- (B) R1-1 STOP SIGN PER CALTRANS STANDARD PLANS.
- (C) CENTERLINE STRIPING PER A20A DETAIL 22 CALTRANS STANDARD PLANS.
- (D) REMOVE EXISTING STRIPING.
- (E) PAINTED MEDIAN PER CALTRANS STANDARD PLANS.
- (F) STOP AHEAD SIGN W3-1 PER CALTRANS STANDARD PLANS.
- (G) SENIOR CITIZEN FACILITY SIGN SW50 PER PER CALTRANS STANDARD PLANS.
- (H) 6" WHITE DIAGONAL LINES AT 45°, SPACED EVERY 3'

30' 15' 0' 30' 60' 90'

SCALE: 1" = 30'

EXISTING UTILITIES AND NOTES

1. EXIST. WATER METER
2. EXIST. SDE&E VAULT
3. EXIST. SDE&E TRANSFORMER
4. EXIST. TELE. COMMUNICATION BOX
5. EXIST. FIRE HYDRANT
6. EXIST. SDE&E VAULT
7. EXIST. AT&T CABINET
8. EXIST. COX BOX
9. EXIST SDG&E POWER POLE WITH ANCHOR TO BE RELOCATED

SEWER CONNECTION AND AVAILABILITY NOTE

SEWER CONNECTION WILL NOT BE PERMITTED OR AVAILABLE UNLESS THE EL VALLE OPULENTO SEWER IMPROVEMENTS AS IDENTIFIED ON THE SEWER MASTER PLAN UPDATE ARE INSTALLED BY THE DEVELOPER AND ACCEPTED BY THE SEWER DISTRICT.

SEWER NOTE:
TRENCHING ALONG THE CREEK CHANNEL MAY REQUIRE ENVIRONMENTAL PERMITTING

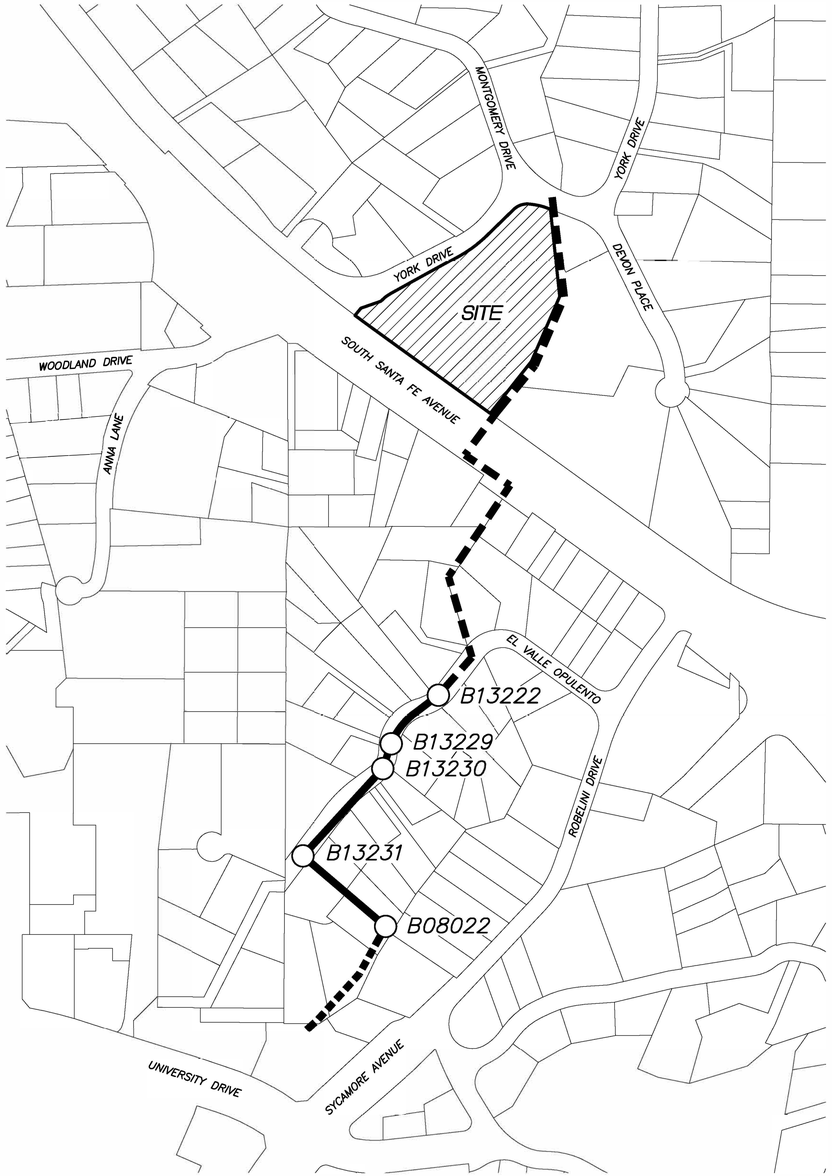
REGISTERED PROFESSIONAL ENGINEER
BRUCE L. RICE
NO. 60676
CIVIL
STATE OF CALIFORNIA

bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

SHEET 2 OF 3 SHEETS

SITE DEVELOPMENT PLAN
COUNTY OF SAN DIEGO
1822-1864 YORK DRIVE
PDS2021-ER-MUP-21-008
PDS2021-ER-21-08-008

1822-1844-1864 YORK DRIVE
OFF-SITE SEWER MAIN UPSIZING EXHIBIT



NOTES:

A. SEWER MAIN UPSIZING PURSUANT TO BUENA SANITATION SEWER MASTER PLAN DATED 2025

LEGEND:

- EXISTING 10" SEWER MAIN
- EXISTING 10" SEWER MAIN TO BE UPSIZED TO 18" SEWER MAIN PER BUENA SANITATION SEWER MASTER PLAN DATED 2025 AND CITY OF VISTA,
- EXISTING 15" SEWER MAIN
- SEWER MANHOLE
- B13222 — SEWER ASSET ID PER CITY OF VISTA SEWER ATLAS

200' 100' 0' 100' 200' 300'

SCALE: 1" = 200'

EXHIBIT FOR ENVIRONMENTAL REVIEW ONLY

REGISTERED PROFESSIONAL ENGINEER — BRUCE L. RICH NO. 60676 — CIVIL — STATE OF CALIFORNIA

bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

SHEET 3 OF 3 SHEETS

SITE DEVELOPMENT PLAN
COUNTY OF SAN DIEGO
1822-1864 YORK DRIVE
PDS2021-ER-MUP-21-008
PDS2021-ER-21-08-008

bHA, Inc. 5115 AVENIDA ENCINAS SUITE L CARLSBAD, CA 92008 (760) 931-8700

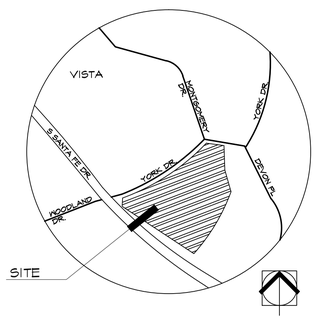
K:\Civil 3D\1119\DWG\SDP\ 1119-SDP 03.dwg Apr 11, 2025 - 11:26am

CONCEPT STATEMENT

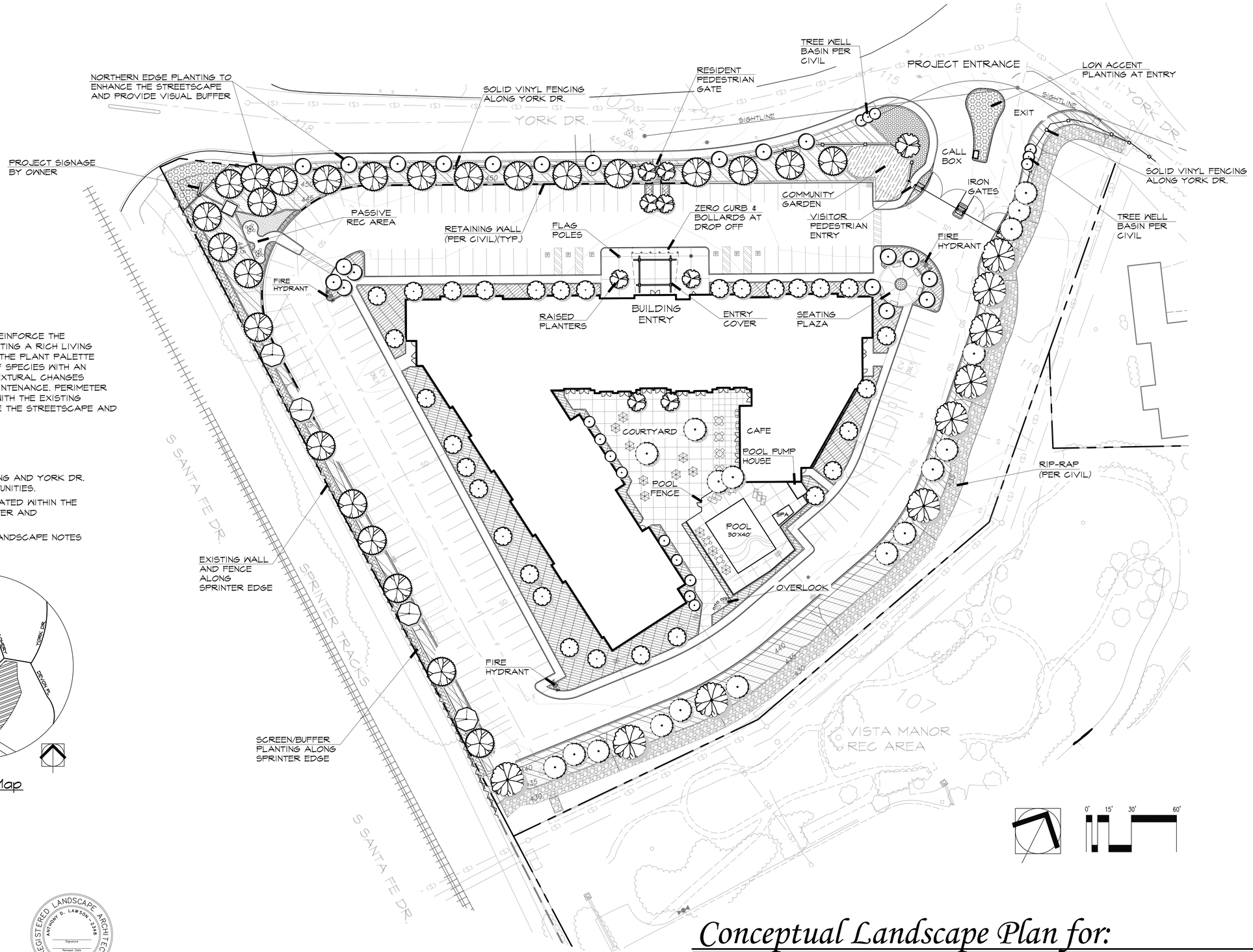
THE LANDSCAPE IS DESIGNED TO REINFORCE THE ARCHITECTURAL THEME WHILE CREATING A RICH LIVING ENVIRONMENT FOR THE RESIDENTS. THE PLANT PALETTE INCORPORATES A WIDE VARIETY OF SPECIES WITH AN EMPHASIS ON SEASONAL COLOR, TEXTURAL CHANGES DROUGHT TOLERANCE AND LOW MAINTENANCE. PERIMETER TREES AND SHRUBS SHALL BLEND WITH THE EXISTING NEIGHBORING PROPERTIES, ENHANCE THE STREETSCAPE AND ARTICULATE THE ENTRY.

NOTES:

1. POSITION TREES BETWEEN PARKING AND YORK DR. TO MAXIMIZE SCREENING OPPORTUNITIES.
2. ACCENT SHRUBS ARE TO BE LOCATED WITHIN THE AREAS OF THE BUILDING PERIMETER AND COURTYARD AREAS.
3. SEE SHEET 2 FOR ADDITIONAL LANDSCAPE NOTES AND PLANT PALETTE.



Vicinity Map



ADL PLANNING ASSOCIATES
LAND PLANNING
LANDSCAPE ARCHITECTURE
2979 STATE STREET SUITE "C"
CARLSBAD, CA. 92008
(760)729-8637

REGISTERED LANDSCAPE ARCHITECT
ANTHONY D. LAWSON - 2548
CALIFORNIA
Signature
Renewal Date
Date

SHEET 1 OF 2 MARCH 15, 2025

Conceptual Landscape Plan for:

York Drive Active Senior Living

IRRIGATION STATEMENT

1) THE IRRIGATION SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE ORDINANCE AND CALIFORNIA EXECUTIVE ORDER B-29-15.
2) ALL PLANTED AREAS SHALL HAVE AUTOMATIC IRRIGATION SYSTEMS. SHRUB AND GROUND COVER AREAS SHALL UTILIZE LOW-VOLUME SUBSURFACE DRIP EMISSION DEVICES, PREVENTING RUNOFF AND OVERSPRAY. TURF AREAS SHALL UTILIZE LOW PRECIPITATION RATE ROTATOR NOZZLES.
3) THE AUTOMATIC CONTROLLER SHALL BE A SMART CONTROLLER, WITH WEATHER SENSING FEATURES AND FLOW MANAGEMENT CAPABILITIES.
4) THE IRRIGATION SYSTEM VALVES SHALL BE SEPARATED BY HYDROZONE, WITH RESPECT TO SIMILAR SITE, SUN EXPOSURE, SOIL CONDITIONS AND PLANT MATERIAL WITH SIMILAR WATER USE.
5) TREES SHALL BE PLACED ON SEPARATE VALVES FROM SHRUBS AND GROUND COVER, UTILIZING DEEP ROOT BUBBLERS.
6) THE PROJECTS ESTIMATED WATER USE (ETWU) SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).

WATER CONSERVATION CONCEPT STATEMENT:

THIS LANDSCAPE CONCEPT PLAN COMPLIES WITH THE REQUIREMENTS FOR LANDSCAPE IMPROVEMENT PLANS AS DESCRIBED IN THE SAN DIEGO COUNTY CODE, TITLE8, DIVISION 6, CHAPTER 7 AND HAS BEEN PREPARED IN COMPLIANCE WITH THOSE REGULATIONS. THE USE OF DROUGHT TOLERANT PLANT MATERIAL ENSURES A WATER WISE SITE PLAN FOR THE COUNTY OF SAN DIEGO.
RECYCLED WATER WILL NOT BE USED AT THIS SITE.
AN ON-STE WATER WELL IS PROPOSED FOR IRRIGATION WATER USE.

INVASIVE SPECIES NOTE:

NO INVASIVE PLANT SPECIES SHALL BE USED, PER THE CALIFORNIA EXOTIC PEST PLANT COUNCIL LIST A-I, AND CALIFORNIA INVASIVE PLANT COUNCIL, (CAL-IPC).

MAINTENANCE NOTE:

ALL LANDSCAPE ARES WILL BE MAINTAINED BY THE OWNER.

PLANTING NOTES

1) NO PLANTING OTHER THAN GROUNDCOVER IS TO BE WITHIN 3' OF THE FACE OF CURB ADJACENT TO PARKING STALL.
2) ALL PLANTING WITHIN CORNER SIGHT LINE DISTANCE AREAS SHALL HAVE A MAXIMUM MATURE HEIGHT OF 30".
3) SCREENING ALONG YORK DRIVE IS TO BE SCREENED BY SOLID VINYL FENCING.
4) ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
5) PLANTS SHALL BE SELECTED FOR DROUGHT TOLERANCE AND LOW MAINTENANCE, EXCEPT FOR LIMITED AREAS SUCH AS RESIDENT GARDENS, TURF AREAS, ACCENT AREAS OR BMP AREAS.

ADL
PLANNING
ASSOCIATES
LAND PLANNING
LANDSCAPE ARCHITECTURE
2979 STATE STREET SUITE "C"
CARLSBAD, CA. 92008
(760)729-8637

REGISTERED LANDSCAPE ARCHITECT
ANTHONY D. LAWSON 5248
Signature
Renewal Date
Date
CALIFORNIA

SHEET 2 OF 2 MARCH 15, 2025

PLANT PALETTE

(PLANTS SUCH AS...)

TREES

LOPHOSTEMON CONFERTUS (BRISBANE BOX) ***
(QTY:25, SIZE: MINIMUM 24" BOX)

PLATANUS RACEMOSA (CALIFORNIA SYCAMORE) ***
(QTY:9, SIZE: MINIMUM 24" BOX)

ARBUTUS MENZIESII (MADRONE) ***
(QTY:9, SIZE: MINIMUM 24" BOX)

PINUS CANARIENSIS (CANARY ISLAND PINE) **
(QTY:30, SIZE: MINIMUM 24" BOX)

GEIJERA PARVIFLORA (AUSTRALIAN WILLOW) **
(QTY:18, SIZE: MINIMUM 24" BOX)

LYONOTHAMNUS FLORIBUNDUS (CATALINA IRONWOOD) **
(QTY:4, SIZE: MINIMUM 24" BOX)

LAGERSTROEMIA INDICA (CRAPE MYRTLE) ***
(QTY:31, SIZE: MINIMUM 36"BOX)

TURF

ROSE GARDEN

ACCENT SHRUBS

(50% 15 Gal. / 50% 5 Gal.)
STRELITZIA REGINAE (BIRD OF PARADISE)***
AGAPANTHUS AFRICANUS (LILY OF THE NILE) ***

ENTRY & MONUMENT PLANTING

(50% 15 Gal. / 50% 5 Gal.)
AGAPANTHUS AFRICANUS (LILY OF THE NILE) ***
AGAVE ATTENUATE (FOX TAIL AGAVE)**
SALVIA LEUCANTHA (MEXICAN BUSH SAGE)**
PHORMIUM TENAX (PHORMIUM HYBRIDS)***
STRELITZIA REGINAE (BIRD OF PARADISE)***

BUILDING PERIMETER & COURTYARD PLANTING

(Min 30% 5 Gal. and 70% 1 Gal.)
SALVIA LEUCANTHA (MEXICAN BUSH SAGE)**
PHORMIUM TENAX (PHORMIUM HYBRIDS)***
BOUGAINVILLEA SPP. (BOUGAINVILLEA)**

PARKING PERIMETER & SLOPE PLANTING

(Min 30% 5 Gal. and 70% 1 Gal.)
NANDINA DOMESTICA DWARF (DWARF HEAVENLY BAMBOO)**
AGAVE ATTENUATE (FOX TAIL AGAVE)**
SALVIA LEUCANTHA (MEXICAN BUSH SAGE)**
CARISSA MACROCARPA (NATAL PLUM)**
BOUGAINVILLEA SPP. (BOUGAINVILLEA)**
PHORMIUM TENAX (PHORMIUM HYBRIDS)***

SCREENING PLANTING

(Min 5 Gal.)
DODONEA VISCOSA (HOPSEED BUSH)**
PITTOSPORUM TENUIFOLIUM (TAWHIWHI)***

WUCOLS IV Water Usage:
* Very Low
** Low
*** Moderate
**** High

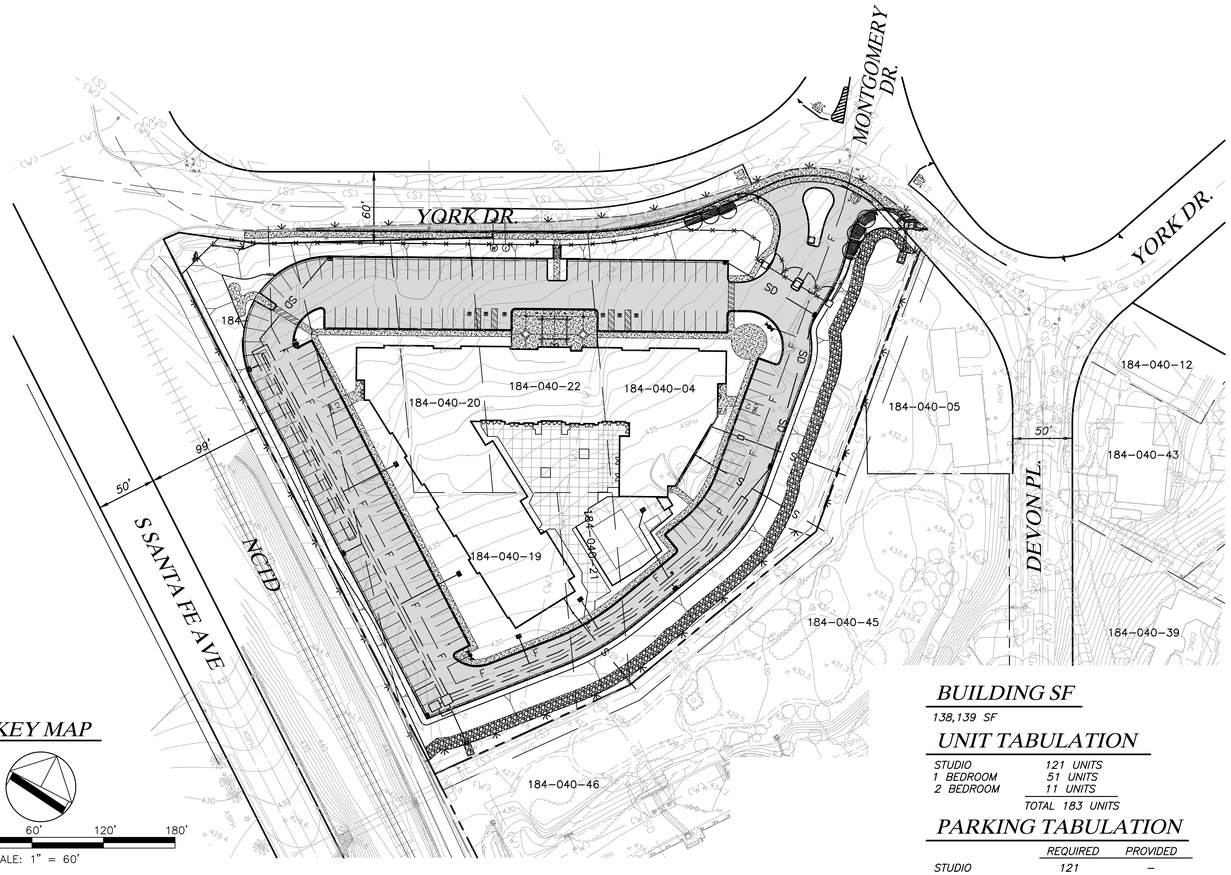
Conceptual Landscape Plan for:

York Drive Active Senior Living

PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO
1822-1864 YORK DRIVE
PDS2021-ER-MUP-21-008, PDS2021-ER-21-08-008

LEGEND:

- PROJECT BOUNDARY
- PE 815 — PROPOSED PAD ELEVATION
- EXISTING EASEMENT
- (W) (W) — EXISTING WATER LINE
- (S) (S) — EXISTING SEWER LINE
- (OH) (OH) — EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- 800 — EXISTING CONTOURS
- 6" CURB AND GUTTER
- 6" CURB
- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY
- ASPHALT CONCRETE
- SD — STORM DRAIN
- CATCH BASIN
- GREEN STREET TREE WELL
- S S — SEWER
- (W) — DOMESTIC WATER SERVICE
- (I) — IRRIGATION WATER SERVICE
- RETAINING WALL
- RIP RAP



KEY MAP

60' 30' 0' 60' 120' 180'

SCALE: 1" = 60'

OWNER

TIMED INVESTMENT, LLC
3189 AIRWAY AVENUE, UNIT D
COSTA MESA, CA 92626
949-903-4445

ENGINEER OF WORK:

bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

REGISTERED PROFESSIONAL ENGINEER — BRUCE L. RICE NO. 60676 — CIVIL — STATE OF CALIFORNIA

Bruce Rice — 4-11-25

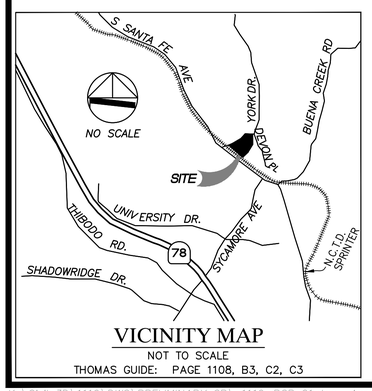
BRUCE L. RICE RCE 60676 EXP. 12-31-26 DATE

ASSESSOR'S PARCEL NUMBERS/TAX RATE AREA

184-040-18, 184-040-19, 184-040-20, 184-040-21, 184-040-22, 184-040-04
TAX RATE CODE:

LEGAL DESCRIPTION

PORTION OF LOT 1 & ALL OF LOT 2 OF KEW GARDENS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2046, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, 1927.



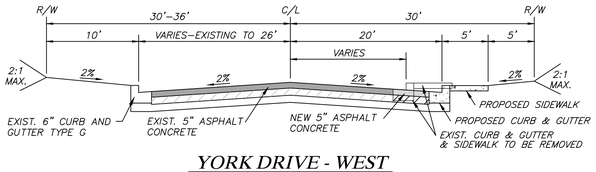
VICINITY MAP

NOT TO SCALE
THOMAS GUIDE: PAGE 1108, B3, C2, C3

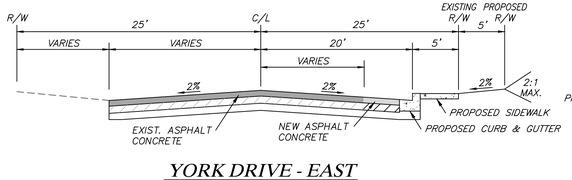
BENCH MARK

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF VISTA SURVEY CONTROL POINT "2013". A 2" IRON PIPE WITH BRASS DISC STAMPED "S.M. 127" LOCATED 14' WESTERLY FROM THE WESTERLY CURB LINE OF SOUTH SANTA FE AVE. AND 65' NORTHERLY FROM FENCE AT APPROXIMATE NORTHERLY RIGHT-OF-WAY OF ABELIA LANE.

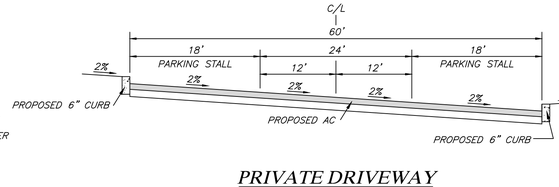
ELEVATION = 450.50 NGVD 29



YORK DRIVE - WEST
N.T.S.



YORK DRIVE - EAST
N.T.S.



PRIVATE DRIVEWAY
N.T.S.

BUILDING SF

138,139 SF

UNIT TABULATION

STUDIO	121 UNITS
1 BEDROOM	51 UNITS
2 BEDROOM	11 UNITS
TOTAL	183 UNITS

PARKING TABULATION

	REQUIRED	PROVIDED
STUDIO	121	–
1 BEDROOM	51	–
2 BEDROOM	22	–
TOTAL	194	160
WITH VMT REDUCTIONS*	158	160

* PER PARKING DEMAND EVALUATION FOR YORK DRIVE ACTIVE SENIOR LIVING PROJECT MEMORANDUM PREPARED BY LINSCOTT LAW & GREENSPAN ENGINEERS, DATED 09/20/21

ADDITIONAL PARKING TABULATION

	REQUIRED	PROVIDED
HANDICAPPED VISITOR LOADING	–	6 (INCLUDED)
ELECTRIC CHARGING VEHICLE	–	2 (INCLUDED)
TOTAL		160

GENERAL NOTES:

1. ALL INTERNAL STREETS WILL BE PRIVATE.
2. GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY OF SAN DIEGO STANDARDS.
3. EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
4. LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
5. ZONING REQUIREMENTS:

ZONE		EXISTING	PROPOSED
USE REGULATIONS		RR	
ANIMAL REGULATIONS		J	
DEVELOPMENT REGULATIONS	LOT SIZE	0.5 ACRE	
	BUILDING TYPE	C	
	MAXIMUM FLOOR AREA		
	FLOOR AREA RATIO		
	HEIGHT	G	
	LOT COVERAGE		
	SETBACK	G	
	OPEN SPACE		
SPECIAL AREA REGULATIONS			

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

ACREAGE: 4.27 ACRES GROSS / 4.20 ACRES NET
NO. OF SENIOR APARTMENTS: 183 UNITS
EXISTING GENERAL PLAN: VILLAGE RESIDENTIAL
REGIONAL CATEGORY: VILLAGE
COMMUNITY PLAN: NORTH COUNTY METRO
PROPOSED USE: SENIOR AFFORDABLE APARTMENTS

DISTRICTS:

SEWER: BUENA SANITATION DISTRICT
WATER: VISTA IRRIGATION DISTRICT
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT
FIRE: VISTA FIRE PROTECTION DISTRICT
TELEPHONE: AT&T
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.

7. ALL CUT SLOPES ARE SHOWN AT 2:1 UNLESS OTHERWISE SHOWN ON THIS PLAN.

SETBACKS:
FRONT: 50' FROM CL
SIDE: 10'
REAR: 25'

8. BUILDING HEIGHT:
35' (2 STORY) PERMITTED
45' (4 STORY) PROPOSED
9. DENSITY: SENIOR HOUSING EXEMPTIONS
10. SEWER CONNECTION AND AVAILABILITY NOTE:

SEWER CONNECTION WILL NOT BE PERMITTED OR AVAILABLE UNLESS THE EL VALLE OPULENTO SEWER IMPROVEMENTS AS IDENTIFIED ON THE SEWER MASTER PLAN UPDATE ARE INSTALLED BY THE DEVELOPER AND ACCEPTED BY THE SEWER DISTRICT.

ACCESS

ACCESS IS FROM A PUBLIC ROAD KNOWN AS YORK DRIVE.

EASEMENTS

EXIST. EASEMENT FOR COUNTY HIGHWAY PER DOC. NO. 2007-0650352

EXIST. SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOC. NO. 1965-202741 REC. 11-8-65

EARTHWORK

EXCAVATION: 8,100 CY
FILL: 30,200 CY
WASTE/IMPORT: 22,100 CY IMPORT

SHEET 1 OF 3 SHEETS

REVISIONS

No.	Description	Approved by	Date

bHA, Inc. 5115 AVENIDA ENCINAS SUITE L CARLSBAD, CA. 92008 (760) 931-8700

EXISTING UTILITIES
1. EXIST. WATER METER
2. EXIST. SDG&E VAULT
3. EXIST. SDG&E TRANSFORMER
4. EXIST. TELE. COMMUNICATION BOX
5. EXIST. FIRE HYDRANT
6. EXIST. SDG&E VAULT
7. EXIST. AT&T CABINET
8. EXIST. COX BOX

SEWER CONNECTION AND AVAILABILITY NOTE

SEWER CONNECTION WILL NOT BE PERMITTED OR AVAILABLE UNLESS THE EL VALLE OPULENTO SEWER IMPROVEMENTS AS IDENTIFIED ON THE SEWER MASTER PLAN UPDATE ARE INSTALLED BY THE DEVELOPER AND ACCEPTED BY THE SEWER DISTRICT.

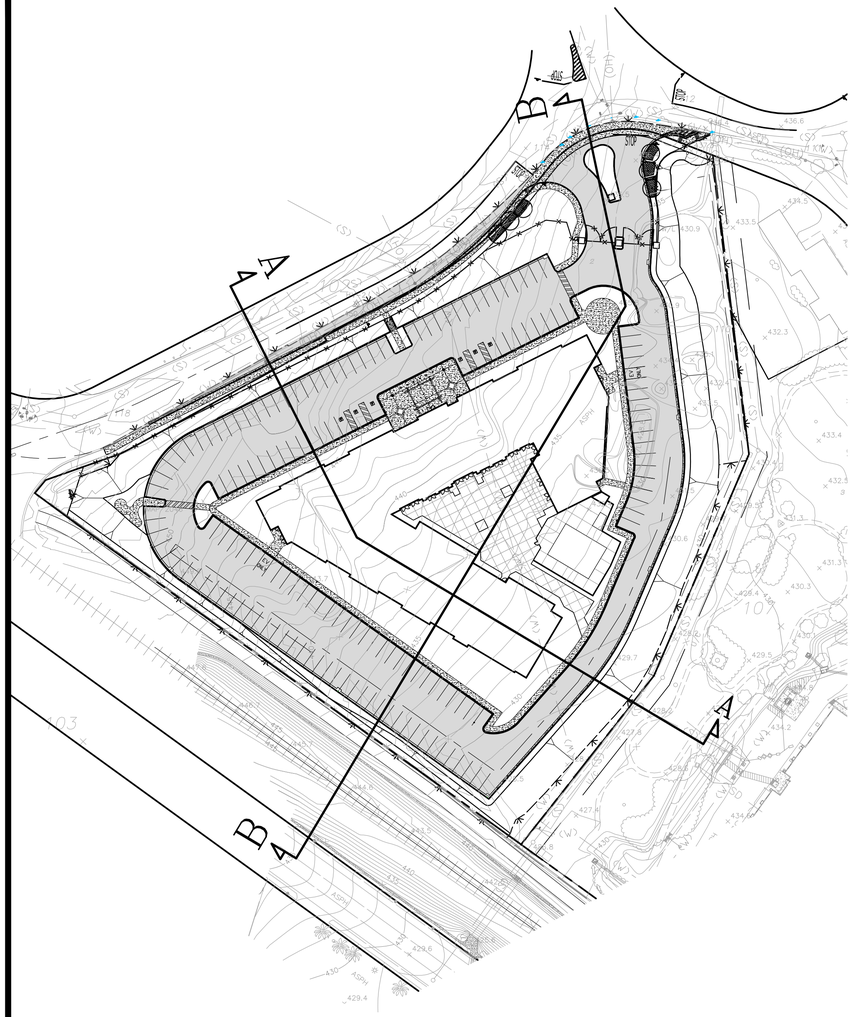
BRUCE L RICE NO. 60676 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA

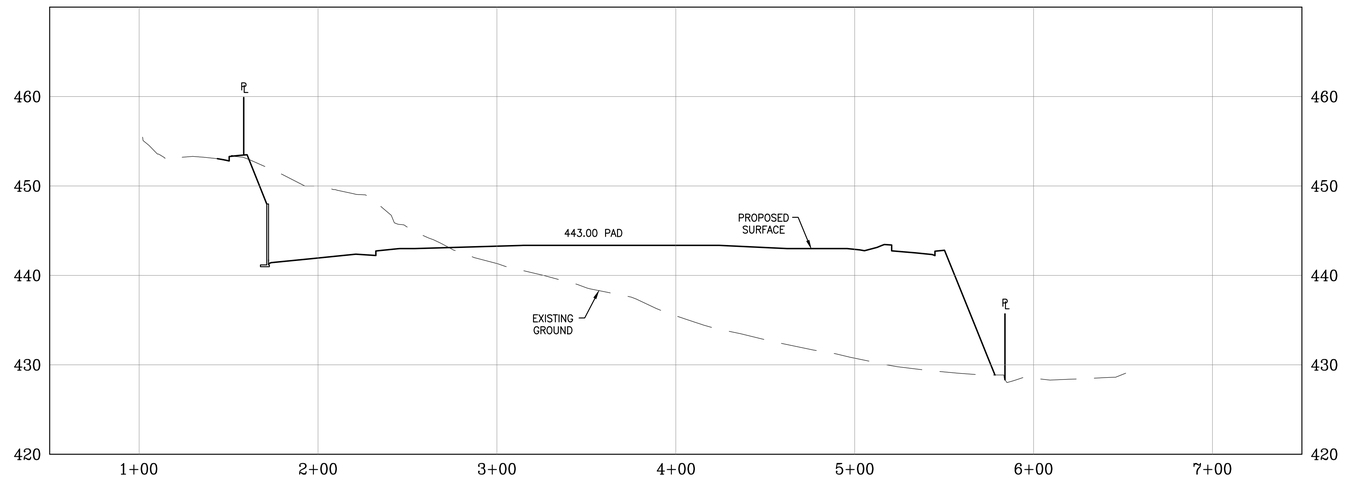
bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

SHEET 2 OF 3 SHEETS

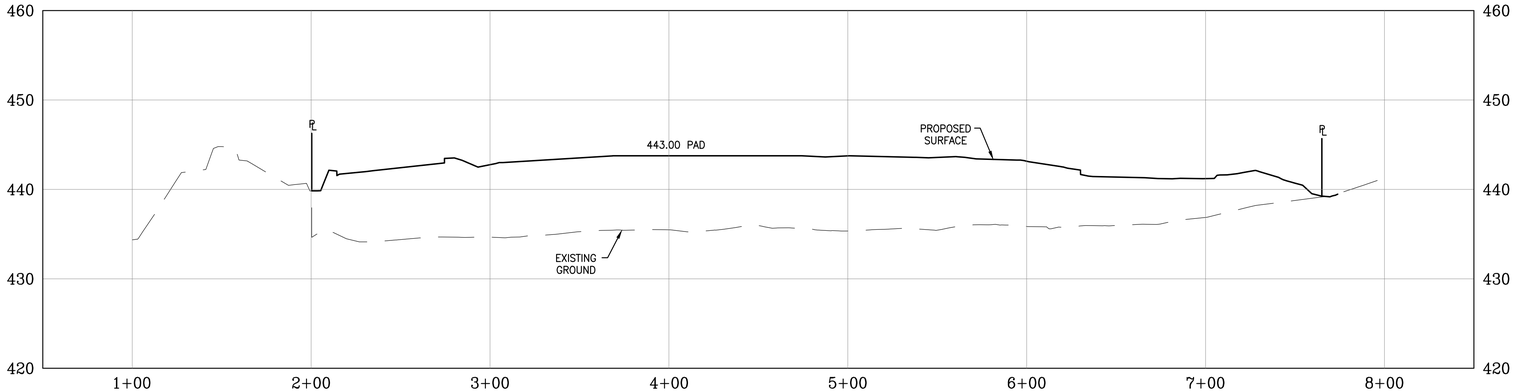
PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO
1822-1864 YORK DRIVE
PDS2021-ER-MUP-21-008
PDS2021-ER-21-08-008

SCALE: 1" = 30'

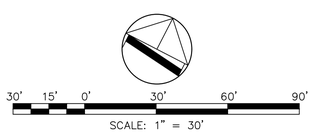




SECTION A
SCALE: 1"=8' VERT.
1"=40' HORZ.



SECTION B
SCALE: 1"=8' VERT.
1"=40' HORZ.



REGISTERED PROFESSIONAL ENGINEER
BRUCE L. RICE
NO. 60676
CIVIL
STATE OF CALIFORNIA

bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

SHEET 3 OF 3 SHEETS

PRELIMINARY GRADING PLAN

COUNTY OF SAN DIEGO
1822-1864 YORK DRIVE
PDS2021-ER-MUP-21-008
PDS2021-ER-21-08-008

bHA, Inc., 5115 AVENIDA ENCINAS SUITE L, CARLSBAD, CA. 92008 (760) 931-8700

Attachment B – Form of Decision Approving PDS2021-MUP-21-008

VINCE NICOLETTI
Director

TYLER FARMER
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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

COMMISSIONERS

Michael Edwards (Chair)
David Pallinger (Vice Chair)
Ronald Ashman
Kevin Sabellico
Molly Weber
Yolanda Calvo
Colton Sudberry

May 8, 2026

PERMITTEE: TIMED INVESTMENTS, LLC AND PRO BOOKKEEPING SERVICES, LLC (ATTN: JOE BALBAS AND HARRY CROWELL)
MAJOR USE PERMIT: PDS2021-MUP-21-008
E.R. NUMBER: PDS2021-ER-21-08-008
PROPERTY: NEAR 1822-1864 YORK DRIVE WITHIN THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN AREA WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO
APN: 184-040-04-00, 184-040-21-00, 184-040-22-00, 184-040-20-00, 184-040-19-00, 184-040-18-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit authorizes the construction and operation of a 183-unit 62+ senior living development including a four-story building, landscaping, parking, road improvements, signage, fencing, a gated entry, and amenities. This Major Use Permit consists of plot plans, elevations, preliminary grading plans, and conceptual landscape plans. This Major Use Permit authorizes a height exception from the height regulations in accordance with Section 4620(g) of the Zoning Ordinance for a four-story structure with the main building being a maximum height of 46 feet and roof access structures up to 54 feet. This permit authorizes the proposed uses in accordance with Sections 1265, 2180 through 2185, 4620(g), 6156(zz), 6782, and 7350 of the Zoning Ordinance.

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

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on May 8, 2028 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

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

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

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

Section 21081(b) further states:

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

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

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project as detailed on this decision:
a. Cultural Resources Conditions (As indicated by CULT-1, CULT-2, CULT-3, CULT-4)
b. Biological Resources Conditions (As indicated by BIO-1, BIO-2)
c. Air Quality Conditions (As indicated by AQ-1 and AQ-2)
d. Noise Conditions (As indicated by NOI-1)

MAJOR USE PERMIT CONDITIONS

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

1. GEN#1–CERTIFICATE OF COMPLIANCE PARCEL MERGER

INTENT: In order to ensure the structures are compliant with parcel setbacks, access requirements, the proposed road vacation, and County Policy G-3, the parcels shall be merged into a single parcel. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit an application for a Certificate of Compliance and obtain an approved Certificate of Compliance for the merger of the parcels. **DOCUMENTATION:** The applicant shall submit an application for a Certificate of Compliance and obtain an approved Certificate of Compliance for the merger of the parcels. **TIMING:** The applicant shall obtain an approved Certificate of Compliance for a Lot Merger prior to approval of any plan. *Please note that this condition can be deferred to prior to grading permit.* **MONITORING:** The PDS Zoning Counter or *[PDS, LDR]* shall verify that the Certificate of Compliance has been recorded to the satisfaction of the Director of PDS and the County Surveyor.

2. GEN#2–COST RECOVERY

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

3. GEN#3–RECORDATION OF DECISION

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

4. UTILITIES#1–IRREVOCABLE OFFER OF DEDICATION - SEWER ANNEXATION

INTENT: In order to promote orderly development, the parcel(s) shall be connected to public sewer. **DESCRIPTION OF REQUIREMENT:** The parcel shall be connected to public sewer in the Buena Sanitation District. **DOCUMENTATION:** The developer shall prepare, file, execute, and record an 'Irrevocable Offer of Annexation to The City of Vista, and Agreement to Pay Future Annexation Fees. The applicant shall provide the approval documents from Buena Sanitation District to [*PDS, LDR*]. The applicant may enter into an agreement with the applicable sewer district for the proposed annexation and sewer improvement requirements to the satisfaction of the Director of PDS, Director of DPW, and Buena Sanitation District. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit, the applicant shall comply with this condition. **MONITORING:** [*PDS, LDR*] shall receive approval from Buena Sanitation District that the condition has been satisfied.

5. PLN#1–SENIOR HOUSING AGREEMENT

INTENT: In order to comply with Section 1265 of the Zoning Ordinance for Group Residential requirements for deed-restricted senior housing and Section 2185 of the Zoning Ordinance for permitted uses within the Rural Residential Zoning Use Regulation for a Group Residential Use upon approval of a Major Use Permit, the following condition shall apply. **DESCRIPTION OF REQUIREMENT:** The applicant shall provide a draft deed restricting the use of the property to senior housing. The draft deed shall be reviewed by PDS upon coordination with the Department of Housing and Community Development Services. The deed shall be recorded to the property and the Certificate of Compliance for a lot merger shall reference the requirements of the restrictions of the property to senior housing. *Note: The project currently includes 183 age 62+ senior housing units.* **DOCUMENTATION:** The applicant shall coordinate with PDS and the Department of Housing and Community Development Services in order to have a deed recorded to the property restricting the use of the property to senior housing. The deed restricting the property to senior housing shall be recorded following review by PDS staff upon coordination with the Department of Housing and Community Development Services. **TIMING:** Prior to the approval of any permit and prior to the approval of any plan and issuance of any permit, the restricted deed for senior housing shall be recorded to the property. *Please note that the timing of this condition can be concurrent with the processing of the Certificate of Compliance Lot Merger.* **MONITORING:** The PDS Zoning Counter and *[PDS, LDR]* shall review the evidence to verify compliance with this condition upon coordination the County of San Diego Department of Housing and Community Development.

6. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the Water Conservation in Landscaping Ordinance, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, and the COSD Grading Ordinance. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be

installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.

b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.

e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.

h. Parking areas shall be landscaped and designed pursuant to the Parking Design Manual and the County Zoning Ordinance Section 6793.b including wheel stops, landscaping, and delineated parking areas.

i. All fencing and materials shall comply with Section 6708 of the Zoning Ordinance and shall be located outside County of San Diego Right-of-Way.

j. All signage changes shall be indicated on an approved Major Use Permit Minor Deviation/Modification.

k. The landscape plans shall comply with any measures tied to a Climate Action Plan (CAP) Checklist and the Greenhouse Gas Emissions conditions.

l. The trees along York Drive within the slopes of the development adjacent to the 5-foot landscape buffer shall be a minimum of 36" box container unless constraints such as underground utilities and/or site improvements prevent the installation of a 36" box container. The 5-foot landscape buffer is defined as the landscaping proposed within the dedicated right-of-way along York Drive. All other trees shall be a minimum 24" box container per the Water Efficient Landscape Design Manual.

m. The landscaping within the proposed dedicated right-of-way along York Drive shall be installed upon approval of an Encroachment Maintenance and Removal Agreement or similar agreement through approval by the Department of Public Works. The maintenance responsibility of the landscaping within the County right-of-way shall be included in the Encroachment Maintenance and Removal Agreement.

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

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

7. EASEMENTS#1–EASEMENT CONCURRENCE LETTERS

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

8. UTILITIES#2–UTILITY CONCURRENCE LETTERS:

INTENT: In order to inform the local public entities and utility companies that the Major Use Permit is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for the Major Use Permit shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Major Use Permit, and that they object or do not object to the Major Use Permit without their signature. The applicant shall submit the letters to the [*PDS, LDR*] for review and approval. **TIMING:** Prior to the approval of the improvement plans, the letters shall be submitted. **MONITORING:** The [*PDS, LDR*] shall review the signed letters.

9. NOISE#1–NOISE RESTRICTION (NOI-1)

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2), and as evaluated in the County of San Diego Noise Guidelines for Determining Significance a noise restriction shall be placed on the parcel to mitigate present and future noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** All building facades with direct line of sight to S. Santa Fe Avenue were found to be above the County of San Diego Noise Element of 60 dBA CNEL. Therefore, a Noise Restriction Easement shall be required for the entire site and an interior noise study is required for all units, to determine the mitigation required to achieve an interior noise level of 45 dBA CNEL. The Noise Easement shall be indicated on the approved plot plan for MUP-21-008 and shall comply with the following:

a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60 dB for exterior noise levels (65 dB for multi-family) as defined by the General Plan Noise Element (Table N-1 & N-2).

a. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.

b. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

DOCUMENTATION: The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING**: Prior to the approval of any building plan and the issuance of any building permit for all units, the requirements of this condition shall be completed. **MONITORING:** The *[PDS, BD]* shall route the building plans and noise analysis to the *[PDS, PCC]* for review. The *[PDS, PCC]* shall review the acoustical analysis and building plans for compliance with this condition and make any recommendations that shall be implemented on the proposed building plans. The *[PDS, BPPR]*, shall verify that the building plans comply with this condition and the recommendations of *[PDS, PCC].*

10. BIO#1–WETLAND PERMITS (BIO-2)

INTENT: In order to comply with the State and Federal Regulations for jurisdictional wetlands and waterways related to offsite utility improvements the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, the following permits and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.

b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, the applicable permits and agreements shall be obtained. The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. The applicant shall comply with the conditions of the applicable permits/agreements. **TIMING:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, and upon coordination with the applicable utility providers such as the sewer district. **MONITORING:** The *[PDS, PCC]* shall review the permits and plans provided by the applicant upon coordination with the utility providers for consistency with this condition. The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition in the event that the limits of construction and/or staging area are located within the limits of jurisdictional waters based on a wetland delineation. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.

11. CULT#1–ARCHAEOLOGICAL AND TRIBAL MONITORING (CULT-1, CULT-2, CULT-3, CULT-4)

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

a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Luiseño 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 Luiseño Native American has been contracted to perform Native American Monitoring for the project.

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

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

12. CULT#2–CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN (CULT-1, CULT-2, CULT-3, CULT-4)

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

a. Parties entering into the agreement and contact information.

b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Luiseño Native American monitors, County, and consulting tribes.

c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.

d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.

e. Treatment of identified Native American cultural materials.

f. Treatment of Native American human remains and associated grave goods.

g. Confidentiality of cultural information including location and data.

h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

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

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

13. ROADS#1–TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the issuance of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

14. ROADS#2–HAUL ROUTE PLAN

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

a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.

b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.

c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads

will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

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

15. DRNG#1–WAIVER AND RELEASE LETTERS

INTENT: In order to comply with the County Flood Damage Prevention Ordinance No. 9998 (County Code Section 811.101 et. seq.) and the County Watershed Protection Ordinance No.10410 (County Code Section 67.801 et. seq)., adjacent property owners of the project site shall be notified *if there will be changes to the drainage features that could have effects on their property*; letter(s) of permission shall be obtained. **DESCRIPTION OF REQUIREMENT:** A recorded waiver and release letter shall be obtained *(as necessary)* from each property owner impacted by significant changes (including diversion and concentration) in flow characteristics resulting from grading, private roads, or other improvements as part of the project. **DOCUMENTATION:** *If* drainage calculations show significant changes (including diversion or concentration) of flow, the applicant shall obtain the letters of approval from each adjacent neighbor, and submit them to the [*PDS, LDR*] for review and approval. **TIMING:** Prior to approval of any grading or improvement plan, the letters shall be obtained as necessary. **MONITORING:** The letters of permission shall be reviewed, if necessary, by the [*PDS, LDR*] for compliance with this condition.

16. ROADS#3–DEBRIS MANAGEMENT PLAN (DMP)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5.000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:

- The type of project.
- The total cubic yardage for the project.
- The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
- The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
- The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
- The name of the facility (or facilities) which debris will be exported to.

b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:

- Identify the project location.
- Log the date that material was transported off site.
- Log the type of graded or cleared material.
- Estimated material weight, tonnage, or cubic yards.
- Name of entity transporting the material.
- Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
- Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
- Daily logs shall include separate entries for each occurrence of materials reused on site.
- Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

c. Exemption:

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

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations a daily log shall be prepared and kept on-site. For additional

questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html. **TIMING:** Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The [*DPW, CO*] shall review and approve the DMP documents for the project. The [*DPW, CO*], shall forward the approval of the DMP to [*PDS, LDR*] for compliance with this condition.

17. ROADS#4–ENCROACHMENT PERMIT (NORTH COUNTY TRANSIT DISTRICT)

INTENT: In the event that construction occurs within or near North County Transit District (NCTD) right-of-way and in order to ensure that construction and improvements for the project are constructed in an orderly manner, an encroachment permit or applicable approval documentation NCTD shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit and/or applicable approval documentation shall be obtained from NCTD for any construction activities that occur in or near the NCTD right-of-way. The construction activities include: replacement of the bench with a shelter and repainting of the existing crosswalk at the intersection of S. Santa Fe Ave and York Drive. A copy of the permit/approval documentation and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the *[PDS, LDR]*. **DOCUMENTATION:** The applicant shall obtain the encroachment permit/applicable approved documentation and provide a copy of the permit and evidence that all the requirements of the permit have been met from NCTD, to the *[PDS, LDR].* **TIMING:** Prior to the approval of any improvement plan, the encroachment permit/approval documentation shall be obtained. **MONITORING:** The *[PDS, LDR]* shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plan.

18. UTILITIES#2–PAVEMENT CUT POLICY

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

19. STRMWTR#1–EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the State Construction General Permit, Order No. 2022-0057-DWQ, or subsequent order and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

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

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

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

20. STRMWTR#2–STORMWATER MAINTENANCE DOCUMENTATION

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

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

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

21. ROADS#5–ROAD DEDICATION

INTENT: In order to promote orderly development and to comply with the County of San Diego Board Policy I-18, the County Public Road Standards, and the Community Trails Master Plan, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty feet from centerline, plus slope rights and drainage easements for York Drive along the frontage of the project.

a. Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty feet (30') from centerline of ***York Drive*** in accordance with Public Road Standards for a ***Non-Mobility Element Residential Collector***; plus slope rights and drainage easements along the frontage of the project to the satisfaction of the Director of Planning and Development Services.

b. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [*DGS, RP*], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [*PDS, LDR*] for review. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; the easements shall be executed and recorded. **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 easements to assure compliance with this condition.

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

22. GHG#1–SUSTAINABILITY MEASURES

INTENT: In order to promote sustainable project design and to comply with the project design features outlined in Greenhouse Gas Analysis and Mitigated Negative Declaration and Initial Study dated May 8, 2026. *(Note: Additional measures are captured in other conditions related to the Landscape Plan and North County Transit District conditions)* **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following sustainability measures:

a. Submit a Landscape documentation package during the Building Permit process in accordance with the applicable Landscape documentation package condition. The project applicant will need to demonstrate a 40 percent reduction in outdoor water use upon submittal of a Landscape documentation package.

b. Remove and not include natural gas infrastructure as part of the operations of the administration building. Provide sufficient electrical conduits and infrastructure to allow for the installation and future conversion to all electric appliances.

c. Install low flow indoor water fixtures in all residential units to achieve at least a 20 percent reduction in indoor water use.

d. Provide parking spaces as defined by the Major Use Permit or applicable parking memo/analysis.

e. Provide a minimum of 183 kilowatts (KW) of on-site solar.

f. Provide electric vehicle spaces in accordance with CalGreen Building Code Requirements Tier 2.

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

23. ROADS#6–PUBLIC ROAD IMPROVEMENTS

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

a. Improve or agree to improve and provide security for ***York Drive*** from centerline, curb and gutter etc. to a one-half graded width of ***thirty feet (30')*** with Portland cement concrete curb, gutter, and sidewalk, asphalt concrete pavement over approved base, asphalt concrete driveway apron, street light(s), asphalt concrete acceleration/deceleration lane, and asphalt concrete dike taper to existing pavement. Face of curb shall be ***twenty feet (20')*** from centerline. Provide striping along York Drive consistent with Figure 12-1 of Traffic Analysis and MND dated May 8, 2026 including additional storage for westbound left-turn lane.

b. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

c. Provide all way stop at the intersection of York Drive, Montgomery Drive and project entrance pursuant to the York Drive Active Senior Living Project – Access Review memo, dated September 27, 2023.

d. Provide signage and striping to accommodate the all-way stop sign, as well as advanced stop control warning devices pursuant to the York Drive Active Senior Living Project – Access Review memo, dated September 27, 2023.

e. Restripe the westbound left pocket on York Drive to S. Santa Fe Avenue to provide the maximum storage practical pursuant to the York Drive Independent Living Project, dated May 22, 2025. To the satisfaction of the Director of Public Works.

f. Provide the following improvements at the recommendation of the North County Transit District, per letter dated August 10, 2023: the replacement of the bench with a shelter, and the repainting of the existing crosswalk at the intersection of S Sante Fe Avenue and York Drive to the satisfaction of North County Transit District.

g. Pursuant to Pavement Cut Policy – County Policy TD-10, El Valle Opulento has been resurfaced by the Y7 AC Overlay Contract. If El Valle Opulento sewer improvement occur within 3-years of County overlay, then the entire street shall be resurfaced to the satisfaction of the Director of Public Works.

h. Pursuant to DPW coordination with North County Transit District (NCTD), South Santa Fe Avenue is anticipated to have intersection identification signage located in County right-of-way to notify drivers of intersection design and railroad crossings at the South Santa Fe and York Drive intersection. In the event that the signage has not been installed, the project shall install the identification signage to the satisfaction of DPW and NCTD.

i. Pursuant to County Code Section 51.312, underground all existing and proposed utilities along the project frontage

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

a. Process and obtain approval of Improvement Plans to improve York Drive.

b. Provide Secured Agreements. The required security shall be in accordance with Section 7613 of the Zoning Ordinance.

c. Pay all applicable inspection fees with [*DPW, 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.

e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Vista Fire Protection District and [*PDS, LDR*]. *Note: The access driveway with center median currently requires a minimum width of 24-feet of access on each side of the median and to be painted with red curbs for no parking per the requirements of Vista Fire Protection District.*

f. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at rowpermitcounter@sdcounty.ca.gov or (858)-694-2055 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

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

25. ROADS#7–SIGHT DISTANCE

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

a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____feet of unobstructed intersectional sight distance in all direction(s) along ***York Drive*** and ***Montgomery Drive*** from the proposed project entrance to all stop lines along the four way stop in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

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

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [*PDS, LDR*] for review. **TIMING:** Prior to issuance of any building permit and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications.

26. ROADS#8–CLEAR SPACE EASEMENT

INTENT: In order to promote orderly development necessary for public health and safety of the area, and to comply with the County of San Diego Public Road Standards and County Standard Drawing, clear space easement shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego a clear space easement or demonstrate line of sight falls within an existing clear space easement to provide adequate sight distance at the proposed driveway location along York Drive. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [*DGS, RP*], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [*PDS, LDR*] for review. **TIMING:** Prior to issuance of any building permit and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [*DGS, RP*] shall prepare, approval the easement documents for recordation, and forward the recorded copies to [*PDS, LDR*] for review and approval. The [*PDS, LDR*] shall review the easements to assure compliance with this condition.

27. UTILITIES#3–SEWER IMPROVEMENTS

INTENT: In order to promote orderly development, the parcel(s) shall be connected to public sewer. **DESCRIPTION OF REQUIREMENT:** The applicant shall process a Construction Sewer Improvement Plan through Buena Sanitation District to connect the project to public sewer.

DOCUMENTATION: Reconstruction and/or Upsizing of Existing Off-Site Public Sewer Facilities:

a. Process the *Construction Sewer Improvement Plan* through Buena Sanitation District; obtain permits, acquire easements, and construct the EX_B2 improvement from manhole B13222 to B08022, as identified in the 2025 Sewer Master Plan Update to the satisfaction of Buena Sanitation District. Developer may consider alternative routing to provide the needed capacity. Each manhole shall be accessible per District standards including construction of an all-weather access road to MH B08022 to the satisfaction of Buena Sanitation District. Due to physical constraints and lack of easement rights, a turnaround is not required at the terminus of the access road, however proper turning geometry shall be demonstrated at the entrance onto El Valle Opulento.

DOCUMENTATION: Onsite ‘Private’ Sewer Facilities:

a. The *Construction Sewer Improvement Plan* shall note ALL proposed sewer facilities within this project are 'PRIVATE', and shall be labeled as such on the plans. Add a note to the sewer improvement plans to reflect this requirement.

b. Developer shall extend approximately 60-LF of 8-inch 'private', PVC, SDR35 (GREEN) sewer main extensions into the site to provide sewer service to the proposed development. All 8" private lateral points of connection to the public sewer main shall be made via public sewer manholes per CoV standards. All new and/or modified sewer manholes shall be rehab'd and epoxy lined per City of Vista Standard Drawings.

c. Construction Sewer Improvement plans are to be designed and prepared by a Registered Professional Civil Engineer, and construction and inspection of the 'private' sewer main is to be done per Public Standards and/or as directed by the City Engineer, including Pre- & Post-CCTV inspection (Ref. VMC 14.08).

d. Developer shall submit a 'Sewer Generation Study' Report to calculate the proposed building sewer capacity generated, and to size and Spec the proposed sewer laterals.

   i. Report shall be prepared, stamped, and signed by a California Registered Civil Engineer.
   ii. Report shall comply with the most current California Plumbing Code, and the City of Vista Municipal Code.
   iii. Report shall include:
      1. CBC proposed detailed calculated equivalent dwelling fixtures for each building.
      2. VMC allowable detailed calculated equivalent dwelling Units each building.
      3. Total sewage effluent contributed by the project.
      4. Minimum sewer pipe size and pipe slope required to handle the proposed total sewage effluent.
      5. Sewer pipe shall be design to maintain a self-cleaning velocity of a minimum of two feet per second (2 fps) to avoid deposition of solids and odor.
      6. Odor Control Devices may be required to be installed in front or near each restaurant. And/or buildings as needed,
      7. All charts, reference, calculations, assumptions, and recommendations shall be attached to the report.

e. Developer shall prepare, file, execute, and record a 'Private Sewer Maintenance' Agreement.

f. The Construction Improvement/Grading Plans As-Built Signature block shall include a sanitation signature block for review/approval of the as-builts as noted below.

g. The applicant shall process a sewer improvement plan/permit though the City of Vista/Buena Sanitation District for the construction and inspection of the private sewer main built to public standard, including payment of fees and surety deposit.

TIMING: Prior to issuance of a building permit and prior to use of the premises in reliance of this permit the applicant shall process a sewer improvement drawing for offsite and onsite sewer improvements to approval, post sureties, and pay permit fees for the construction of the required capacity improvements identified as EX_B2 in the 2025 SMP from manhole B13222 to B08022 and associated access improvements all to the satisfaction of Buena Sanitation District. **MONITORING:** The [*PDS, BLDG*] shall receive approval from Buena Sanitation District that the condition has been satisfied.

28. DRNG#2–FLOODPLAIN COMPLIANCE (UTILITIES/SEWER IMPROVEMENTS)

INTENT: As required by the Code of Federal Regulations (CFR) and to protect persons and property from harm in an area of special flood hazard in the unincorporated County by ensuring compliance with the more restrictive of the Flood Damage Prevention Ordinance (FDPO), Section 811.101, et seq. of the San Diego County Code, of Regulatory Ordinances (County Code) or the National Flood Insurance Program requirements set forth at 44 Code of Federal Regulations, (CFR) Section 60.1 et seq. References to the 44 CFR Section 60.1 et seq. are for convenience only and are not intended to limit the applicability of other federal laws or regulations that comprise the National Flood Insurance Program.

DESCRIPTION OF REQUIREMENT: The project offsite sewer improvements are near an AE Flood Zone as indicated on FEMA Flood Insurance Rate Map (FIRM) map panel # 0787H. FEMA mapped AE Zones are required to be developed and used in accordance with restrictions set forth in the County's Flood Damage Prevention Ordinance for "special flood hazard areas." These requirements were developed to allow for continued County participation in the National Flood Insurance Program (NFIP) in accordance with 44 CFR 60.1 et seq. Consistent with these requirements, the following must be complied with in the event the offsite sewer improvements encroach within the AE Flood Zone of the effective FEMA Map:

1. Determine, to the satisfaction of the County Flood Plain Administrator through hydraulic analyses performed by a licensed engineer in accordance with standard engineering practice and accepted by Public Works Flood Control, the base flood elevation (BFE) and flood plain boundary during the occurrence of the base flood of the Buena Creek both before and after all proposed work. Demonstrate compliance with all NFIP and FDPO requirements to the satisfaction of the County Flood Plain Administrator and Public Works Flood Control. If it is demonstrated that the post-project BFEs differ from the pre-project BFEs by more than 0.5', or that the post floodplain delineation differs from the FEMA effective mapping, a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) from FEMA will be required in accordance with the FDPO. NOTE: If after hydraulic analysis and grading plan review it is determined that changes to lot design or pad elevations are needed or the design will impact off-site properties and/or necessitate obtaining off-site easements or waivers for drainage or grading purposes then the applicant may be required to revise their project and go through the discretionary approval process again.

2. Demonstrate to the satisfaction of the County Flood Plain Administrator through acceptable hydrologic and hydraulic analyses, acceptable to DPW Flood Control and performed by a California licensed engineer in accordance with standard engineering practice, that all proposed structures will be reasonably safe from flooding of the one percent annual chance event as calculated following the methodology described in the County Hydrology Manual.

3. All structures to be constructed, substantially improved or placed within the subdivision shall comply with the more restrictive of the County's Flood Damage Prevention Ordinance or the criteria set forth in 44 CFR 60.1 et seq.

4. Show and label existing drainage easements on the plans.

5. Elevation Certificates for structures located in the Special Flood Hazard Area (SFHA).

TIMING: Prior to the construction of the offsite sewer improvement along El Valle Opulento and between APNs: 184-112-51-00, 184-112-52-00, 184-112-41-00, all items are required, with exception to the Elevation Certificates which will be required prior to occupancy. **MONITORING:** The [PDS, LDR, DPW, FCE] shall review the hydraulic analysis, and associated plans and maps for compliance with this condition.

CLOMR CONDITIONAL PLAN NOTE: [DPW, PDS].
INTENT: In order to implement the required measures for which was the basis for approval of this project pursuant to the County Subdivision Ordinance Section 81.303, County Subdivision Ordinance Section 81.604, the condition notes shall be implemented on the offsite sewer improvement plan and made conditions of the permit issuance. **DESCRIPTION OF REQUIREMENT:** The offsite sewer improvement plans shall include the following condition notes and made conditions of the issuance of said permit(s) in the event the offsite sewer improvements encroach within the AE Flood Zone of the effective FEMA Map:

Prior to construction, a Conditional Letter of Map Revision (CLOMR) is required to be processed through the County and FEMA for this project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The CLOMR does not revise an effective FEMA Flood Insurance Rate Map (FIRM), it indicates whether the project, if built as proposed, would be recognized by FEMA. A Letter of Map Revision (LOMR) issued by FEMA is required at record plan / as-build stage and is FEMA's modification to an effective FIRM. Changes to effective maps shall be made in writing by the County Flood Plan Administrator / Director of Public Works.

29. ROADS#9–DEBRIS MANAGEMENT REPORT (DMR)
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000

cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. **DESCRIPTION OF REQUIREMENT:** Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

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

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

30. ROADS#10–ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the Centerline Ordinance (County Code Section 51.301 et seq.), County of San Diego Board Policy I-18 and the County of San Diego Public Road Standards, the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [*PDS, LDR*]. The applicant shall provide the receipt to [*PDS, PCC*]. **TIMING:** Prior to building permit issuance, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [*PDS, LDR*] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

31. FIRE#1–VISTA FIRE PROTECTION DISTRICT

INTENT: In order to promote orderly development and to comply with the County Consolidated Fire Code and requirements set by Vista Fire Protection District. **DESCRIPTION OF REQUIREMENT:** The building permit plans for the project shall be reviewed and approved by the Vista Fire Protection District. The following requirements from Vista Fire Protection District shall apply:

a. Any gate or barrier across a fire access roadway must meet Vista Fire Department standards and have specific plans reviewed and approved prior to installation. Gate swing shall not obstruct the width of any fire lane.
b. Automatic gates must be equipped with sensors detecting emergency vehicle strobe lights from any direction of approach. In addition, Knox brand key-operated electric

switches keyed to Vista Fire Department specifications are required. Both the strobe light detector and Knox switch shall override all gate functions and open the gate.

c. Automatic gates must be equipped with sensors detecting emergency vehicle strobe lights from any direction of approach. In addition, Knox brand key-operated electric switches keyed to Vista Fire Department specifications are required. Both the strobe light detector and Knox switch shall override all gate functions and open the gate.
d. Roadway design features (speed bumps, speed humps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on fire access roadways.
e. If an on-site waterline serves two or more hydrants, the line must be looped, providing two hydraulically remote points of connection with the water district lines. The interior loop must have isolation valving, such that not more than two hydrants and/or sprinkler systems are between isolation points.
f. Separate plan review and approval is required from the fire department and the water purveyor for the installation of private fire service underground systems serving fire hydrants and fire sprinkler systems. Fire Department approval of site improvements plans (civil plans) is not an approval for the installation of the private fire service underground.
g. A minimum of three (3) new fire hydrants will be required for the project. Locations will be on each inside corner near the building. Fire hydrants shall be painted per Vista Fire Department standards and be maintained free of obstructions. Private fire hydrants shall be painted OSHA red. Blue reflective raised pavement markers shall be installed on pavement at approved locations marking each hydrant.
h. Knox-Vault 4400 series emergency access key box is required at the building, with specific mounting location approved by VFD prior to construction of walls. Recessed mount is required. Premises keys for all building areas (grand master system keys) labeled with approved key tags identifying the door or area served, shall be provided for the box. The building owner or occupant shall provide replacement keys whenever locks are changed. (Application and processing through Fire Marshal's office.)
i. The building shall be provided with medical emergency service elevators. The elevators shall be sized to fit an ambulance gurney 24x84 inches.

TIMING: Prior to approval of any building permits, the Vista Fire Protection District shall review the building plans and the applicable building design measures shall be included. **MONITORING:** The Vista Fire Protection District shall review the building plans and the [*PDS, BPPR*] shall review the plans for consistency with the Vista Fire Protection District requirements.

32. BLD#1–LIGHTING COMPLIANCE

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

lighting codes. **MONITORING:** The *[PDS, BPPR]* shall review all proposed lighting and notes for compliance with the applicable lighting code and requirements.

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

33. GEN#4–INSPECTION FEE

Intent: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQIREMENT:** Pay the inspection fee at the *[PDS, ZC]* to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [*PDS, PCC*]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The *[PDS, ZC]* shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

34. CULT#3–CULTURAL RESOURCES MONITORING REPORT (CULT-1, CULT-2, CULT-3, CULT-4)

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

a. DPR Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:

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

or

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

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

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

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

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

35. LNDSCP#2–CERTIFICATION OF INSTALLATION

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

36. UTILITIES#4–SEWER CONNECTION

INTENT: In order to promote orderly development, the parcel(s) shall be connected to public sewer. **DESCRIPTION OF REQUIREMENT:** The parcel shall be connected to public sewer in the Buena Sanitation District. **DOCUMENTATION:** The required sewer/access improvements shall be physically constructed and accepted by Buena Sanitation District. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit the sewer connection shall be completed and sewer improvements signed off by Buena Sanitation District. **MONITORING:** The [*PDS, BLDG*] shall receive approval from Buena Sanitation District that the condition has been satisfied.

37. STRMWTR#3–VERIFICATION OF STRUCTURAL BMPs AND SIGNIFICANT SITE DESIGN BMPs

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410 (County Code Section 67.801 et. seq.), verification of Structural BMPs and Significant Site Design BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form and/or Significant Site Design BMP Verification Form as shown in Attachment 10 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Form and/or Significant Site Design BMP Verification Form *with* [*DPW, PDCI*] *or* [*PDS, BLDG]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form and/or Significant Site Design BMP Verification Form shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

38. STRMWTR#4–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

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

a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).

b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.

c. Sample copies of the following:

   1. A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
   2. One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

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

39. PLN#2–SITE PLAN IMPLEMENTATION

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

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

40. PLN#3–SITE CONFORMANCE

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

41. PLN#4–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Major Use Permit is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Major Use Permit and meets all other conditions and restriction in the Major Use Permit. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification.

DESCRIPTION OF REQUIREMENT: The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

42. NOISE#2–ON-GOING SOUND LEVEL COMPLIANCE:

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

43. PLN#5–SENIOR LIVING OPERATIONS

INTENT: In order to comply with applicable regulations and enforce ongoing requirements and design features of the project. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following operating requirements listed below:

a. Shuttle services or a similar shared vehicle program for residents of the facility shall be provided.
b. The amenities associated the project such as group kitchen shall be limited to the use of residents as well as visitors/guests of residents of the facility. It is not the intent that the amenities are for general public use.
c. Maintaining documentation on file for compliance with California Code Civil Code – Division 1 – Persons Part 2 – Personal Right Section 51.3 to be available upon request.
d. Compliance with any deed-restricted requirements related to senior living.

DOCUMENTATION: None. The property owner and permittee shall conform to the applicable requirements. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

44. PLN#6–PARKING SITE OPERATIONS AND SHARED PARKING

INTENT: In order to comply with Sections 6782 and 6784 of the Zoning Ordinance and minimize impacts to adjacent public and private roadways and right of way and promote orderly development. **DESCRIPTION OF REQUIREMENT:** The project includes setting the parking ratio of the use of the property upon application of a Major Use Permit in accordance with Sections 6782 of the Zoning Ordinance. In the event that any changes

to uses or parking configuration is proposed such as due to the inclusion of additional landscaping and the scope of work is not in conflict with any conditions and can be accommodated by a Major Use Permit Minor Deviation, an updated parking analysis can be proposed and shall be reviewed to the satisfaction of the Director of PDS and the Director of DPW. If the updated parking analysis cannot be supported by the Director of PDS and the Director of DPW, a Major Use Permit Modification or other applicable permit will be required. **DOCUMENTATION**: Submittal of updated parking analysis information is only required upon changes of uses or parking space amounts that are different than the original permitted uses outlined in the Major Use Permit and calculated parking amounts for the project. The parking analysis information shall be reviewed to the satisfaction of the Director PDS and the Director of DPW. **TIMING:** On-going and throughout the duration of the permit. **MONITORING:** The property owner shall comply with the condition and [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

45. PLN#7–SIGNAGE IN ACCORDANCE WITH MUP

INTENT: In order to comply with the signage requirements in Sections 7609 (d) and 6252(x) of the Zoning Ordinance. **DESCRIPTION OF REQUIREMENT:** A conceptual sign package listing anticipated square footages and location of signs are included as part of the Major Use Permit Plot Plans. Any future changes to submitted sign packages shall require an applicable minor deviation/modification in accordance with Section 7609(d) of the Zoning Ordinance. Any future changes permitted under an applicable minor deviation or modification shall contain information on plans related to the square footage of signage, height, lighting, etc. All signage shall be located outside of public right-of-way and reviewed for substantial conformance with the conceptual designs of the conceptual signage plan of the project. All lighting shall be shielded and comply with the Lighting Ordinance and Building Code requirements. **DOCUMENTATION:** Upon changes to proposed signage and submittal of minor deviations/modifications to the Major Use Permit for signage changes, the plot plans shall contain sufficient information related to signage consistent with this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* and *[PDS, BPPR] are* responsible for enforcement of this permit.

46. ROADS#11–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be unobstructed clear line of sight between vehicle stop lines along **York Drive** from the project driveway openings for the life of this permit. **DOCUMENTATION**: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

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

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

GRADING PLAN NOTES

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

48. BIO#2–RESOURCE AVOIDANCE (BIO-1)

INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 – September 15. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey conducted no more than 72-hours prior to clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

49. CULT#GR-1–ARCHAELOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING (CULT-1, CULT-2, CULT-3, CULT-4)

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 Luiseño 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 Luiseño 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 Luiseño 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 Luiseño 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.

50. AQ#1–CONSTRUCTION EXHAUST EMISSIONS AND FUGITIVE DUST (AQ-1 and AQ-2)

INTENT: In order to address cumulative exhaust emissions during construction activities. **DESCRIPTION OF REQUIREMENT:** The applicant, PDS, and PDCI staff shall identify grading projects within ½ mile of the project site in order to ensure minimal overlap of grading construction activities with the subject project and with projects within ½ mile of the project site. The applicant, PDS, and PDCI staff shall review construction schedules of projects within ½ mile of the project vicinity in order to prevent of concurrent grading construction activities. The grading schedule of the subject project shall be designed to minimize overlap of grading activities for projects within ½ mile of the project site. The timing of Haul Route Plans and Traffic Control Plans shall also be reviewed in order to minimize overlap of grading construction activities to the furthest extent. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and during the preconstruction conference, compliance with this condition is required. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the requirements of this condition and coordination of grading schedule activities. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

51. AQ#2–AIR QUALITY FUGITIVE DUST

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

a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
b. Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
g. Enforce a 15-mph speed limit on unpaved surfaces.
h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM_{10}) -efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

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

52. AQ#3–CONSTRUCTION EXHAUST EMISSIONS (AQ-1 and AQ-2)

INTENT: In order to address exhaust emissions during construction activities. **DESCRIPTION OF REQUIREMENT:** The applicant shall use reasonable best efforts to demonstrate that construction equipment would utilize CARB Tier IV equipment (minimum 90% of equipment). **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. **TIMING:** During grading activities, the use of Tier IV vehicles shall be required, if applicable and the contract information shall be maintained and provided upon request. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

53. CULT#GR-2–ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION (CULT-1, CULT-2, CULT-3, CULT-4)

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 Luiseño 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 Luiseño 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 Luiseño Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor.

b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

1. The Project Archaeologist or the Luiseño 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 Luiseño 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 Luiseño 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 Luiseño 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 Luiseño 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 Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

54. NOISE#3–TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].
INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

a. Turn off equipment when not in use.

b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

c. Use equipment with effective mufflers

d. Minimize the use of back up alarm.

e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

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

55. DPW RECYCLING#1–GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

A. Identify the project location.
B. Log date that material was transported off the site
C. Log type of grading or clearing material
D. Weight of the material or its approximate tonnage or cubic yards
E. Name of the party transporting the materials
F. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
G. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
H. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
I. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement

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

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

56. CULT#GR-3–ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING (CULT-1, CULT-2, CULT-3, CULT-4)

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.

57. DPW RECYCLING#2–GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review

and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the *[DPW, CO*] and shall include:

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

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

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

58. CULT#GR-4–ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING (CULT-1, CULT-2, CULT-3, CULT-4)

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

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

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

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

or

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

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

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

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

MAJOR USE PERMIT FINDINGS FOR PDS2021-MUP-21-008

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

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

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

The project has been designed to redevelop a site and construct a senior residential development in an unincorporated portion of the County near a variety of transportation options and existing senior care facilities. The project will be located directly adjacent to the Vista Gardens Memory Care Facility. The main structure of the project is designed toward the center of the property as far away from adjacent residential property lines as possible. The building is a triangular shape with the front entrance facing northwest toward residences along York Drive. The building also includes an open in southeastern portion of the building

with a central recreational area including a pool and spa that is directed away from adjacent residences and toward the recreational area of the Vista Gardens Memory Care Facility.

The project includes a height exception to the height regulations of the Zoning Ordinance upon approval of the Major Use Permit. The height exception is required for the amount of stories tied to the Project as well as fire roof access structures. The project includes grading of the site resulting in a finished pad that would be approximately 8 to 18 feet below the existing grade of adjacent roadway such as York Drive and residences northwest of the project site. The project includes planting of mature landscaping with larger box sizes along the frontage of York Drive in order to provide visual relief and screening. The project is comparable in bulk and scale to surrounding structures in the project vicinity including the commercial structures a quarter of a mile southwest of the site as well as the Vista Gardens Memory Care Facility southeast of the site. The commercial structures in the project vicinity range in size from approximately 75,000 to 150,000 square feet. The project site is not visible from any Scenic Highway identified in the County of San Diego General Plan.

The coverage of the project site with the proposed structures is comparable to surrounding properties. The project site is approximately 4.27-acres and surrounding parcels range in size from approximately 6,000 square feet to approximately 10 acres. The surrounding parcels range in coverage from approximately 5 to 70 percent as the surrounding property contains residences, residential uses on small and large lots, commercial uses, a commercial shopping center, and a memory care facility. The total square footage of structures on the project site is approximately 35,000 square feet. The remaining portions of the project site will primarily include landscaping, a central courtyard, a pool, and a parking lot. The lot coverage of the site based on square footage of structures is approximately 21%. The lot coverage of the adjacent memory care facility is approximately 25%. Therefore, the coverage of the project site will be comparable to surrounding properties.

The project consists of a deed-restricted 62+ senior residential development. The use of the project is defined as “Group Residential” in the Zoning Ordinance. In accordance with Section 1265 of the Zoning Ordinance, “Group Residential” developments that are restricted to occupancy for seniors with a common kitchen facility are not subject to density requirements if the project includes reserving occupancy of the development to seniors as approved by the Director of Planning & Development Services. The project includes a common kitchen and is conditioned to require preparation and review of a deed that will restrict occupancy of the site to seniors. Additionally, the project is consistent with California State Law by having more than 35 dwelling units reserved for seniors in order for the project to qualify as a senior housing development.

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

Service availability forms have been provided by all applicable utilities and agencies for Fire, Sewer, and Water. Fire service will be provided by the Vista Fire Protection District and the nearest station is approximately 1.2 miles north of the project site. Sewer service will be provided by Buena Sanitation District. In accordance with the City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the project will construct off-site sewer improvements along and near El Valle Opulento within existing easements that were granted to Buena Sanitation District. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 8 to 10-inch sewer lines to 18-inch sewer lines. Water service will be provided by Vista Irrigation District. Additionally, the project will obtain electrical service power through San Diego Gas & Electric (SDG&E) and the project site contains several SDG&E utility lines. No groundwater is anticipated to be used for the project. All required utilities are therefore available for the project.

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

The project includes the development of a 183-unit senior residential development. The project site is subject to the Village General Plan Regional Category and the Village Residential Land Use Designation.

The project has been designed to redevelop a site and construct a senior residential development in an unincorporated portion of the County near a variety of transportation options and existing senior care facilities. The project will be located directly adjacent to the Vista Gardens Memory Care Facility. The main structure of the project is designed toward the center of the property as far away from adjacent residential property lines as possible. The building is a triangular shape with the front entrance facing northwest toward residences along York Drive. The building also includes an open in southeastern portion of the building with a central recreational area including a pool and spa that is directed away from adjacent residences and toward the recreational area of the Vista Gardens Memory Care Facility. The project consists of a senior residential development in an area that has existing uses that are associated with seniors such as the Vista Gardens Memory Care facility. The project includes the use of a senior development which is anticipated to be less impactful than market rate units due to the nature of the use.

The project includes a height exception to the height regulations of the Zoning Ordinance upon approval of the Major Use Permit. The height exception is required for the amount of stories tied to the Project as well as fire roof access structures. The project includes grading of the site resulting in a finished pad that would be approximately 8 to 18 feet below the existing grade of adjacent roadway such as York Drive and residences northwest of the project site. The project includes planting of mature landscaping with larger box sizes along the frontage of York Drive in order to provide visual relief and screening. The project is comparable in bulk and scale to surrounding structures in the project vicinity including the

commercial structures a quarter of a mile southwest of the site as well as the Vista Gardens Memory Care Facility southeast of the site.

The project is located in the only unincorporated area of the County of San Diego that is within a half of a mile of a transit rail station. The project includes several improvements and measures that improve operations and transit in the area such as widening of York Drive and lengthening the left-turn lane of York Drive. The project also includes replacing an existing bus stop with a covered shelter that will provide shade to community members that utilize the bus stop in the area. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The project is located approximately a quarter of a mile away from the Buena Creek Sprinter station and is in a Transit Priority Area. A Transit Priority Area is a region within one-half mile of a major transit stop such as the Buena Creek Sprinter Station. The project is also located adjacent to the intersection of York Drive and South Santa Fe Avenue where NCTD tracks cross the intersection. In accordance with CEQA and the County of San Diego Transportation Study Guide, projects within a half of a mile of an existing major transit stop are considered to have a less than significant impact related to transportation and Vehicle Miles Traveled (VMT). Operations of the project were evaluated in a Traffic Study using Level of Service (LOS) to categorize operating conditions associated with an intersection or segment in the project vicinity. The Traffic Study concluded that the project would generate 643 Average Daily Trips (ADT) and all intersections evaluated by the analysis will operate at an acceptable LOS with specific improvements required for the project and operating characteristics of the Project. The project includes the following conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services for residents of the site
- Widening of York Drive and extending a left-turn lane resulting in additional space for drivers looking to make a left-turn at the train crossing intersection
- NCTD bus stop improvements and re-striping of the crosswalks at the intersection of York Drive/South Santa Fe Avenue
- Stop sign at the entrance of the project at the intersection of York Drive and Montgomery Drive
- Controlled access gate and median at the entrance of the Project to allow vehicles to stay on-site and prevent queuing on to York Drive

The County of San Diego Department of Public Works (DPW) is currently in the process of installing additional direction signage along South Santa Fe Avenue to assist drivers approaching the intersection. The project is conditioned to complete additional signage along South Santa Fe Avenue in the event that the DPW signage is not completed by the time construction permits for the project move forward. With the incorporation of the project frontage improvements, shuttle

services, improvements to NCTD facilities, and the location of the project, the project will not result in significant traffic impacts.

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

The project is consistent with the Village Residential (VR-1) General Plan Land Use Designation of the site. The use of a senior housing development as "Group Residential" is permitted within the Rural Residential (RR) zoning use regulation of the site upon approval of a Major Use Permit. The project has been designed to redevelop a site and construct a senior residential development in an unincorporated portion of the County near a variety of transportation options and existing senior care facilities. The project is located in an area of the County of San Diego that includes a wide variety of uses including residential, commercial, and civic uses such as a commercial shopping center as well as the Buena Creek Sprinter station. The project is located directly adjacent to the Vista Gardens Memory Care Facility. The main structure of the project is designed toward the center of the property as far away from adjacent residential property lines as possible. The project consists of a senior residential development in an area that has existing uses that are associated with seniors such as the Vista Gardens Memory Care facility. As such, the project is consistent with the type and intensity of use intended for the site.

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

No relevant impacts were identified.

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

The project is within the Village Regional Category, Village Residential (VR-2) Land Use Designation and is within the North County Metropolitan Subregional Planning Area. The project complies with the General Plan because the project is consistent the goals and policies of the General Plan such as Policy H-1.3 (Housing near Public Services), Policy H-1.5 (Senior and Affordable Housing near Shopping and Services), Policy H-3.6 (Housing for Special Needs Populations), and Policy H-5.1 (Reduction of Vehicle Trips within Communities) because the project consists of a senior housing development within a half of a mile of the Buena Creek Sprinter station. Furthermore, the project will result in upgrading existing transit infrastructure by replacing a bench and adding a shelter to a bus stop along South Santa Fe Avenue adjacent to the project site. Shuttle services will also be provided to residents of the development. Furthermore, the project would be consistent with policies and goals outlined in the North County Metropolitan Subregional Plan such as Goal 4 – Protect Environmental Resources and Sewer Service Policy 13 – Improve Sewer Service within the Urban Area as it consists of re-developing a site that had previous residential uses and structures as well as includes conditions of approval that are consistent with sewer improvements of the Buena Sanitation District Sewer Master Plan. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

The Project has been reviewed for compliance with the CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 36-day public review period from December 19, 2024 through January 24, 2025, and is on file with PDS under Environmental Log Number PDS2020-ER-20-08-006. Staff received 57 formal comments from individuals and organizations. The MND found that the Project, with incorporation of mitigation measures, will not cause any significant effects on the environment.

ORDINANCE COMPLIANCE NOTIFICATIONS

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

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

U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; http://www.usace.army.mil/

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov ;http://www.waterboards.ca.gov/sandiego/

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

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – September 15, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, http://www.fws.gov/.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), 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: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:
https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and future MS4 Permits.

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

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

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

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

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

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

BUILDING PERMITS: Please note that this permit does not permit any unpermitted structures on the subject property. A building permit is required for any unpermitted structures.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot

plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

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

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
VINCE NICOLETTI, DIRECTOR

By:

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

email cc:
Sean Oberbauer, Planning Manager, Planning & Development Services
Ashley Smith, Chief, Planning & Development Services
Taylor Ryan, Land Development, Planning & Development Services
Joe Balbas, Applicant Team
Harry Crowell, Applicant Team
Rod Bradley, Applicant Team

Attachment C – Environmental Documentation

County of San Diego

VINCE NICOLETTI
DIRECTOR

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

TYLER FARMER
ASSISTANT DIRECTOR

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: York Drive Senior Living

RECORD ID: PDS2021-MUP-21-008; PDS2021-CC-21-0120

ENVIRONMENTAL LOG NO.: PDS2021-ER-21-08-008

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

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

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

1. California Environmental Quality Act Negative Declaration Findings:

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

2. Required Mitigation Measures:

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

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

1. NOISE#X–NOISE RESTRICTION (NOI-1)

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2), and as evaluated in the County of San Diego Noise Guidelines for Determining Significance a noise restriction shall be placed on the parcel to mitigate present and future noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** All building facades with direct line of sight to S. Santa Fe Avenue were found to be above the County of San Diego Noise Element of 60 dBA CNEL. Therefore, a Noise Restriction Easement shall be required for the entire site and an interior noise study is required for all units, to determine the mitigation required to achieve an interior noise level of 45 dBA CNEL. The Noise Easement shall be indicated on the approved plot plan for MUP-21-008 and shall comply with the following:

a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60 dB for exterior noise levels (65 dB for multi-family) as defined by the General Plan Noise Element (Table N-1 & N-2).

b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.

c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

DOCUMENTATION: The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING**: Prior to the approval of any building plan and the issuance of any building permit for all units, the requirements of this condition shall be completed. **MONITORING:** The *[PDS, BD]* shall route the building plans and noise analysis to the *[PDS, PCC]* for review. The *[PDS, PCC]* shall review the acoustical analysis and building plans for compliance with this condition and make any recommendations that shall be implemented on the proposed building plans. The *[PDS, BPPR]*, shall verify that the building plans comply with this condition and the recommendations of *[PDS, PCC].*

2. BIO#X–WETLAND PERMITS (BIO-2)

INTENT: In order to comply with the State and Federal Regulations for jurisdictional wetlands and waterways related to offsite utility improvements the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, the following permits and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.

b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, the applicable permits and agreements shall be obtained. The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. The applicant shall comply with the conditions of the applicable permits/agreements. **TIMING:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, and upon coordination with the applicable utility providers such as the sewer district. **MONITORING:** The *[PDS, PCC]* shall review the permits and plans provided by the applicant upon coordination with the utility providers for consistency with this condition. The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition in the event that the limits of construction and/or staging area are located within the limits of jurisdictional waters based on a wetland delineation. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.

3. CULT#X–ARCHAEOLOGICAL AND TRIBAL MONITORING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the “Project Archaeologist,” shall be

contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and 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 Native American has been contracted to perform Native American Monitoring for the project.

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

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

4. CULT#X - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN (CULT-1, CULT-2, CULT-3, CULT-4)

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

a. Parties entering into the agreement and contact information.

b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Native American monitors, County, and consulting tribes.

c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.

d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.

e. Treatment of identified Native American cultural materials.

f. Treatment of Native American human remains and associated grave goods.

g. Confidentiality of cultural information including location and data.

h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

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

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

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

5. CULT#X - CULTURAL RESOURCES MONITORING REPORT (CULT-1, CULT-2, CULT-3, CULT-4)

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

a. DPR Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:

(1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and

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

or

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

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

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

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

GRADING PLAN NOTES

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

6. BIO#X–RESOURCE AVOIDANCE (BIO-1)

INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 – September 15. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey conducted no more than 72-hours prior to clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

7. CULT#GR-X - ARCHAELOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING (CULT-1, CULT-2, CULT-3, CULT-4)

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Native American monitor 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 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.

8. AQ#X–CONSTRUCTION EXHAUST EMISSIONS AND FUGITIVE DUST (AQ-1 and AQ-2)

INTENT: In order to address cumulative exhaust emissions during construction activities. **DESCRIPTION OF REQUIREMENT:** The applicant, PDS, and PDCI staff shall identify grading projects within ½ mile of the project site in order to ensure minimal overlap of grading construction activities with the subject project and with projects within ½ mile of the project site. The applicant, PDS, and PDCI staff shall review construction schedules of projects within ½ mile of the project vicinity in order to prevent of concurrent grading construction activities. The grading schedule of the subject project shall be designed to minimize overlap of grading activities for projects within ½ mile of the project site. The timing of Haul Route Plans and Traffic Control Plans shall also be reviewed in order to minimize overlap of grading construction activities to the furthest extent. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and during the preconstruction conference, compliance with this condition is required. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the requirements of this condition and coordination of grading schedule activities. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

9. AQ#X–CONSTRUCTION EXHAUST EMISSIONS (AQ-1 and AQ-2)

INTENT: In order to address exhaust emissions during construction activities. **DESCRIPTION OF REQUIREMENT:** The applicant shall use reasonable best efforts to demonstrate that construction equipment would utilize CARB Tier IV equipment (minimum 90% of equipment). **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. **TIMING:** During grading activities, the use of Tier IV vehicles shall be required, if applicable and the contract information shall be maintained and provided upon request. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

10. CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION (CULT-1, CULT-2, CULT-3, CULT-4)

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 and Tribal Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Native American Monitor of an affiliated tribe shall monitor ground disturbance in all areas identified for grading improvements including off-site improvements. The archaeological and tribal monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** During ground disturbance of grading and ground-disturbing activities, the Project Archaeologist and Native American Monitor of an affiliated tribe shall be onsite as determined necessary by the Project Archaeologist in consultation with the tribal representative. Inspections will vary based on ground disturbance, and the presence and abundance of artifacts and features.

b. **Inadvertent Discoveries of Native American Resources.** In the event that previously unidentified potentially significant Native American resources are discovered:

1. The Project Archaeologist or the Native American monitor of an affiliated tribe, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist and culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan.
3. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
4. Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
5. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
6. If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
    a. Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
    b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
        - Measures and provisions to protect the future reburial area from any impacts in perpetuity.
        - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
        - Any reburial process shall be culturally appropriate.
        - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
        - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.

c. If preservation in place or reburial is not feasible, consultation with consulting Tribes is required to find a solution which may include repatriation.
d. If avoidance, reburial, or other solution including repatriation is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Native American Monitor of an affiliated tribe and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

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

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

1. The Project Archaeologist or the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant historic cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
3. All ground disturbance activities within 100 feet of the discovered historic cultural resources shall be halted until a meeting is convened between the developer and the project archaeologist to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
4. Historic isolates and clearly non-significant deposits shall be minimally documented in the field.
5. If historic cultural resources are identified, the following shall be employed:
   a. A Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist and approved by the County Archaeologist prior to implementation. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

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 Native American monitor of an affiliated tribe.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Tribal Cultural Resources.** If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally-affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally-affiliated tribe and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.

e. **Fill Soils.** The Project Archaeologist and Native American monitor of an affiliated tribe shall evaluate fill soils to determine that they are clean of cultural resources.

f. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

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

11. CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING (CULT-1, CULT-2, CULT-3, CULT-4)
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.

b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

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

12. CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING (CULT-1, CULT-2, CULT-3, CULT-4)
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

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

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

or

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

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

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

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

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

_____

on _____

Sean Oberbauer, Land Use/Environmental Planning Manager
Project Planning Division

County of San Diego

VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

TYLER FARMER
DIRECTOR

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

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

   York Drive Senior Living; PDS2021-MUP-21-008; PDS2021-CC-21-0120; LOG NO. PDS2021-ER-21-08-008.

2. Lead agency name and address:

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

3. a. Contact: Sean Oberbauer, Land Use & Environmental Planning Manager
   b. Phone number: (619) 323-5287
   c. E-mail: Sean.Oberbauer@sdcounty.ca.gov

4. Project location:

   The project site is located on approximately 4.3 acres of property located at the southeast corner of the York Drive and South Santa Fe Avenue within unincorporated County of San Diego. The project site is located near 1822-1864 York Drive, Vista, CA 92084. The project site is located less than a quarter of a mile northeast of the municipal boundaries of the City of Vista. The project location's regional location and vicinity are shown in Figure 1 and Figure 2.

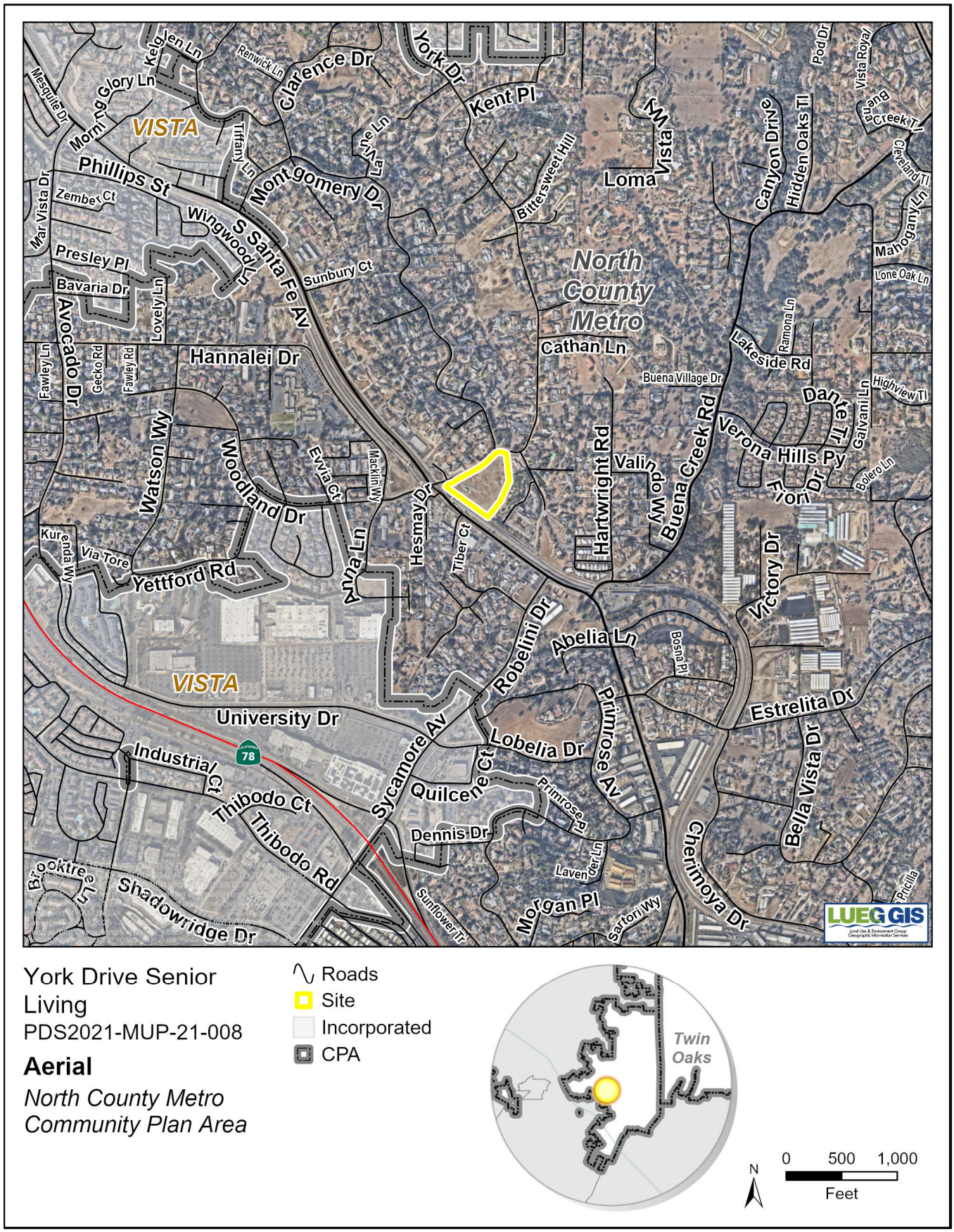


Figure 1 – Project Regional Vicinity

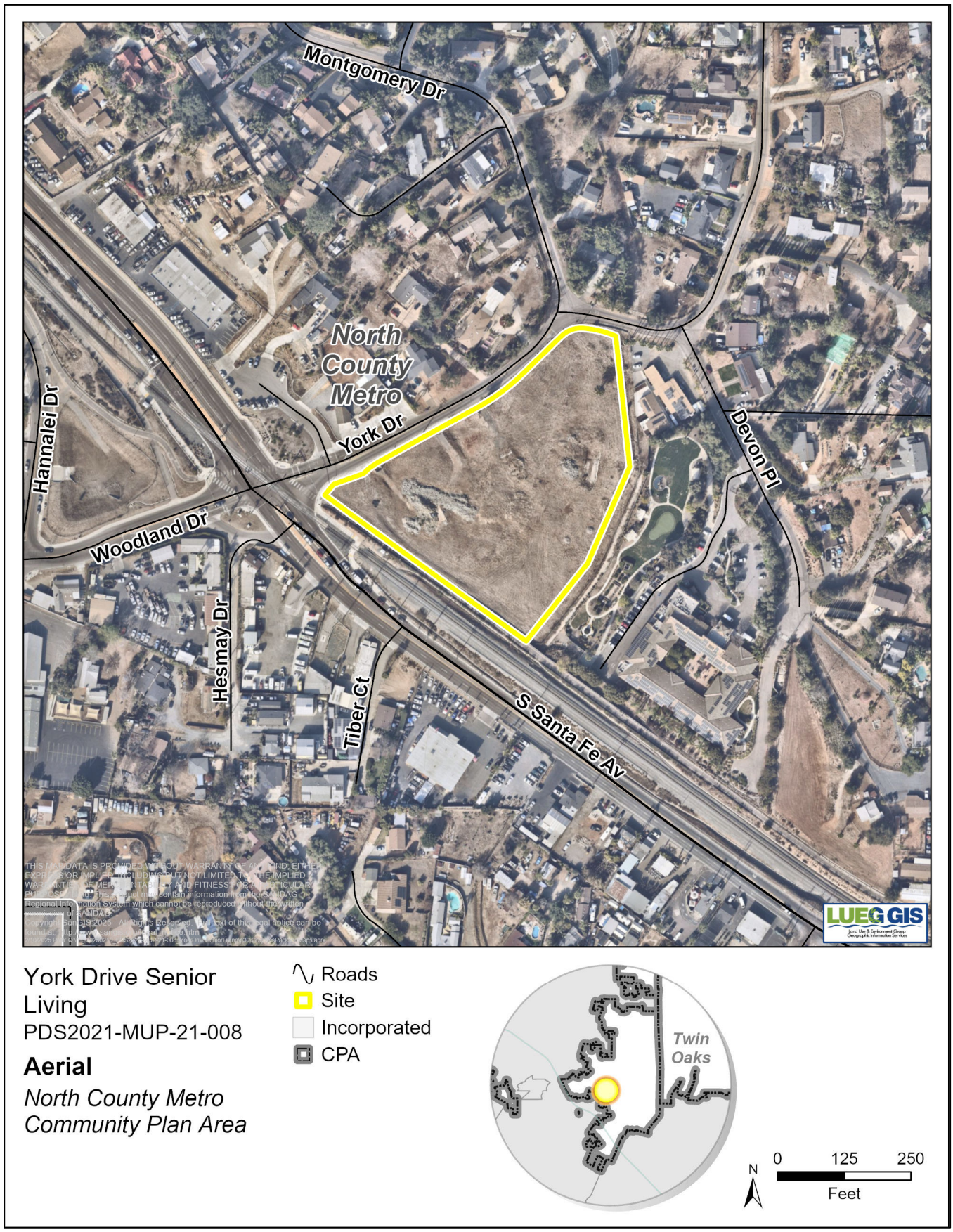


Figure 2 – Project Site

5. Project Applicant name and address:

Timed Investments, LLC (Attn: Harry Crowell and Joseph Balbas)
3189 Airway Avenue, Unit D
Costa Mesa, CA 92626
(949) 903-4445

6. General Plan

Community Plan:	North County Metropolitan Subregional Planning Area
Regional Category:	Village
Land Use Designation:	Village Residential (VR-2)
Floor Area Ratio (FAR):	-

7. Zoning

Use Regulation:	Rural Residential (RR)
Animal Regulations:	J
Density:	-
Lot Size:	0.5 Acre
Building Type:	C
Max. Floor Area:	-
Floor Area Ratio (FAR)	-
Height:	G
Lot Coverage:	-
Setback:	G
Open Space:	-
Special Area Regulation:	-

8. Description of project:

The proposed project would include a Major Use Permit for a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. A Certificate of Compliance for merging of lots is required to merge existing parcels and property into a single 4.27-acre parcel. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services, and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities.

Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The project driveway includes two 24-foot access entry points divided by a median. The intersection of Montgomery Drive and York Drive will include an all-way stop intersection.

The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. The improvements include a half-width road widening of 20-feet with concrete curb, gutter, and sidewalk. The project will also restripe York Drive to provide additional storage for the westbound left turn lane onto South Santa Fe Avenue as required by the Transportation Study. In accordance with coordination with North County Transit District (NCTD), the project includes the replacement of a bench with a shelter at stop BREEZE Route 305 bus stop (ID: 20495 S Santa Fe Avenue and York Drive) as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import.

Water service for the project will be provided by Vista Irrigation District. Sewer service for the project will be provided by the Buena Sanitation District. Fire service for the project will be provided by the Vista Fire Protection District. In accordance with the ~~2017~~ 2025 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct ~~the "El Valle Opulento Capacity Improvements"~~ improvements along and near El Valle Opulento identified as project EX_B2 in the Sewer Master Plan. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to ~~12-inch~~ 18-inch sewer lines.

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

The project site consists of an approximately 4.27-acre property in the North County Metro Community Planning Area, within unincorporated San Diego County northeast of the City of Vista. The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. The project site is currently primarily vacant with construction materials leftover from demolition of the previously existing dwelling units. The site has been cleared as a result of fire clearing letters issued by the Vista Fire Protection District and is surrounded by temporary fencing.

The project site is bounded by York Drive to the north, automotive commercial uses to the northwest, residential development to the north and northeast, the Vista Gardens Memory Care Facility southeast, and the Inland Rail Trail and South Santa Fe Avenue to the southwest. Surrounding land uses consist primarily of residential, commercial, senior care, and an elementary school. According to the County of San Diego General Plan Land Use Map, surrounding land use designations are Village Residential and Commercial.

Elevations at the site range from approximately 450 feet above mean sea to the northwest portion of the project site down to approximately 425 feet above mean sea level at the southeast portion of the project site. The topography consists of relatively flat land sloping downward from the northwest corner of the property to the southeast corner.

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

Permit Type/Action	**Agency**
Air Quality Permit to Construct	San Diego Air Pollution Control District (SDAPCD)
Certificate of Compliance	County of San Diego
Clean Water Act Section 401, 404 Permits and Section 1602 Permit	San Diego Regional Water Quality Control Board (RWQCB), U.S. Army Corps. Of Engineer, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife
Fire District Approval	Vista Fire Protection District
General Construction Storm water Permit	RWQCB
Grading Permit	County of San Diego
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego
Public Improvement Plans	County of San Diego
Encroachment Permit	County of San Diego
Utility Provider Approval	California Public Utilities Commission (San Diego Gas & Electric Coordination)
Sewer District Approval	Buena Sanitation District
Water District Approval	Vista Irrigation District

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

YES ☒ NO ☐

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

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

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

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

☐ On the basis of this Initial Study, PDS finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

	July 31, 2025
Signature	Date
Sean Oberbauer	Land Use/Environmental Planning Manager
Printed Name	Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS.
Except as provided in Public Resources Code §21099.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

A Visual Resources Report by Development Design Services and GraphicAccess, Inc. dated August 2025 was prepared for the project and the analysis is included in the responses and discussions below.

Less Than Significant Impact: As described in the General Plan Update (GPU) Environmental Impact Report (EIR; County of San Diego 2011), the County contains visual resources affording opportunities for scenic vistas in every community. Resource Conservation Areas (RCAs) are identified within the GPU EIR and are the closest that the County comes to specifically designating scenic vistas. Many public roads in the County currently have views of RCAs or expanses of natural resources that would have the potential to be considered scenic vistas. Numerous public trails are also available throughout the County. New development can often have the potential to obstruct, interrupt, or detract from a scenic vista.

The nearest RCA to the project site that is identified within the North County Metropolitan Subregional Plan is the San Marcos Mountains (#22 of the North County Metropolitan Subregional Plan) which is located over 2.3 miles north of the project site. The second closest RCA to the project site that is identified within the North County Metropolitan Subregional Plan is the Mount Whitney Double Peak (#29 of the North County Metropolitan Subregional Plan) which is located approximately 4 miles south of the project site. The nearest open space and preserve areas to the project site are Buena Vista Park and Dawson Los Monos Canyon Reserve that are approximately 2.3 miles southwest of the project site as well as open space near Sugarbush Drive over a mile away from the project site. Due to distance and intervening highways, structures, and topography, no impacts would occur to these RCAs and open space preserve areas that may have visual features. Additionally, given the urban environment surrounding the project site and the proposed landscape screening and fencing (see Section I. (b) and (c) below), the proposed project would not substantially degrade a scenic vista. Therefore, the project would have a less than significant effect on a scenic vista.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

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

Less than Significant Impact: The project site is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The nearest officially designated State scenic highway is a portion of SR-52 located over 23 miles southeast of the project site. The project is located approximately 7.6 miles east of I-5 and approximately 5.6 miles south of SR-76, both of which are identified as eligible for designation as a State Scenic Highway. Both I-5 and SR-76 are also listed as Scenic Highways in the County's Conservation and Open Space Element of the General Plan. The nearest Scenic Highway identified in the General Plan is Twin Oaks Valley Road which is approximately 2.8 miles east of the project site. Due to distance, topography, and intervening structures, the project site is not visible from these highways.

As detailed in the Visual Resources Report prepared for the project by Development Design Services and GraphicAccess, Inc. dated August 2025, the project would be visible from the Inland Rail Trail as well as from the North County Transit District SPRINTER vehicles that pass the project site. Travelers, motorists, bicyclists, and users of the Inland Rail Trail, South Santa Fe Avenue, and North County Transit District SPRINTER will have limited and temporary views of the site due to the speeds of travel adjacent to the site. As such, the project site is not visible within the composite viewshed of a State scenic highway or County Scenic Corridor and will not damage or remove visual resources within a State scenic highway or County Scenic Corridor. Therefore, impacts would be less than significant.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale,

diversity, and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers.

Less Than Significant Impact: The project site is located in an urbanized area and is surrounded by York Drive to the north, automotive commercial uses to the northwest, residential development to the north and northeast, the Vista Gardens Memory Care Facility southeast, and the Inland Rail Trail and South Santa Fe Avenue to the southwest. As detailed in the Visual Resources Report prepared for the project by Development Design Services and GraphicAccess, Inc. dated August 2025, the existing visual character and visual elements in the community consist of commercial and residential structures, traffic signals, roadways, and overhead utilities.

The proposed project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import.

The project is defined as a Group Residential use type in accordance with County of San Diego Zoning Ordinance. In accordance with Section 1265 of the Zoning Ordinance, living units for a deed restricted senior living development shall not be counted as a dwelling unit in calculating density for the site. The Group Residential use type is consistent with the Rural Residential (RR) Zoning Use Regulation for the project site as the use is permitted within the Zoning Use Regulation upon approval of a Major Use Permit. The project is not subject to a "B" Special Area Designator or other designator which governs scenic quality or community design review. Major Use Permit findings will need to be prepared and taken to a County of San Diego Planning Commission Hearing for a final decision which will include an exception from the height regulations in accordance with the Zoning Ordinance. The height exception is required for the amount of stories tied to the project as well as fire roof access structures. The project would include grading of the site and would result in a finished pad that would be approximately 8 to 18 feet below the existing grade of adjacent roadway such as York Drive and residences northwest of the project site. The main structure is designed to be earth-tone colors and is located at a lower finished grade and toward the center of the property away from adjacent residential property lines as possible. Additional discussions and analysis regarding materials and consistency with the visual character of the community can be found in the Visual Resources Report prepared for the project. The project includes landscaping and mature trees surrounding the project site. The box sizes for the landscaping near residential property lines along York Drive range in size from 24-inch to 36-inch boxes. This will assist with screening the site from adjacent views as mature trees and landscaping will have enough room to grow and mature and all landscaping is required to be maintained and replaced if damaged or removed. The project would be required to include preparation of Landscape Plans pursuant to the County's Water

Efficient Landscape Design Manual and Water Conservation in Landscaping Ordinance. The project would also be in conformance with the County's Parking Design Manual and Grading Ordinance. Therefore, the project is within an urbanized area and the project would not conflict with applicable zoning and other regulations governing scenic quality.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project is located within Zone B as identified by the San Diego County Light Pollution Code. Zone B is any area of the unincorporated County that is not within 15 miles from the Mount Palomar or Mount Laguna observatory. The project would not adversely affect nighttime views or astronomical observations because the project would conform to the County's Light Pollution Code (Section 51.201-51.209) and lighting standards. The primary sources of light associated with the project would be within the senior community development building as well as lighting within the parking lot of the project site. All lighting that would be permitted by the project would be required to comply with the light pollution code which require all lighting to be shielded and downward facing. Therefore, the project would not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area.

II. AGRICULTURE AND FORESTRY RESOURCES.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. The on-site soil has been developed, compacted, or disturbed over the last 80 years. Based on historic imagery, the site has not supported agricultural uses such as row crops or orchards since the late 1940s to early 1950s. Additionally, the soils located in the sewer line construction associated with the project are primarily paved over by roads. The project's soil quality rating is based on the presence of soils that meet the quality criteria for Prime Farmland or Farmland of Statewide Importance as defined by the Farmland Mapping and Monitoring Program (FMMP) that are available for agricultural use and that have been previously used for agriculture. The project site includes Bonsall sandy loam, 9 to 15 percent slopes and 2 to 9 percent slopes, eroded soils. These soils are considered prime soils. However, due to the previous uses of the site such as the residential structures and staging area, the on-site soil has

been developed and compacted and are considered soils unavailable for agricultural use in accordance with the County of San Diego Guidelines for Determining Significance for Agricultural Resources. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as the soils have been previously disturbed and have a low soil quality rating.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project site is not under a Williamson Act Contract. Uses surrounding the project site primarily consist of residential uses, roadways, and the Vista Gardens Memory Care facility. Although the zoning use regulation for the site is Rural Residential (RR) which can allow for agricultural uses, the surrounding land uses are primarily developed lots that could not accommodate the establishment of a commercial agricultural business. No agricultural uses are within the project vicinity. The project is not located within a quarter of a mile of an agricultural preserve area or Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

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

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Refer to Section II(a) and Section II(c). Impacts to agricultural uses would be less than significant. No impacts would occur to forest uses.

III. AIR QUALITY.

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: An Air Quality Analysis Report dated April 4, 2025 was prepared for the project by Ldn Consulting, Inc. The following responses have incorporated the analysis from the report.

Less Than Significant Impact: The regional air quality standards (RAQS) and State Implementation Plan (SIP) rely on the San Diego Association of Government's (SANDAG's) growth projections, which are developed based on proposed buildout of land uses identified in the County's General Plan. Because the RAQS and SIP project future air quality conditions based on growth projections assuming buildout of the County's General Plan, it is assumed that a project involving development that is consistent with the growth anticipated by the County's General Plan are consistent with the RAQS and SIP. According to the 2022 RAQS, mobile sources are the largest contributor to air quality emissions, specifically emissions generated from operations of typical residential and commercial developments, and therefore, can be used to define project intensity (i.e., less mobile emissions results in less land use intensity).

The proposed project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for

a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import.

The project is defined as a Group Residential use type in accordance with County of San Diego Zoning Ordinance. In accordance with Section 1265 of the Zoning Ordinance, living units for a deed restricted senior living development shall not be counted as a dwelling unit in calculating density for the site. The Group Residential use type is consistent with the Rural Residential (RR) Zoning Use Regulation for the project site as the use is permitted within the Zoning Use Regulation upon approval of a Major Use Permit. Major Use Permit findings will need to be prepared and taken to a County of San Diego Planning Commission Hearing for a final decision which will include an exception from the height regulations in accordance with the Zoning Ordinance. As detailed in Section XI. Land Use and Planning and Section XIV. Population and Housing, the project is consistent with the General Plan policies. Specifically, the project is consistent with senior housing General Plan policies which focus on locating senior housing near transit nodes and supporting programs that provide housing for seniors.
General Plan Policies:

- H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services.
- H-3.6 Housing for Special Needs Populations. Support programs that provide housing options for individuals and families experiencing homelessness (particularly chronically homeless persons), seniors, foster youth, families, farmworkers, and day laborers.

The project would not conflict with the region's future employment and housing needs and would not result in an increase in population growth projections used to develop the RAQS. As detailed in the Air Quality Analysis Report dated April 4, 2025 by Ldn Consuling, Inc. and responses in Section III (b and c) the project would not result in construction or operational emissions in excess of the applicable significance thresholds for all criteria pollutants. The project would, therefore, not result in an increase in emissions that are not already accounted for in the RAQS. This project is not a transportation project that would affect the region's transportation systems and should not increase transportation demands within the local area. Therefore, the project would not induce substantial population and would not conflict with or obstruct implementation of the RAQS and SIP. In addition, the construction and operational emissions from the project are anticipated to be below established screening-level thresholds (SLTs), as addressed under Section III(b), and would not violate any ambient air quality standards.

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation: The San Diego APCD does not provide quantitative thresholds for determining the significance of construction or mobile source-related impacts. However, the San Diego APCD does specify Air Quality Impact Analysis (AQIA) trigger levels for new or modified stationary sources (APCD Rules 20.2 and 20.3). If these incremental levels for stationary

sources are exceeded, an AQIA must be performed for the proposed new or modified source. Although these trigger levels do not generally apply to mobile sources or general land development projects, for comparative purposes these levels may be used to evaluate the increased emissions which would be discharged to the San Diego Air Basin from proposed land development projects. For projects whose stationary-source emissions are below these criteria, no AQIA is typically required, and project level emissions are presumed to be less than significant.

For CEQA purposes, these SLTs can be used to demonstrate that a project's total emissions would not result in a significant impact to air quality. The daily SLTs are most appropriately used for the standard construction and operational emissions. When project emissions have the potential to approach or exceed the SLTs listed below in Table 1, additional air quality modeling may need to be prepared to demonstrate that ground level concentrations resulting from project emissions (with background levels) will be below National and California Ambient Air Quality Standard (NAAQS and CAAQS, respectively).

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

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

Pollutant	Total Emissions		
	Lbs. per Hour	Lbs. per Day	Tons per Year
Respirable Particulate Matter (PM_{10})	---	100	15
Fine Particulate Matter ($PM_{2.5}$)	--- *	55	10*
Nitrogen Oxides (NO_x)	25	250	40
Sulfur Oxides (SO_x)	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead	---	3.2	0.6
Volatile Organic Compounds (VOCs)	---	75**	13.7***

Notes: * EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005. Also used by the SCAQMD.
** Threshold for VOCs based on the threshold of significance for VOCs from the SCAQMD for the Coachella Valley.
*** 13.7 Tons Per Year threshold based on 75 lbs/day multiplied by 365 days/year and divided by 2,000 lbs/ton.

Less Than Significant Impact with Mitigation Incorporated: Currently, San Diego County is in "non-attainment" status for the NAAQS and CAAQS federal and state Ozone (O_3) and state Particulate Matter less than or equal to 10 microns and less than or equal to 2.5 microns (PM_{10} and $PM_{2.5}$). Air basins that exceed either the NAAQS or the CAAQS for any criteria pollutants are designated as "non-attainment areas" for that pollutant. Currently, San Diego is in "non-attainment" status for federal and state O3 and State PM10 and PM2.5. An attainment plan is available for O3. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g.,

gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include the following: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The project would contribute to construction and operational sources of criteria pollutant air emissions. An analysis of estimated construction and operational emissions was completed using SCAQMD's California Emissions Estimator Model (CalEEMod).

On-site emissions are attributed to emissions occurring within the project area, such as the activity of construction equipment. Off-site emissions related to the project include vendor, hauling as well as resident and worker vehicle trips to and from the project site. As detailed in the Air Quality Analysis prepared for the project dated April 2025, emissions of VOCs, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ would not exceed the County's SLTs during project construction upon implementation of mitigation measures for the project. In order to address potential cumulative impacts as a result of multiple grading activities occurring within the project vicinity, the project will implement mitigation measure AQ-1 which requires regulation of grading activities within ½ mile of the project site and to issue grading permits, haul route plans, and traffic control plans for the subject project to not conflict with grading activities in the project vicinity. Due to the highly dispersive nature of PM, a cumulative impact during construction activities would only occur if a project adjacent to the proposed project undergoes simultaneous grading/earthwork activities and emits significantly greater PM_{10} emissions than the project. Currently, one private development project for a residential subdivision, known as Vista II, is within ½ mile of the project site that could reasonably be expected to start grading activities in the near future as the project was approved by the County of San Diego Planning Commission. The project will require processing of final engineering permits and construction drawings such as a grading permit, improvement plans, and a Final Map. Additional construction activities within ½ mile of the project site that may occur are public projects that would be tied to utility improvements for Buena Sanitation District and road resurfacing projects by the City of Vista of County of San Diego. These projects are not anticipated to have substantial amounts of grading and would typically occur within existing road-right-of way or in areas of existing utility lines. The emissions during construction activities of the project over a forecasted construction and grading schedule of approximately 1 year are shown in Table 4.2 below as described in the Air Quality Analysis dated April 2025. The emissions would not exceed screening thresholds upon implementation of mitigation measure AQ-1. Additionally, the project is required to comply with standard applicable regulatory requirements, such as site watering to minimize fugitive dust during construction activities as required by the County grading ordinance and SDAPCD Rule 55 and the use of low-VOC paint (50 g/L for flat coatings and 100 g/L for traffic marking coating) as required by SDAPCD Rule 67.0.1. Section III. (c) response below demonstrates consistent with health risk thresholds and requirements upon implementation of AQ-2. Therefore, project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment (O_3, PM_{10}, and $PM_{2.5}$) under an applicable federal or state ambient air quality standard through the implementation of mitigation measure AQ-2.

Table 4.2. Mitigated Project Construction-Related Air Emissions *(Air Quality Analysis prepared for project dated April 2025)*

Pollutant	Maximum Project Emissions (Lbs. per Day) (Year 1)	Maximum Project Emissions (Lbs. per Day) (Year 2)	Screening-Level Thresholds (Lbs. per Day)	Above Threshold?
Respirable Particulate Matter (PM_{10})	14.18	1.83	100	No
Fine Particulate Matter ($PM_{2.5}$)	6.84	0.53	55	No
Nitrogen Oxides (NO_x)	60.05	5.80	250	No
Sulfur Oxides (SO_x)	0.24	0.04	250	No
Carbon Monoxide (CO)	29.86	20.39	550	No
Relative Organic Gases (ROG) SCAQMD	1.98	70.77	75	No

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

As detailed in the Transportation Study by LLG Engineers dated May 22, 2025, the project is anticipated to generate 643 Average Daily Trips (ADT) with a total of 35 trips during the AM peak hour and 46 trips during the PM peak hour. Operation of the project would generate criteria air pollutant emissions associated with area sources (e.g., architectural coatings, consumer products, and landscaping equipment), energy sources (i.e., use of natural gas for space and water heating), and mobile sources (i.e., vehicle trips to and from the project site). As detailed in the Air Quality Analysis dated April 2025 by Ldn Consulting, Inc., criteria air pollutant emissions generated during the operation of project would not exceed San Diego County SLTs for VOCs, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$. The project does not consist of uses that typically can generate air quality emissions above screening level thresholds such as an industrial or commercial use. The project consists of the development of a senior residential development with amenities and uses primarily within the interior of a structure. Therefore, project operation would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. The project is proposing development that is consistent with the County's General Plan; thus, operational air emissions are considered to have been accounted for in the General Plan Update EIR. The RAQS and SIP were prepared consistent with growth forecasts in the General Plan. Thus, the project would not result in a cumulatively considerable net increase in criteria air pollutants for which the region is currently in non-attainment.

Mitigation Measures

AQ-1 In order to address cumulative exhaust emissions during construction activities. The applicant and County staff shall identify grading projects within ½ mile of the project site in order to ensure minimal overlap of grading construction activities with the subject project and with projects within ½ mile of the project site. The applicant and County staff shall review construction schedules of projects within ½ mile of the project vicinity in order to prevent of concurrent grading construction activities. The grading schedule of the subject project shall be designed to minimize overlap of grading activities for projects within ½ mile of the project site. The timing of Haul Route Plans and Traffic Control Plans shall also be reviewed in order to minimize overlap of grading

construction activities to the furthest extent. The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and during the preconstruction conference, compliance with this condition is required. County staff shall make sure that the grading contractor complies with the requirements of this condition and coordination of grading schedule activities. Department of Public Works Staff shall contact Code Compliance and coordinate with the grading contractor if the applicant fails to comply with this condition.

AQ-2 In order to address exhaust emissions during construction activities. The applicant shall use reasonable best efforts to demonstrate that construction equipment would utilize CARB Tier IV equipment (minimum of 90% of equipment). The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. During grading activities, the use of Tier IV vehicles shall be required, if applicable and the contract information shall be maintained and provided upon request. County staff shall make sure that the grading contractor complies with the requirements of this condition. Department of Public Works Staff shall contact Code Compliance and coordinate with the grading contractor if the applicant fails to comply with this condition.

c) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

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

Less Than Significant with Mitigation Incorporated: The nearest sensitive receptors to the project site are residences adjacent to the north and east of the project site as well as residents within the adjacent Vista Garden Memory Care facility. The project would generate construction emissions in the vicinity of sensitive receptors.

Carbon Monoxide Hotspot Analysis
Carbon monoxide is a colorless, odorless, poisonous gas that may be found in high concentrations near areas of high traffic volumes. CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. The SDAB is in attainment of State and federal CO standards. The SDAPCD measured a maximum 8-hour CO concentration of 1.4 parts per million (ppm) inn 2020 (SDAPCD 2021). CO concentrations were well below the federal standard 8-hour standard of 9 ppm.

A CO hotspot analysis is required by the County if a proposed development would cause road intersections to operate at or below a LOS E with intersection peak-hour trips exceeding 3,000 trips. Trip generation and distribution for workers and delivery trucks would ultimately vary depending on the phase of construction; however, based on daily construction worker, vendor trip, and haul truck estimates, maximum daily trips resulting from construction activities would be less than the screening threshold of a peak hour volume of 3,000 vehicles. Construction trips would occur throughout the day and would not all occur during the peak hour. Additionally, as stated in Section XVII, Transportation, all intersections within the proposed project study area are currently operating at LOS C or better. Therefore, a CO hotspot analysis is not required for the proposed project and project-generated trips would not result in, or substantially contribute to, CO concentrations that exceed the eight-hour ambient air quality standards along area roadways and intersections.

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

Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the proposed project would occur over approximately a year. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with 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. 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 (HRA), which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period (assumed to be the approximate time that a person spends at a single household location). OEHHA recommends this risk be bracketed with nine-year and 70-year exposure periods and that HRA should be limited to the period/duration of activities associated with the project (OEHHA 2015).

DPM emissions would occur during site preparation and grading activities. The project site is adjacent to potential sensitive receptors such as residents within single-family dwellings and residents within the adjacent Vista Gardens Memory Care Facility. A Health Risk analysis was prepared within the Air Quality Analysis dated April 2025 by Ldn Consulting, Inc. In accordance with the Health Risk Analysis, the project will require implementation of mitigation measure AQ-2 which would require the project to utilize Tier IV equipment during construction activities. Tier IV equipment include diesel particulate filters that reduce DPM emissions during construction activities. Tier IV construction equipment are equipment that comply with the Environmental Protection Agency's standards and criteria that focus improving air quality. Based on the health risk analysis with the Air Quality Analysis dated April 2025 by Ldn Consulting, Inc., using an AERMOD dispersion model, the project would result in emissions during construction activities upon implementation of mitigation measure AQ-2 through the use of Tier IV construction equipment. Because the significance thresholds were developed with the intent to protect human health to the extent feasible, the results show that the proposed project would not expose

existing nearby sensitive receptors to substantial pollutant burdens that would cause harmful effects upon implementation of mitigation measures AQ-1 and AQ-2.

As discussed in Section III(b) and (c), the proposed project would not result in construction or operational emissions that would exceed the County's SLTs for health risk upon implementation of mitigation measures AQ-1 and AQ-2. Thus, neither construction nor operation of the project would expose sensitive receptors to an incremental health risk upon implementation of mitigation measures and impacts would be less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

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

The project would involve the temporary use of diesel-powered construction equipment, which would generate exhaust that may be noticeable for short durations at adjacent properties. However, construction activities would be temporary, and construction emissions would not exceed San Diego County SLTs. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature, would cease upon completion of the respective phase of construction, and are thus considered less than significant.

The land use and industrial operations typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, refineries, landfills, dairies, and fiberglass molding. The project consists of a senior residential development and the operations of the building are not typically associated with generating objectionable odors. The outdoor pool is required to maintained and cleaned with filters. In addition, it is expected that project-generated trash would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. No odor emissions would occur. The proposed project would also be required to comply with SDCAPCD Rule 51 to prevent occurrences of public nuisances. Therefore, potential odors associated with the proposed project construction and operation would be less than significant.

IV. BIOLOGICAL RESOURCES.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation: A Biological Resources Letter Report was prepared for the project by Michael Jefferson of BLUE Consulting Group, dated February 16, 2022. A second Biological Resources Letter Report analyzing impacts for offsite sewer line improvements was prepared for the project by Michael Jefferson of BLUE Consulting Group, dated February 9, 2023. The following responses have incorporated the analysis from the reports.

Less than Significant with Mitigation Incorporated: The Biological Resources Letter Report dated February 16, 2022 determined that the project site consists of urban/developed land and disturbed habitat (nonnative, weedy annual species, and materials from demolished buildings). Outside the project site, but within the 100-foot survey buffer, there is primarily urban/developed land. A concrete swale is located along the southeastern edge of the property. Dense landscaping and ornamental mature trees are located within the 100-foot survey buffer of the project site. The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. The on-site soil has been developed, compacted, or disturbed over the last 80 years. Based on historic imagery, the site has supported agricultural uses such as row crops or orchards since the late 1940s to early 1950s. Since demolition and removal of the previously existing residential structures, the site has been routinely cleared in accordance with weed abatement letters issued by the Vista Fire Protection District. Urban/developed and disturbed land do not require mitigation. Table 5 of the Biological Resources Letter Report dated February 16, 2022 outlines the habitat found on-site.

Table 5 of Biological Resources Letter Report dated February 16, 2022:

Habitat Type	On-site	Total Impacts
Disturbed	4.05	4.05
Urban/Developed	0.22	0.22
Total	**4.27**	**4.27**

There are no special-status plant species with a moderate or high potential to occur within the project site as it has been historically disturbed and cleared. No special-status plant species were observed in the Biological Resources Letter Report dated February 16, 2022 for evaluating on-site biological resources.

The project includes offsite construction and improvements. In accordance with the ~~2017~~ 2025 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project

will construct ~~the "El Valle Opulento Capacity Improvements"~~ improvements along and near El Valle Opulento identified as project EX_B2 in the Sewer Master Plan. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to ~~12-inch~~ 18-inch sewer lines. The restrictions and requirements of the sewer line improvements are outlined in the sewer availability letter and attached conditions associated with the project. The sewer line improvements and upsizing are not a result of the project requiring additional use of sewer infrastructure beyond what has been planned for or anticipated for service by the Buena Sanitation District. The "El Valle Opulento Capacity Improvements" would be constructed by the Buena Sanitation District as part of a capital improvements project if the York Drive Senior Living development did not move forward or if the project was not even in-process. These utility improvements could cause a significant environmental impact to biological resources. For example, construction of the sewer line improvements could cause impacts as a result of ground disturbing activities and not due to the use of infrastructure for utilities. The 2017 and 2025 City of Vista Comprehensive Sewer Master Plans and the Supplemental Environmental Impact Report prepared for the sewer master plan identified potential impacts that could occur as a result of ground-disturbing activities for construction of sewer line infrastructure. The project will implement mitigation measures in order to mitigate for potential impacts as a result of ground disturbing activities. Impacts to biological resources will be mitigated through measures BIO-1 and BIO-2.

The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified, and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, outside agency permits for potential impacts to jurisdictional water or wetlands will need to be obtained, or the applicant shall provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required.

The project has the potential to involve construction near mature ornamental trees and open/vacant land both on-site and off-site that may be foraging habitat for raptors are listed as Group 1 animal species on the County's Sensitive Animal List. Because development of the project site would result in the loss of functional foraging habitat for these species and other raptors, the project will have a substantial adverse effect on raptor species and will require implementation of mitigation measure BIO-1. Temporary and permanent impacts to foraging and nesting habitat for these species and other bird species that are not considered special-status but are protected by the California Fish and Game Code and the Migratory Bird Treaty Act, are expected to occur. If project-related activities are conducted during the typical bird breeding season (February 1 – September 15), these activities could affect individual birds, breeding activities, and active nests directly or indirectly (e.g., noise and fugitive dust). As such, mitigation measure BIO-1 would require that a qualified biologist perform a pre-construction nesting bird survey in suitable nesting habitat prior to the commencement of construction to avoid impacts to nesting birds. The contractor should create and implement a plan to minimize fugitive dust, which will reduce indirect impacts to birds. If active bird nests are identified during the pre-construction nesting bird survey, then a qualified biologist should establish an adequate buffer zone in which construction activities are prohibited until the nest is no longer active. If the species is federally or State-listed as threatened or endangered, then consultation with the USFWS and CDFW will be required for direction on appropriate buffer zone radius. If the species is not federally or State-

listed as threatened or endangered, then the size of the buffer zone will be determined by the qualified biologist based on the amount, intensity, and duration of construction, and can be altered based on site conditions.

Based on the determinations of the Biological Resources Letter Reports prepared for the project to address on-site impacts as well as impacts as a result of sewer improvements, no designated critical habitat for special-status wildlife species exists at the project site. Given the potential for urban-adapted birds to nest within the ornamental trees and shrubs on-site and offsite, mitigation measure BIO-1 is recommended to avoid potential impacts to nesting birds from implementation of the project. With implementation of MM BIO-1, project impacts to species identified as a candidate, sensitive, or special status species would be less than significant.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project is in an area designated as outside of Pre-Approved Mitigation Area (PAMA) within the Draft North County Multiple Species Conservation Plan (MSCP) Area. The project site is located in an urbanized setting, as residential, commercial, and roadway development surrounds the project site. As described above in Section IV. (a), the project site consists of urban/developed land and disturbed habitat on-site and surrounding the project site. However, the project involves

Disturbed habitat and developed land are of low biological value and are not considered RPO Sensitive Habitat according to the County Guidelines and they are not considered sensitive by State or Federal agencies and have low conservation value. Construction of this project would result in permanent loss of disturbed habitat and developed land. Direct impacts to disturbed habitat will result from permanent clearing of vegetation. Direct impacts to developed land will result from construction of the parking lot, roadway improvements, and primary building for the development. Impacts to developed land on-site and disturbed habitat would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community.

As described in Section IV. (a), the project includes offsite construction and improvements. In accordance with the ~~2017~~ 2025 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct ~~the "El Valle Opulento Capacity Improvements"~~ improvements along and near El Valle Opulento identified as project EX_B2 in the Sewer Master Plan. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to ~~12-inch~~ 18-inch sewer lines. The restrictions and requirements of the sewer line improvements are outlined in the sewer availability letter and attached conditions associated with the project. The sewer line improvements and upsizing are not a result of the project requiring additional use of sewer infrastructure beyond what has been planned for or anticipated for service by the Buena Sanitation District. The "El Valle Opulento Capacity Improvements" would be constructed by the Buena Sanitation District as part of a capital improvements project if the York Drive Senior Living development did not move forward or if the project was not even in-process. These utility improvements could cause a significant

environmental impact to biological resources. For example, construction of the sewer line improvements could cause impacts as a result of ground disturbing activities and not due to the use of infrastructure for utilities. The 2017 and 2025 City of Vista Comprehensive Sewer Master Plans and the Supplemental Environmental Impact Report prepared for the sewer master plan identified potential impacts that could occur as a result of ground-disturbing activities for construction of sewer line infrastructure. The project will implement mitigation measures in order to mitigate for potential impacts as a result of ground disturbing activities. Impacts to biological resources will be mitigated through measures BIO-1 and BIO-2. The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, mitigation measure BIO-2 requires the limits of construction and the staging area shall be identified, and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, outside agency permits for potential impacts to jurisdictional water or wetlands will need to be obtained, or the applicant shall provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required. Therefore, impacts would be less than significant upon implementation of mitigation.

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact with Mitigation Incorporated: As described in Section IV. (a), the project includes offsite construction and improvements. In accordance with the ~~2017~~ 2025 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct ~~the "El Valle Opulento Capacity Improvements"~~ improvements along and near El Valle Opulento identified as project EX_B2 in the Sewer Master Plan. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to ~~12-inch~~ 18-inch sewer lines. The restrictions and requirements of the sewer line improvements are outlined in the sewer availability letter and attached conditions associated with the project. The sewer line improvements and upsizing are not a result of the project requiring additional use of sewer infrastructure beyond what has been planned for or anticipated for service by the Buena Sanitation District. The "El Valle Opulento Capacity Improvements" would be constructed by the Buena Sanitation District as part of a capital improvements project if the York Drive Senior Living development did not move forward or if the project was not even in-process. These utility improvements could cause a significant environmental impact to biological resources. For example, construction of the sewer line improvements could cause impacts as a result of ground disturbing activities and not due to the use of infrastructure for utilities. The sewer line upsizing includes construction near El Valle Opulento that is near Buena Creek. The 2017 and 2025 City of Vista Comprehensive Sewer Master Plan and the Supplemental Environmental Impact Report prepared for the sewer master plan identified potential impacts that could occur as a result of ground-disturbing activities for construction of sewer line infrastructure. The project will implement mitigation measures in order to mitigate for

potential impacts as a result of ground disturbing activities. Impacts to biological resources will be mitigated through measures BIO-1 and BIO-2. The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, mitigation measure BIO-2 requires the limits of construction and the staging area shall be identified, and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, outside agency permits for potential impacts to jurisdictional water or wetlands will need to be obtained, or the applicant shall provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required. In the event that construction would occur within Buena Creek or require impacts to Buena Creek, consultation with resource agencies would be required. Impacts and anticipated mitigation requirements for potential CDFW jurisdiction would be the same as those for potential waters of the State. Impacts to aquatic resources would require review by the resource agencies. The resource agencies will likely require the following permits: a Corps Section 404 Nationwide Permit, an RWQCB Section 401 water quality certification, and a CDFW Streambed Alteration Agreement. The quantity and source of mitigation bank credits would be determined after consultation with the resource agencies. Impacts to jurisdictional waters or wetlands are not anticipated by the project as currently designed.

The preparation of a Stormwater Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs) would occur in accordance with the General Construction Permit for stormwater discharges to avoid indirect effects to downstream drainages (see Section X.(a)). Additionally, project construction activities would occur in accordance with the County's Grading Ordinance to avoid erosion and sedimentation impacts on the ephemeral drainages. The project would mitigate potential impacts to state or federally protected wetlands and thus, would not contribute to a cumulative impact for such habitats. Therefore, potentially significant impacts to wetlands or jurisdictional waters of the U.S. as defined by Section 404 of the Clean Water Act and under the jurisdiction of the USACE would be reduced to less than significant with implementation of BIO-2.

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

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: The Biological Resources Letter Reports determined that the biological survey area provides minimal function as a wildlife corridor or linkage because it is disturbed and surrounded by residential and civic development, including roads, which restrict wildlife movement through the general area. Due to the existing developed nature of the site the proposed project would not contribute to impeding wildlife movement or the use of native wildlife nursery sites. Therefore, impacts would be less than significant.

e) Would the project conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat

conservation plan or any other local policies or ordinances that protect biological resources?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less than Significant Impact: The project site is located in the Draft North County MSCP Subarea Plan. Draft versions of the plan do not identify the project site as being subject to habitat conservation. The Draft North County MSCP Subarea Plan has not been adopted. The proposed expansion of the existing development on the project site would therefore be in compliance with this or any other future habitat conservation plan insofar as all project impacts are mitigated to less than significant levels. The project site does not contain any native or sensitive vegetation communities; therefore, future development at the site is not expected to conflict with the conservation goals of the MSCP, previously defined, nor any other local, regional, or state habitat conservation plan. The project site is located within an urban and dense area near the limits of the City of Vista on a site that was previously developed with residential dwellings. The surrounding areas of the project site are considered developed and disturbed.

The purpose of habitat conservation programs is to comply with the Natural Community Conservation Planning Act and to take a broad-based ecosystem approach to planning for the protection and perpetuation of biological diversity, which is the most appropriate way to assess and address the potential cumulative impacts stemming from multiple projects in the same geographic area. These programs focus on the long-term stability of wildlife and plant communities and include key interests in the process. These programs identify and provide for the regional protection of plants, animals, and their habitats while allowing compatible and appropriate economic activity. Potential impacts to sensitive habitats and associated species have been addressed in a regional context through these programs. Pending and future projects would also be required to comply with the regional habitat conservation programs, such as the County MSCP, which would address project-specific impacts and appropriate mitigation to offset cumulative impacts to a less than significant level.

Mitigation Measures

BIO-1 Raptor species have the potential to forage within the biological survey area and to nest in trees along the edges of the biological survey area. Therefore, the following measures are required as conditions of project approval to maintain compliance with the California Fish and Game Code and Migratory Bird Treaty Act with respect to nesting and foraging birds:

- There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 – September 15. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey conducted no more than 72-hours prior to clearing or grading.

- The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies.
- Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies.

BIO-2 The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, the following permits and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

- A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
- A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, the applicable permits and agreements shall be obtained. The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. The applicant shall comply with the conditions of the applicable permits/agreements.

V. CULTURAL RESOURCES.

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation: A Cultural Resources Survey Report was prepared for the project by BFSA Environmental Services, dated June 17, 2024. As part of the Cultural Resources Report prepared for the project, a records search, a Sacred Lands File search, and pedestrian field

survey of the property were conducted. The following responses have incorporated the analysis from the report.

Less Than Significant Impact with Mitigation Incorporated: The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. The on-site soil has been developed, compacted, or disturbed over the last 80 years. Based on historic imagery, the site has supported agricultural uses such as row crops or orchards since the late 1940s to early 1950s. The locations of off-site sewer improvements are located primarily within road right-of-way in existing paved roads or in existing easements on previously developed residential lots. No prehistoric resources were identified as part of the pedestrian survey completed for this project. The project site does not contain buildings. The California Historical Resources Information System records search and the Cultural Resources report identified 14 cultural resources within one-mile of the project site and off-site sewer construction location. Two of the 14 cultural resources are historic including the old route of Old Highway 395 and the Buena Vista Creek Bridge. The project will not impact Old Highway 395 and the Buena Vista Creek Bridge as it will change any roadway alignments previous tied to historic alignments of Old Highway 395 and the project is over 1,400 feet away from the survey location for the Buena Vista Creek Bridge. The 12 cultural resources are not located on-site and consist of bedrock milling feature sites and lithic scatter. The Cultural Resources Survey Report determined that based on the results of the records search and pedestrian survey of the area, the potential for a subsurface deposit is moderate. Impacts would be less than significant with mitigation upon implementation of archaeological monitoring and mitigation measures of CUL-1 through CUL-4.

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

☐ Potentially Significant Impact	☒ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact With Mitigation Incorporated: The Sacred Lands File search from the Native American Heritage Commission for the project was negative. The Native American Heritage Commission also provided the contact information for tribal contacts within the local community for additional consultation. A Native American Monitor from Saving Sacred Sites was invited to participate in the pedestrian survey of the project area. The Cultural Resources Survey Report determined that based on the results of the records search and pedestrian survey of the area, the potential for a subsurface deposit is moderate and monitoring is recommended.

In accordance with AB 52 Tribal Consultation, County Staff and the applicant received requests to include tribal and archaeological monitoring in order to ensure that potential archaeological resources would not be impacted during grading and construction operations. The project includes tribal and archaeological monitoring during ground disturbing activities. With the incorporation of Mitigation Measures CUL-1 through CUL-4, impacts would be less than significant with mitigation. Additional analysis and discussion related to AB-52 Tribal Consultation can be found in Section XVIII Tribal Cultural Resources.

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant with Mitigation Incorporated: Based on an analysis of records and a survey of the property by BFSA Environmental Services, it has been determined that the project is not likely disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains**.** In the unlikely event that human remains are encountered onsite during earth-disturbing activities, CUL-1 through CUL-4 would ensure that state and federal laws and regulations regarding human remains (i.e., Public Resources Code §5097.98, CEQA Guidelines §15064.5 and Health & Safety Code §7050.5) are followed. With implementation of MM CUL-1, potential impacts to disturbance of human remains would be less than significant.

Mitigation Measures

CUL-1 Prior to any clearing, grubbing, trenching, grading, or any land disturbances, the County-approved Project Archaeologist and 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 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 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. The applicant shall have the contracted Project Archeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. The Department of Public Works, Private Development Construction Inspection shall confirm the attendance of the approved Project Archaeologist.

CUL-2 The Project Archaeologist and 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 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 Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Native American Monitor.

b. **Inadvertent Discoveries of Native American Resources.** In the event that previously unidentified potentially significant cultural resources are discovered:
   1. The Project Archaeologist or the Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant 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 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 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 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 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 Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

The Department of Public Works, Private Development Construction Inspection shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The Department of Public Works, Private Development Construction Inspection shall contact the Planning & Development Services, Project Planning Division if the Project Archeologist or applicant fails to comply with this condition.

CUL-3 Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2) and issuance of any building permit, 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.

The applicant shall submit the Archaeological Monitoring Report to Planning & Development Services, Project Planning Division 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. Planning & Development Services, Project Planning Division shall review the report or field monitoring memo for compliance with the project MMRP, and inform Department of Public Works, Private Development Construction Inspection that the requirement is completed.

CUL-4 Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.
b. Daily Monitoring Logs
c. Evidence that all cultural materials have been conveyed as follows:
    1. Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.
    or
    Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
    2. Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

The applicant's archaeologist shall prepare the final report and submit it to Planning & Development Services, Project Planning Division 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. Planning & Development Services, Project Planning Division shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, Planning & Development Services, Project Planning Division shall inform Planning & Development Services, Land Development Review and Department of Public Works, Private Development Construction Inspection, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then Planning & Development Services, Project Planning Division shall inform Planning & Development Services *or* Department of Public Works, Fiscal Services to release the bond back to the applicant.

VI. ENERGY.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

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

During construction, the project would require the use of heavy construction equipment that would be fueled by gas and diesel. However, the energy use would be temporary, limited, and cease upon completion of construction activities. Construction would be conducted in compliance with local, state, and federal regulations (e.g., United States Environmental Protection Agency [USEPA] and the CARB engine emission standards, which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption, and limitations on engine idling times). Compliance with these regulations would minimize short-term energy demand during the project's grading to the extent feasible. As detailed in Section III, Air Quality, the project will implement Tier IV equipment during construction activities to reduce emissions in accordance with air quality standards. Tier IV equipment utilize filters and are required to meet certain criteria and efficiency measures to meet U.S. Environmental Protection Agency standards.

In addition, all new construction would be required to comply with the energy code in effect at the time of construction, which ensures efficient building construction. The project would also be required to comply with Title 24 energy standards for energy efficiency. Project design features that would result in lower energy use include low-flow plumbing fixtures, efficient water usage, recycling, and composting, and landscaping with climate adapted plants that require little-to-no water. The project would include installation of only electric appliances in all senior residential units. Only the main kitchen and laundry facility will utilize natural gas due to limited availability of electrical appliances that are needed to serve the residents of the site. The project consists of redevelopment of previous developed site in a Transit Priority Area of the County of San Diego. Due to the features and nature of the use of the project outlined in Section VI(b) and Section VIII., the project is anticipated to have a less than significant impact associate with Vehicle Miles Traveled and mobile sources of fossil fuels. Therefore, the construction and operation of the project is not expected to result in the wasteful or inefficient use of energy, and impacts would be less than significant.

The proposed project would use only the amount of energy necessary for the construction and operation of the project. The project will not include decorative features that could be viewed as excessive or wasteful such as decorative ponds. Additional energy efficient measures are detailed in Section VI(b) below. Therefore, the project would not result in

potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: New development in the County of San Diego are required to implement energy efficiency measures as required by state law, building code, and county sustainability measures, including but not limited to:

- Low-flow plumbing fixtures.
- A high-reflectivity cool roof.
- Incorporation of Title 24 energy standards.
- Landscaping in compliance with the County's Water Conservation in Landscaping Ordinance.
- Construction and demolition recycling in compliance with County Ordinance Section 68.511 through 68.520 (Diversion of Construction and Demolition Materials from Landfill Disposal).
- Composting in compliance with the County's Strategic Plan to Reduce Waste (2017).
- High-efficiency LED street and area lighting.
- Solar PV provisions.
- EV charging spaces in compliance with EV requirements in the most recently adopted version of CALGreen.

As detailed in Section VIII., Greenhouse Gas Emissions, due to the nature of the use, incorporation of project design features, and the location of the project the project complies with the plans, policies, regulations, and GHG reduction actions/strategies outlined in the 2022 Scoping Plan, 2021 Regional Plan, and the San Diego County General Plan. These plans and strategies require reduction of reliance on fossil fuels by focusing on reducing single occupancy vehicle trips, implementing renewable energy standards, and resource reduction measures such as use of water. For consistency with the 2022 CARB Scoping Plan, 2021 Regional Plan, and San Diego County General Planthe project would implement the following design features to be included as conditions of approval:

- The project will utilize standard architectural coatings compliant with SDAPCD Rule 67 (SDAPCD,2015).
- In accordance with AB 939, and to be consistent with AB 341's statewide 75 percent diversion policy, the Project will seek to also achieve a 75 percent diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion. The project will be required to implement a Debris Management Plan during grading and construction activities in

order to meet recycling standards during construction activities.

- The project applicant will be required to comply with County's Water Conservation in the Landscaping Ordinance and demonstrate a 40 percent reduction in outdoor use and will submit a Landscape Document Package to show such compliance.
- Reduction in parking space requirements due to proximity of transit opportunities for senior residents of the site including a SPRINTER station and shuttle services.
- The Project would install a minimum of 183 kilowatts (KW) of onsite solar.
- In accordance with current building code regulations, the project will provide a minimum of 35 EV Capable Spaces and 9 of these would install the EV supply Equipment (EVSE) (California - CGBSC, 2022). These standards are based on a non-residential mandatory measures as the project consists of a senior residential development with non-residential amenities that are accessory uses to the structure. It should be noted that this requirement is more than the electrical vehicle spaces required if the project was treated as a residential project.
- In accordance with coordination with North County Transit District (NCTD), the project includes the replacement of a bench with a shelter at stop BREEZE Route 305 bus stop (ID: 20495 S Santa Fe Avenue and York Drive) as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. The installation of a shelter will facilitate the use of the bus stop by residents within the community.
- Installation of only electric appliances in all senior residential units. Only the main kitchen and laundry facility will utilize natural gas due to limited availability of electrical appliances that are needed to serve the residents of the site.
- Improving York Drive with frontage improvements that include sidewalks for improving pedestrian travel

Through the implementation of design features and the nature and location of the use as a senior development in a transit priority area, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS.

Discussion/Explanation: A Preliminary Geotechnical Evaluation by Geosoils, Inc. dated March 12, 2020 was prepared for the project and referenced with stormwater and drainage studies prepared for the project.

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project site is not located on or in proximity to any known active or potentially active fault traces. Other active fault zones in the region that could possibly

affect the project site include the Elsinore Fault Zone (California Department of Conservation 2022). The project site is located over 16 miles from the nearest Alquist-Priolo Earthquake Fault Zone Due to the distance of these faults from the project site, project construction would not result in substantial adverse effects from ground surface rupture at any of these faults. Therefore, impacts would be less than significant.

ii. Strong seismic ground shaking?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

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

iii. Seismic-related ground failure, including liquefaction?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

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

iv. Landslides?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Landslide risk areas from the County's Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) were based on data including steep slopes (greater than 25 percent); soil series data (SANDAG based on U.S. Geologic Survey [USGS] 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to the western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG).

As detailed in the Preliminary Geotechnical Evaluation prepared for the project, the project site is located within an area that is "generally susceptible" to landslides (Preliminary Geotechnical Evaluation, Geosoils, Inc. March 12, 2020). Based on the geotechnical evaluation, there was no evidence of past landslide events observed on the property or field studies. As described in Section II, Agriculture and Forestry Resources, the project site includes Bonsall sandy loam, 9 to 15 percent slopes and 2 to 9 percent slopes, eroded soils. The evaluation concluded that maintenance of surface drainage will be sufficient in minimizing landslide susceptibility risks. Therefore, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

b) Would the project result in substantial soil erosion or the loss of topsoil?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less Than Significant Impact: Construction of the project would include site grading, which has the potential to release sediment into downstream receiving waters. However, the project would not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project would not result in unprotected erodible soils.
- The project is not located in a floodplain.
- The project would be required to comply with the County's Grading Ordinance [San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING)]. Compliance with these regulations would minimize the potential for water and wind erosion.
- The project would implement Best Management Practices (BMPs) described in the Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) and Hydrology Report prepared by BHA, Inc. for the project (see Section X, Hydrology and Water Quality).
- All stormwater runoff from the project site would be conveyed to BMPs included in the proposed project (see Section X, Hydrology and Water Quality).

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

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. Grading associated with the project would be required to conform to the grading requirements outlined in the County Grading, Clearing, and Watercourses Ordinance (Grading Ordinance) and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. In addition, a Soils Engineering Report is required as part of the Building Permit process to assure that the proposed buildings are adequately supported. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The Report must be approved by the County prior to the issuance of a Building Permit. Therefore, the Grading Plan prepared by the registered Civil Engineer and compliance with the Grading Ordinance ensure the project would not result in a potentially significant impact related to landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to Section VII(a)(iii) through (iv) listed above.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The Preliminary Geotechnical Evaluation prepared for the project includes testing of on-site soils. The report concluded that the site may contain expansive soils (Preliminary Geotechnical Evaluation, Geosoils, Inc. March 12, 2020). The geotechnical evaluation includes various design considerations and standard practices to be included within the construction and building permit associated with the project such as inclusion of engineered fill for the site as well as specifications for footings and perimeter walls. These requirements and

design considerations are required for compliance with the building code. Additionally, the areas surrounding the project site are currently developed with existing structures, roads, and landscaping that will assist in stabilization of soils in the area. Therefore, the project would not create a substantial risk to life or property and impacts would be less than significant through the application of standard practices and design considerations during the building permit and construction drawing process.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The project would rely on public water and sewer as detailed in the service availability letters for the Project for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed. Any existing septic tanks or on-site wells would be required to be pumped, capped, and removed through permitting with the Department of Environmental Health and Quality (see Section IX: Hazards and Hazardous Materials for additional information). Therefore, no impact would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

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

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

A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that have zero or low potential and sensitivity for paleontological resources. The project site has been historically disturbed and graded through previous uses of the site as agricultural orchards or developed with residential structures. Therefore, the project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources.

VIII. GREENHOUSE GAS EMISSIONS.

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation: A Greenhouse Gas Screening Letter dated April 4, 2025 by Ldn Consulting, Inc. was prepared for the project. The following responses have incorporated the analysis from the report.

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

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, and ocean and terrestrial species impacts, among other adverse effects.

It should be noted that an individual project's GHG emissions would generally not result in direct impacts under CEQA, as the climate change issue is global in nature; however, an individual project could be found to contribute to a potentially significant cumulative impact.

CEQA Guidelines Section 15064.4 recommends that lead agencies quantify GHG emissions of projects and consider several other factors that may be used in the determination of significance of GHG emissions from a project, including the extent to which the project may increase or reduce GHG emissions; whether a project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHG emissions.

CEQA Guidelines Section 15064.4 does not establish a threshold of significance. Lead agencies have the discretion to establish significance thresholds for their respective jurisdictions, and in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (see CEQA Guidelines Section 15064.7[c]). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines Section 15064.4[b]).

Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem in the geographic area of the project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of GHG emissions." Therefore, a lead agency can make a finding of "less than significant" for GHG emissions if a project complies with adopted programs, plans, policies, and/or other regulatory strategies to reduce GHG emissions.

The County of San Diego has developed a Climate Action Plan (CAP) that was adopted in September of 2024. The CAP implements climate actions that reduce GHG emissions and establish actions to achieve a goal of net zero carbon emissions by 2045. The CAP establishes emission reduction targets of 43.6 percent emissions reductions below 2019 levels by 2030 and 85.4 percent below 2019 levels by 2045. This CAP sets GHG reduction targets and a net zero goal in alignment with the 2022 Scoping Plan.

Less Than Significant Impact:
The subject project was originally submitted in 2021 prior to the adoption of CAP and the emissions and analysis for the project were evaluated prior to the adoption of CAP. In the absence of a CAP while the project was primarily in-process, the project was evaluated for consistency with a project specific threshold for consistency with the 2022 CARB Scoping Plan and meeting State and County goals of emissions reductions by 2030 and 2045.

The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. In accordance with the ~~2017~~ 2025 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct ~~the "El Valle Opulento Capacity Improvements"~~ improvements along and near El Valle Opulento identified as project EX_B2 in the Sewer Master Plan. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to ~~12-inch~~ 18-inch sewer lines.

Estimated Construction-Related GHG Emissions
Construction of the project would generate temporary GHG emissions primarily from operation of construction equipment onsite, from vehicles transporting construction workers to and from

the project site, and heavy trucks to import earth materials onsite. Construction equipment used for site preparation, architectural coating, and grading typically generate the greatest amount of construction emissions. CalEEMod is a tool that is used to estimate emissions generated by projects during construction and operations of a project. The CalEEMod output data is expressed as Metric Tons of Carbon Dioxide Equivalent (MTCO2e). Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. The CalEEMod modeling conducted for the project determined that project construction would generate 593.96 MTCO2e per year during the construction period. Consistent with the industry standard and per South Coast Air Quality Management District (SCAQMD) guidance, total construction GHG emissions resulting from a project were amortized over 30 years which would result in the project generating approximately 19.79 MT CO_2e per year. As detailed in Section III, Air Quality, the project will implement Tier IV equipment during construction activities to reduce emissions in accordance with air quality standards. Tier IV equipment utilize filters and are required to meet certain criteria and efficiency measures to meet U.S. Environmental Protection Agency standards.

Estimated Operational GHG Emissions

CalEEMod calculates operational emissions from the project, which include carbon dioxide (CO_2), nitrogen oxide (N_2O), and methane (CH_4). For mobile sources, CO_2, N_2O, and CH_4 emissions from vehicle trips to and from the site were quantified using CalEEMod. As detailed in the Greenhouse Gas Screening Letter dated April 4, 2025 by Ldn Consulting, Inc., the project is anticipated to generate 768.42 MTCO2e per year.

For consistency with the 2022 CARB Scoping Plan and State and County Goals, the project would implement the following design features to be included as conditions of approval:

- The project will utilize standard architectural coatings compliant with SDAPCD Rule 67 (SDAPCD,
- 2015).
- In accordance with AB 939, and to be consistent with AB 341's statewide 75 percent diversion policy, the Project will seek to also achieve a 75 percent diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion. The project will be required to implement a Debris Management Plan during grading and construction activities in order to meet recycling standards during construction activities.
- The project applicant will be required to comply with County's Water Conservation in the Landscaping Ordinance and demonstrate a 40 percent reduction in outdoor use and will submit a Landscape Document Package to show such compliance.
- Reduction in parking space requirements due to proximity of transit opportunities for senior residents of the site including a SPRINTER station and shuttle services.
- The Project would install a minimum of 183 kilowatts (KW) of onsite solar.
- In accordance with current building code regulations, the project will provide a minimum of 35 EV Capable Spaces and 9 of these would install the EV supply Equipment (EVSE) (California - CGBSC, 2022). These standards are based on a non-residential mandatory measures as the project consists of a senior residential development with non-residential amenities that are accessory uses to the structure. It should be noted that this requirement is more than the electrical vehicle spaces required if the project was treated as a residential project.
- In accordance with coordination with North County Transit District (NCTD), the project

includes the replacement of a bench with a shelter at stop BREEZE Route 305 bus stop (ID: 20495 S Santa Fe Avenue and York Drive) as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. The installation of a shelter will facilitate the use of the bus stop by residents within the community.

- Installation of only electric appliances in all senior residential units. Only the main kitchen and laundry facility will utilize natural gas due to limited availability of electrical appliances that are needed to serve the residents of the site.
- Improving York Drive with frontage improvements that include sidewalks for improving pedestrian travel

The majority of greenhouse gas emissions are tied to mobile sources or generated by vehicle trips and trip length. SB 743 is in effect as of July 2020 and requires analysis of projects for consistency with Vehicle Miles Traveled (VMT). Reducing VMT and time spent in vehicles is anticipated to reduce greenhouse gas emissions as the majority of emissions are tied to mobile sources or generated by vehicle trips and trip lengths. As detailed in Section XVII. Transportation, the project site is located in an unincorporated portion of San Diego County that is near cities and municipalities such as the City of Vista. The project site is adjacent to residential uses within the City of Vista. The project consists of a senior housing development in a Transit Priority Area within ½ mile of an existing major transit stop as the site is within a quarter of a mile of the existing Buena Creek SPRINTER station. As detailed in CEQA Guidelines Section 15064.3(b), "Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact." Due to the nature of the use as a senior residential development, incorporation of project design features, consistency with the 2022 CARB Scoping Plan, and the location of the project in a transit priority area resulting in less than significant impacts associated with VMT, the project is anticipated to have a less than significant impact associated with Greenhouse Gas Emissions. Further analysis for consistency with meeting State and County reduction goals can be found in part (b) below.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: There are numerous State plans, policies, and regulations adopted to reduce GHG emissions. The principal state plan and policy is Senate Bill (SB) 32 and the California Global Warming Solutions Act of 2006. The quantitative goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. In 2022, the State passed AB 1279, which declares the State would achieve net-zero GHG emissions by 2045 and would reduce GHG emissions by 85 percent below 1990 levels by 2045. Pursuant to the SB 32 goal and AB 1279, the 2022 Scoping Plan was created to outline goals and measures for the State to achieve the reductions. Additionally, SANDAG adopted San Diego Forward: 2021 Regional Plan in 2021, and the County of San Diego General Plan provides goals and policies to reduce GHG emissions. Therefore, the analysis is based upon the project's consistency with plans and polices adopted for the purposes of reducing GHG emissions and mitigating the effects of climate change, including the CARB 2022 Scoping Plan and SANDAG's 2021 Regional Plan.

2022 Scoping Plan

The latest iteration of the Scoping Plan is the 2022 Scoping Plan, which focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the state's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. The 2022 Scoping Plan's strategies that apply to the proposed project include the following and the project is consistent with the prioritized strategies:

- Reducing fossil fuel use, energy demand and VMT;
- Building decarbonization; and
- Maximizing recycling and diversion from landfills.

Reducing fossil fuel use, energy demand, and VMT:

SB 743 is in effect as of July 2020 and requires analysis of projects for consistency with Vehicle Miles Traveled (VMT). Reducing VMT and time spent in vehicles is anticipated to reduce greenhouse gas emissions as the majority of emissions are tied to mobile sources or generated by vehicle trips and trip lengths. As detailed in Section XVII. Transportation, the project site is located in an unincorporated portion of San Diego County that is near cities and municipalities such as the City of Vista. The project site is adjacent to residential uses within the City of Vista. The project consists of a senior housing development in a Transit Priority Area within ½ mile of an existing major transit stop as the site is within a quarter of a mile of the existing Buena Creek SPRINTER station. As detailed in CEQA Guidelines Section 15064.3(b), "Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact." The project would include installation of electric vehicle parking spaces for residents and users of the senior residential development. The project also includes the following measures that will reduce VMT, facilitate the use of public transportation, and reliance on fossil fuels in vehicles:

- Investing in existing transit infrastructure by replacing an existing bus stop designed as a bench with a new shelter to facilitate the use of public transit
- Including shuttle services for senior residents of the development
- Improving York Drive with frontage improvements that include sidewalks for improving pedestrian travel
- Reducing parking requirements for the project in a Transit Priority Area

Building decarbonization:

The project will include installation of only electric appliances in all senior residential units. Only the main kitchen and laundry facility will utilize natural gas due to limited availability of electrical appliances that are needed to serve the residents of the site. The project is required to meet the energy efficiency standards of the building code. The project would install a minimum of 183 kilowatts (KW) of onsite solar. The proposed project would be served by San Diego Gas & Electric, which is required to increase its renewable energy procurement in accordance with legislative bills such as SB 100 targets.

Maximize recycling and diversion from landfills:

The project consists of redevelopment of a previously developed property. The project would be in compliance with County ordinances upon submission of a Construction and Demolition Debris Management Plan prior to the issuance of a building permit. The Debris Management

Plan and grading and construction activities require ongoing reports in order to demonstrate compliance with recycling of materials requirements.

San Diego Forward: 2021 Regional Plan

The 2021 Regional Plan provides a framework for meeting goals with coordinated land use and transportation planning strategies. The 2025 Regional Plan has not been adopted and is currently in-process. Implementation actions related to projects, policies and programs would confirm SANDAG's commitment to fully realizing the strategies in the 2021 Regional Plan. The Sustainable Communities Strategy (SCS) envisions a transportation system that is fast, fair, and clean, as well as a region that is resilient to economic and environmental changes. The 2021 Regional Plan polices are built around three core strategies:

- Invest In a Reimagined Transportation System. Build a network and fund services that include multimodal roadways; an expanded network of fast, frequent, and low-cost transit; 21st century technology that manages the entire transportation system and connects people to on-demand services; and zero-emissions options for vehicles and micromobility.
- Incentivize Sustainable Growth and Development. Collaborate with local jurisdictions and fund programs to accelerate housing production while also addressing equity, climate resilience, and mobility.
- Implement Innovative Demand and System Management. Reduce solo driving and congestion through increased remote work, carsharing, vanpooling, pricing strategies and parking management programs that leverage partnerships and technology.

  As previously discussed, the project includes the following measures and features that are consistent with the 2021 Regional Plan:
  - Providing senior housing in a Transit Priority Area near the Buena Creek SPRINTER station and multiple bus stops
  - Investing in existing transit infrastructure by replacing an existing bus stop designed as a bench with a new shelter to facilitate the use of public transit
  - Including shuttle services for senior residents of the development
  - Improving York Drive with frontage improvements that include sidewalks for improving pedestrian travel
  - Reducing parking requirements for the project in a Transit Priority Area

San Diego County General Plan

The General Plan provides a consistent framework for land use and development decisions consistent with an established community vision. As the equivalent of a local "constitution" for land use and development, the General Plan's diagrams, goals, and policies form the basis for the County's zoning, subdivision, and infrastructure decisions. The General Plan Conservation and Open Space, and Land Use Element provide the following goals, policies and objectives pertaining to greenhouse gas emissions that are relevant to this analysis:

- COS-14.3: Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.
- COS-15.4: Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.
- LU-5.1: Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support

multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

The project would comply with the latest Building Code Energy Standards that reduces wasteful, expensive, inefficient or unnecessary use of energy. As previously discussed, the project implements measures and is located in an area that is anticipated to have a less than significant impact associated with VMT.

Conclusion

Due to the nature of the use, incorporation of project design features, and the location of the project the project complies with the plans, policies, regulations, and GHG reduction actions/strategies outlined in the 2022 Scoping Plan, 2021 Regional Plan, and the San Diego County General Plan. Consistency with the plans, policies, regulations, and GHG reduction actions/strategies would reduce the project's incremental contribution of GHG emissions. Therefore, the proposed project's GHG impacts would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: A Phase I Environmental Site Assessment (ESA) was prepared for the project by GeoSoils, Inc. dated June 9, 2021. The following responses have incorporated the analysis from the report.

Less Than Significant Impact: Project construction would involve the transport of gasoline and other petroleum-based products associated with construction equipment. These materials are considered hazardous as they could cause temporary localized soil and water contamination. Incidents of spills or other localized contamination could occur during refueling, operation of machinery, undetected fluid leaks, or mechanical failure. However, all storage, handling, and disposal of these materials are regulated by California Department of Toxic Substances Control, the USEPA, and the Vista Fire Protection District. All construction activities involving the transportation, usage, and disposal of hazardous materials would be subject to all applicable federal, state, and local requirements, which would reduce impacts associated with the use and handling of hazardous materials during construction to less than significant. Operationally, the project would involve the transport, use, and storage of gasoline and diesel fuel. The senior living development is not anticipated to require storage of hazardous materials and would include typical materials and uses that are found within residential dwellings. The amenities and services do not consist of uses that would require storage of hazardous materials. The project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that

the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

As part of the Phase I ESA, a preliminary vapor encroachment screen was conducted to identify the presence or likely presence of potential contaminants of concern vapors in subsurface soils at the site caused by the release of vapors from contaminated soil or groundwater on or near the site. The project site has historically had agricultural uses with potential pesticides. The Phase 1 ESA included initial testing and found no significant organochlorine pesticides in the near surface soils. The Phase 1 ESA concluded that it is not likely that concentrations of pesticides in earth materials on the subject property exist that might represent a risk to human health, if they exist at all. In addition, the project site previously had single-family residences that were constructed prior to the 1980s and could have contained asbestos containing materials (ACMs) and lead containing paint (LCP). The structures have been removed through demolition permits and an ACM and LCP survey was performed in 2020. As described in Section III. Air Quality, the project is subject to compliance with SDAPCD Rule 55 for limiting fugitive dust during grading and construction activities. The project will be required to implement standard management practices such as using water trucks and spraying water as dust control measures.

In addition, the project site may contain existing septic systems or underground storage tanks below the ground. Existing leach lines for the septic tank would be pumped and removed through applicable required permits from the Department of Environmental Health and Quality. Therefore, with compliance with standard grading permit conditions as implemented on construction permits during final engineering, the proposed project would not create a significant hazard to the public or the environment through the removal of existing leach lines associated with the septic system. Therefore, the project will comply with all applicable federal, state and local regulations and permit requirements, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

b) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: There is one school within 0.25-mile of the project site, Hannalei Elementary School. The project site is located approximately 1,100 feet (approximately 0.21 mile) southeast of the nearest corner of the school. As described in Section III. Air Quality, the project is subject to compliance with SDAPCD Rule 55 for limiting fugitive dust during grading and construction activities. The project will be required to implement standard management practices such as using water trucks and spraying water as dust control measures. As described further in Section IX. (a), all construction activities involving the transportation, usage, and disposal of hazardous materials would be subject to all applicable federal, state, and local requirements, which would reduce impacts associated with the use and handling of hazardous materials during construction to less than significant. Operationally, the project would involve the transport, use, and storage of gasoline and diesel fuel. The senior living development is not anticipated to require storage of hazardous materials and would include typical materials and

uses that are found within residential dwellings. The amenities and services do not consist of uses that would require storage of hazardous materials. The project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. Therefore, the project will be required to be consistent with all applicable federal, state and local regulations and permit requirements, and the project would not have a substantial adverse effect on an existing or proposed school.

c) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: A search of Geotracker was reviewed and there are no open or closed cases on Geotracker within a quarter mile of the project site. The Phase I ESA prepared for the project evaluated additional databases and records and found approximately eight potential risk sites could be known cases or listings on federal, state, tribal, and local environmental databases searched. All cases were found to not be determined a Recognized Environmental Condition as the cases were tied to items that were primarily administrative violations or not a significant release or hazardous materials. The transport and handling of minor amounts of hazardous materials during construction and operation would comply with all applicable federal, state, and local regulations that control hazardous material handling (refer to Section IX. (a)). Therefore, the project would comply with all applicable federal, state and local regulations and permit requirements, the project would not create a significant hazard to the public or environment.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project site is not located within the boundaries of an airport land use compatibility plan. The nearest airport is the McClellan-Palomar Airport in the City of Carlsbad which is located approximately 4 miles southwest of the project site. The project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area as it is not within the boundaries of an airport land use compatibility plan or near an airport.

e) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

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

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

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

iii. OIL SPILL CONTINGENCY ELEMENT

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

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

v. DAM EVACUATION PLAN

Less Than Significant Impact: Based on County GIS data, the southeastern portion of the project site contains areas identified as a dam inundation zone for the Pechstein Dam. Based on the mapping for the California Department of Water Resources and the Division of Safety of Dams (DSOD), the project site does not have a mapped dam inundation zone. The Pechstein Reservoir was previously an above-ground open reservoir that included an earthen dam. In the late 1970s, the open reservoir was removed and the Pechstein Reservoir was constructed as a covered structure. Vista Irrigation District maintains the Pechstein Reservoir. As of late 2024, Vista Irrigation District is in the process of evaluating options to modify Pechstein Reservoir and construct additional structures. In the event that the dam inundation zone is modified and is still applicable on the project site, future owners and residents of the property will be made aware of the dam inundation zone. Any future projects by Vista Irrigation District related to modifying or expanding Pechstein Reservoir will require evaluating evacuation plans. Additional analysis related to drainage can be found in Section X: Hydrology and Water Quality. Due to these factors and the removal of the previous above-ground open reservoir and earthen dam of the Pechstein Reservoir, the impacts would be less than significant.

f) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: The project is not located within the Wildland-Urban Interface Zone or a very high fire hazard severity zone (FHSZ). As such, the project is not required to prepare a Fire Protection Plan (FPP). The Building Plan for the project is required to be reviewed and approved by the Vista Fire Protection District and as such, would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code (see Section XX. Wildfire for additional analysis and compliance with requirements). Based on review of the project by County staff and the Vista Fire Protection District, and through compliance with the County Fire Code and Consolidated Fire Code, impacts would be less than significant.

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

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less than Significant Impact: The project includes a proposed pool which is anticipated to contain water for more than 72 hours. The pool is required to be routinely maintained and cleaned. The water in the pool will be circulated through a filter system and will agitate the water to not be considered standing water for breeding of mosquitoes. The project does not involve or support uses that would produce or collect animal waste, such as equestrian facilities, agricultural operations (e.g., chicken coops, dairies, etc.), solid waste facility or other similar

uses. Therefore, the project would not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats, or flies.

X. HYDROLOGY AND WATER QUALITY.

a) Would the project violate any water quality standards *or* waste discharge requirements or otherwise substantially degrade surface or ground water quality?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: The following technical studies have been prepared for the project:

- PDP SWQMP prepared by BHA, Inc., dated March 2025
- Hydrology and Hydraulic Report prepared by BHA, Inc., dated March 2025
- Preliminary Geotechnical Evaluation prepared by Geosoils, Inc. dated March 12, 2020

The following responses have incorporated the analyses from these studies.

Less Than Significant Impact: Potential sources of water pollution would include construction phase disturbance of the soils through grading, materials delivery, and waste generation, and post-construction development, including impervious surfaces, landscaped areas (fertilizers/pesticides), and motor vehicles. The project is required to obtain a waste discharge identification number and a NPDES General Construction Permit for stormwater discharges from the State Water Resources Control Board (Region 9). The General Construction Permit requires preparation and implementation of a SWPPP and associated BMPs.

The project would be consistent with requirements of the County of San Diego BMP Design Manual, which is a design manual for compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional Municipal Separate Storm Sewer System (MS4) Permit (Regional Water Quality Control Board [RWQCB], San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100) requirements for stormwater management.

Additionally, the PDP SWQMP prepared for the project include several long-term operational BMPs that would prevent degradation of surface or groundwater quality, including but not limited to construction BMPs (72-inch corrugated metal pipe stormwater system connecting to a modular wetland for pollutant control), site design BMPs (tree wells) source control BMPS (prevention of illicit discharges, storm drain stenciling and signage, protection of trash areas from rainfall, maintaining landscaping using minimum or no pesticides, and others), directing runoff to pervious areas, and structural controls including a modular wetland which is a proprietary biofiltration basin~~s~~. Construction BMPs will be required to be implemented during the Final Engineering processing of construction permits such as grading and improvement plans. All offsite sewer improvements will be replacing and upsizing sewer lines and will not result in changes to topography or drainage and construction BMPs will be implemented for any offsite construction for removing and replacing existing impervious surfaces. The project would have less than significant impacts on water quality standards and discharge requirements, as well as degradation of surface and groundwater quality through the implementation of BMPs as noted in the PDP SWQMP prepared for the project.

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?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: The project lies in the Buena Hydrologic Sub Area of the Agua Hedionda Hydrologic Area of the Carlsbad Hydrologic Unit (904.32). The nearest impaired waterbody as listed on the Clean Water Act Section 303(d) list is Buena Creek approximately ¼ of a mile south of the project site. According to the Clean Water Act Section 303(d) list, Buena Creek is impaired for nitrate and nitrite, nitrogen, and phosphorous. According to the Priority Development Project Stormwater Quality Management Plan (PDP SWQMP) and Hydrology and Hydraulic Report prepared for the project by BHA, Inc., dated March 2025, drainage from the project site is connected to Buena Creek through a series of swales and culverts.

The PDP SWQMP prepared for the project includes design measures and BMPs such that potential pollutants would be reduced to the maximum extent practicable so as not to increase the level of pollutants in receiving waters and reduce impacts on stormwater quality and hydromodification to less than significant levels during construction. As part of this project, associated improvements and BMPs designed for treatment of pollutants include tree wells as well as a modular wetland with a vault. The project has been designed to divert water to storm drains along the southwestern and southeastern portions of the property. An underground 72-inch corrugated metal pipe stormwater system would divert water from the storm drains to an underground storage vault and a modular wetland system located at the southernmost portion of the project site which are designed to treat pollutants from runoff. The water would ultimately discharge into an existing concrete swale east of the site and into an existing culvert underneath North County Transit District rail tracks. The BMPs are consistent with the regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and stormwater permitting regulation for County of San Diego includes the following: RWQCB, San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100; County Watershed Protection Ordinance (WPO; Sections 67.801 et seq.); County Stormwater Management, and Discharge Control Ordinance; and County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that would reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The WPO has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

The project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a). The proposed BMPs are consistent with regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d).

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Potential sources of polluted runoff resulting from the project are discussed in the PDP SWQMP prepared for the project. As described in Section X(a) and (b) above, a number of construction and operational BMPs would be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the project would not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. The proposed BMPs are consistent with regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

d) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project would obtain its water supply from the Vista Irrigation District that obtains water from surface reservoirs or other imported water source. Limited water would be required during the construction phase for dust control and suppression and the project would not use any groundwater during construction or operation phases of the project. The project would not involve regional diversion of water to another groundwater basin, or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g., 0.25-mile). Therefore, impacts would be less than significant.

e) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surface, in a manner which would:

(i) result in substantial erosion or siltation on- or off-site;

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Under existing conditions, stormwater runoff from the project site flows over the property to the southern and southeastern portions of the project site. The runoff is conveyed to concrete swale and a culvert underneath the North County Transit District rails south of the project site. The drainage course flows northwest and ultimately to Buena Creek and the Pacific Ocean. Under proposed project conditions, the project runoff will primarily continue to be directed southern and southeastern portions of the project site with only the project driveway and frontage improvements being directed towards York Drive to the north.

The existing drainage patterns within the project footprint would be altered, which is typical for development projects. The project proposes to create new impervious surfaces on the project site. The project site will include landscaping and tree wells. The project includes the addition of fill onsite to raise the pad outside of the 100-year inundation limits in the post-developed condition. As detailed in the Preliminary Geotechnical Evaluation prepared by Geosoils, Inc. dated March 12, 2020, the use of bio-infiltration basins is not recommended. Instead of a BMP using infiltration, run off from the project has been designed to be diverted to storm drains along the southwestern and southeastern portions of the property. An underground 72-inch corrugated metal pipe stormwater system would divert water from the storm drains to an underground storage vault and a modular wetland system located at the southernmost portion of the project site which are designed to treat pollutants from runoff. The water would ultimately discharge into an existing concrete swale east of the site and into an existing culvert underneath North County Transit District rail tracks. Only runoff from the project entrance and the frontage improvements will be directed north toward York Drive and treated by tree wells.

The parking lot, impervious surfaces, stormwater BMPs, and drainage facilities are designed to convey the 100-year flow. Riprap would be installed at the outlets of the proposed storm drain systems in accordance with County standards to prevent erosion. The project will not increase or impact the off-site flows. Based on the Hydrology and Hydraulic Report prepared by BHA, Inc., dated March 2025, the 100-year peak flow from the project site would not be increased following development of the site. A Hydrologic Engineering Centers River Analysis System (HEC-RAS) within the Hydrology and Hydraulic Report concludes that the channel velocities downstream of the project site are similar in the pre-developed and post-developed 100-year flood inundation lines. ~~All offsite sewer improvements will be replacing and upsizing sewer lines and will not result in changes to topography or drainage.~~ The offsite sewer improvements are located adjacent to FEMA mapped floodways and floodplains. The project applicant is required to coordinate with the Buena Sanitation District for permitting of constructing level drawings and designs for the sewer improvements. The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified, and the construction drawings shall show the limits of jurisdictional

waters, wetland delineations, and compliance with floodways and floodplains. In the event that the construction level drawings and engineering design of the sewer improvements encroach within the FEMA floodway or floodplain, the project is required to comply with all FEMA regulations, prior to construction. Further, the project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a) and (b). Several of these BMPs are intended to reduce erosion and siltation to the maximum extent feasible. Therefore, the project would not result in substantial erosion or siltation on- or offsite.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Please refer to Section X(e)(i). The proposed project would not significantly alter established drainage patterns or significantly increase the amount of runoff. Based on the Hydrology and Hydraulic Report prepared by BHA, Inc., dated March 2025, the 100-year peak flow from the project site would not be increased following development of the site. Therefore, the project would have a less than significant impact as it would not increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: Please refer to Section X(e)(i). Since the project would not increase the off-site 100-year flow rate, the project would not create nor contribute runoff that would impact the current capacity of existing nor proposed capacity of planned stormwater drainage systems. The project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a) and (b) and would have a less than significant impact with regard to substantial additional sources of polluted runoff. As described in Section X(e)(i) above, the project would not significantly alter established drainage patterns from the project site. Therefore, the project would have a less than significant impact with respect to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

(iv) impede or redirect flood flows?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant: Please see Section X(e)(i) through (iii). The Hydrology and Hydraulic Report prepared by BHA, Inc., dated March 2025 demonstrates that the project would not impede or redirect flood flows.

f) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The project would not place structures in a 100-year flood hazard area because there are no such hazard areas mapped at the site by the Federal Emergency Management Agency (FEMA) or the County. Based on County GIS data, the southeastern portion of the project site contains areas identified as a dam inundation zone for the Pechstein Dam. Based on the mapping for the California Department of Water Resources and the Division of Safety of Dams (DSOD), the project site does not have a mapped dam inundation zone. The Pechstein Reservoir was previously an above-ground open reservoir that included an earthen dam. In the late 1970s, the open reservoir was removed and the Pechstein Reservoir was constructed as a covered structure. Vista Irrigation District maintains the Pechstein Reservoir. As of late 2024, Vista Irrigation District is in the process of evaluating options to modify Pechstein Reservoir and construct additional structures. In the event that the dam inundation zone is modified and is still applicable on the project site, future owners and residents of the property will be made aware of the dam inundation zone. Additionally, the project site is located outside of a tsunami or seiche zone given its distance from a lake or the coast. Therefore, impacts would be less than significant.

g) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project site would be in compliance with the San Diego Basin Water Quality Control Plan and is not located within a County Sustainable Groundwater Management Act or Groundwater Sustainability Plan basin area. See Section X(a) through (d). The project would implement construction and operational BMPs established in the PDP SWQMP prepared for the project to protect water quality. As described in Section X(d) above, the project would not use any groundwater for any purpose, including irrigation, domestic, or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge. The project would be required to implement the PDP SWQMP, prepare and implement a SWPPP, and be in compliance with the County's WPO. Therefore, the project would have a less than significant impact with regard to implementation of the Basin Plan or a sustainable groundwater management plan.

XI. LAND USE AND PLANNING.

a) Would the project physically divide an established community?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The proposed project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. In accordance with the ~~2017~~ 2025 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct ~~the "El Valle Opulento Capacity Improvements"~~ improvements along and near El Valle Opulento identified as project EX_B2 in the Sewer Master Plan. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to ~~12-inch~~ 18-inch sewer lines.

The proposed project does not include new roadways or construction of permanent road infrastructure that could divide an established community. The offsite sewer improvements for the project will be located in locations of sewer lines and would be constructed underground. No component of the project would introduce a new barrier or division to, or otherwise result in a conflict with, the surrounding residential or commercial or other established community.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project would result in the development of a 183-unit deed restricted senior living development with associated amenities and uses for residents of the development. The project is defined as a Group Residential use type in accordance with County of San Diego Zoning Ordinance. In accordance with Section 1265 of the Zoning Ordinance, living units for a deed restricted senior living development shall not be counted as a dwelling unit in calculating density for the site. The Group Residential use type is consistent with the Rural Residential (RR) Zoning Use Regulation for the project site as the use is permitted within the Zoning Use Regulation upon approval of a Major Use Permit. Major Use Permit findings will need to be prepared and taken to a County of San Diego Planning Commission Hearing for a final decision which will include an exception from the height regulations in accordance with the Zoning Ordinance..

The project is consistent with the County of San Diego General Plan which outlines goals and policies that guide development within unincorporated County of San Diego. Specifically, the project is consistent with senior housing General Plan policies which focus on locating senior housing near transit nodes and supporting programs that provide housing for seniors.

General Plan Policies:

- H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services.
- H-3.6 Housing for Special Needs Populations. Support programs that provide housing options for individuals and families experiencing homelessness (particularly chronically homeless persons), seniors, foster youth, families, farmworkers, and day laborers.

The project site is bounded by York Drive to the north, automotive commercial uses to the northwest, residential development to the north and northeast, the Vista Gardens Memory Care Facility southeast, and the Inland Rail Trail and South Santa Fe Avenue to the southwest. The project will include additional uses related to seniors directly adjacent to the Vista Gardens Memory Care Facility. The project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts would be less than significant.

XII. MINERAL RESOURCES.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project site is not classified by the California Department of Conservation – Division of Mines and Geology as an area of "Potential Mineral Resource Significance." The project site is surrounded by developed residential and civic land uses which would be incompatible with future extraction of mineral resources on the project site. A future mining operation at the project site would create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value since the mineral resource extraction would not occur at the site due to incompatible land uses.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: According to the County of San Diego General Plan, the project site is located within an MRZ-3 Zone (Resources Potentially Present) and approximately 4 miles

from nearest MRZ-2 Zone (Resources Present) site. However, a future mining operation at the project site would create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value since the mineral resource extraction would not occur at the site due to incompatible land uses. Therefore, the project would not result in the loss of availability of locally important mineral resource(s). Therefore, no potentially significant loss of availability of a locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan, or other land use plan would occur as a result of this project.

XIII. NOISE.

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation: A Noise Assessment dated April 4, 2025 was prepared for the project by Ldn Consulting Inc. The following responses have incorporated the analysis from the report.

Less Than Significant with Mitigation Incorporated: The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. In accordance with the ~~2017~~ 2025 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct ~~the "El Valle Opulento Capacity Improvements"~~ improvements along and near El Valle Opulento identified as project EX_B2 in the Sewer Master Plan. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to ~~12-inch~~ 18-inch sewer lines. Calculations show that noise impacts from HVAC equipment are expected to comply with the noise limits set within the County of San Diego Noise Ordinance at surrounding property lines during daytime hours. Impacts would be less than significant.

General Plan – Noise Element
The County of San Diego General Plan, Noise Element, Tables N-1 and N-2 addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose

noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 dBA for single residences (including senior housing, convalescent homes), and 65 dBA CNEL for multi-family residences (including mixed-use commercial/residential). Moreover, if the project is located in an area in excess of 60 dBA CNEL or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities as mentioned within Tables N-1 and N-2. The project site is adjacent to roadways such as South Santa Fe Avenue as well as rail lines for the NCTD SPRINTER. Due to the proximity to adjacent roadways and transportation, the project requires implementation of noise measures. As detailed in the Noise Assessment by Ldn Consulting Inc., the project will require standard noise measures such as a noise easement which will ensure that future interior noise levels of the development are consistent with 45 dBA levels consistent with the General Plan Noise Element. A future noise report will be prepared during the building permit and construction drawing process with building material specifications to ensure that the project will meet the interior 45 dBA noise level.

Typical construction activities would not exceed the County of San Diego temporary construction noise limit of 75 dBA at adjacent property lines during the construction activity. General good practice measures including reasonable maintenance of equipment, conservative planning of simultaneous equipment operation, and using equipment with effective mufflers would ensure that noise levels remain below the County of San Diego construction noise limits. Equipment operation would be limited to the County of San Diego's allowable hours of operation (Monday through Saturday 7 a.m. to 7 p.m.). With these recommendations, it is expected that construction equipment noise levels will be at or below an average eight-hour equivalent noise level of 75 dBA, in compliance with County of San Diego regulations.

Noise Ordinance – Section 36.404
The project is also subject to the County Noise Ordinance. General construction equipment for grading and preparation of the site would be required. Construction equipment is anticipated to be comprised of a backhoe, hi-lift (a type of front-end loader), sheepsfoot roller, dozer, and trackhoe (similar to an excavator). Temporary construction noise is subject to Section 36.408, 409, and 410 of the Ordinance. Construction equipment operations are subject to a 75 dBA 8-hour average sound level limit at the boundary of an occupied residence. With compliance with the County Noise Ordinance, impacts would be less than significant. The offsite sewer construction shall be constructed in accordance with the Noise Ordinance and upon coordination with the sewer district. Construction associated with the sewer improvements will be temporary and no ongoing vibrations will be tied to the sewer improvements.

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

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. In accordance with the ~~2017~~ 2025 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct ~~the "El Valle Opulento Capacity Improvements"~~ improvements along and near El Valle Opulento identified as project EX_B2 in the Sewer Master Plan. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to ~~12-inch~~ 18-inch sewer lines. The project does not anticipate the use of blasting during construction which can cause groundborne vibration. The offsite sewer construction shall be constructed in accordance with the Noise Ordinance and upon coordination with the sewer district. Construction associated with the sewer improvements will be temporary and no ongoing vibrations will be tied to the sewer improvements.

Uses associated with the project do not consist of uses that typically generate groundborne vibrations such as industrial uses. As detailed in the Noise Assessment by Ldn Consulting Inc., train vibration and groundborne vibrations were analyzed. According to the analysis, an average of approximately four NCTD SPRINTER trains per hour during daytime hours (7:00 a.m. to 10:0p0 p.m.) and 1.3 NCTD SPRINTER trains per pass by the area during nighttime hours (10:00 p.m. to 7:00 a.m.). The analysis concludes that the project will not result in exposure of residents to groundborne vibrations in excess of levels in determining significance due to the need for trains to reduce speed when approaching or exiting the nearby station which will result in reduced vibrations. Therefore, excessive levels of groundborne vibration and groundborne levels are not expected to be received by any persons and impacts would be less than significant.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above existing levels?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: As detailed in Section XIII (a), transportation noise tied to the project will not result in a substantial permanent increase in ambient noise levels in the project

vicinity above existing levels. Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. Using the most restrictive zoning use regulation related to noise adjacent to the site as the Rural Residential (RR) zone, the RR zoning use regulation has a 1-hour average sound limit of 45 between 10 p.m. and 7 a.m. and 50 dB between 7 a.m. and 10 p.m. Non-transportation noise associated with the project will be tied to HVAC or air conditioning units tied to the project. These units are anticipated to be placed on the roof of the main dwelling of the project. The main building associated with the project has been located toward the center of the project site and away from property lines. As detailed in the noise analysis prepared for the project, noise levels from HVAC or air conditioning units tied to the project will not generate noise above standards or guidelines for determining significance due to the distance from the property lines and adjacent uses. The project does not include large-scale events or operations that typically require outdoor speakers. All amenities with speakers associated with the project such as the theater are located indoors. The project includes uses typical of residential dwellings or apartment complexes. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The courtyard area and pool are located adjacent to the recreational uses tied to the Vista Gardens Memory Care facility southeast of the project site. Any uses within the central courtyard area and the pool are located adjacent to similar recreational uses of adjacent sites. According to the noise analysis prepared for the project, the project would be expected to meet the noise limits set within the County of San Diego Noise Ordinance, at surrounding properties during daytime hours without additional mitigation. Impacts would be less than significant.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less Than Significant: Temporary and periodic increases in ambient noise from grading activities and construction of the project are addressed above in Section XIII(a). Potential impacts to noise would be less than significant with conformance to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance (Section 36-404 and 36.410). Once the project is constructed, the resulting senior housing development would not result in substantial temporary or periodic increases in ambient noise as compared to adjacent residential land uses. Impacts would be less than significant.

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less Than Significant Impact: The closest airports to the project site are McClellan-Palomar Airport, located approximately 4 miles southwest, and Bob Maxwell Field Oceanside Municipal Airport, located approximately 8 and a half miles northwest. The project site is not located with an airport land use compatibility plan or within noise contours of an airport. Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

Mitigation Measures

NOI-1 In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2), and as evaluated in the County of San Diego Noise Guidelines for Determining Significance a noise restriction shall be placed on the parcel to mitigate present and future noise exposure of land uses for sensitive receptors below levels of significance. All building facades with direct line of sight to S. Santa Fe Avenue were found to be above the County of San Diego Noise Element of 60 dBA CNEL. Therefore, a Noise Restriction Easement shall be required for the entire site and an interior noise study is required for all units, to determine the mitigation required to achieve an interior noise level of 45 dBA CNEL. The Noise Easement shall be indicated on the approved plot plan for MUP-21-008 and shall comply with the following:

a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60 dB for exterior noise levels (65 dB for multi-family) as defined by the General Plan Noise Element (Table N-1 & N-2).

b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.

c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to County staff for review and approval before the building permits can be issued. To the satisfaction of the Director of PDS the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. Prior to the approval of any building plan and the issuance of any building permit for all units, the requirements of this condition shall be completed. County Staff shall route the building plans and noise analysis to the *[PDS, PCC]* for review. County staff shall review the acoustical analysis and building plans for compliance with this condition and make any recommendations that shall be implemented on the proposed building plans.

County staffshall verify that the building plans comply with this condition and the recommendations of the noise analysis.

XIV. POPULATION AND HOUSING.

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project would result in the development of a 183-unit deed restricted senior living development with associated amenities and uses for residents of the development. The project is defined as a Group Residential use type in accordance with County of San Diego Zoning Ordinance. In accordance with Section 1265 of the Zoning Ordinance, living units for a deed restricted senior living development shall not be counted as a dwelling unit in calculating density for the site. The Group Residential use type is consistent with the Rural Residential (RR) Zoning Use Regulation for the project site as the use is permitted within the Zoning Use Regulation upon approval of a Major Use Permit. Major Use Permit findings will need to be prepared and taken to a County of San Diego Planning Commission Hearing for a final decision which will include an exception from the height regulations in accordance with the Zoning Ordinance.

The project is consistent with the County of San Diego General Plan which outlines goals and policies that guide development within unincorporated County of San Diego. Specifically, the project is consistent with senior housing General Plan policies which focus on locating senior housing near transit nodes and supporting programs that provide housing for seniors.

General Plan Policies:

- H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services.
- H-3.6 Housing for Special Needs Populations. Support programs that provide housing options for individuals and families experiencing homelessness (particularly chronically homeless persons), seniors, foster youth, families, farmworkers, and day laborers.

The project site is bounded by York Drive to the north, automotive commercial uses to the northwest, residential development to the north and northeast, the Vista Gardens Memory Care Facility southeast, and the Inland Rail Trail and South Santa Fe Avenue to the southwest. The project will include additional uses related to seniors directly adjacent to the Vista Gardens Memory Care Facility.

The project includes offsite sewer improvements that are consistent with the ~~2017~~ 2025 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District. Therefore, implementation of the proposed project would not directly or indirectly induce substantial unplanned population growth, and impacts would be less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The project site does not contain existing dwelling units and will not result in substantial displacement of existing people. The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. The project consists of 183 deed-restricted senior living dwelling units that will provide housing opportunities on-site. Therefore, the project would not displace a substantial number of existing people or housing, and impacts would be less than significant.

XV. PUBLIC SERVICES.

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The proposed project would result in the development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include access improvements, landscaping, signage, a parking lot, sewer line replacements, and grading. Additionally, the development would include on-site uses for senior

residents such as a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services, and a theater. The project would not result in the need for significantly altered public services or facilities including, but not limited to, fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times, or other performance service ratios or objectives for any public services.

As detailed in the service availability forms for the project, water service will be provided by Vista Irrigation District, sewer service for the project will be provided by the Buena Sanitation District and fire service for the project will be provided by the Vista Fire Protection District. The project site is within all applicable districts and an annexation process through the Local Agency Formation Commission is currently not anticipated. The project is located nearby Vista Fire Protection District Station 2. Vista Fire Protection District facilities are currently adequate and the expected emergency travel time to the proposed project is three minutes. The San Diego County Sheriff's Department provides police protection to the project site from the Vista Station, which serves portions of City of Vista and the adjacent unincorporated areas. Additionally, the project site would be encompassed by fencing or solid wall around the perimeter of the site and a gated entry. The project is located within the Vista Unified School District. The project consists of a senior living development and does not anticipate to include residents that will require expanded school facilities. The senior development has been designed to include a variety of amenities and recreational opportunities for residents of the development. The first floor of the development includes amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, and a theater. The project also includes a pool and an outdoor courtyard. The on-site private recreational uses will provide residents with opportunities to remain on-site and reduce use of public facilities. Further analysis and discussion related to use of public services can be found in Section XVI. Recreation, Section XIX. Utilities and Service Systems, and Section XX. Wildfire. Therefore, the project would not result in the need for new or physically altered governmental facilities, the construction of which would cause a significant impact on the environment. Impacts would be less than significant.

XVI. RECREATION.

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

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: The project includes development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project will require implementation of restricting the deed for the property for 62+ senior housing units. Surrounding land uses consist primarily of residential uses, a senior care facility, commercial uses, roadways, and a North County Transit District SPRINTER station. The project would be subject to payment of Park Land Dedication Ordinance Park Impact Fees for each unit. The Park Land Dedication Ordinance and fee program provides a funding mechanism for development of new or expansion of existing park or expansion facilities. Payment of Park Land Dedication Ordinance Fees is required for development of residential units within unincorporated County of San Diego.

The senior development has been designed to include a variety of amenities and recreational opportunities for residents of the development. The first floor of the development includes amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, and a theater. The project also includes a pool and an outdoor courtyard. The on-site private recreational uses will provide residents with opportunities to remain on-site and reduce use of public facilities. Through the combination of Park Land Dedication Ordinance Fees and the design of the project with private recreational facilities, impacts would be less than significant.

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

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less than Significant Impact: The project includes development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project will require implementation of restricting the deed for the property for 62+ senior housing units. Surrounding land uses consist primarily of residential uses, a senior care facility, commercial uses, roadways, and a North County Transit District SPRINTER station. All private recreational opportunities will be located indoors and within the residential building associated with the project except for the outdoor courtyard and pool. The outdoor courtyard and the pool with a spa are located near the southeastern portion of the property adjacent to the outdoor recreational uses and passive park areas of the adjacent senior care facility. The project does not require the construction or expansion of public recreational opportunities. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, impacts that would occur from the project would be less than significant.

XVII. TRANSPORTATION.

a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation: The County of San Diego's Transportation Study Guidelines (TSG) establish thresholds for transportation using VMT. The TSG also establish measures of effectiveness for the performance of the circulation system by incorporating standards from the County of San Diego Public Road Standards and 2011 General Plan Mobility Element. A Transportation Study by Linscott Law and Greenspan Engineers (LLG Engineers) dated May 22, 2025 as well as a Parking Demand Evaluation by Linscott Law and Greenspan Engineers dated April 25, 2025 were prepared for the project and used in the analysis and responses below.

Less Than Significant Impact: The proposed project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet

to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. As detailed in the Transportation Study by LLG Engineers dated May 22, 2025, the project is anticipated to generate 643 Average Daily Trips (ADT) with a total of 35 trips during the AM peak hour and 46 trips during the PM peak hour. Level of Service (LOS) is the term used to categorize operating conditions associated with an intersection or segment. LOS ranges from A to F with A representing the best operating conditions and F representing the worst operating conditions. The study analysis demonstrates that all intersections evaluated in the analysis will continue to operate at a LOS of C or better following construction of the project and the associated improvements with the project. The controlled signal at South Santa Fe Avenue and York Drive will continue to operate with timing in accordance with the SPRINTER train schedule which has approximately three to four trains crossing the intersection per hour during peak operating times.

The project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. The improvements include a half-width road widening of 20-feet with concrete curb, gutter, and sidewalk. The project will also restripe York Drive to provide additional storage for the westbound left turn lane onto South Santa Fe Avenue as required by the Transportation Study. Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The project driveway includes two 24-foot access entry points divided by a median. The intersection of Montgomery Drive and York Drive will include an all-way stop intersection. The all-way stop intersection of Montgomery Drive and York Drive has been reviewed by the San Diego County Traffic Advisory Committee on June 10, 2022 and the intersection was designated to have an all-way stop in October of 2022 by the County of San Diego Board of Supervisors in accordance with a recommendation of the San Diego County Traffic Advisory Committee. The project would result in additional road right-of-way and frontage improvements along York Drive which will assist with increasing road width surface for access. The placement of the gated entrance to the site includes gates that are within the project site away from the edge of roadways and over 70-feet into the project site from edge of pavement on York Drive. The placement of the gate and the 24-foot access entry points are designed to comply with fire access requirements and minimize queuing of vehicles onto adjacent roadways by providing space on-site before reaching the gates. The median at the project entrance includes a turnaround area in front of the gate.

The project will require implementation of a Traffic Control Plan and a Haul Route Plan during construction activities in order to ensure that public roadways maintain adequate access and are not damaged during construction activities. Traffic Control Plans and Haul Route Plans are implemented during the construction permits associated with the project and require information related to haul routes, truck types and capacity, duration of the haul, and grading quantities of import and export.

The project is located directly adjacent to North County Transit District (NCTD) rail lines as well as the Inland Rail Trail. In accordance with coordination with North County Transit District (NCTD), the project includes the replacement of a bench with a shelter at stop BREEZE Route 305 bus stop (ID: 20495 S Santa Fe Avenue and York Drive) as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. The project will not conflict with any requirements or plans as identified in NCTD policies and regulations.

In accordance with the Parking Demand Evaluation for the project, the project will include 160 parking spaces. As detailed in the evaluation, the project includes 34 fewer spaces than what would typically be required for a senior housing development with the range of bedroom types proposed with the project. The reduction of spaces compared to the typical requirement is due to several factors outlined in the analysis. The project is located within a Transit Priority Area as defined in California Public Resources Code as the site is within less than a half of a mile of a major transit stop. The project site is located approximately a quarter of a mile away from the Buena Creek SPRINTER station which provides transportation options and reduces the need for transportation by car. The project consists of a senior development where not every resident of the community is anticipated to own a vehicle. The project will also provide shuttle services for residents of the site. Additionally, recent state guidance and bills such as AB 2097 have limited jurisdictions from imposing parking minimum requirements for certain uses within a half of a mile of a transit stop.

The project is consistent with the following General Plan policies based on the road improvements, the nature of the use of the project being a senior development, parking requirements, and construction tied to NCTD facilities:

- Policy M-2.1: Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of “D” or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.
- Policy M-4.6: Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.

- Policy M-6.2: Existing Rail Line Use. Support the use of existing rail lines for freight, public transit, and tourism.

- Policy M-8.4: Transit Amenities. Require transit stops that are accessible to pedestrians and bicyclists; and provide amenities for these users’ convenience.

- Policy M-8.5: Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.

- Policy M-10.5 Reduced Parking. Accommodate appropriate reductions in on- site parking requirements in situations such as:
    - Development of low-income and senior housing
    - Development located near transit nodes

- Employment center that institute Transportation Demand Management programs
- Development that integrates other parking demand reductions techniques such as parking cash out, when ensured by ongoing permit conditions

Therefore, the project would not conflict with any policies establishing measures of the effectiveness for the performance of the circulation system the project's transportation impacts would be less than significant.

b) Would the project conflict or be consistent with CEQA Guidelines section 15064.3, subdivision (b)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: The County of San Diego's Transportation Study Guidelines (TSG) establish thresholds and screening criteria for transportation VMT. As of July of 2020, Vehicle Miles Traveled has become a new threshold related to addressing transportation and traffic impacts in accordance with SB 743.

Less Than Significant Impact: The Transportation Analysis utilized the County of San Diego Transportation Study Guidelines (TSG) approved by the Board of Supervisors in September of 2022 (incorporated herein by reference). The TSG provides criteria on how projects should be evaluated for consistency related to the County's transportation goals, policies, and plans, and through procedures established under CEQA. The TSG establishes the contents and procedures for preparing a Transportation Impact Analysis in the County of San Diego. The TSG was updated in 2022 to address legislative changes in SB 743, which changed the basis for evaluating transportation impacts in CEQA from the Level of Service (LOS) metric to the VMT metric. As noted in the TSG, "The legislative intent of SB 743 was to 'more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas (GHG) emissions.'" As of March of 2025, the TSG has been evaluated in court specifically focusing on small project screening thresholds and infill development maps adopted with the TSG. Due to the ongoing court actions, consistency with the TSG was not the only analysis in determining the project's consistency with CEQA Guidelines Section 15064.3(b).

The project site is located in an unincorporated portion of San Diego County that is near cities and municipalities such as the City of Vista. The project site is adjacent to residential uses within the City of Vista. The project consists of a senior housing development in a Transit Priority Area within ½ mile of an existing major transit stop as the site is within a quarter of a mile of the existing Buena Creek SPRINTER station. As detailed in CEQA Guidelines Section 15064.3(b), "Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact.". In addition and as discussed in Section XVII.(a), the project includes improvements in accordance with County standards and through coordination with adjacent jurisdictions and agencies. The project includes improvements and design features such as replacing existing transit stop canopies, widening of frontage roads, and constructing a stop sign in order to ensure that there are no operational deficiencies associated with the project.

Therefore, the project would result in a less than significant impact related to VMT, and no mitigation is required

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant: The proposed project would not significantly alter roadway geometry due to a geometric design feature or incompatible uses. As detailed in Section XVII(a), the project includes road improvements and features consistent with County of San Diego standards and requirements set by NCTD. The project has been evaluated using operational methodology such as LOS. Please refer to Section XVII(a) for the improvements and design requirements associated with the project as well as coordination with NCTD and the County of San Diego Traffic Advisory Committee. The project will not introduce new public road segments. The driveway improvements would be constructed according to the County of San Diego Public and Private Road Standards. The proposed project would not place incompatible uses (e.g., farm equipment) on existing roadways. The project includes senior residential uses and employees of the development to operate and maintain the amenities that are compatible with adjacent uses such as at the Vista Gardens Memory Care. Vehicles generated by the project and needed to operate the project are expected to be comparable to the existing Vista Gardens Memory Care facility. The project includes widening of York Drive along the project frontage as well as construction of sidewalk with ADA compliant features along a portion of York Drive that currently does not have sidewalk in the existing condition. The construction of sidewalk will improve pedestrian safety in the area where pedestrians typically walk adjacent to the project site. Therefore, the proposed project would not significantly increase hazards due to design features or incompatible uses.

d) Would the project result in inadequate emergency access?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The proposed plans are required to comply with the County's emergency access requirements per the San Diego County Fire Code and Consolidated Fire Code, including turning radius and maneuverability of large emergency vehicles such as fire trucks and ambulances. As detailed in Section XX. Wildfire, the project will not result in inadequate emergency access. The project would be served by the Vista Fire Protection District Station 2, approximately 1.2 miles north of the project site. Adequate fire service is demonstrated through the Fire Service Availability Forms provided for the project. As described in Section IX. Hazards and Hazardous Materials, the project would not substantially impair an adopted emergency response plan or evacuation plan. The proposed project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of

on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification.

Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The project driveway includes two 24-foot access entry points divided by a median. The access gate to the project site will be equipped with an override switch for fire access to be managed by the local fire protection district. The project includes stairwells that have rooftop access as well as elevators that are large enough to accommodate stretchers and gurneys in the event of an emergency. The structure would include fire sprinklers and the project is designed to include a parking lot surrounding the entire main building of the development. All fuel-modification requirements and fuel buffers will be met based on the parking lot design surrounding the senior living development structure. The project would result in additional road right-of-way and frontage improvements along York Drive which will assist with increasing road width surface for access. All landscaping and planting materials shall be reviewed by the Vista Fire Protection District. The project includes construction of on-site fire hydrants that are compliant with hose pull requirements. The parking lot drive aisles are a minimum of 24-feet in width in order to comply with the fire code. The placement of the gated entrance to the site includes gates that are within the project site away from the edge of roadways and over 70-feet into the project site from edge of pavement on York Drive. The placement of the gate and the 24-foot access entry points are designed to comply with fire access requirements and minimize queuing of vehicles onto adjacent roadways by providing space on-site before reaching the gates. The median at the project entrance includes a turnaround area in front of the gate. Project access would comply with County road standards (e.g., road and street grade below 20 percent, paved streets with capacity to support up to 75,000 pounds, etc.). The project has been reviewed by the Vista Fire Protection District and adequate service is available to the site as detailed in the service availability form. The project conforms with the 5 minute minimum travel time standard outlined in the Safety Element of the County of San Diego General Plan as travel time to the site from the nearest fire station is anticipated to be 3 minutes. The site is directly adjacent to multiple transit options and roadways in the event of an emergency such as South Santa Fe Avenue. Therefore, the project would not result in inadequate emergency access, and impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

   i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

☐ Potentially Significant Impact ☒ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Less Than Significant Impact: The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. T The project site does not contain existing buildings. See discussion in Section V(a), for further discussion on historic resources eligibility. Impacts would be less than significant.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

☐ Potentially Significant Impact ☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation: As previously described, a Cultural Resources Survey Report was prepared for the project by BFSA Environmental Services, dated June 17, 2024. As part of the Cultural Resources Report prepared for the project, a records search, a Sacred Lands File search, and pedestrian field survey of the property were conducted.

Less Than Significant Impact with Mitigation Incorporated: LSA contacted the Native American Heritage Commission (NAHC) in June 2024, to request a Sacred Lands File search of the project site. The NAHC response for the Sacred Lands File was negative. The NAHC also provided contact information for tribal contacts within the local community for additional consultation. A Native American Monitor from Saving Sacred Sites was invited to participate in the pedestrian survey of the project area.

Pursuant to AB 52, Tribal Outreach was conducted on June 7, 2023 for requests for Tribal Consultation. Staff received requests for consultation from the Rincon Band of Luiseño Indians, the San Pasqual Band of Mission Indians, and the San Luis Rey Band of Mission Indians. Since 2023, Staff has been conducting Tribal Consultation with all tribes. No tribal cultural resources have been identified during consultation. As such, impacts to tribal cultural resources would be less than significant.

In accordance with AB 52, County Staff and the applicant have received requests to include tribal and archaeological monitoring in order to ensure that potential unidentified resources would not be impacted during grading and construction operations. Consultation has concluded with the San Luis Rey Band of Mission Indians in November of 2023 as archaeological and tribal monitoring conditions have been included as part of the project. Consultation is still ongoing with the Rincon Band of Luiseño Indians and the San Pasqual Band of Mission Indians. County Staff and the applicant conducted a site visit with the Rincon Band of Luiseño Indians in May of 2024. Rincon Band of Luiseño Indians has requested tribal and archaeological monitoring and the project conditions include the request. San Pasqual Band of Mission Indians has requested tribal and archaeological monitoring as well as including an open space easement for reburial of

resources on-site in the event that they have been encountered during monitoring. No tribal cultural resources have been identified during consultation. As such, impacts to tribal cultural resources would be less than significant. However, mitigation measures tied to cultural resources in Section V Cultural Resources include archaeological monitoring and tribal monitoring. These mitigation measures have been included to address potential unidentified resources.

XIX. UTILITIES AND SERVICE SYSTEMS.

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant with Mitigation Incorporated: The proposed project would result in the development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include access improvements, landscaping, signage, a parking lot, sewer line replacements, and grading. Additionally, the development would include on-site uses for senior residents such as a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services, and a theater.

As detailed in the service availability forms for the project, water service will be provided by Vista Irrigation District, sewer service for the project will be provided by the Buena Sanitation District and fire service for the project will be provided by the Vista Fire Protection District. The project site is within all applicable districts and an annexation process through the Local Agency Formation Commission is currently not anticipated. The project is anticipated to obtain electrical service power through San Diego Gas & Electric (SDG&E) and the project site contains several SDG&E utility lines. Coordination with SDG&E is required throughout final engineering construction permitting as well as construction due to the existing SDG&E utility poles adjacent to the site. Permitting and coordination with SDG&E can require compliance with the California Public Utilities Commission and Public Utilities Code Section 851 for use of any property tied to SDG&E easements.

The project will include multiple sewer lines and a sewer lateral to connect to existing sewer lines along the southeast of the project site directly adjacent to the property. In accordance with the ~~2017~~ 2025 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct ~~the "El Valle Opulento Capacity Improvements"~~ improvements along and near El Valle Opulento identified as project EX_B2 in the Sewer Master Plan. The sewer

line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to ~~12-inch~~ 18-inch sewer lines. The restrictions and requirements of the sewer line improvements are outlined in the sewer availability letter and attached conditions associated with the project. The sewer line improvements and upsizing are not a result of the project requiring additional use of sewer infrastructure beyond what has been planned for or anticipated for service by the Buena Sanitation District. The "El Valle Opulento Capacity Improvements" would be constructed by the Buena Sanitation District as part of a capital improvements project if the York Drive Senior Living development did not move forward or if the project was not even in-process. These utility improvements could cause a significant environmental impact. For example, construction of the sewer line improvements could cause impacts as a result of ground disturbing activities and not due to the use of infrastructure for utilities. The 2017 and 2025 City of Vista Comprehensive Sewer Master Plans and the Supplemental Environmental Impact Report prepared for the sewer master plan identified potential impacts that could occur as a result of ground-disturbing activities for construction of sewer line infrastructure. As detailed in Section IV: Biological Resources, Section V: Cultural Resources, and Section XVIII: Tribal Cultural Resources, the project will implement mitigation measures in order to mitigate for potential impacts as a result of ground disturbing activities. Impacts to biological resources will be mitigated through measures BIO-1 and BIO-2. The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified, and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, outside agency permits for potential impacts to jurisdictional water or wetlands will need to be obtained, or the applicant shall provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required. Potential impacts to unidentified Cultural Resources or Tribal Cultural Resources will be mitigated through implement of monitoring during grading activities identified as mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4.

Lastly, any existing septic tanks or on-site wells would be required to be pumped, capped, and removed through permitting with the Department of Environmental Health and Quality (refer to Section IX. Hazards and Hazardous Materials). Therefore, implementation of mitigation measures would mitigate potentially significant impacts to less than significant as a result of ground-disturbing activities during construction of utilities and service systems.

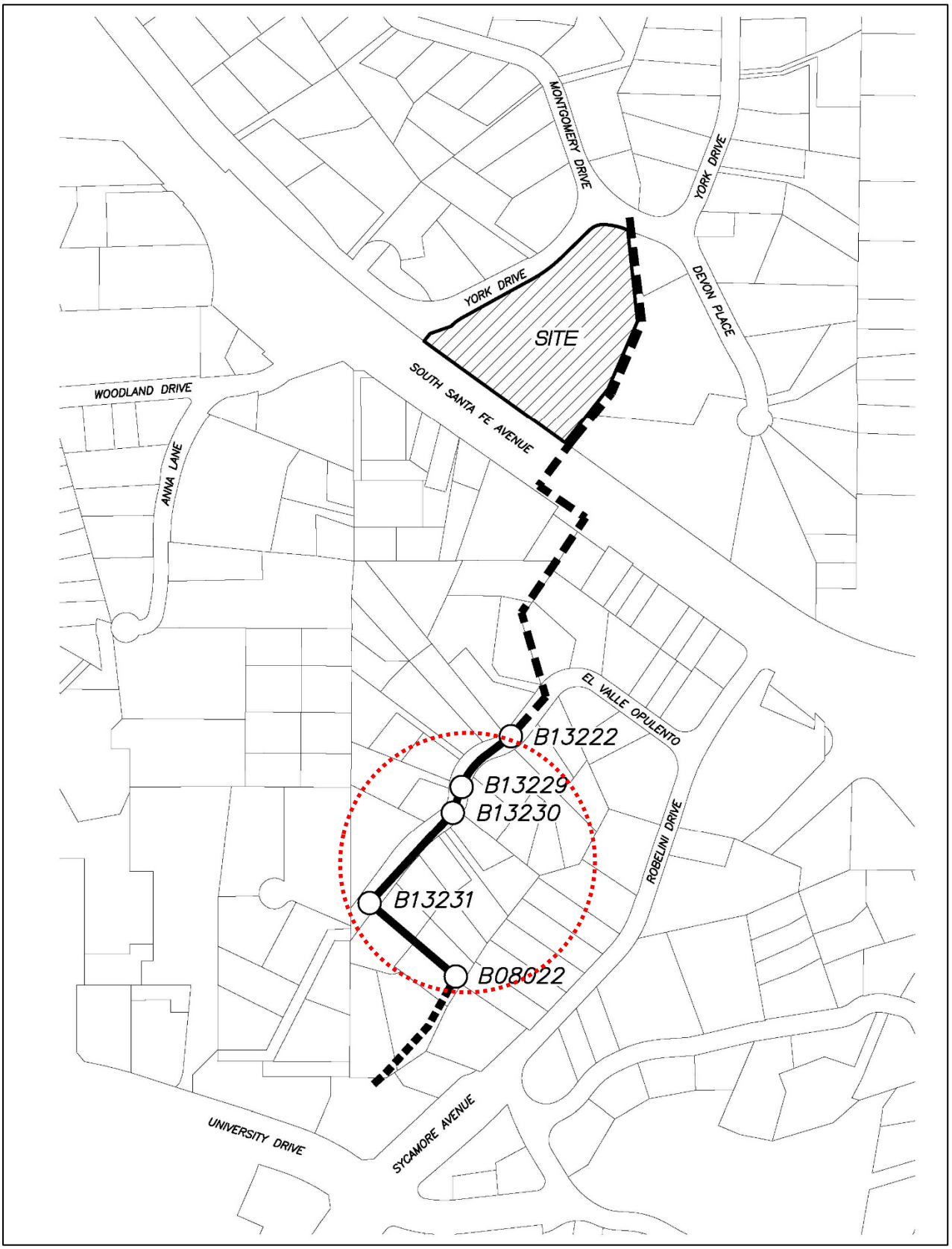


Figure 3 – Sewer Main Upsizing
Existing 10-inch Sewer Main to be Upsized to ~~12-inch~~ 18-inch
Sewer Main identified in solid bold line

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: As detailed in the Service Availability Form by Vista Irrigation District, the project site is able to be served by Vista Irrigation District and is in the district. An annexation action through the Local Agency Formation Commission is not anticipated to be needed as the project is within the existing district. The project site is adjacent to multiple water lines within York Drive. Operations of the project would require water for the senior living units and uses within the structure such as laundry rooms and a communal kitchen. Operations of the project would also require water for landscaping. A formal Landscape Documentation Package is required during the construction permitting phase of the project which will ensure that the project is in conformance with the Landscape Ordinance and water reduction measures outlined in the Landscape Ordinance. The project is not anticipated to use groundwater during any construction or operational phases of the project. The project site is located in a dense and urban community that does not rely on groundwater for the majority of uses within the project vicinity. Therefore, the project is integrated into Vista Irrigation District's current and future water projections. Lastly, the Vista Irrigation District has provided a service availability form indicating they have sufficient water supplies available to serve the project and other development during normal, dry and multiple dry years. Therefore, impacts would be less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: As detailed in the service availability forms for the project and preliminary grading plan, wastewater from the project site is currently conveyed via a network of collector pipes, trunk lines, and pump stations to the Escondido-Vista Water Treatment Plant for wastewater treatment. The project would result in wastewater generation as a result of residential uses as well as uses within the senior development such as laundry services. Refer to Section XIX. (a) for analysis related to sewer line improvements and upsizing. The project will include multiple sewer lines and a sewer lateral to connect to existing sewer lines along the southeast of the project site. As detailed in Section XIX. (a) sewer service for the project will be provided by the Buena Sanitation District and adequate capacity for wastewater treatment is available for the project.

A Priority Development Stormwater Quality Management Plan has been prepared for the project in order to address potential pollutants and stormwater runoff. As part of this project, associated improvements and BMPs designed for treatment of pollutants include tree wells as well as a modular wetland with a vault. The project has been designed to divert water to storm drains along the southwestern and southeastern portions of the property. An underground 72-inch

corrugated metal pipe stormwater system would divert water from the storm drains to an underground storage vault and a modular wetland system located at the southernmost portion of the project site which are designed to treat pollutants from runoff. The water would ultimately discharge into an existing concrete swale east of the site and into an existing culvert underneath North County Transit District rail tracks (refer to Section X. Hydrology and Water Quality). The Escondido-Vista Water Treatment Plant currently has the capacity to produce 75 million gallons of potable water per day (gpd) (Vista Irrigation District 2024). Therefore, the project would not interfere with any wastewater treatment providers service capacity. Impacts would be less than significant.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The proposed project would result in the development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. The project would include access improvements, landscaping, signage, a parking lot, sewer line replacements, and grading. The project would result in temporary and long-term operational solid waste generation. There are six, permitted active landfills in San Diego County with remaining capacity, including Borrego Landfill (approximately 88,750 cubic yards [cy] remaining capacity), Otay Landfill (approximately 11,122,997 cy remaining capacity), West Miramar Sanitary Landfill (approximately 11,080,871 cy remaining capacity), Sycamore Landfill (approximately 105,064,991 cy remaining capacity), San Onofre Landfill (approximately 1,057,605 cy remaining capacity), and Las Pulgas Landfill (approximately 5,567,717 cy remaining capacity). Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs and the project would not impair the attainment of solid waste reduction goals, and impacts would be less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less than Significant Impact: The proposed project would result in the development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. The project would include access improvements, landscaping, signage, a parking lot, sewer line replacements, and grading. The project would result in temporary and long-term operational solid waste generation. All solid waste facilities, including landfills, require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health and Quality, Local Enforcement Agency, issues

solid waste facility permits with concurrence from CalRecycle under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The County requires recycling of 90 percent of inerts and 70 percent of all other materials from construction projects, per County Ordinance Section 68.508 through 68.518 (Diversion of Construction and Demolition Materials from Landfill Disposal). The project would be in compliance with County ordinances upon submission of a Construction and Demolition Debris Management Plan prior to the issuance of a building permit. The Debris Management Plan and grading and construction activities require ongoing reports in order to demonstrate compliance with recycling of materials requirements. Project operations and waste management methods would be consistent with the County's Strategic Plan to Reduce Waste through established waste diversion requirements (refer to Section VIII. Greenhouse Gas Emissions). The project would deposit all solid waste at a permitted solid waste facility, and therefore, would comply with federal, state, and local statutes and regulations related to solid waste.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: The project site is not located within a high or very high FHSZ; therefore, the project is not required to prepare a Fire Protection Plan.

Less Than Significant Impact: The project would be served by the Vista Fire Protection District Station 2, approximately 1.2 miles north of the project site. Adequate fire service is demonstrated through the Fire Service Availability Forms provided for the project. As described in Section IX. Hazards and Hazardous Materials, the project would not substantially impair an adopted emergency response plan or evacuation plan. The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification.

Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The project driveway includes two 24-foot access entry points divided by a median. The access gate to the project site will be equipped with an override switch for fire access to be

managed by the local fire protection district. The project includes stairwells that have rooftop access as well as elevators that are large enough to accommodate stretchers and gurneys in the event of an emergency. The structure would include fire sprinklers and the project is designed to include a parking lot surrounding the entire main building of the development. All fuel-modification requirements and fuel buffers will be met based on the parking lot design surrounding the senior living development structure. The project would result in additional road right-of-way and frontage improvements along York Drive which will assist with increasing road width surface for access. All landscaping and planting materials shall be reviewed by the Vista Fire Protection District. The project includes construction of on-site fire hydrants that are compliant with hose pull requirements. The parking lot drive aisles are a minimum of 24-feet in width in order to comply with the fire code. Project access would comply with County road standards (e.g., road and street grade below 20 percent, paved streets with capacity to support up to 75,000 pounds, etc.). The project has been reviewed by the Vista Fire Protection District and adequate service is available to the site as detailed in the service availability form. The project conforms with the 5 minute minimum travel time standard outlined in the Safety Element of the County of San Diego General Plan as travel time to the site from the nearest fire station is anticipated to be 3 minutes. The site is directly adjacent to multiple transit options and roadways in the event of an emergency such as South Santa Fe Avenue. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentration from a wildfire or the uncontrolled spread of a wildfire?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less Than Significant Impact: The project site is within a moderate Fire Hazard Severity Zone (FHSZ). Given that the majority of the County is in the high and very high FHSZ, the County has implemented fire safety measures depending on specific factors, such as location, vegetation, etc. The project is in a developed and urbanized area. The site is near multiple transit options and roadways such as South Santa Fe Avenue and the North County Transit District SPRINTER Station. Homes near the project site and their compliance with fuel modification requirements lower the fire threat and risk to the proposed project. The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. The project proposes installing maintained landscaping that can provide fire buffers, and is required to meet applicable fire measures, such as fire apparatus access and access road requirements. To ensure the project does not exacerbate wildfire risks, the project would be required to include

non-combustible roofing and non-combustible or standard fire-resistive building materials, per the Vista Fire Protection District requirements. As described in the previous response Section XX. Wildfire (a), the project includes standard features and requirements in order to meet fire code requirements that have been reviewed by Vista Fire Protection District. Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The project driveway includes two 24-foot access entry points divided by a median. The access gate to the project site will be equipped with an override switch for fire access to be managed by the local fire protection district. The project includes stairwells that have rooftop access as well as elevators that are large enough to accommodate stretchers and gurneys in the event of an emergency. The structure would include fire sprinklers and the project is designed to include a parking lot surrounding the entire main building of the development. All fuel-modification requirements and fuel buffers will be met based on the parking lot design surrounding the senior living development structure. The project would result in additional road right-of-way and frontage improvements along York Drive which will assist with increasing road width surface for access. All landscaping and planting materials shall be reviewed by the Vista Fire Protection District. The project includes construction of on-site fire hydrants that are compliant with hose pull requirements. The parking lot drive aisles are a minimum of 24-feet in width in order to comply with the fire code. The placement of the gated entrance to the site includes gates that are within the project site away from the edge of roadways and over 70-feet into the project site from edge of pavement on York Drive. The placement of the gate and the 24-foot access entry points are designed to comply with fire access requirements and minimize queuing of vehicles onto adjacent roadways by providing space on-site before reaching the gates. The median at the project entrance includes a turnaround area in front of the gate. Project access would comply with County road standards (e.g., road and street grade below 20 percent, paved streets with capacity to support up to 75,000 pounds, etc.). The project has been reviewed by the Vista Fire Protection District and adequate service is available to the site as detailed in the service availability form. The project conforms with the 5 minute minimum travel time standard outlined in the Safety Element of the County of San Diego General Plan as travel time to the site from the nearest fire station is anticipated to be 3 minutes. Therefore, the project would not expose project occupants, such as employees or residents, to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern

portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification.

The project site contains existing powerlines that will be relocated and the project does not include additional power lines. The offsite sewer upsizing construction will occur within existing easements and will result in structures being placed underground. All road improvements associated with the project consist of frontage improvements along existing roads. The project will include an on-site parking lot and will result in the development of a currently vacant property that will result in the removal of potential fuels and vegetation on-site. All landscape associated with the project will be required to be maintained. Development and operation of the proposed project would be required to comply with the County Fire Code and Consolidated Fire Code, and compliance with the Vista Fire Protection District's requirements. Therefore, based on project coordination with County staff and compliance with the County's and Vista Fire Protection District's requirements, impacts associated with fire risk would be less than significant.

d) Would the project expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less Than Significant Impact: As described in Section X. Hydrology and Water Quality and as detailed in the Planned Development Project Stormwater Quality Management Plan and Hydrology and Drainage Report, the project site will not increase offsite flows. The project includes storm drains that connect to pipes underneath the proposed parking lot for the project that direct stormwater runoff underneath the site to a BMPs including a storage vault and a modular wetland for treatment of stormwater runoff. ~~All stormwater runoff from the project site would be conveyed to one of two proposed biofiltration basins on-site.~~ All stormwater runoff from the project site would be conveyed to a proprietary biofiltration basin on-site. The project includes landscaping along slopes which shall be maintained and the landscaping will assist in preventing topsoil surface erosion. In addition, project grading also must conform to the grading requirements outlined in the County Grading Ordinance and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors.

As described in Section IX. Hazards and Hazardous Materials and based on County GIS data, the southeastern portion of the project site contains areas identified as a dam inundation zone for the Pechstein Dam. Based on the mapping for the California Department of Water Resources and the Division of Safety of Dams (DSOD), the project site does not have a mapped dam inundation zone. The Pechstein Reservoir was previously an above-ground open reservoir that included an earthen dam. In the late 1970s, the open reservoir was removed and the Pechstein Reservoir was constructed as a covered structure. Vista Irrigation District maintains the Pechstein Reservoir. As of late 2024, Vista Irrigation District is in the process of evaluating options to modify Pechstein Reservoir and construct additional structures. In the event that the dam inundation zone is modified and is still applicable on the project site, future owners and residents of the property will be made aware of the dam inundation zone. Any future projects by

Vista Irrigation District related to modifying or expanding Pechstein Reservoir will require evaluating evacuation plans. Due to the aforementioned factors, the project site would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts are less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant with Mitigation Incorporated: The potential of the project to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in Section IV, Section V, and Section XVIII of this Initial Study. In addition to project-specific impacts, this evaluation considered the project's potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes but is not limited to needing outside agency permits for impacts to jurisdictional waters in the event off-site sewer construction occurs in jurisdictional waters, breeding season avoidance procedures for encountering human remains, tribal and archaeological monitoring, monitoring for paleontological resources, and procedures for encountering contaminated soils during construction**.** As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Less Than Significant with Mitigation Incorporated: The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER	DETAILS
City of Vista Buena Sanitation District Sewer Master Plan	N/A	2017 Sewer Master Plan for the Buena Sanitation District that analyzes short-term and long-term utility improvements for sewer. ~~The subject project is completing the "El Valle Opulento Capacity Improvements" outlined with the 2017 Sewer Master Plan.~~
City of Vista Buena Sanitation District Sewer Master Plan	N/A	2025 Sewer Master Plan for the Buena Sanitation District that analyzes short-term and long-term utility improvements for sewer.
Vista II	PDS2022-TM-5647; PDS2022-MUP-22-001; Log No. PDS2022-ER-22-08-005	Residential Development for 37 condominium units on a 8.93-acre property. The project has been approved by the County of San Diego Planning Commission in December of 2024 and construction has not started.
Vista Gardens Memory Care (Formerly known as Devon Park Nursing Home)	P94-009	Memory Care Assisted Living Facility directly southeast of the Project Site. The project was constructed over 25 years ago.
Haisha Property Wireless Facility	PDS2006-3400-06-001	35-foot tall faux tree wireless facility. The project has been constructed for over 10 years.
Wootton Buena Creek Tentative Parcel Map	PDS2004-3200-20817	Residential subdivision to subdivide approximately 2.06 acres of property into two single-family residential lots. The project was approved over 15 years ago.
Riddle Tentative Parcel Map	PDS2004-3200-20847	Residential subdivision to subdivide approximately 5.17 acres of property into four single-family residential lots. The project was approved over 15 years ago.
Waldrop Tentative Parcel Map	PDS2006-3200-21032	Residential subdivision to subdivide approximately 1.4 acres of property into two single-family residential lots. The project was approved over 10 years ago.

The potential for adverse cumulative effects were considered in Sections I through XX of Initial Study. In addition to project-specific impacts, this evaluation considered the project's potential for incremental effects that are cumulatively considerable. As a result of this evaluation, and in consideration of all mitigation required by the project, there were determined to be no potentially significant cumulative effects the project would have a considerable contribution to. Mitigation has been included for project impacts that clearly reduces any potential for a considerable contribution to any cumulative effects to a level below significance. Please refer to Section IV.

Biological Resources, Section V. *Cultural Resources*, Section VII. Geology and Soils, and Section IX. *Hazards and Hazardous Materials* above. This mitigation includes but is not limited to needing outside agency permits for impacts to jurisdictional waters in the event off-site sewer construction occurs in jurisdictional waters, breeding season avoidance, and archaeological and Native American monitoring. As a result of this evaluation, there is no substantial evidence that, after mitigation, the project would have any considerable contribution to a cumulative impact. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

☐	Potentially Significant Impact	☐	Less than Significant Impact
☒	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less Than Significant with Mitigation Incorporated: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in Section I. *Aesthetics*, Section III. *Air Quality*, Section VII. *Geology and Soils*, Section IX. *Hazards and Hazardous Materials*, Section X. *Hydrology and Water Quality*, Section XIII. *Noise*, Section XIV. *Population and Housing*, Section XVII. *Transportation,* and Section XX. *Wildfire*. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to Noise and Air Quality. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes use of construction equipment that reduce air quality emissions, regulating grading schedules to reduce concurrent grading activities, and requiring noise analyses during the building permit stage in order to ensure that the building materials will attenuate noise to County standards. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XXII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

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

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Attachment D – Environmental Findings

York Drive Senior Living

PDS2021-MUP-21-008; PDS2021-CC-21-0120;
LOG NO. PDS2021-ER-21-08-008

ENVIRONMENTAL FINDINGS
May 8, 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1) Find that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2021-ER-21-08-008 before making its decision on the proposed project.

2) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).

3) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).

4) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).

Attachment E – Public Documentation

O-1

NORTH COUNTY TRANSIT DISTRICT

810 Mission Avenue
Oceanside, CA 92054
(760) 966-6500
(760) 967-2001 (fax)
GoNCTD.com

August 10, 2023

Sean Oberbauer
Land Use and Environmental Planner
Planning and Development Services
County of San Diego
Sent Via Electronic Mail: sean.oberbauer@sdcounty.ca.gov

Re: County of San Diego – PDS2021-MUP-21-008 Senior Development – S Santa Fe Ave & York Dr

Dear Mr. Oberbauer:

Thank you for the opportunity to review the project notice on the PDS2021-MUP-21-008 senior housing development (located east of the intersection of S Santa Fe Avenue and York Drive) based on the project plans received on July 12, 2023, and the discussion on July 20, 2023.

Property:

Upon review of the notice received by North County Transit District (NCTD), NCTD has determined that this project site is within an NCTD-adjacent parcel. Any construction activities that occur in or near the NCTD right of way must be reviewed and permitted by NCTD. Any permanent impacts to NCTD property require that a license be obtained, including, but not limited to, drainage. Please visit https://gonctd.com/about-nctd/accountability/working-around-the-rails and please contact ROW@nctd.org for more information. O-1-1

Bus Stop & Intersection:

Adjacent to the project site, there is a BREEZE Route 305 bus stop (ID: 20495 S Santa Fe Avenue and York Drive). The bus stop has an existing Americans with Disabilities Act (ADA) compliant boarding pad, trash receptacle, and a bench. NCTD welcomes bus stop and crosswalk improvements to better accommodate the staff, guests, and residents of the proposed development.

NCTD recommends the following improvements: the replacement of the bench with a shelter, and the repainting of the existing crosswalk at the intersection of S Sante Fe Avenue and York Drive. The design should be consistent with NCTD standards and be completed in cooperation with NCTD Facilities, Real Estate, and Safety departments. We also recommend the construction of a sidewalk along York Drive that is ADA-compliant.

O-1

Detours Required:
Construction may take place in the street right-of-way of NCTD BREEZE Route 305. NCTD requests that you or your contractor provide notice two (2) weeks prior to starting work so traffic control methods affect NCTD's stops and bus travel. Notice should be provided via e-mail to detours@nctd.org.

Transit-Oriented Development/Pedestrian:
NCTD highly recommends that the project site design allow for sufficient ADA paths for connecting pedestrians from within your future development to access nearby bus stops, sidewalks, and crosswalks. To make your development pedestrian and bike-friendly, NCTD encourages you to provide shading from trees or structures, lighting, bike racks, and seating. Potential improvements in transit access at this site would include pedestrian egress to access the adjacent bus stops and better pedestrian lighting along crosswalks at the traffic signal and the sidewalk. This will support the connectivity of the pedestrian network to the transit system.

As described in NCTD's Bus Stop Development Handbook (2018), new developments should be designed to provide clear and direct access to bus stops (existing or new), and should emphasize pedestrian access, activity, and safety. Gated or walled developments should provide openings through walls to minimize the walking distance and provide a more direct route to bus stops. Developments with parking lots should be designed with clear pedestrian walkways. Distinct walkway networks should be provided where bus stops and/or transit centers can be linked with building entrances. Entrances to buildings should face the street with pedestrian access located close to the nearest bus stop.

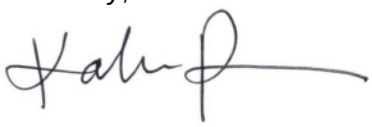
O-1-1

Below is a sample of Guidelines for design supported by NCTD, as found in our Bus Stop Development Handbook (2018).

Key Transit Supportive Design and Development Guidelines Supported by NCTD
Orient developments towards the street, with parking located to the rear of buildings rather than along the street frontage.
Building design and circulation plans should minimize the need for parking and increase the opportunity for transit and active transportation.
Bus stop and station elements should be incorporated into the design, in addition to other public spaces like walkways, bicycle paths, and street furniture.
Emphasize compatible and compact land uses that enable convenient access to and from bus routes, and that are designed to provide connections to a variety of uses (i.e., residential, employment, educational, and commercial).
Minimize walk distances through developments to bus stops, especially those with walls or gates, so that transit is accessible to most patrons or residents.

Thank you again for allowing NCTD to review and comment on this project. Should you have any questions related to this review, feel free to contact me at (760) 966-6683 or via e-mail at kpersons@nctd.org.

Sincerely,



Katie Persons
Director of Service Planning

cc:

Nicolas Gustafson, County Department of Public Works
Chris Orlando, Chief of Planning and Communications, NCTD
Derrick Wojcik-Damers, Chief of Bus Operations, NCTD
Scott Lloyd, Director of Facilities, NCTD
Sarah Bottom, Manager of Real Estate, NCTD
James Jones, Quality Control Supervisor - Bus Operations, NCTD
Jennifer Dunkleberger, Senior Right-of-Way Coordinator, NCTD
Mary Balderrama, Transit Planner, NCTD

O-2

From: Jim Royle
To: Oberbauer, Sean
Subject: [External] York Drive Senior Living DMND
Date: Tuesday, August 12, 2025 10:51:20 PM

Good afternoon, Sean.

On behalf of SDCAS, I want to report that, based on the documents posted on the PDS website, we agree with the impact analysis and mitigation recommendations for the York Drive Senior Living Project.

As I am out oof the country for the duration of the review period, this email will serve as the SDCAS response.

Thanks, Sean.

Jim Royle
Chair, Environmental Review Committee
San Diego County Archaeological Society
PO Box 81106
San Diego, CA 92138

From: Mayor John Franklin
To: Oberbauer, Sean; Desmond, Jim; Gretler, Darren M
Subject: [External] York Drive Senior Living
Date: Thursday, August 28, 2025 4:16:04 PM

Dear Supervisor Desmond & Mr. Oberbauer,

I want to share with you my strong support for the York Drive Senior living project. Our families need places close by for seniors and parents who need memory care and assisted living and a safe place for retirement years. We do not have enough of this type of senior supportive housing.

Many of our families would benefit from having this project built in our community. I hope you will strongly support this project which will be a major benefit to our community. It will also create jobs, improve property values and will have very little impact on traffic.

Thank you sincerely for your consideration.

Sincerely,

John

John Franklin
Mayor of Vista
(760) 689-2220

From: monserrath sanguinetti
To: Oberbauer, Sean
Subject: [External] Support for York Active Senior Project
Date: Friday, August 8, 2025 12:22:57 PM

Mr. Oberbauer,

I've been actively looking into senior living communities for my mother, and the proposed York Drive Active Senior project has captured my attention in the best possible way.

My mother is an independent and socially active woman who would thrive in a setting designed to support both autonomy and community connection.

I truly hope this project continues to receive the support it needs to move ahead. Communities like this are increasingly essential as more families like mine search for safe, enriching environments for our loved ones.

Thank you for your efforts in making these options available.

Respectfully,

Carolina Salinas

From: Dolores
To: Oberbauer, Sean
Subject: [External] York Drive Active Senior Community
Date: Thursday, August 7, 2025 4:07:33 PM

Dear Mr. Oberbauer,

I'm reaching out to share my strong interest in the proposed York Drive Active Senior community.

As someone who is beginning the transition into retirement, I've been exploring active living communities that offer both comfort and convenience. The York Drive project immediately stood out to me for the thoughtful creature comforts it promises to include. Just like the Vista Garden's project by the same Developer. Knowing that the same level of quality and planning will be brought to this new development gives me confidence that it's a place I could call home.

The opportunity to settle into a vibrant, well-designed community like this would be a perfect fit for my next chapter. I'm hopeful the approval process continues to move forward smoothly.

Sincerely,

Dolores Mendoza

From: Jim McAleer
To: Oberbauer, Sean
Subject: [External] Crowell
Date: Thursday, August 7, 2025 3:34:04 PM

I am writing to offer my unwavering support to Harry Crowells proposed project next to Vista Gardens. The area is in high need of multi functional senior housing. It is low impact on the area for traffic and use due to the nature of the facility.

I have worked with Harry for 20 years and know how well he understands the senior market and I know first hand the quality of what he can create.

Please feel to reach out if I can offer further details on my unreserved support of this project.

Jim Mcaleer
CEO
Alzheimer's OC

From: Dr Leo Lopez
To: Oberbauer, Sean
Cc: Dr Leo Lopez
Subject: [External] 183 Unit Active Senior Living--Badly needed.
Date: Thursday, August 7, 2025 4:45:39 PM

Dear Mr Oberbauer,

I am writing to you in support of the project noted above. I have lived in Southern California since 1970 and have property in San Diego County. I have come to realize the dire need to have more senior housing in our community. Every day I see what happens to our seniors when they can not procure housing. It is a huge problem. By approving this project we will be expanding senior housing capacity in a community that desperately needs it.

The developers, Mr Harry Crowell and Mr Joe Balbas have an impeccable reputation for building high quality housing for decades. I have known them since 1997. They are truly professional.

Please help our seniors and help improve our community in San Diego County. Your help in approving this project will mean so much to so many.

Respectfully;

Leo Lopez MD

From: Peter M. Olah
To: Oberbauer, Sean
Subject: [External] Interest in York Drive Active Living Project
Date: Thursday, August 7, 2025 3:13:08 PM

Dear Mr. Oberbauer,

We are writing to express our interest in the York Drive Active Senior project.

My wife and I are in the process of preparing to sell our home and move into an active living community. We have been closely following the progress of this project's approval, as its geographic location and amenities match-up with what we are looking for in a senior living community.

We also understand that the same developer was responsible for the successful Vista Gardens community next door, which further adds to our excitement about the project. With our family residing in the neighborhood, we are especially eager to see this project move forward.

We truly hope to become part of this community in the near future.

Best regards,

Peter & Kris Olah
(909) 208-2971

I-7

From: BETH CARPENTER
To: Oberbauer, Sean
Subject: [External] York Drive senior Living
Date: Monday, August 11, 2025 7:19:24 AM

Good morning,

I have lived at 1821 York Drive for 28 years directly across the street from the proposed Senior Living Complex. My husband and I are very concerned about the proposed project for many reasons:
1. The driveway will be directly across the street from ours which will make it difficult for us to come and go
2. York Drive is not set up for the increase in traffic already having an extremely hard time with the train and the stop lights and traffic will get extremely backed up down the street
3. This quiet neighborhood will now become extremely busy with constant traffic in and out of the Senior living
4. Widening the street will effect our property in what way?
5. The 4 story building will look directly into our windows losing all privacy
6. Do the permits allow for this time of establishment to move into a residential neighborhood? This was a problem in the prior construction of the memory home which is actually an OK fit without active residents driving in and out all day
7. What voice do we have in all this? We went to a meeting 3 years ago and all residents were extremely upset by this project

I-7-1

We will be attending the virtual meeting tonight which I would prefer was live so we could all voice our opinions

Beth Orlando

I-8

From: Chris Garcia
To: Oberbauer, Sean
Subject: [External] York Drive Senior Living - PDS2021-MUP-21-008
Date: Monday, September 1, 2025 4:44:02 PM

Mr. Oberbauer,

After reviewing the proposed York Drive Senior Living project and the project's Mitigated Negative Declaration, I have the following comments related to the project design and areas where the MND may fall short.

General
I am a resident and property owner on York Drive to the north of the proposed project. Generally, I support the construction of a 62 and up age restricted development since the project provides needed housing units while limiting transportation impacts as a result of lower VMT given the age restriction and on-site amenities.

Traffic Study
The proposed project is located on a segment of York Drive where two elementary schools are located near each end of the road segment. Currently, York Drive is used as a cut through and as a main access to two schools. The traffic analysis should ensure that the studies are done during peak times when school is in session and traffic often stacks on York Drive at South Santa Fe, especially when rail crossings occur.

Queuing Analysis
The traffic analysis states that only one vehicle queuing length is needed before entering the gated community, but that the project will provide queuing for two vehicles. Please extend the queuing length to at least three vehicles. The traffic analysis does not consider the frequency of emergency vehicles that visit an age-restricted community. These typically include a full-sized fire truck which would take most of the queuing space. If vehicles back on to York Drive at peak traffic periods and/or during a rail crossing, these vehicles are likely to back up onto South Santa Fe causing unnecessary delays. Removal of the gate is preferred. I-8-1

York Drive/South Santa Fe Intersection
The project is located near the confusing intersection with a diagonal rail crossing. This intersection also includes left turn pockets onto York Drive and Woodland where vehicles must enter further back than typical of an intersection. This often causes confusion for drivers and there are no road signs notifying drivers that the turn lanes are for these roads. The proposed project will add vehicle trips of residents and guests and contribute to safety concerns at this intersection. Currently, motorists make unsafe and illegal turns due to missing the turn lane onto York Drive. Road informational signage shall be added to South Santa Fe to improve traffic safety with the increased vehicle traffic from the proposed project.

NCTD Coordination
The traffic studies may not consider the lack of efficient signal timing at the York Drive and South Santa Fe intersection when train crossings occur. Currently, a vehicle can wait over 5 minutes if a train crossing occurs. For example, after a train crosses, through movements on South Santa Fe are prioritized and the ped/walk crossing is automatically activated even when the crossing was not requested. Following that, the York Drive movements across or onto South Santa Fe are activated again with a pedestrian/walk signal that was not requested. This

I-8

occurs 24 hours a day and I witness many cars making turns on red since the delay is so long. I also witness many vehicles turning right from South Santa Fe towards the proposed project on York Drive just to U-Turn on purpose so they do not have to wait for the long delays of waiting for a left turn. This is a safety concern and causes unnecessary traffic delays which will only increase with increased motor trips associated with the proposed project. The project should coordinate with NCTD to study the efficiency of train crossings and the relation to signal timing. Signal timing improvement shall be required.

On-Site Bicycle Storage

In an effort to reduce VMT and capitalize on the proximity of the Inland Rail Trail that links to the Buena Creek Sprinter Station, please add a significant amount of weather-protected secure bike storage as a project amenity. Given that the units are on the small size and no garages are provided, storing a bike in each unit is not feasible. Adding this amenity will further promote VMT reduction and make the community a more desirable place to live.

On-Street Bike Facilities

The project proposed widening of York Drive to accommodate an extended turn lane and sidewalk. However, no on-street bicycle facilities are shown on the plan. Many cyclists use York Drive to get to and from the Inland Rail Trail at the corner of the project boundary. This project will add bicycle trips to York Drive without striping or signage. The project should at least install Class III striping so motorists are more aware of the bicyclists in this area, along with signs to share the road.

I-8-1

Inland Rail Trail

The Inland Rail Trail is a great asset. However, I have observed motorists driving on to the bike trail since there are no bollards or other barriers at the entrance of York Drive and South Santa Fe at the project boundary. There has also been a recent fatality involving a motorist on the trail striking a pedestrian. The proposed York Drive Senior Living project will add motorists and users to the area and improved safety features to this entrance shall be made to ensure the safety of all users.

Conclusion

I understand that there are many existing issues related to traffic and safety that the proposed project did not create. However, the proposed project is for 183 units where typically the site would have 8-9 units based on half-acre lot minimum size requirements of Rural Residential Zoning. Therefore, the proposed project will greatly add traffic to York Drive, the intersection of South Santa Fe / York Drive, and the Inland Rail Trail and analysis should consider the impacts and require mitigation and/or project features to reduce the project's impacts to the neighborhood. I am more than happy to discuss and clarify the issues raised in my letter. Please notify me of all future meetings on the proposed project. Thank you for your consideration.

Sincerely,

Chris Garcia
1703 York Drive
Vista, CA 92084

I-9

From: Chris C
To: Oberbauer, Sean
Subject: [External] Meeting Link & Traffic & Pedestrian Safety Concern on Robelini
Date: Tuesday, August 5, 2025 7:47:16 PM

Hi Sean,

My name is Christina Collins, and I live on El Valle Opulento. I was hoping to attend the virtual meeting scheduled for August 11, but I just tried accessing the link provided and it doesn't seem to be working for me.

It would've been helpful if a QR code was included for easier access, as typing out the link manually hasn't worked on my end—unless, of course, the site isn't live yet. If possible, could you please email me a direct link to the meeting? That way, I can easily click and join without any issues. I'd really appreciate it!

Additionally, I wanted to bring up a concern regarding traffic on Robelini. The speeding has become a serious issue—cars often go well over the posted 25 mph limit, many reaching speeds averaging around 40 mph. It's gotten so bad that I sometimes have difficulty safely getting in and out of our street. The traffic coming off Santa Fe and onto Robelini is especially heavy, making it dangerous. I-9-1

With increased traffic concerns with the new development, I'd also like to request improvements to pedestrian safety on Robelini. Given the high traffic volume and speeding, it feels unsafe for anyone walking along the road, whether they're crossing or just trying to get around the neighborhood. In addition to **potential speed bumps**, perhaps adding remarked lines, better signage, or even additional lighting would help make the area safer for pedestrians.

If possible, I hope these concerns can be addressed during the meeting on August 11 as well

Thank you again for your time and attention!

Sincerely,
Christina Collins

Sent from my iPhone

I-10

From: kimry wells
To: Oberbauer, Sean
Subject: [External] York Dr Senior Living
Date: Tuesday, August 19, 2025 10:30:10 AM
Attachments: 6.6.22 Sewer Imporvement Alternate.jpg
Easement for Sewer.Recordings.pdf
1997 Southern.Sewer Easement Open Space.pdf
Easement Map Z-strip.pdf

Hi Sean,

Thank you so much for taking the time to talk with us and consider our concerns. I again apologize for thinking you were with the city of Vista. Below is the brief review of the issues we discussed.

1. Sewer

- There is a more optimum alternate route with easement access. See Attachments:
  - Alternative map provided by Joe
  - Existing easement on alternate route, commonly called the Z strip
  - Easement for sewer recordings on proposed route
- The original grant to easement in the proposed route does not specify that it can be upgraded for a new independent use
- The availability of an alternate route makes the improvement on the proposed route neither necessary nor incidental.
- This proposed upgrade to the proposed route is to accommodate usage outside the sphere of influence (SOI)
- There is much less environmental and residential impact with the alternate route:
  - No space restriction and minimal impact to residential lots since the majority of the work would be on existing roadway utility easements and away from residential structures vs limited access between residences of no more than 10ft, one property has a in ground swimming pool in close proximity to the easement.
  - Minimal time for tie-in to the existing sewer only at completion vs By-pass pumping would be required for the entire project impacting adjacent residents (4-6) I-10-1
  - There would be great impact to existing trees and possibly protected wildlife due to the close proximity to the Buena vista creek area, which may require evaluation and approval from Fish and Game.
  - FEMA restrictions are not as stringent in the alternate route

2. Traffic on Robelini Dr.

- This is a huge concern. We already wait excessive amounts of time to access our street most of the time even off peak. (El Valle Opulento)
- This project is rating this a LOS-C. Which is not accurate. The review was done in 2021 during covid.
- This road had a LOS-F rating years ago when it was rated for the No Co Square development, and it has only gotten worse.
- There has been a realignment and widening project in the works for years but has never been done.
- Because the road is in the county the city just disregards these issues when approving projects that will cause more congestion.

3. Floodplain not considered

- City has allowed development in floodway zones without FEMA approval and did not obtain FEMA approval or meet requirements at 243 Sycamore Ave, Vista, currently Valvoline oil change station.
- I have tried many times to get the FEMA CLOMR/LOMR applications from the City of Vista and also tried going through BHA engineering who was the engineer of the No Co Square

project.

- FEMA claims to have no documents for LOMR done for No Co Square and have no explanation why they the map got updated only effecting the project
- City of Vista and county of SD have referred me back and forth and my calls are not returned. When I go in person I am told they have to research and never get back to me.

I will compile more information and documents and forward them to you regarding these issues.

I have and extensive amount of historic documentation on this area including maps, grant deeds and easement entitlements. Possibly we could meet to go over the necessary documents, if needed since most of my information is hard copy and not in my computer. I-10-1

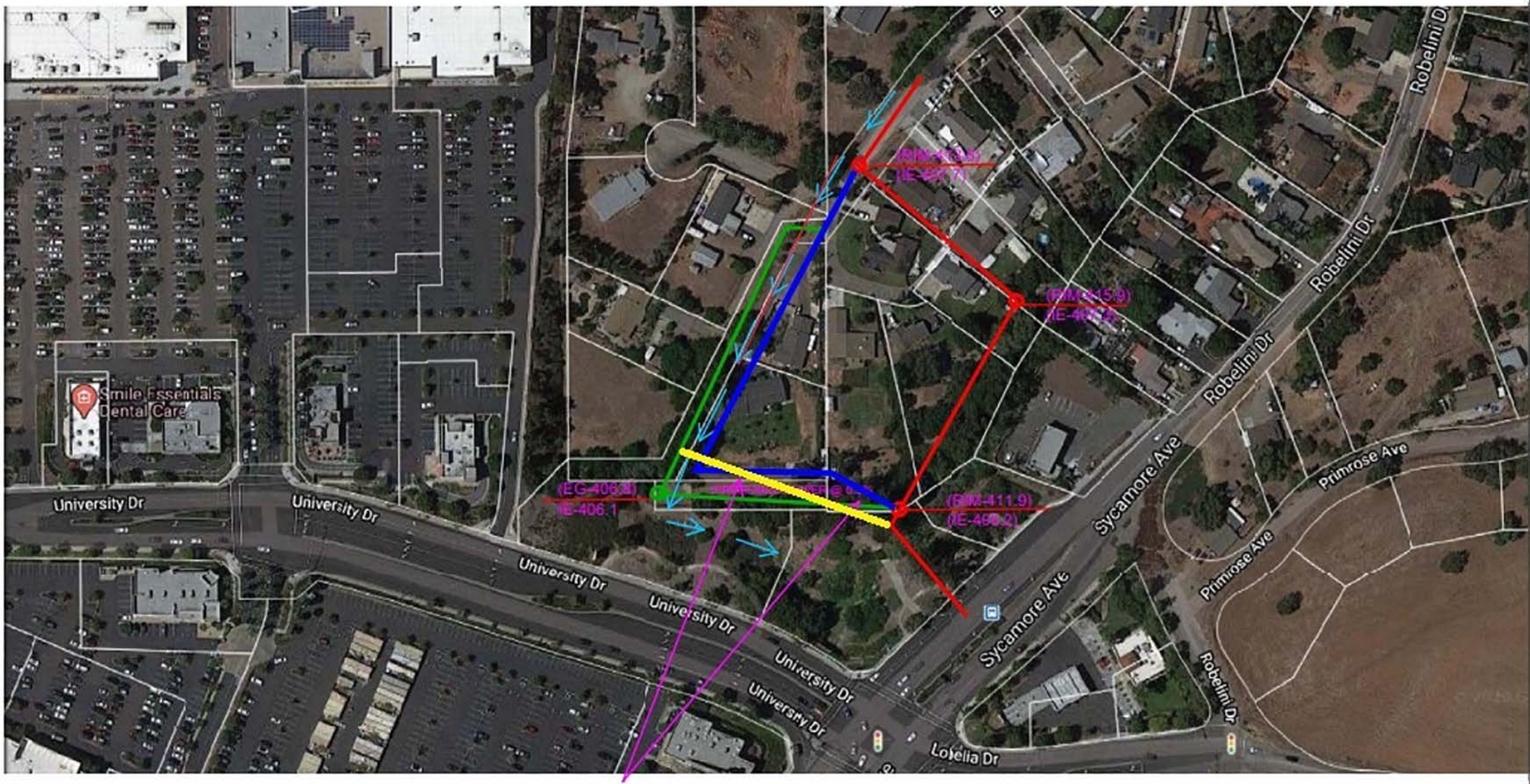
Also, is there a contact at the city of Vista I should bring this information to the attention of so I do not miss any objection window there.

Please let me know if you have any comments or questions. I appreciate your help and input.

Thank you, Kimry Wells
760-207-3249

2 - 228

EL VALLE OPULENTO SEWER EXHIBIT



EXISTING SEWER EASEMENTS

LEGEND

- EXISTING SEWER
- ALTERNATE SEWER- PROPOSED
- DRAINAGE COURSE
- ALTERNATE SEWER - 2
- ALTERNATE SEWER - 3

NORTH
NO SCALE

PREPARED BY;
BHA, INC.
10-29-20

RECORDING REQUESTED BY

SOUTHERN

AND WHEN RECORDED MAIL TO

Name
Street Address
City, State & Zip Code

BILLY J. SOUTHERN AND
PERNA I. SOUTHERN
258 EL VALLE OPULENTO
VISTA, CA 92083

1739

DOC # 1997-0344234
21-JUL-1997 10:58 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER

RF:	10.00	FEES:	40.00
AF:	11.00		NA
MF:	1.00		
MISC:	18.00		

SPACE ABOVE THIS LI

97-0344234

EASEMENT

GENERAL

THIS AGREEMENT is made and entered into this 26th day of February, 19 97, by and between NORTH COUNTY SQUARE, A CALIF LIMITED PARTNERSHIP whose address is 5050 Avenida Encinas #350, Carlsbad, CA 92008 (hereinafter called "Grantor"), and BILLY J. SOUTHERN AND PERNA I. SOUTHERN, Husband and Wife, as Joint Tenants whose address is _____ (hereinafter called "Grantee").

WITNESSETH:

WHEREAS, the Grantor owns and has fee simple title to that certain parcel of real property located in the City of Vista, County of San Diego, State of California, legally described as follows:
(Here insert legal description of the real property or that portion thereof to be subject to the easement, right of way or rights desired by the Grantee)

SEE ATTACHED EXHIBIT "A" COMPRISING OF ONE (1) PAGE ATTACHED HERETO AND MADE A PART HEREOF.

AND WHEREAS, the Grantee desires to use said real property for the purpose of*
*(Insert here nature and type of easement, right-of-way or right desired by the Grantee)

SEWER LATERAL

NOW, THEREFORE, it is hereby agreed between the parties hereto as follows:
The Grantor does hereby grant, assign and set over to the Grantee*
*(Insert here nature and type of easement, right-of-way or right granted to Grantee on the real property or any portion thereof)

SEE ATTACHED EXHIBIT "A" COMPRISING OF ONE (1) PAGE ATTACHED HERETO AND MADE A PART HEREOF.

Except as to the rights granted herein, the Grantor shall continue to have the full use, occupancy and enjoyment of said real property. The Grantee hereby agrees to hold and save the Grantor harmless from any and all claims, liability and damages arising from the use, possession and occupancy of the real property as herein granted and hereby further agrees to pay for

EASEMENT – GENERAL – WOLCOTTS FORM 797 – Rev. 6-83
©1983 WOLCOTTS, INC.

This standard form is intended for the typical situations encountered in the field indicated. However, before you sign, read it, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use.

any and all damage or damages which may occur to the real property, or rights of the Grantor or any other person or property through Grantee's use, occupation and possession of the real property or the rights herein granted.

TO HAVE AND TO HOLD said easement, right and right-of-way unto the Grantee, his successors or assigns for a period of INDEFINITE subject to the following specific conditions and restrictions:

THIS EASEMENT IS NON-EXCLUSIVE.

This agreement shall be binding upon and inure to the benefit of the Parties hereto, and their respective heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 8th day of July, 19 97

NORTH COUNTY SQUARE,
a California Limited Partnership
By: NEWPORT NATIONAL CORPORATION,
a California Corporation,
Its General Partner

Billy J. Southern
BILLY J. SOUTHERN

Perna I. Southern
PERNA I. SOUTHERN

By: Scott R. Brusseau
Scott R. Brusseau, President

STATE OF CALIFORNIA }
COUNTY OF _____ } ss.

On this _____ day of _____, in the year 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person__ whose name__ _____ subscribed to the within instrument, and acknowledged to me that __he__ executed it.

WITNESS my hand and official seal.

_____
Notary Public in and for said State.

STATE OF CALIFORNIA }
COUNTY OF _____ } ss.

On this _____ day of _____, in the year 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person__ whose name__ _____ subscribed to the within instrument, and acknowledged to me that __he__ executed it.

WITNESS my hand and official seal.

_____
Notary Public in and for said State.

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

1741

(Seal)

STATE OF CALIFORNIA)
) ss
COUNTY OF San Diego)

On June 19, 1997 before me, Mark Knepper, Notary Public, personally appeared Scott R. Brusseau, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature M. Knepper

Mark Knepper
Comm. #1045774
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Comm. Expires Nov. 27, 1998

(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT 1742

No. 5907

State of CALIFORNIA

County of SAN DIEGO

On July 8, 1997 (DATE) before me, DANA A. FAZIO (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared Billy J. Southern And Paula I. Southern (NAME(S) OF SIGNER(S))

☐ personally known to me - **OR** - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DANA A. FAZIO
COMM. # 1038421
Notary Public — California
SAN DIEGO COUNTY
My Comm. Expires SEP 11, 1998

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____ TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

_____ TITLE OR TYPE OF DOCUMENT

_____ NUMBER OF PAGES

_____ DATE OF DOCUMENT

_____ SIGNER(S) OTHER THAN NAMED ABOVE

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1743

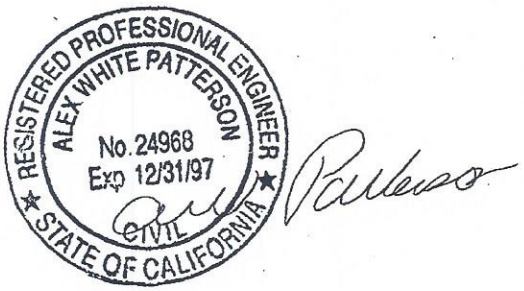
EXHIBIT "A"

LEGAL DESCRIPTION

SEWER EASEMENT

An easement for sewer lateral and purposes incidental thereto, over, under, along and across that portion of lots 18 and 19 of Map No. 13048 of Vista Tract 2-016 as filed in the Office of the County Recorder of San Diego County, described as follows:

Beginning at the northwesterly most corner of said Lot 18;
Thence South 89 37'03" East along the northerly line of said lot a distance of 24.95 to the true point of beginning;
Thence South 00 22'57" West, a distance of 10.00 feet;
Thence South 89 37'03" East, a distance of 185.05 feet;
Thence South 00 17'31" West, a distance of 62.32 feet;
Thence South 89 35'05" East, a distance of 105.04 feet, more or less, to a point on the westerly line of the 20' public sewer easement in said Lot 19, said point also being a distance of 10.00 feet as measured at a right angle to the Northerly line of said lot;
Thence North 32 34'55" West, along said easement, a distance of 11.92 feet, to a point on the northerly line of said lot;
Thence North 89 35'05" West, along said line, a distance of 88.55 feet, more or less;
Thence North 00 17'31" East, a distance of 62.32 feet, to the northeasterly corner of said lot;
Thence North 89 37'03" West, along the northerly line of lot 19 then 18, a distance of 195.05 feet, to the true point of beginning.

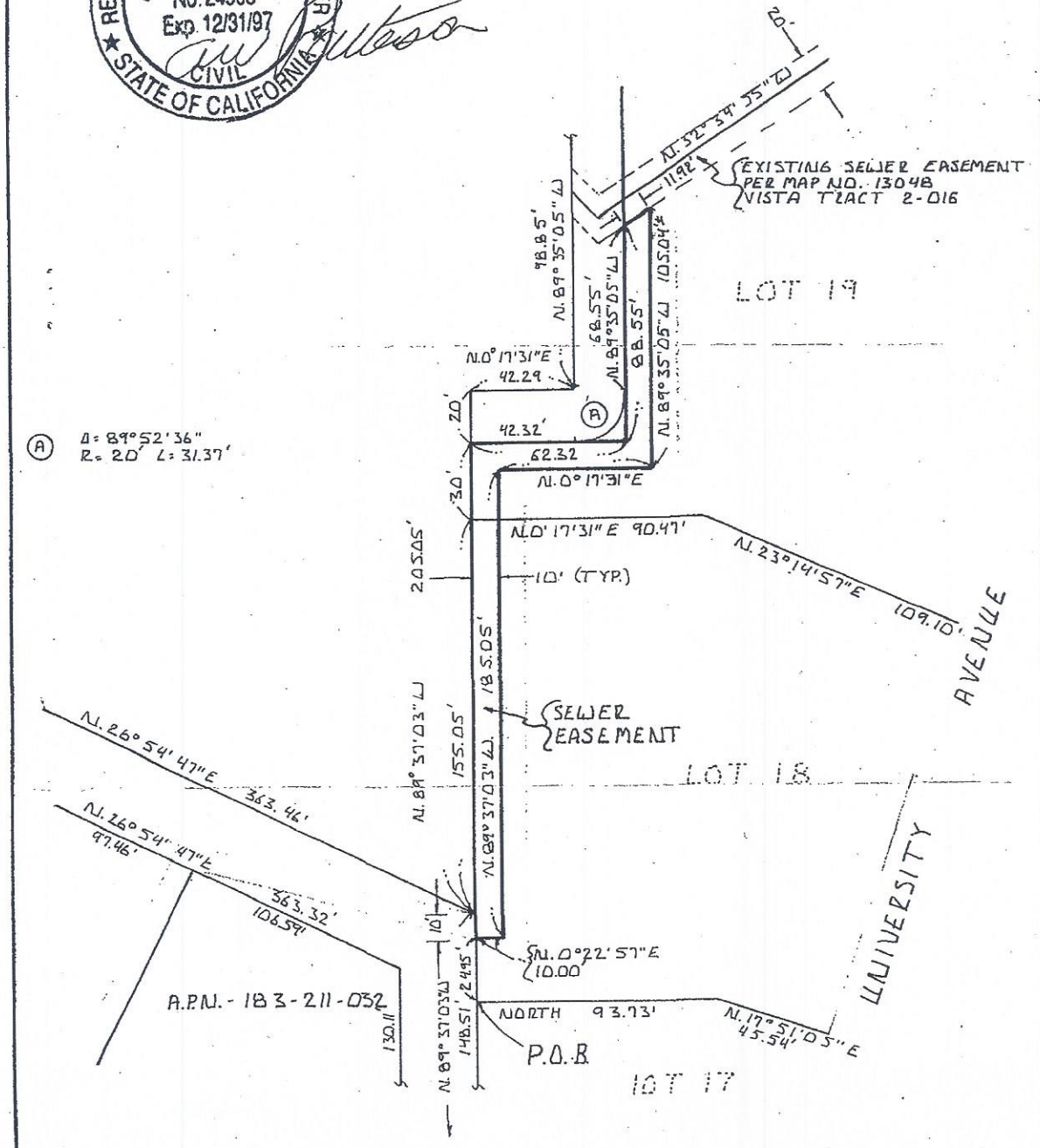


EASEMENT PLAT

1744

SCALE 1"=50'





226 & 228

DOC # 1993-0000382
1244 04-JAN-1993 09:53 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
ANNETTE EVANS, COUNTY RECORDER
FEES: 0.00
NA

RECORDING REQUESTED BY:
CITY OF VISTA
AFTER RECORDING, PLEASE
MAIL THIS INSTRUMENT TO:
CITY OF VISTA
ATTN: CITY CLERK
P.O. BOX 1988
VISTA, CA 92085-1988

DOCUMENTARY TRANSFER TAX $ -0-
SIGNATURE W Hart 12-22-92
THIS DOCUMENT BEING RECORDED WITH
OUT FEE TO BENEFIT THE CITY OF VISTA

EASEMENT FOR SEWER LINES AND APPURTENANCES
APN184-112-02, DWG 3429, TPM 19472 (COUNTY)

KNOW ALL MEN BY THESE PRESENTS: THAT ON THIS 21 DAY OF DECEMBER, 1992, STEVE E. COLLINS AND ANNE W. COLLINS, HUSBAND AND WIFE AS COMMUNITY PROPERTY; AND FRANK W. SNYDER, AN UNMARRIED MAN, AS TENANTS IN COMMON, THE UNDERSIGNED, HEREINAFTER DESIGNATED GRANTOR, OWNER OF THE HEREINAFTER DESCRIBED LANDS, FOR A VALUABLE CONSIDERATION, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT AND CONVEY TO THE BUENA SANITATION DISTRICT, HEREIN DESIGNATED GRANTEE, A PERPETUAL EASEMENT AND RIGHT-OF-WAY UPON, THROUGH, UNDER, OVER, AND ACROSS THE HEREINAFTER DESCRIBED REAL PROPERTY FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT, REINSTALLATION OF PIPES AND SEWER PIPE LINES, MAINS, MANHOLES, SEWER LATERAL PIPES AND PIPE LINES, AND ALL STRUCTURES INCIDENTAL THERETO, TOGETHER WITH THE PERPETUAL RIGHT TO REMOVE BUILDINGS, STRUCTURES, TREES, BUSHES, UNDERGROWTH, FLOWERS, AND ANY OTHER OBSTRUCTIONS, INTERFERING WITH THE USE OF SAID EASEMENT AND RIGHT-OF-WAY BY GRANTEE, ITS SUCCESSORS OR ASSIGNS. TO HAVE AND TO HOLD SAID EASEMENT AND RIGHT-OF-WAY UNTO ITSELF AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER.

THE REAL PROPERTY REFERRED TO HEREINABOVE AND MADE SUBJECT TO SAID EASEMENT AND RIGHT-OF-WAY BY THIS GRANT IS SITUATED IN THE BUENA SANITATION DISTRICT, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS PARTICULARLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

THE GRANTOR MAY AT HIS OWN RISK USE THE SURFACE OF THE ABOVE DESCRIBED REAL PROPERTY IN A MANNER THAT WILL NOT INTERFERE WITH OR BE DETRIMENTAL TO THE USE OF SAID EASEMENT AND RIGHT-OF-WAY BY GRANTEE, ITS SUCCESSORS AND ASSIGNS, PROVIDED NO TREES SHALL BE PLANTED OR GROWN THEREON.

THE GRANTOR HEREBY COVENANTS AND AGREES FOR HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, THAT THERE SHALL NOT BE CONSTRUCTED OR MAINTAINED UPON THE ABOVE DESCRIBED REAL PROPERTY OR WITHIN SAID EASEMENT AND RIGHT-OF-WAY ANY BUILDING OR STRUCTURE OF ANY NATURE OR KIND THAT WILL INTERFERE WITH THE USE OF SAID EASEMENT, AND RIGHT-OF-WAY BY GRANTEE, ITS

1245

COLLINS/SNYDER
BUENA SEWER EASEMENT
PAGE TWO

SUCCESSORS OR ASSIGNS, OR THAT WILL INTERFERE WITH THE INGRESS OR EGRESS ALONG SAID EASEMENT BY SAID EASEMENT BY SAID GRANTEE, ITS SUCCESSORS OR ASSIGNS.

THE GRANTEE HEREBY COVENANTS AND AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS NOT TO FENCE THE ABOVE DESCRIBED REAL PROPERTY OR TO PREVENT THE GRANTOR, HIS SUCCESSORS OR ASSIGNS, FROM CROSSING OVER SAID REAL PROPERTY AND AGREES THAT THE GRANTOR, HIS HEIRS, SUCCESSORS, AND ASSIGNS MAY ENJOY THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY HEREIN DESCRIBED, SUBJECT TO THE CONDITIONS ABOVE STATED; AND THE GRANTEE HEREBY COVENANTS AND AGREES THAT AFTER THE INSTALLATION OF ANY PIPE LINE BY IT IN AN EXCAVATION MADE BY IT IN THE ABOVE DESCRIBED EASEMENT AND RIGHT-OF-WAY, IT WILL BACKFILL ANY SUCH EXCAVATION MADE BY IT SO AS TO FILL SAID EXCAVATION MADE AS NEARLY AS PRACTICAL TO THE LEVEL OF THE SURROUNDING GROUND, AND WILL REPLACE ANY OILED, ASPHALT OR CONCRETE SURFACE WITH LIKE MATERIAL AND WILL REPLACE ANY FENCE REMOVED FROM IT.

AS USED ABOVE, THE TERM "GRANTOR" SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR NUMBER, AND WORDS "HIMSELF" AND "HIS" SHALL INCLUDE THE FEMININE AND NEUTER GENDER, AS THE CASE MAY BE.

Steve E. Collins
OWNER, STEVE E. COLLINS

Anne W Collins
OWNER, ANNE W. COLLINS

Frank W Snyder
OWNER, FRANK W. SYNDER

1246

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } ss.

On 12/21/92 before me, JOHN MASSON,
personally appeared ANNE W. COLLINS, STEVE E. COLLINS,
FRANK W. SNYDER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature John Masson

JOHN MASSON
Comm. #961208
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires Mar. 24, 1995

(This area for official notarial seal)

ATORS

ONVEYED BY
COLLINS
ERTY; AND
TO THE
EBY
ENA
ON THEREOF

3008 (1-91) — (General) First American Title Company

SUCCESSORS OR ASSIGNS, OR THAT WILL INTERFERE WITH THE INGRESS OR EGRESS ALONG SAID EASEMENT BY SAID EASEMENT BY SAID GRANTEE, ITS SUCCESSORS OR ASSIGNS.

THE GRANTEE HEREBY COVENANTS AND AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS NOT TO FENCE THE ABOVE DESCRIBED REAL PROPERTY OR TO PREVENT THE GRANTOR, HIS SUCCESSORS OR ASSIGNS, FROM CROSSING OVER SAID REAL PROPERTY AND AGREES THAT THE GRANTOR, HIS HEIRS, SUCCESSORS, AND ASSIGNS MAY ENJOY THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY HEREIN DESCRIBED, SUBJECT TO THE CONDITIONS ABOVE STATED; AND THE GRANTEE HEREBY COVENANTS AND AGREES THAT AFTER THE INSTALLATION OF ANY PIPE LINE BY IT IN AN EXCAVATION MADE BY IT IN THE ABOVE DESCRIBED EASEMENT AND RIGHT-OF-WAY, IT WILL BACKFILL ANY SUCH EXCAVATION MADE BY IT SO AS TO FILL SAID EXCAVATION MADE AS EARLY AS PRACTICAL TO THE LEVEL OF THE SURROUNDING GROUND, AND WILL REPLACE ANY OILED, ASPHALT OR CONCRETE SURFACE WITH LIKE MATERIAL AND WILL REPLACE ANY FENCE REMOVED FROM IT.

AS USED ABOVE, THE TERM "GRANTOR" SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR NUMBER, AND WORDS "HIMSELF" AND "HIS" SHALL INCLUDE THE FEMININE AND NEUTER GENDER, AS THE CASE MAY BE.

Steve E. Collins
OWNER, STEVE E. COLLINS

Anne W. Collins
OWNER, ANNE W. COLLINS

Frank W. Snyder
OWNER, FRANK W. SYNDER

NOTE: MUST ATTACH A NOTARY ACKNOWLEDGMENT FOR ALL SIGNATORS

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY DEED OR GRANT DATED December 21, 1992 FROM STEVE E. COLLINS AND ANNE W. COLLINS, HUSBAND AND WIFE AS COMMUNITY PROPERTY; AND FRANK W. SNYDER, AN UNMARRIED MAN, AS TENANTS IN COMMON, TO THE BUENA SANITATION DISTRICT, A GOVERNMENTAL AGENCY IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BUENA SANITATION DISTRICT, AND THE GRANTEE CONSENTS RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

DATED: Dec 28, 1992

BY: Jo Seibert
JO SEIBERT, CLERK OF THE BOARD

1247

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 4 IN BLOCK "B" OF CHARLES VICTOR HALL TRACT UNIT NO. 2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2056, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 22, 1927, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHWESTERLY LINE THEREOF, NORTH 50°55'47" WEST, 302.47 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 5.00 FEET OF SAID LOT 4; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 36°28'27" EAST, 16.84 FEET; THENCE CONTINUING SOUTH 49°30'51" EAST, 302.09 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 31°29'39" WEST, 9.44 FEET TO THE POINT OF BEGINNING.

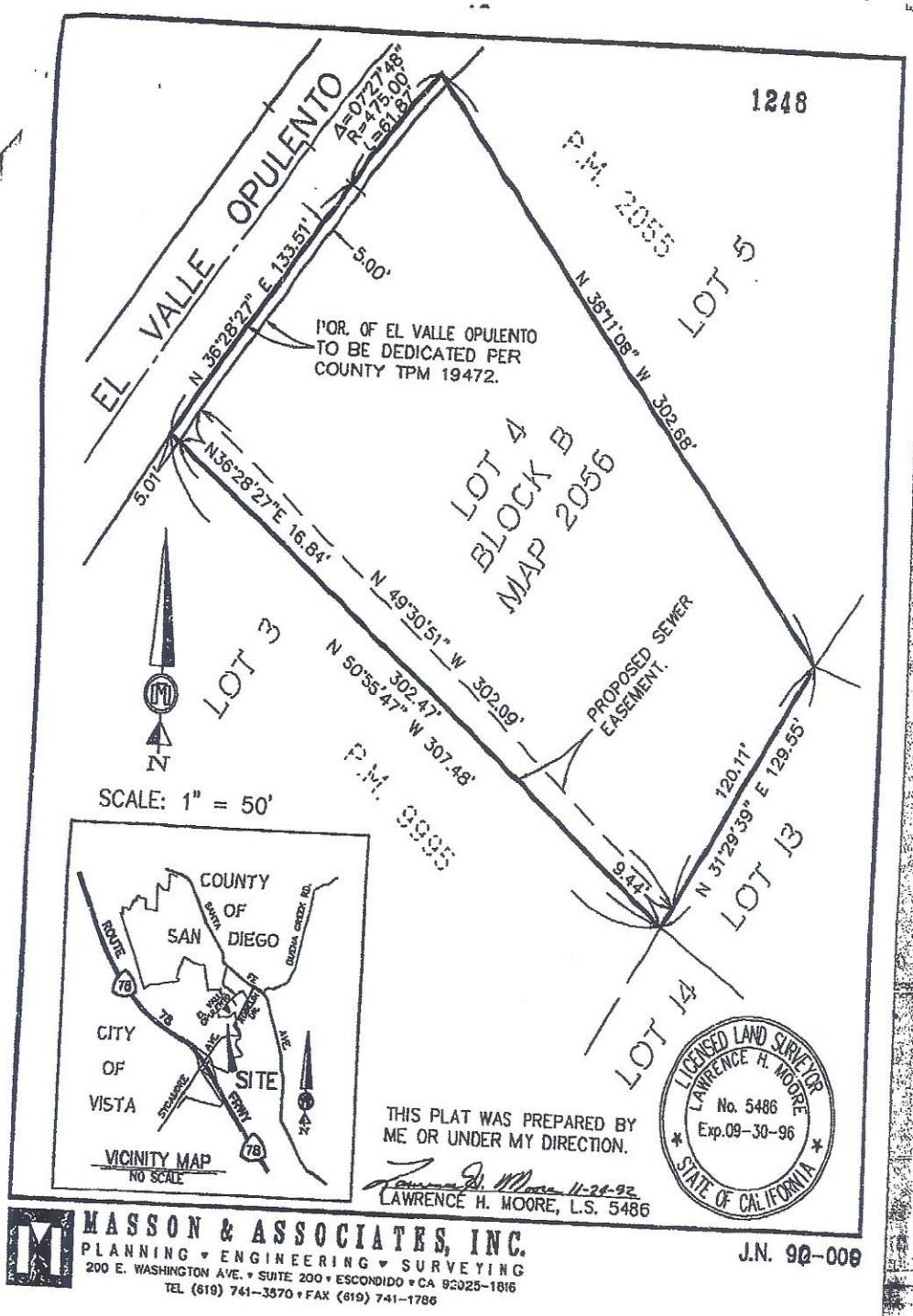
CONTAINING 3,953 SQUARE FEET OF LAND.

THIS LEGAL DESCRIPTION AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECTION.

Lawrence H. Moore 11-24-93

LAWRENCE H. MOORE, L.S. 5486
EXPIRES: 09/30/96

LICENSED LAND SURVEYOR
Lawrence Howard
Moore
No. 5486
STATE OF CALIFORNIA


EL VALLE OPULENTO
Δ=07°27'48"
R=475.00'
L=61.87'
1248
P.M. 2055
LOT 5
5.00'
N 36°28'27" E 133.51'
P'OR. OF EL VALLE OPULENTO TO BE DEDICATED PER COUNTY TPM 19472.
N 38°11'08" W 302.68'
5.01'
N36°28'27"E 16.84'
LOT 4
BLOCK B
MAP 2056
N 49°30'51" W 302.09'
PROPOSED SEWER EASEMENT.
LOT 3
N 50°55'47" W 307.48'
302.47'
P.M. 9995
120.11'
N 31°29'39" E 129.55'
9.44'
LOT 13
LOT 14
N
SCALE: 1" = 50'
COUNTY OF SAN DIEGO
SANTA
BUENA CREEK RD.
ROUTE 78
EL
CITY OF VISTA
SITE
VICINITY MAP
NO SCALE
THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION.
LAWRENCE H. MOORE, L.S. 5486
11-24-92
LICENSED LAND SURVEYOR
LAWRENCE H. MOORE
No. 5486
Exp.09-30-96
STATE OF CALIFORNIA
MASSON & ASSOCIATES, INC.
PLANNING • ENGINEERING • SURVEYING
200 E. WASHINGTON AVE. • SUITE 200 • ESCONDIDO • CA 92025-1816
TEL (619) 741-3570 • FAX (619) 741-1786
J.N. 90-009

1146

Easement for Sewer Lines and Appurtenances 52030-2

KNOW ALL MEN BY THESE PRESENTS: G. BURTON BUNGER and MARY S. BUNGER, husband and wife as joint tenants

the undersigned, hereinafter designated Grantor, owner of the hereinafter described lands, for and in consideration of - - - - - - - - - - - - - One - - - - - - - - - - - - - - - - - - dollars ($ 1.00) in hand paid by the hereinafter designated Grantee, or on its behalf, and other valuable consideration the receipt of which monetary and other consideration is hereby acknowledged, does hereby grant and convey to

BUENA SANITATION DISTRICT

herein designated Grantee, a perpetual easement and right of way upon, through, under, over and across the hereinafter described real property for the installation, construction, operation, maintenance, repair, replacement, and reconstruction of sewer pipe lines and/or mains, manholes, sewer lateral pipe lines, and all structures incidental thereto, together with the perpetual right to remove buildings, structures, trees, bushes, undergrowth, flowers, and any other obstructions interfering with the use of said easement and right of way by Grantee, its successors or assigns.

To have and to hold said easement and right of way unto itself and unto its successors and assigns forever.

The real property referred to hereinabove and made subject to said easement and right of way by this grant is situated in the County of San Diego, State of California, and is particularly described as follows:

All that portion of Lot 4 of Block B, of Charles Victor Hall Tract Unit No. 2, according to Map thereof No. 2056, filed in the office of the County Recorder of San Diego County September 22, 1927, lying Southwesterly of a line described as follows: BEGINNING at a point on the Southeasterly line of said Lot 4 distant thereon 5.00 feet Northeasterly from the Southeasterly corner thereof; thence Northwesterly in a straight line to a point in the Northwesterly line of said lot distant thereon 12.00 feet Northeasterly from the Southwesterly corner of said Lot 4.

AUG 23 1965

The Grantor may at his own risk use the surface of the above described real property in a manner that will not interfere with or be detrimental to the use of said easement and right of way by Grantee, its successors and assigns, provided no trees shall be planted or grown thereon. 1147

The Grantor hereby covenants and agrees for himself, his heirs, executors, administrators, successors and assigns, that there shall not be constructed or maintained upon the above described real property or within said easement and right of way any building or structure of any nature or kind that will interfere with the use of said easement and right of way by Grantee, its successors or assigns, or that will interfere with the ingress or egress along said easement by said Grantee, its successors or assigns.

The Grantee hereby covenants and agrees for itself, its successors and assigns, not to fence the above described real property or to prevent the Grantor, his successors or assigns, from crossing over said real property and agrees that the Grantor, his heirs, successors and assigns may enjoy the continued use of the surface of said real property herein described, subject to the conditions above stated; and the Grantee hereby covenants and agrees that after the installation of any pipe line by it in any excavation made by it in the above described easement and right of way it will backfill any such excavation made by it so as to fill said excavation as nearly as practicable to the level of the surrounding ground, and will replace any oiled, asphalt or concrete surface with like material and will replace any fence removed by it.

(As used above, the term "grantor" shall include the plural as well as the singular number and the words "himself" and "his" shall include the feminine and neuter gender as the case may be.)

Executed this 15 th day of April 19 65

Signed, sealed and delivered in the presence of

G. Burton Bunger (SEAL)
G. BURTON BUNGER

(SEAL)

Mary S. Bunger (SEAL)
MARY S. BUNGER

(SEAL)

(SEAL)

(SEAL)

As subscribing witness

STATE OF CALIFORNIA } ss.
County of San Diego }

On this 15th day of April in the year 1965 before me, R. B. JAMES, County Clerk and ex-officio Clerk of the Superior Court in and for said County, which is a court of record having a seal, personally appeared G. Burton Bunger and Mary S. Bunger

known to me to be the persons described in and whose names are subscribed to and who executed the annexed instrument, and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Court at my office in the County of San Diego, the day and year in this Certificate first above written.

R. B. JAMES,
County Clerk and ex-officio Clerk
of the Superior Court.

By Deputy

This is to certify that the interest in real property conveyed by the deed or grant dated April 15, 1965

from G. Burton and Mary S. Bunger

to the Buena Sanitation District

a political corporation and/or governmental agency, is hereby accepted by order of the Bd. of Directors of said district on 8/23/65

and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 8/23/65

HELEN KLECKNER, Clerk of said Board
and Clerk of the Board of Supervisors.

By

Clerk of the Board

No. 363080
BOARD OF SUPERVISORS
FILED
AUG 24 3 45 PM '65
COUNTY CLERK OF
BOARD OF SUPERVISORS

County Counsel

APPROVED AS TO FORM
THOMAS M. MORRIS, JR.
County Counsel

By

Recorder

FILE/PAGE NO 153880
RECORDED REQUEST OF
County Board of Supervisors
AUG 24 12 34 PM '65
SERIES 6 BOOK 1965
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER

NO FEE

COPY

1057

Easement for Sewer Lines and Appurtenances

52038-1,3&4 and D-1

KNOW ALL MEN BY THESE PRESENTS: FERNAND J. ZIESER and LUCY ZIESER, husband and wife as joint tenants

the undersigned, hereinafter designated Grantor, owner of the hereinafter described lands, for and in consideration of - - - - - - - - - - - - - - - One - - - - - - - - - - - dollars ($ 1.00) in hand paid by the hereinafter designated Grantee, or on its behalf, and other valuable consideration the receipt of which monetary and other consideration is hereby acknowledged, does hereby grant and convey to

BUENA SANITATION DISTRICT

herein designated Grantee, a perpetual easement and right of way upon, through, under, over and across the hereinafter described real property for the installation, construction, operation, maintenance, repair, replacement, and reconstruction of sewer pipe lines and/or mains, manholes, sewer lateral pipe lines, and all structures incidental thereto, together with the perpetual right to remove buildings, structures, trees, bushes, undergrowth, flowers, and any other obstructions interfering with the use of said easement and right of way by Grantee, its successors or assigns.

To have and to hold said easement and right of way unto itself and unto its successors and assigns forever.

The real property referred to hereinabove and made subject to said easement and right of way by this grant is situated in the County of San Diego, State of California, and is particularly described as follows:

PARCEL 1

The East 10.00 feet of Lot 1, Block 8 of Charles Victor Hall Tract Unit No. 2, according to Map thereof No. 2056, filed in the Office of the County Recorder of San Diego County, September 22, 1927. The Westerly line of said 10.00 foot strip of land to be lengthened so as to terminate Northerly in the Northeasterly line of said Lot 1.

PARCEL 2

The Northeasterly 5.00 feet of Lot 14, Block B of Charles Victor Hall Tract Unit No. 2, according to Map thereof No. 2056, filed in the Office of the County Recorder of San Diego County, September 22, 1927.

PARCEL 3

All that portion of Lots 1 and 3, Block B of Charles Victor Hall Tract Unit No. 2, according to Map thereof No. 2056, filed in the Office of the County Recorder of San Diego County, September 22, 1927, lying within a 10.00 foot strip of land lying 5.00 feet each side of a center line described as follows: Beginning at the corner common to Lots 1, 15 and 16 of said Block B; thence Westerly at right angles to the most Easterly line of said Lot 1, a distance of 5.00 feet to the TRUE POINT OF BEGINNING; thence North 62°21'12" West, 74.90 feet to the beginning of a tangent curve concave Northeasterly, having a radius of 294.34 feet; thence Northwesterly along said curve, a distance of 164.04 feet through a central angle of 31°55'54"; thence leaving said curve, North 30°25'18" West, 11.98 feet; thence North 45°46'09" East, 125.70 feet to the beginning of a tangent curve concave Northwesterly having a radius of 300.00 feet; thence Northeasterly along said curve a distance of 96.74 feet through a central angle of 18°28'34"; thence leaving said curve, North 27°17'35" East, 117.54 feet.

(OVER)

AUG 23 1965

OFFICIAL RECORDS, COUNTY OF SAN DIEGO, AUG 23 1965 RECORDER

OFFICIAL RECORDS COUNTY OF SAN DIEGO A. J. GRAY RECORDER

1058

PARCEL 4
All that portion of Lot 3, Block B of Charles Victor Hall Tract Unit No. 2, according to Map thereof No. 2056, filed in the Office of the County Recorder of San Diego County, September 22, 1927, lying Northeasterly of a line described as follows: Beginning at the most Easterly corner of said Lot 3; thence South 31°38' West along the Easterly line of said Lot, a distance of 5.87 feet to the TRUE POINT OF BEGINNING; thence North 48°56'15" West, 166.50 feet to an intersection with the Northeasterly line of said Lot 3.

The Grantor may at his own risk use the surface of the above described real property in a manner that will not interfere with or be detrimental to the use of said easement and right of way by Grantee, its successors and assigns, provided no trees shall be planted or grown thereon. 1059

The Grantor hereby covenants and agrees for himself, his heirs, executors, administrators, successors and assigns, that there shall not be constructed or maintained upon the above described real property or within said easement and right of way any building or structure of any nature or kind that will interfere with the use of said easement and right of way by Grantee, its successors or assigns, or that will interfere with the ingress or egress along said easement by said Grantee, its successors or assigns.

The Grantee hereby covenants and agrees for itself, its successors and assigns, not to fence the above described real property or to prevent the Grantor, his successors or assigns, from crossing over said real property and agrees that the Grantor, his heirs, successors and assigns may enjoy the continued use of the surface of said real property herein described, subject to the conditions above stated; and the Grantee hereby covenants and agrees that after the installation of any pipe line by it in any excavation made by it in the above described easement and right of way it will backfill any such excavation made by it so as to fill said excavation as nearly as practicable to the level of the surrounding ground, and will replace any oiled, asphalt or concrete surface with like material and will replace any fence removed by it.

(As used above, the term "grantor" shall include the plural as well as the singular number and the words "himself" and "his" shall include the feminine and neuter gender as the case may be.)

Executed this 3rd day of May, 19 65

Signed, sealed and delivered in the presence of

Walter C. Emmett
As subscribing witness

Fernand J. Zieser (SEAL)
FERNAND J. ZIESER

(SEAL)

(SEAL)
LUCY ZIESER

Lucy Zieser (SEAL)

(SEAL)

STATE OF CALIFORNIA }
County of San Diego } ss.

On this ..... day of ..... in the year 19....., before me, R. B. JAMES, County Clerk and ex-officio Clerk of the Superior Court in and for said County, which is a court of record having a seal, personally appeared .....

known to me to be the person.... described in and whose name..... subscribed to and who executed the annexed instrument, and acknowledged to me that .....he..... executed the same.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Court at my office in the County of San Diego, the day and year in this Certificate first above written.

R. B. JAMES.
County Clerk and ex-officio Clerk of the Superior Court.

By ..... Deputy

This is to certify that the interest in real property conveyed by the deed or grant dated May 3, 1965 from Fernand J. and Lucy Zieser to the Buena Sanitation District a political corporation and/or governmental agency, is hereby accepted by order of the Bd. of Directors of said district on 8-23-65 and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 8-23-65

HELEN KLECKNER, Clerk of said Board and Clerk of the Board of Supervisors.

By Marian Edwards

Clerk of the Board

DOC. NO. 363043
BOARD OF SUPERVISORS
FILED
AUG 4 3 29 PM '65
CLERK OF THE BOARD OF SUPERVISORS

County Counsel

APPROVED AS TO FORM:
[illegible] REES, JR.
County Counsel
By [illegible]
Deputy

Recorder

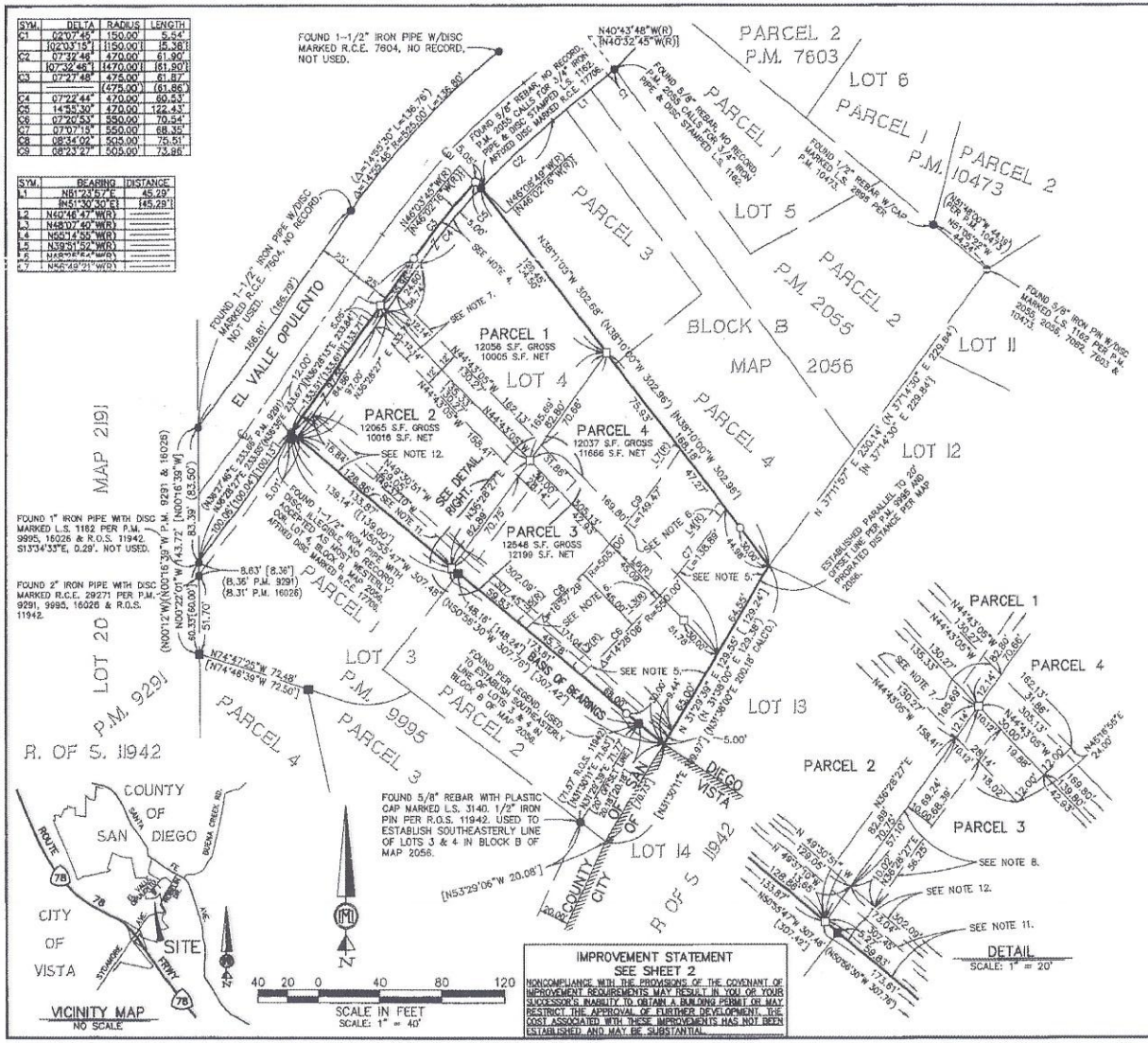
FILE/PAGE NO. 153842
RECORDED REQUEST OF
County Board of Supervisors
AUG 24 11 56 AM '65
SERIES 6 1965
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER

NO FEE

OFFICIAL RECORDS, COUNTY OF SAN DIEGO, A. S. GRAY, RECORDER

PARCEL MAP NO. 17362

SHEET 3 OF 4 SHEETS



SYM.	DELTA	RADIUS	LENGTH
C1	02°07'45"	150.00'	5.54'
	[02°03'15"]	[150.00']	[5.38']
C2	07°39'48"	470.00'	61.90'
	[07°32'48"]	[470.00']	[61.90']
C3	07°27'48"	475.00'	61.87'
		(475.00')	(61.86')
C4	07°22'44"	470.00'	60.53'
C5	14°55'30"	470.00'	122.43'
C6	07°20'53"	550.00'	70.54'
C7	07°07'15"	550.00'	68.35'
C8	08°34'02"	505.00'	75.51'
C9	08°23'27"	505.00'	73.96'

SYM.	BEARING	DISTANCE
L1	N81°23'57"E	45.29'
	[N51°30'30"E]	[45.29']
L2	N40°48'47"W(R)	
L3	N48°07'40"W(R)	
L4	N66°14'55"W(R)	
L5	N39°51'52"W(R)	
L6	N48°08'E&W(R)	
L7	N42°28'01"W(R)	

LEGEND

- ■ INDICATES FOUND 3/4" IRON PIPE W/ALUMINUM CAP MARKED R.C.E. 30958 PER PARCEL MAP NO. 9995.
- ● INDICATES FOUND MONUMENT AS NOTED HEREON.
- ○ INDICATES SET 2" x 24" IRON PIPE AND DISC MARKED R.C.E. 17706, UNLESS OTHERWISE NOTED HEREON.
- □ INDICATES SET 3/4" x 18" IRON PIPE AND ALUMINUM CAP STAMPED R.C.E. 17706.
- ( ) INDICATES RECORD DATA PER MAP NO. 2056, UNLESS OTHERWISE NOTED HEREON.
- [ ] INDICATES RECORD DATA PER PARCEL MAP NO. 9995.
- { } INDICATES RECORD DATA PER PARCEL MAP NO. 2055.
- (R) INDICATES RADIAL BEARING.
- S.F. INDICATES SQUARE FEET.
- ▨ INDICATES BOUNDARY CITY OF VISTA – COUNTY OF SAN DIEGO

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS A PORTION OF THE SOUTHWESTERLY LINE OF LOT 4, BLOCK B, MAP 2056, AS SHOWN ON PARCEL MAP NO. 9995 (I.E. NORTH 50°55'47" WEST).

NOTES

1. ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.
2. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.
3. ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED (100) SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED FOR BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401(n) OF THE SUBDIVISION ORDINANCE.
4. EASEMENT FOR PUBLIC ROADWAY PURPOSES TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY DEDICATED AND ACCEPTED HEREON.
5. FLOWAGE EASEMENT TO THE COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT DEDICATED AND ACCEPTED HEREON.
6. EASEMENT FOR OPEN SPACE PURPOSES TO THE COUNTY OF SAN DIEGO GRANTED AND ACCEPTED HEREON.
7. PROPOSED 24' WIDE PRIVATE ROAD AND UTILITY EASEMENT IN FAVOR OF PARCELS 1, 2, 3 AND 4.
8. PROPOSED 10' WIDE PRIVATE SEWER EASEMENT IN FAVOR OF PARCEL 4.
9. PRIVATE EASEMENT ROADS ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED MARCH 3, 1994 AS FILE/PAGE NO. 1994-0143427 OF O.R.
10. FUTURE STREET IMPROVEMENTS ARE COVERED BY A COVENANT GRANTED TO THE COUNTY OF SAN DIEGO BY DOCUMENT RECORDED MARCH 3, 1994 AS FILE/PAGE NO. 1994-0143392 OF O.R.
11. EXISTING SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOCUMENT RECORDED AUGUST 24, 1965 AS FILE NO. 153880 OF O.R.
12. EXISTING SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOCUMENT RECORDED JANUARY 4, 1993 AS DOCUMENT NO. 1993-0000382 OF O.R.
13. THE FOLLOWING EASEMENTS CONTAIN NO EXACT LOCATION AND CANNOT BE PLOTTED ON THIS MAP:
    A. VISTA IRRIGATION DISTRICT PIPELINE EASEMENT PER DOCUMENT RECORDED OCTOBER 6, 1925 IN BOOK 1125, PAGE 192 OF DEEDS.
    B. THE BANK OF ITALY NATIONAL TRUST AND SAVINGS ASSOCIATION PIPELINES, POWER LINES & POLE LINES EASEMENT PER DOCUMENT RECORDED MAY 9, 1930 IN BOOK 1756, PAGE 492 OF DEEDS.
    C. SAN DIEGO GAS AND ELECTRIC COMPANY ELECTRICAL TRANSMISSION & DISTRIBUTION EASEMENT PER DOCUMENT RECORDED OCTOBER 20, 1948 IN BOOK 2988, PAGE 398 OF O.R.

IMPROVEMENT STATEMENT
SEE SHEET 2
NONCOMPLIANCE WITH THE PROVISIONS OF THE COVENANT OF IMPROVEMENT REQUIREMENTS MAY RESULT IN YOU OR YOUR SUCCESSOR'S INABILITY TO OBTAIN A BUILDING PERMIT OR MAY RESTRICT THE APPROVAL OF FURTHER DEVELOPMENT. THE COST ASSOCIATED WITH THESE IMPROVEMENTS HAS NOT BEEN ESTABLISHED AND MAY BE SUBSTANTIAL.

MASSON & ASSOCIATES, INC.
PLANNING • ENGINEERING • SURVEYING
200 E. WASHINGTON AVE. • SUITE 200 • ESCONDIDO • CA 92025-1816
TEL (619) 741-3570 • FAX (619) 741-1788

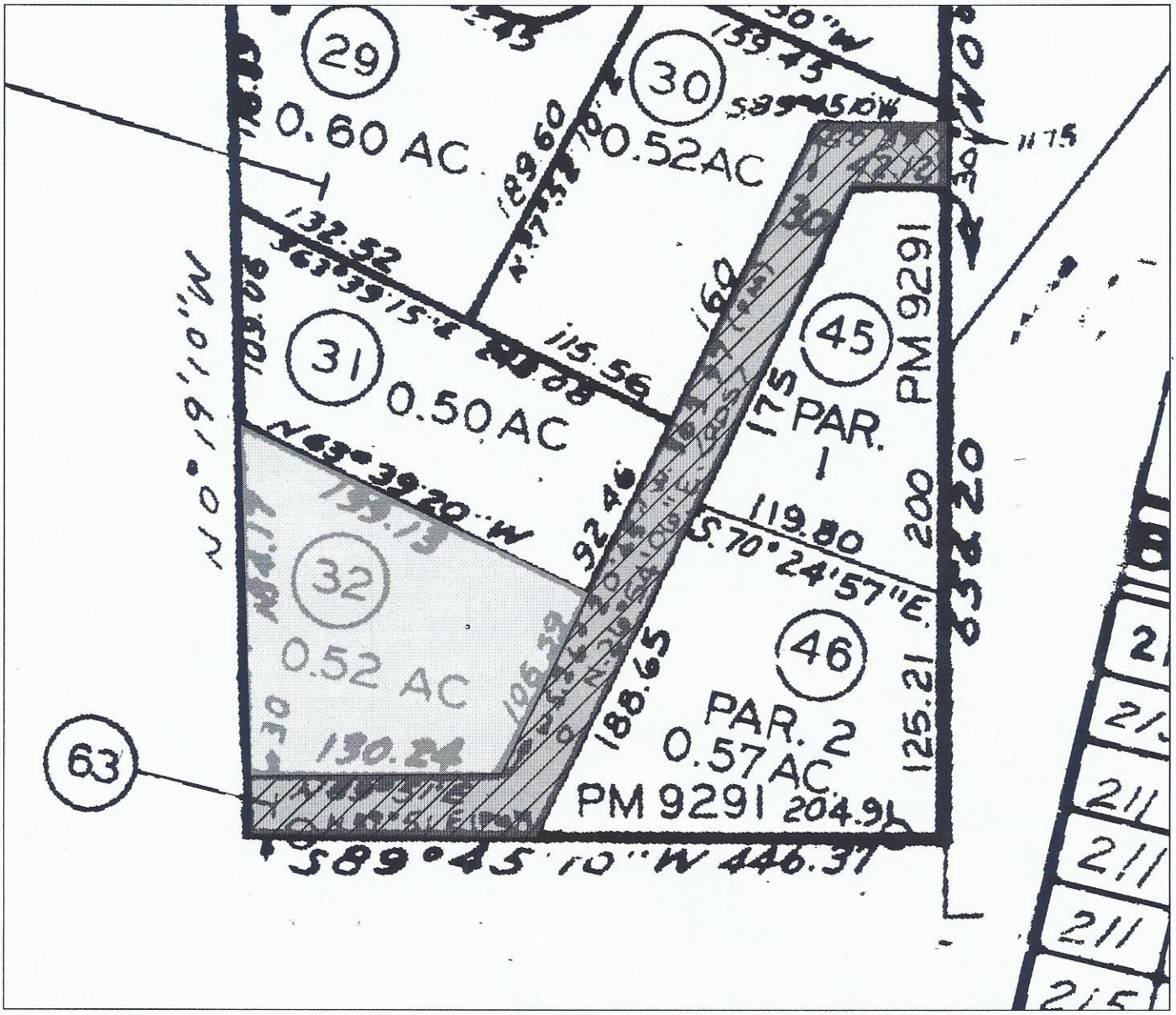
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GRADING PLAN L- NONE
CALIF. COORD. INDEX: 366-1701
COUNTY TPM 19472

2 - 247

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Standard Scale 1 :1

APN : 183-211-32-00 , 63-00



Legend

PARCEL 1 - Property In Question ,Fee

PARCEL 2 - Easement

PARCEL 3 - Property In Question ,Fee

Item No. 5 - Easement for Pipelines
In 10/24/1925 Bk 1115 Pg 403 of Deeds
The exact location of the easement cannot be determined and is not plottable

Item No. 6 - Easement for Road
In 11/14/1956 Bk 6342 Pg 176 of Official Records
Affects said portion as described in the document

Item No. 7 - Easement for Road
In 11/28/1973 Inst # 1973-329043 of Official Records
Affects said portion as described in the document

Item No. 8 - Easement for Public Utilities
In 02/05/1974 Inst # 1974-30110 of Official Records
The exact location of the easement cannot be determined and is not plottable

Item No. 10 - Easement for Private Road
In 11/29/1978 Inst # 1978-512133 of Official Records
Affects said portion as described in the document

Item No. 11 - Easement for Utilities
In 10/14/1980 Inst # 1980-338482, of Official Records Affects said portion as described in the document

Item No. 12 - Easement for Right Of Way
In 10/12/1988 Inst # 1988-519971 of Official Records
Affects said portion as described in the document

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Fidelity National Title Company
Coldwell Banker Residential

Title Order No. : 9922300651, Preliminary Report dated April 4, 2023	Drawing Date : 04/12/2023 - FNFI
Reference :	Assessor's Parcel No. : 183-211-32-00,63-00

I-11

From: Peggy de Winter
To: Oberbauer, Sean
Subject: [External] Response to proposed project: York Drive Senior Living in Vista, CA
Date: Monday, September 1, 2025 3:41:26 PM

In reviewing the proposed plan for new construction of York Drive Senior Living located southeast corner of the York Drive and South Santa Fe Avenue intersection, I have the following comments and concerns.

1. A very high four story highrise (46 - 54 feet tall) with 183 units to be located in a residential area is a considerable obstruction and very unattractive for residential homeowners who live near the site,especially for those who live on hills of which there are many. This is very unfair for residents that already pay a high price for housing and who chose to live in an urban/residential setting that may result in degradation of property value.

I-11-1

2. Despite your proposals to alleviate the already high traffic congestion on South Santa Fe Ave and the road that leads to getting onto Highway 78, there is little concern over safe access to nearby shopping center (University Drive) that seniors can readily walk to. Consideration needs to be included to construct sidewalks along nearby South Santa Fe East and Robelini Drive where it meets Sycamore. This will allow Seniors more independent access to shopping that promotes safety and convenience. This will alleviate the need to drive or resort to use of other kinds of transport. Traffic congestion has increased considerably in the area and is a definite concern.

I hope you take these concerns into consideration.

Sincerely,
Peggy de Winter
1750 South santa Fe Avenue,
Vista, Ca
pdwinter614@gmail.com

I-12

From: Ron Wootton
To: Oberbauer, Sean
Subject: [External] York Drive Senior Living
Date: Wednesday, August 20, 2025 11:27:19 AM

My residence is off of Buena Creek Rd and I have the Notice of Public Review for this project.

I don't object to the type of project itself but have some concern about the precedent setting nature of a four story building in this area. I-12-1

Does the environmental review consider this issue? It seems like it should as all the other multi family units in the area are in compliance with a 35' height zoning requirement . Any mitigations?

Please advise .

Ronald William Wootton, PLS

I-12

From: Ron Wootton
To: Oberbauer, Sean
Subject: Re: [External] York Drive Senior Living
Date: Tuesday, August 26, 2025 9:30:42 AM
Attachments: image001.png

Thanks Sean, I presumed you had mitigations conditions for the height itself.

Additionally my larger question is: Has the Initial Environmental Review considered the precedent setting nature of the proposed height? If so, what mitigation if any? I-12-1

BTW I am old and retired so these questions are so I can answer questions from my neighbors who ask me instead of you.

Regards,

Ronald William Wootton, PLS

I-13

Oberbauer, Sean

From: Sheila Stearns <onedrummergirl883@hotmail.com>
Sent: Wednesday, August 27, 2025 9:11 AM
To: Oberbauer, Sean
Subject: [External] Re: PDS2021-MUP-21-008 York Drive Senior Living

In Care Of: Sean Oberbauer,
To: Public Review Board,

I have lived in Vista my whole life, as a youth in a house right off crazy dangerous Buena Creek Road and after I graduated High School, I bought a lot and built the house I currently live in on York Dr. That was back in 1987. My family loves the neighborhood's farm/ county charm. Sure, there have been new homes built in the York Montgomery
"Valley" over the years and of course numerous ADUs have been going in, but no "Tracts" of cookie cutter homes or Pack-N-Stack low rise residences. (the Countys new favorite thing)
I've known for years that the Memory Care facility was planning on expanding; the three or four little houses were demo'd, concrete rubble was piled up and the construction fence surrounded it all. I'm sure all the neighbors knew this as well, but I can only hope they attended the meeting and looked at the whole scope of work. I am not against the care facility expanding. But what I am against is the magnitude of this horrific eyesore to our neighborhood!
Familiar with construction I did look at all the documents and plans for this project, and Frankly it belongs somewhere else. I-13-1

The traffic survey is, face it, a joke!!! Done in the middle of Covid with everyone working at home?! There are over 400 homes located in the York/ Montgomery "valley" (loop) with an average of 2 cars per each. So I know more cars pass through the intersection of York and S Santa Fe Ave. than survey shows.
York Dr. is also a short cut (thoroughfare) for those commuters trying to avoid the disaster of Buena Creek Rd. /Buena Creek Station and S Santa Fe Ave intersection causes 4 times an hour. If you think senior citizens are going to walk to the Sprinter station to take a train and or bus to get their groceries and cat food, you're all out of your mind! I don't think I could carry a bag of groceries that far and I'm not even 60 yet. How about a trip to a doctor's office located near Tri City Hospital? Using the NCDT route planner from Santa Fe Ave at York Dr it would take 1 hour with bus changes and or Sprinter/bus changes. It's a 16-minute drive in a car!

And the main reason I oppose this project- Why does this need to look like a Holiday Inn/ Marriot hotel??? FOUR STORIES!!! really?? This does not remotely blend in aesthetically

with MY neighborhood at all!! Nothing rural or "Country" about this design. What it the senior housing plan fails or goes bankrupt ?? THEN WHAT DOES IT BECOME?? Some riff-raff apartment complex next to million-dollar homes. No thank you! I-13

This is pure greed on the part of the developers, owners, share holders and tax collectors and it demonstrates a lack of forethought and consideration of the surrounding residences of York and Montgomery Dr. I-13-1

NO ON THIS PROJECT

Thank you,
Sheila Stearns
1627 York Dr.

I-14

From: tcrowder@cox.net
To: Oberbauer, Sean
Subject: [External] Subject: RE: PDS2021-MUP-21-008 York Drive Senior Living
Date: Thursday, August 28, 2025 9:20:27 AM

Dear Mr. Oberbauer,

In concept, we have no issue with the project. Our concerns are the size of the project in terms of the height. I can appreciate the developers' attempt to maximize their return on investment and therefore shoot for the moon on the number of units in the project by maximizing the height.

Four stories are not appropriate for what is currently zoned Rural Residential, and within a neighborhood consisting of one and two-story single-family residences. Ideally the height of this project should be limited to two stories as even three stories hardly seem appropriate. This is not a downtown metropolis that supports this proposed rezoning and structure height.

I-14-1

Is it appropriate to allow a developer to purchase, demolish single family residences that are currently limited to ½ acre or more parcel sizes, change the zoning to allow for the combining of the parcels, so they can build a four-story structure that is not cohesive with the neighborhoods?

Approval of this project would be setting a reckless precedent.

We appreciate you considering our concerns.

Tim and Darlene Crowder
1625 York Drive, Vista, CA

County of San Diego, Planning & Development Services
Project Planning Division

Memorandum

TO: File

FROM: Sean Oberbauer, Project Manager

SUBJECT: Response to Comments; York Drive Senior Living; PDS2021-MUP-21-008; PDS2021-CC-21-0120; LOG NO. PDS2021-ER-21-08-008; SCH Number 2025080638

DATE: May 8, 2026

The following are staff's responses to comments received during the public review period for the Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) originally dated July 31, 2025. The document was released for public review from July 31, 2025 to September 2, 2025, and 16 comment letters were received during that time. The comments and responses to comments will be provided to any future decision-maker. The County of San Diego appreciates all commenters for taking the time to comment and participate in the processing of the permit application.

O-1. Response to comments received from Katie Persons, Director of Service Planning, North County Transit District, August 10, 2023

O-1-1. Although the comment is dated prior to the public review period of the Mitigated Negative Declaration (MND), County staff met with North County Transit District (NCTD) and received a request to accept the previous comment letter dated August 10, 2023 as a formal comment on the MND. The comment includes requests and notification reminders from NCTD for permitting requirements of the project. Specifically, NCTD requests that any construction within NCTD right-of-way shall require an encroachment permit from NCTD, construction and replacement of an existing bus stop with a shelter at the Route 305 bus stop, repainting of an existing crosswalk at South Santa Fe Avenue and York Drive, construction notification requirements to NCTD, and transit-oriented design recommendations. Based on ongoing coordination with NCTD, the project is conditioned to implement all requests including an encroachment permit for construction within NCTD right-of-way, construction of a shelter at the existing adjacent bus stop on South Santa Fe Avenue, and repainting of South Santa Fe Avenue. The project also requires widening of York Drive as well as sidewalks and a stop sign at the project entrance which will facilitate safe pedestrian access along the project frontage. Additionally, it should be noted that the County of San Diego Department of Public Works (DPW) is currently in the process of installing additional direction signage along South Santa Fe Avenue to assist drivers approaching the intersection near York Drive and South Santa Fe Avenue based

on ongoing coordination with NCTD. No changes to the CEQA document were required as a result of this comment.

O-2. Response to comments received from Jim Royle, San Diego Archaeological Society, Inc., August 12, 2025:

O-2-1. The comment letter states that the San Diego Archaeological Society concurs with the mitigation measures required for the project. No changes were made to the environmental documentation as a result of the comment.

I-1 through I-6. Response to comments received from:

Label	***Commenter***	***Date of Comment***
I-1	John Franklin	8/28/2025
I-2	Carolina Salinas	8/8/2025
I-3	Dolores Mendoza	8/7/2025
I-4	Jim Mcaleer	8/7/2025
I-5	Leo Lopez	8/7/2025
I-6	Peter and Kris Olah	8/7/2025

I-1 – I-6:

The comments received from the individuals listed in the previous table consist of general support or supportive comments for the project. No changes to the CEQA document were required as a result of the comments.

I-7. Response to comments received from Beth Orlando, August 11, 2025

I-7-1. The comment includes concerns with the project related to access, traffic, road improvements, height of the structure, and permitting requirements of the project.

The entrance to the project is proposed at the intersection of York Drive and Montgomery Drive. A four-way stop is proposed at the project entrance which is located away from the commenter's driveway. The project driveway includes two 24-foot access entry points divided by a median. The stop sign at the project entrance and on-site entrance with a median is designed to facilitate movement of vehicles near the project entrance by creating a controlled intersection.

The project is located approximately a quarter of a mile away from the Buena Creek Sprinter station and is in a Transit Priority Area. A Transit Priority Area is a region within one-half mile of a major transit stop such as the Buena Creek Sprinter Station. The project is also located adjacent to the intersection of York Drive and South Santa Fe Avenue where NCTD tracks cross the intersection. In accordance with CEQA and the County of San Diego Transportation Study Guide, projects within a half of a mile of an existing major transit stop are considered to have a less than significant impact related to transportation and Vehicle Miles Traveled (VMT). Operations of the Project were evaluated in a Traffic Study using Level of

Service (LOS) to categorize operating conditions associated with an intersection or segment in the Project vicinity. The Traffic Study concluded that the Project would generate 643 Average Daily Trips (ADT) and all intersections evaluated by the analysis will operate at an acceptable LOS with specific improvements required for the Project and operating characteristics of the project. The project includes the following conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services for residents of the site
- Widening of York Drive and extending a left-turn lane resulting in additional space for drivers looking to make a left-turn at the train crossing intersection
- NCTD bus stop improvements and re-striping of the crosswalks at the intersection of York Drive/South Santa Fe Avenue
- Stop sign at the entrance of the project at the intersection of York Drive and Montgomery Drive
- Controlled access gate and median at the entrance of the project to allow vehicles to stay on-site and prevent queuing on to York Drive

The 24-foot access entry points will be fire lanes and not allow parking. The project includes a gate set back by approximately 75 feet from York Drive which provides storage for a minimum of three vehicles. The queuing analysis in the TIA is conservative and assumes only one vehicle enters at each cycle of the gate.

The widening of York Drive requires dedication of County public right-of-way on the project frontage on land owned by the applicant and not on the commenter's property. The widening of York Drive will allow for restriping of York Drive to accommodate a longer left turn lane. No dedication or road improvements are required on the commenter's property.

The commenter states that the building for the project will result in views looking into the commenter's property and windows and loss of privacy. Private views are not considered to be impacts in accordance with CEQA if the views are not tied to visual resources as defined by CEQA such as Scenic Highways. Impacts to visual resources are evaluated in the Mitigated Negative Declaration, Initial Study, and Visual Impact Resources Report prepared for the project.

The permits required for processing of the project include a Major Use Permit and a Certificate of Compliance for merging of lots. In accordance with Sections 1265 and 2180 through 2185 of the Zoning Ordinance, the proposed senior residential development is defined as "Group Residential" which is permitted within the Rural Residential (RR) zone upon approval of a Major Use Permit. The project includes a request for an exception from the height regulations of the Zoning Ordinance upon approval of a Major Use Permit in accordance with Section 4620(g) of the Zoning Ordinance. Major Use Permit findings have been prepared and are attached to the Planning Commission Report associated with the project.

Public notices have been sent to surrounding property owners at the time of initial application of the project. Three prior community meetings have been conducted by the applicant as well as County staff in order to obtain comments and feedback of the project as well as information community members regarding the permitting for the project. Additionally, public notices have been sent out to surrounding property owners within a radius of 1,500 feet during public review of the CEQA document for the project in addition and prior to a Planning Commission hearing. The decision-maker of a Major Use Permit is the County of San Diego Planning Commission Hearing which typically occur monthly at 9 AM on a Friday. The public is able to participate and comment on the project at the hearing and all comments received during public review of the CEQA document are transmitted to the Planning Commission.

No changes to the CEQA document were made as a result of the comment.

I-8. Response to comments received from Chris Garcia, September 1, 2025

I-8-1. The comments include general support for 62+ senior housing while also noting concerns specifically focused on traffic and access.

Traffic Study: Traffic counts utilized in the transportation study were conducted in June 2021. At this time San Diego County was still operating with some restrictions on businesses and activities and businesses were open with capacity limits and K-12 and college instruction was still mainly online or hybrid. As described in the Transportation Impact Analysis (TIA) (Section 5.2), the analysis accounted for irregular traffic levels by comparing average daily traffic (ADT) levels from May 2021 (the last full month of data before traffic counts were conducted) to May 2019, pre-COVID. According to the data, local traffic volumes were 5% below May 2019 levels as of May 2021. The applicant's traffic consultant applied a 10% growth factor to all 2021 counts in the traffic study. The project analyzed peak hour traffic in accordance with the adopted Transportation Study Guidelines. Additionally, traffic counts were taken at S. Santa Fe Avenue / York Drive and S. Santa Fe Avenue / Robelini Drive during September 2025 to validate the volumes used in the TIA. The observed traffic volumes in September 2025 were generally less than the "Opening Year" traffic volumes used in the TIA. Only at S. Santa Fe Avenue / York Drive during the AM peak hour were the counted traffic volumes slightly higher. This difference would not materially affect the results of the traffic study.

The table below summarizes the comparison of peak hour intersection volumes and the count sheets are attached as a reference to the Response to Comments.

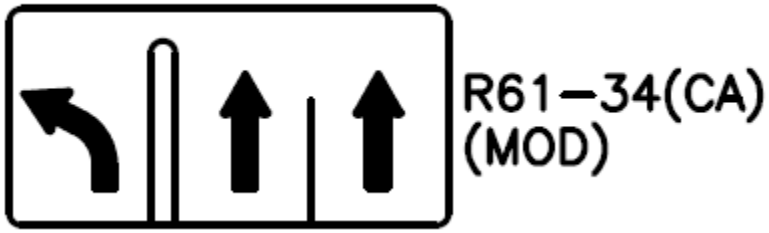
Comparison of Traffic Volumes Entering Intersection
2025 Traffic County vs Traffic Study "Opening Year"

Intersection	***AM Peak Hour***	***PM Peak Hour***
S. Santa Fe Ave / York Drive	+13%	-21%
S. Santa Fe Ave / Robelini Drive	-20%	-30%

Queuing Analysis: The project driveway and access includes two 24-foot access entry points divided by a median. The project will install a stop sign at the intersection of Montgomery Drive and York Drive resulting in an all-way stop intersection. The 24-foot access entry points will be fire lanes and not allow parking. The project includes a gate set back by approximately 75 feet from York Drive which provides storage for a minimum of three vehicles. The queuing analysis in the TIA is conservative and assumes only one vehicle enters at each cycle of the gate. The frequency of emergency vehicles are not typical operations of the project even if they are higher than a market rate residential development and would not alter the results of the queue. The entrance of the project will include a Knox Box and override switch for emergency vehicles to open the access gate in an emergency and enter the project site.

York Drive/South Santa Fe Intersection: The County of San Diego Department of Public Works (DPW) is currently in the process of installing additional direction signage along South Santa Fe Avenue to assist drivers approaching the intersection. The identification signage has been prepared upon coordination with NCTD. The project is conditioned to complete additional signage along South Santa Fe Avenue in the event that the DPW signage is not completed by the time construction permits for the Project move forward. Sample signage is included for reference below:

Sample Identification Signage:



NCTD Coordination: The project has been designed based on coordination with NCTD. The TIA prepared for the project took into account the presence of the railroad crossing as well as the reduction in capacity of roads due to operations of the railroad crossing.

On-site Bicycle Storage and On-street Bike Facilities: The project will require installation of bicycle racks during the building permit process in accordance with building code requirements. It should be noted that it is not anticipated that the project will generate a substantial number of bike users. The portion of York Drive along the project frontage is not identified as a bike route on the Bicycle Transportation Plan. As previously discussed, the project is conditioned for widening along the project frontage of York Drive and DPW is currently in the process of installing additional direction signage along South Santa Fe Avenue to assist drivers approaching the intersection and improve safety of pedestrians and bikers in the area.

Inland Rail Trail: As previously stated, the County of San Diego Department of Public Works (DPW) is currently in the process of installing additional direction signage along South Santa Fe Avenue to assist drivers approaching the intersection which would reduce potential driving on to trail areas. The identification signage has been prepared upon coordination with NCTD. The project is conditioned to complete additional signage along South Santa Fe Avenue in the event that the DPW signage is not completed by the time construction permits for the Project move forward. Additionally, the County of San Diego have coordinated with NCTD and applicable fire departments and placement of bollards along the Inland Rail Trail entrances are not recommended at this time as they can prevent access of emergency vehicles or emergency personnel to the trails.

Conclusion: The comment states that the area contains many existing traffic issues that are not a result of the project and the project should include measures and design considerations to address traffic. The project is located approximately a quarter of a mile away from the Buena Creek Sprinter station and is in a Transit Priority Area. A Transit Priority Area is a region within one-half mile of a major transit stop such as the Buena Creek Sprinter Station. The project is also located adjacent to the intersection of York Drive and South Santa Fe Avenue where NCTD tracks cross the intersection. In accordance with CEQA and the County of San Diego Transportation Study Guide, projects within a half of a mile of an existing major transit stop are considered to have a less than significant impact related to transportation and Vehicle Miles Traveled (VMT). Operations of the Project were evaluated in a Traffic Study using Level of Service (LOS) to categorize operating conditions associated with an intersection or segment in the Project vicinity. The Traffic Study concluded that the Project would generate 643 Average Daily Trips (ADT) and all intersections evaluated by the analysis will operate at an acceptable LOS with specific improvements required for the Project and operating characteristics of the project. The project includes the following

conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services for residents of the site
- Widening of York Drive and extending a left-turn lane resulting in additional space for drivers looking to make a left-turn at the train crossing intersection
- NCTD bus stop improvements and re-striping of the crosswalks at the intersection of York Drive/South Santa Fe Avenue
- Stop sign at the entrance of the project at the intersection of York Drive and Montgomery Drive
- Controlled access gate and median at the entrance of the project to allow vehicles to stay on-site and prevent queuing on to York Drive

No changes to the CEQA document were made as a result of the comment.

I-9. Response to comments received from Christina Collins, August 5, 2025

I-9-1. The comment includes concerns regarding traffic and off-site pedestrian access improvements along Robelini Drive.

The project analysis and County regulations result in frontage improvements for the project along York Drive. The sidewalk improvements identified by the commenter are located off-site. Staff evaluated sidewalk improvements near South Santa Fe and Robelini. Inadequate road right-of-way and physical obstructions prevent the ability from construction sidewalks along portions of South Santa Fe and Robelini at this time. It should be noted that the Department of Public Works Capital Improvement Plan team (DPW CIP) is in the process of acquiring adequate right-of-way in order to allow for re-alignment of Buena Creek Road leading into Robelini. The project includes shuttle services in order to assist with transportation of residents living in the development. The project will also result in improvements to existing bus stops through the installation of a shade shelter. Additionally, the project includes a common kitchen and amenities that will reduce the need and demand for residents to go off-site to purchase goods and materials from nearby commercial uses. Comments and feedback from community members have been coordinated with the DPW CIP team in order to provide feedback on ongoing County-initiated projects. Please note that speed bumps are typically not a recommended design feature along County-maintained Roads and Roads identified in the Mobility Element of the General Plan. In addition, local fire districts typically request limiting use of speed bumps as speed bumps reduce response time for firefighters responding to emergencies in fire trucks.

The project is located approximately a quarter of a mile away from the Buena Creek Sprinter station and is in a Transit Priority Area. A Transit Priority Area is a region within one-half mile of a major transit stop such as the Buena Creek Sprinter Station. The project is also located adjacent to the intersection of York Drive and South Santa Fe Avenue where NCTD tracks cross the intersection. In accordance

with CEQA and the County of San Diego Transportation Study Guide, projects within a half of a mile of an existing major transit stop are considered to have a less than significant impact related to transportation and Vehicle Miles Traveled (VMT). Operations of the Project were evaluated in a Traffic Study using Level of Service (LOS) to categorize operating conditions associated with an intersection or segment in the Project vicinity. The Traffic Study concluded that the Project would generate 643 Average Daily Trips (ADT) and all intersections evaluated by the analysis will operate at an acceptable LOS with specific improvements required for the Project and operating characteristics of the project. The project includes the following conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services for residents of the site
- Widening of York Drive and extending a left-turn lane resulting in additional space for drivers looking to make a left-turn at the train crossing intersection
- NCTD bus stop improvements and re-striping of the crosswalks at the intersection of York Drive/South Santa Fe Avenue
- Stop sign at the entrance of the project at the intersection of York Drive and Montgomery Drive
- Controlled access gate and median at the entrance of the project to allow vehicles to stay on-site and prevent queuing on to York Drive

No changes to the CEQA document were made as a result of the comment.

I-10. Response to comments received from Kimry Wells, August 19, 2025

I-10-1. The comment includes concerns and opposition related to the offsite sewer improvements for the project and proximity to homes, traffic along Robelini Drive, and floodplain/floodway impacts. The commenter has also provided exhibits and easement documentation related to the offsite sewer improvements. The commenter's concerns and documents have been provided to the Buena Sanitation District (BSD) in order to assist with coordinating reviews and addressing comments related to the off-site sewer improvements associated with the project. Following public review of the CEQA document, County staff has coordinated with the BSD to evaluate the offsite sewer improvements and potential permitting requirements through BSD. Additionally, the project description has been revised to clarify that the offsite sewer improvements will be conducted in conformance with the 2025 City of Vista Comprehensive Sewer Master Plan and result in replacing lines in place up to 18 inches.

The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 8 to 10-inch sewer lines to 18-inch sewer lines within existing easements. Consistent with the City of Vista and BSD Sewer Master Plan, the project is conditioned to implement necessary measures during Final Engineering to address the sewer improvements proximity to nearby residences, floodways, floodplains, and a creek. The alternative routes and easement documentation have been reviewed by County staff and BSD. Additionally, County staff and the BSD

have met with the commenter to discuss the alternative route options. The permitting of offsite sewer improvements would be through BSD. At this time and based on coordination with BSD, the alternative routes for sewer improvements as proposed by the commenter are not consistent with the BSD Sewer Master Plan. The improvements cannot be re-directed to an alternative route at this time as any alternative route would require acquisition of additional easements, funding, grading, and environmental permits. Additionally, any alternative route would not eliminate the need to maintain the sewer lines and manholes between the homes where the offsite sewer improvements are proposed. Regardless of approval of the York Drive Senior Living project, the BSD intends to complete the sewer upsizing improvements as outlined in the 2025 BSD Sewer Master Plan. The commenter has been provided contact information for BSD as the offsite sewer improvements will require coordination and permitting with BSD.

The commenter can view existing sewer lines in the area using the City of Vista GIS site as well as the 2025 BSD Sewer Master Plan at the following links below.

Vista GIS:
https://www.vista.gov/departments/gis-city-maps/gis-pdf-maps/sewer-atlas

Sewer Master Plan:
https://www.vista.gov/departments/engineering/construction-projects/sewer

The commenter's concerns are associated with the age of the traffic analysis as well as concerns regarding traffic near Robelini Drive. Additionally, the commenter states that Robelini Drive has a Level of Service of F when it was rated for the North County Square Development in the 1990s. The commenter is aware of the in-process DPW CIP project to re-align Buena Creek Road. DPW CIP is currently in the process of obtaining adequate County right-of-way in order to complete the realignment.

The Level of Service of F by the commenter is stated as being referenced from a 1990s development and CEQA document. Due to the assumed age of the CEQA document and traffic studies conducted for the project in the jurisdiction of the City of Vista, the Level of Service of F cannot be used as a reference point without reviewing applicable documents. Additionally, there have been many road improvements and additional projects in the area that may have changed the Level of Service references. Lastly, the Level of Service of F may have been addressed through implementation of road improvements by the North County Square Development.

Traffic counts utilized in the transportation study were conducted in June 2021. At this time San Diego County was still operating with some restrictions on businesses and activities and businesses were open with capacity limits and K-12 and college instruction was still mainly online or hybrid. As described in the

Transportation Impact Analysis (TIA) (Section 5.2), the analysis accounted for irregular traffic levels by comparing average daily traffic (ADT) levels from May 2021 (the last full month of data before traffic counts were conducted) to May 2019, pre-COVID. According to the data, local traffic volumes were 5% below May 2019 levels as of May 2021. The applicant's traffic consultant applied a 10% growth factor to all 2021 counts in the traffic study.

Following public review of the CEQA document, the applicant's traffic consultant conducted new counts in September of 2025 to confirm the findings of the original Traffic Impact Analysis.

Additionally, traffic counts were taken at S. Santa Fe Avenue / York Drive and S. Santa Fe Avenue / Robelini Drive during September 2025 to validate the volumes used in the TIA. The observed traffic volumes in September 2025 were generally less than the "Opening Year" traffic volumes used in the TIA. Only at S. Santa Fe Avenue / York Drive during the AM peak hour were the counted traffic volumes slightly higher. This difference would not materially affect the results of the traffic study. The table below summarizes the comparison of peak hour intersection volumes and the count sheets are attached as a reference to the Response to Comments.

Comparison of Traffic Volumes Entering Intersection
2025 Traffic County vs Traffic Study "Opening Year"

Intersection	***AM Peak Hour***	***PM Peak Hour***
S. Santa Fe Ave / York Drive	+13%	-21%
S. Santa Fe Ave / Robelini Drive	-20%	-30%

The project is located approximately a quarter of a mile away from the Buena Creek Sprinter station and is in a Transit Priority Area. A Transit Priority Area is a region within one-half mile of a major transit stop such as the Buena Creek Sprinter Station. The project is also located adjacent to the intersection of York Drive and South Santa Fe Avenue where NCTD tracks cross the intersection. In accordance with CEQA and the County of San Diego Transportation Study Guide, projects within a half of a mile of an existing major transit stop are considered to have a less than significant impact related to transportation and Vehicle Miles Traveled (VMT). Operations of the Project were evaluated in a Traffic Study using Level of Service (LOS) to categorize operating conditions associated with an intersection or segment in the Project vicinity. The Traffic Study concluded that the Project would generate 643 Average Daily Trips (ADT) and all intersections evaluated by the analysis will operate at an acceptable LOS with specific improvements required for the Project and operating characteristics of the project. The project includes the

following conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services for residents of the site
- Widening of York Drive and extending a left-turn lane resulting in additional space for drivers looking to make a left-turn at the train crossing intersection
- NCTD bus stop improvements and re-striping of the crosswalks at the intersection of York Drive/South Santa Fe Avenue
- Stop sign at the entrance of the project at the intersection of York Drive and Montgomery Drive
- Controlled access gate and median at the entrance of the project to allow vehicles to stay on-site and prevent queuing on to York Drive

The commenter's concerns focus on floodway zones and requirements for existing developments known as Valvoline and North County Square that are in the jurisdiction of the City of Vista. The effective AE Flood Zone is indicated on FEMA Flood Insurance Rate Map (FIRM) map panel #0787H. Any changes to the effective FEMA map requires coordination and approval with FEMA. The North County Square and Valvoline projects are located within the jurisdiction of the City of Vista. In the event that the construction level drawings and engineering design of the sewer improvements encroach within the effective floodway or floodplain, the project is required to comply with all FEMA regulations prior to construction.

No changes to the CEQA document were made as a result of the comment. Separate from the formal Responses to Comments on the MND and CEQA document, correspondence received from the project applicant as well as the commenter related to offsite sewer improvements are attached to the Planning Commission Hearing Report.

I-11. Response to comments received from Peggy de Winter, September 1, 2025

I-11-1. The comment includes concerns regarding the height and views of the project as well as pedestrian access and traffic related to off-site commercial uses.

Property value impacts are not an issue required to be addressed in accordance with CEQA. However, it should be noted that the project includes landscaping and redevelopment of a site. The project has been reviewed for potential impacts related to height and number of stories as detailed in the Mitigated Negative Declaration, Initial Study, and Visual Impact Report prepared for the project.

The project site is not located near a Scenic Highway identified in the County of San Diego General Plan or a Resource Conservation Area that is associated with visual resources or a scenic vista. The project would include grading of the site and would result in a finished pad that would be approximately 8 to 18 feet below the existing grade of adjacent roadway such as York Drive and residences northwest of the project site. The project is designed to be earth-tone colors with

architectural design features and landscape screening to provide visual relief of the project. Additionally, the project includes planting of mature landscaping with large box sizes of landscaping proposed along the frontage of York Drive in order to provide visual relief and screening. Due to the project location away from Scenic Highways or Scenic Vistas, placement of the project on a pad lower than adjacent roadways, mature landscaping, and architectural design features of the project, the project will not have a significant impact on the environment related to aesthetics and visual resources as detailed in the Mitigated Negative Declaration, Initial Study, and Visual Impact Report. The project includes a request for an exception from the height regulations of the Zoning Ordinance upon approval of a Major Use Permit in accordance with Section 4620(g) of the Zoning Ordinance. Major Use Permit findings have been prepared and are attached to the Planning Commission Report associated with the project. Major Use Permit findings require evaluation of items such as design and height based on specific characteristics of a project as well as the project site.

The project analysis and County regulations result in frontage improvements for the project along York Drive. The sidewalk improvements identified by the commenter are located off-site. Staff evaluated sidewalk improvements near South Santa Fe and Robelini. Inadequate road right-of-way and physical obstructions prevent the ability from construction sidewalks along portions of South Santa Fe and Robelini near the commenter's identified intersection at this time. It should be noted that the Department of Public Works Capital Improvement Plan team (DPW CIP) is in the process of acquiring adequate right-of-way in order to allow for re-alignment of Buena Creek Road leading into Robelini. The project includes shuttle services in order to assist with transportation of residents living in the development. The project will also result in improvements to existing bus stops through the installation of a shade shelter. Additionally, the project includes a common kitchen and amenities that will reduce the need and demand for residents to go off-site to purchase goods and materials from nearby commercial uses. Comments and feedback from community members have been coordinated with the DPW CIP team in order to provide feedback on ongoing County-initiated projects.

The project is located approximately a quarter of a mile away from the Buena Creek Sprinter station and is in a Transit Priority Area. A Transit Priority Area is a region within one-half mile of a major transit stop such as the Buena Creek Sprinter Station. The project is also located adjacent to the intersection of York Drive and South Santa Fe Avenue where NCTD tracks cross the intersection. In accordance with CEQA and the County of San Diego Transportation Study Guide, projects within a half of a mile of an existing major transit stop are considered to have a less than significant impact related to transportation and Vehicle Miles Traveled (VMT). Operations of the Project were evaluated in a Traffic Study using Level of Service (LOS) to categorize operating conditions associated with an intersection or segment in the Project vicinity. The Traffic Study concluded that the Project would generate 643 Average Daily Trips (ADT) and all intersections evaluated by

the analysis will operate at an acceptable LOS with specific improvements required for the Project and operating characteristics of the project. The project includes the following conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services for residents of the site
- Widening of York Drive and extending a left-turn lane resulting in additional space for drivers looking to make a left-turn at the train crossing intersection
- NCTD bus stop improvements and re-striping of the crosswalks at the intersection of York Drive/South Santa Fe Avenue
- Stop sign at the entrance of the project at the intersection of York Drive and Montgomery Drive
- Controlled access gate and median at the entrance of the project to allow vehicles to stay on-site and prevent queuing on to York Drive

No changes to the CEQA document were made as a result of the comment.

I-12. Response to comments received from Ronald William Wootton, August 20, 2025 and August 26, 2025.

I-12-1. The comment includes general questions regarding if the project and environmental document evaluate the height and number of stories of the project and if there are any measures that address the height of the project.

The project has been reviewed for potential impacts related to height and number of stories as detailed in the Mitigated Negative Declaration, Initial Study, and Visual Impact Report prepared for the project.

The project site is not located near a Scenic Highway identified in the County of San Diego General Plan or a Resource Conservation Area that is associated with visual resources or a scenic vista. The project would include grading of the site and would result in a finished pad that would be approximately 8 to 18 feet below the existing grade of adjacent roadway such as York Drive and residences northwest of the project site. The project is designed to be earth-tone colors with architectural design features and landscape screening to provide visual relief of the project. Additionally, the project includes planting of mature landscaping with large box sizes of landscaping proposed along the frontage of York Drive in order to provide visual relief and screening. Due to the project location away from Scenic Highways or Scenic Vistas, placement of the project on a pad lower than adjacent roadways, mature landscaping, and architectural design features of the project, the project will not have a significant impact on the environment related to aesthetics and visual resources as detailed in the Mitigated Negative Declaration, Initial Study, and Visual Impact Report.

The project includes a request for an exception from the height regulations of the Zoning Ordinance upon approval of a Major Use Permit in accordance with Section 4620(g) of the Zoning Ordinance. Major Use Permit findings have been prepared and are attached to the Planning Commission Report associated with the project. Major Use Permit findings require evaluation of items such as design and height based on specific characteristics of a project as well as the project site.

No changes to the CEQA document were made as a result of the comment.

I-13. Response to comments received from Sheila Stearns, August 27, 2025.

I-13-1. The comment includes concerns and general opposition associated with the project. Specifically, the commenter includes concerns with traffic and the age of the traffic study as well as the design and height of the project.

Traffic counts utilized in the transportation study were conducted in June 2021. At this time San Diego County was still operating with some restrictions on businesses and activities and businesses were open with capacity limits and K-12 and college instruction was still mainly online or hybrid. As described in the Transportation Impact Analysis (TIA) (Section 5.2), the analysis accounted for irregular traffic levels by comparing average daily traffic (ADT) levels from May 2021 (the last full month of data before traffic counts were conducted) to May 2019, pre-COVID. According to the data, local traffic volumes were 5% below May 2019 levels as of May 2021. The applicant's traffic consultant applied a 10% growth factor to all 2021 counts in the traffic study.

Following public review of the CEQA document, the applicant's traffic consultant conducted new counts in September of 2025 to confirm the findings of the original Traffic Impact Analysis. Using an estimate of 400 homes, 274 total trips would be assumed to be generated during the AM peak hour (74 inbound / 200 outbound) and 345 total trips during the PM peak hour (214 inbound / 131 outbound). The existing (adjusted) 2021 traffic volumes on York Drive were found to be the following: 167 total trips during the AM peak hour (56 inbound / 111 outbound) and 221 total trips during the PM peak hour (133 inbound / 88 outbound). The traffic volumes observed on York Drive were around 60-65% of the total traffic that would be generated based on a rough estimate of 400 homes in the community.

Additionally, traffic counts were taken at S. Santa Fe Avenue / York Drive and S. Santa Fe Avenue / Robelini Drive during September 2025 to validate the volumes used in the TIA. The observed traffic volumes in September 2025 were generally less than the "Opening Year" traffic volumes used in the TIA. Only at S. Santa Fe Avenue / York Drive during the AM peak hour were the counted traffic volumes slightly higher. This difference would not materially affect the results of the traffic study. The table below summarizes the comparison of peak hour intersection

volumes and the count sheets are attached as a reference to the Response to Comments.

Comparison of Traffic Volumes Entering Intersection
2025 Traffic County vs Traffic Study "Opening Year"

Intersection	***AM Peak Hour***	***PM Peak Hour***
S. Santa Fe Ave / York Drive	+13%	-21%
S. Santa Fe Ave / Robelini Drive	-20%	-30%

The commenter states that York Drive via Monte Vista Drive is a possible alternative to Buena Creek Road. However, this route is substantially longer. From Buena Creek Road / Monte Vista Drive to S. Santa Fe Avenue / Robelini Drive, the driving distance via Buena Creek Road is approximately 1.3 miles. The driving distance between the same two points via Monte Vista Drive and York Drive is approximately 2.6 miles. Due to the distance and factors of York Drive, the shortcut and alternative route is likely not appealing to drivers. In addition, the use of York Drive is reflected in the traffic counts.

The project is located approximately a quarter of a mile away from the Buena Creek Sprinter station and is in a Transit Priority Area. A Transit Priority Area is a region within one-half mile of a major transit stop such as the Buena Creek Sprinter Station. The project is also located adjacent to the intersection of York Drive and South Santa Fe Avenue where NCTD tracks cross the intersection. In accordance with CEQA and the County of San Diego Transportation Study Guide, projects within a half of a mile of an existing major transit stop are considered to have a less than significant impact related to transportation and Vehicle Miles Traveled (VMT). Operations of the Project were evaluated in a Traffic Study using Level of Service (LOS) to categorize operating conditions associated with an intersection or segment in the Project vicinity. The Traffic Study concluded that the Project would generate 643 Average Daily Trips (ADT) and all intersections evaluated by the analysis will operate at an acceptable LOS with specific improvements required for the Project and operating characteristics of the project. The project includes the following conditions, improvements, and design considerations that assist with potential traffic and transportation impacts associated with the project:

- Carpooling and shuttle services for residents of the site
- Widening of York Drive and extending a left-turn lane resulting in additional space for drivers looking to make a left-turn at the train crossing intersection
- NCTD bus stop improvements and re-striping of the crosswalks at the intersection of York Drive/South Santa Fe Avenue
- Stop sign at the entrance of the project at the intersection of York Drive and Montgomery Drive

- Controlled access gate and median at the entrance of the project to allow vehicles to stay on-site and prevent queuing on to York Drive

The traffic analysis for the project only takes a reduction of one round trip in each peak hour due to the transit access in the area. Removing the reduction would not affect the analysis and results in the study. As previously noted, there are multiple options of transportation to hospitals or commercial uses in the area besides pedestrian access or train access such as nearby bus stops as well as shuttle services provided by the project.

The project has been reviewed for potential impacts related to height and number of stories as detailed in the Mitigated Negative Declaration, Initial Study, and Visual Impact Report prepared for the project.

The project site is not located near a Scenic Highway identified in the County of San Diego General Plan or a Resource Conservation Area that is associated with visual resources or a scenic vista. The project would include grading of the site and would result in a finished pad that would be approximately 8 to 18 feet below the existing grade of adjacent roadway such as York Drive and residences northwest of the project site. The project is designed to be earth-tone colors with architectural design features and landscape screening to provide visual relief of the project. Additionally, the project includes planting of mature landscaping with large box sizes of landscaping proposed along the frontage of York Drive in order to provide visual relief and screening. Due to the project location away from Scenic Highways or Scenic Vistas, placement of the project on a pad lower than adjacent roadways, mature landscaping, and architectural design features of the project, the project will not have a significant impact on the environment related to aesthetics and visual resources as detailed in the Mitigated Negative Declaration, Initial Study, and Visual Impact Report.

The project includes a request for an exception from the height regulations of the Zoning Ordinance upon approval of a Major Use Permit in accordance with Section 4620(g) of the Zoning Ordinance. Major Use Permit findings have been prepared and are attached to the Planning Commission Report associated with the project. Major Use Permit findings require evaluation of items such as design and height based on specific characteristics of a project as well as the project site.

No changes to the CEQA document were made as a result of the comment.

I-14. Response to comments received from Tim and Darlene Crowder, August 28, 2025.

I-14-1. The comment includes concerns with the project related to the height of the project, number of units, and permitting requirements.

The project has been reviewed for potential impacts related to height and number of stories as detailed in the Mitigated Negative Declaration, Initial Study, and Visual Impact Report prepared for the project.

The project site is not located near a Scenic Highway identified in the County of San Diego General Plan or a Resource Conservation Area that is associated with visual resources or a scenic vista. The project would include grading of the site and would result in a finished pad that would be approximately 8 to 18 feet below the existing grade of adjacent roadway such as York Drive and residences northwest of the project site. The project is designed to be earth-tone colors with architectural design features and landscape screening to provide visual relief of the project. Additionally, the project includes planting of mature landscaping with large box sizes of landscaping proposed along the frontage of York Drive in order to provide visual relief and screening. Due to the project location away from Scenic Highways or Scenic Vistas, placement of the project on a pad lower than adjacent roadways, mature landscaping, and architectural design features of the project, the project will not have a significant impact on the environment related to aesthetics and visual resources as detailed in the Mitigated Negative Declaration, Initial Study, and Visual Impact Report.

The project does not include a Rezone or Zone Reclassification for permitting of the project. The permits required for processing of the project include a Major Use Permit and a Certificate of Compliance for merging of lots. In accordance with Sections 1265 and 2180 through 2185 of the Zoning Ordinance, the proposed senior residential development is defined as “Group Residential” which is permitted within the Rural Residential (RR) zone upon approval of a Major Use Permit. The project includes a request for an exception from the height regulations of the Zoning Ordinance upon approval of a Major Use Permit in accordance with Section 4620(g) of the Zoning Ordinance. Major Use Permit findings have been prepared and are attached to the Planning Commission Report associated with the project. Major Use Permit findings require evaluation of items such as design and height based on specific characteristics of a project as well as the project site. No changes to the CEQA document were made as a result of the comment.

The County of San Diego appreciates all commenters for taking the time to comment and participate.

References/Attachments:

Traffic Vehicle Counts – York Drive Senior Living Response to Comments, Linscott, Law, and Greenspan Engineers, September 2025

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Intersection Turning Movement - Peak Hour Vehicle Count

Location:	#01	File Name:	ITM-25-051-01
Intersection:	York Drive & South Santa Fe Avenue	Project:	LLG Ref. 3-21-3385
Date of Count:	Wednesday, September 17, 2025		Vista, CA

AM	South Santa Fe Avenue Southbound			York Drive Westbound			South Santa Fe Avenue Northbound			Woodland Drive Eastbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
7:00	8	90	4	17	3	2	15	37	7	0	2	3	188
7:15	1	85	1	14	7	2	16	48	14	0	1	0	189
7:30	0	93	11	32	8	9	25	40	9	5	10	13	255
7:45	0	120	18	32	14	2	36	46	9	13	3	6	299
8:00	4	159	14	41	6	4	18	54	6	13	4	26	349
8:15	8	160	4	20	2	4	1	50	9	3	4	6	271
8:30	2	130	6	26	2	5	12	57	9	1	4	6	260
8:45	5	110	3	24	1	1	3	47	11	3	5	6	219
Total	28	947	61	206	43	29	126	379	74	38	33	66	2030
Approach%	2.7	91.4	5.9	74.1	15.5	10.4	21.8	65.5	12.8	27.7	24.1	48.2	
Total%	1.4	46.7	3.0	10.1	2.1	1.4	6.2	18.7	3.6	1.9	1.6	3.3	

AM Intersection Peak Hour: **07:45 to 08:45**

Volume	14	569	42	119	24	15	67	207	33	30	15	44	1,179
Approach%	2.2	91.0	6.7	75.3	15.2	9.5	21.8	67.4	10.7	33.7	16.9	49.4	
Total%	1.2	48.3	3.6	10.1	2.0	1.3	5.7	17.6	2.8	2.5	1.3	3.7	
PHF			0.88			0.77			0.84			0.52	0.84

PM	South Santa Fe Avenue Southbound			York Drive Westbound			South Santa Fe Avenue Northbound			Woodland Drive Eastbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
16:00	12	100	5	18	2	4	18	124	22	7	0	3	315
16:15	8	76	8	16	0	6	11	126	27	5	0	4	287
16:30	9	110	9	17	3	1	10	132	30	4	5	3	333
16:45	7	83	5	12	3	5	7	101	23	2	1	3	252
17:00	6	109	6	13	4	3	13	144	20	3	2	8	331
17:15	11	90	4	15	5	5	18	116	18	2	1	0	285
17:30	7	111	5	14	0	3	8	155	21	4	2	2	332
17:45	5	107	2	9	2	4	10	115	21	4	3	2	284
Total	65	786	44	114	19	31	95	1013	182	31	14	25	2419
Approach%	7.3	87.8	4.9	69.5	11.6	18.9	7.4	78.5	14.1	44.3	20.0	35.7	
Total%	2.7	32.5	1.8	4.7	0.8	1.3	3.9	41.9	7.5	1.3	0.6	1.0	

PM Intersection Peak Hour: **17:00 to 18:00**

Volume	29	417	17	51	11	15	49	530	80	13	8	12	1,232
Approach%	6.3	90.1	3.7	66.2	14.3	19.5	7.4	80.4	12.1	39.4	24.2	36.4	
Total%	2.4	33.8	1.4	4.1	0.9	1.2	4.0	43.0	6.5	1.1	0.6	1.0	
PHF			0.94			0.77			0.90			0.63	0.93

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Intersection Turning Movement - Bicycle & Pedestrian Count

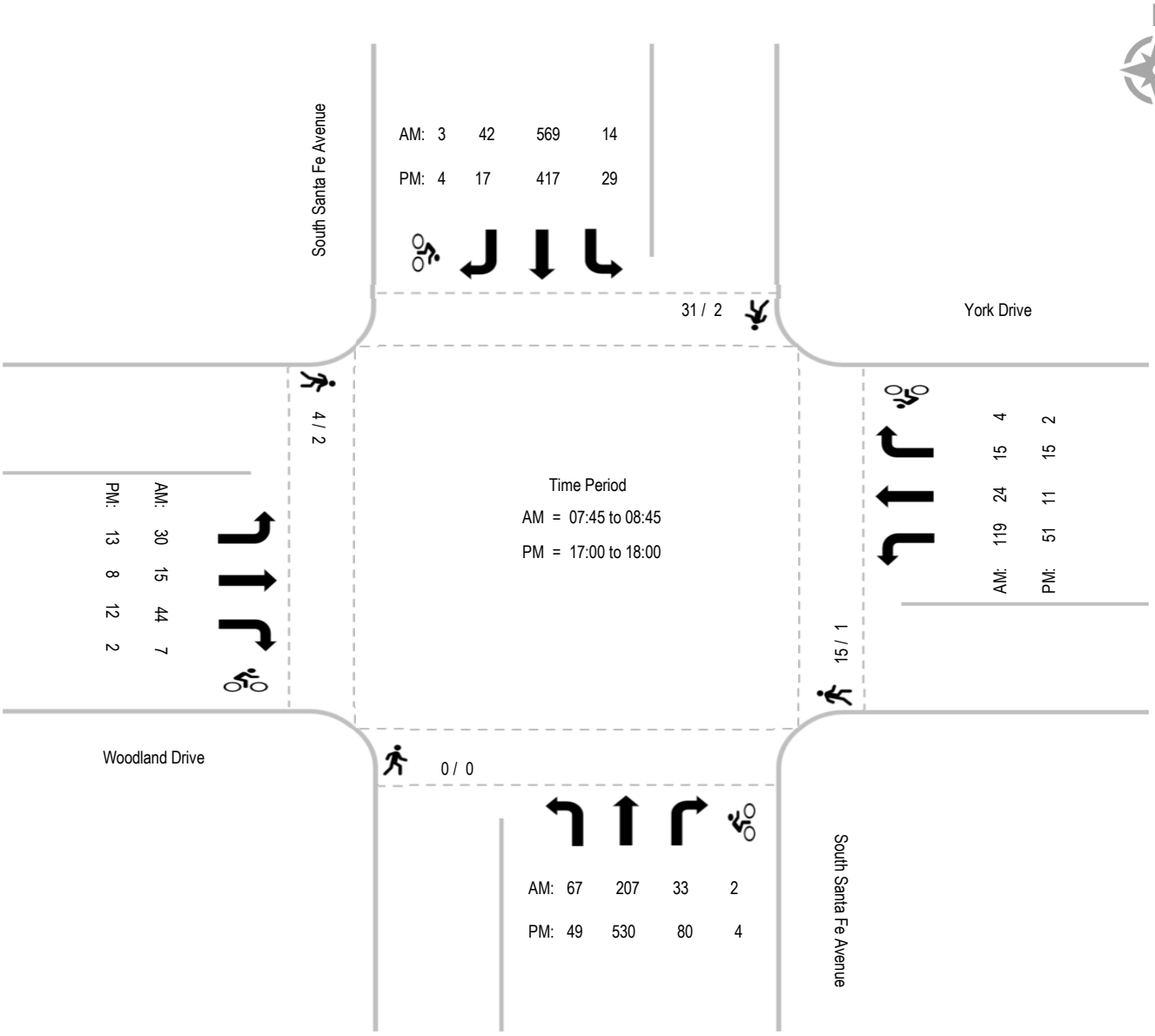
Location:	#01	File Name:	ITM-25-051-01
Intersection:	York Drive & South Santa Fe Avenue	Project:	LLG Ref. 3-21-3385
Date of Count:	Wednesday, September 17, 2025		Vista, CA

AM	South Santa Fe Avenue Southbound				York Drive Westbound				South Santa Fe Avenue Northbound				Woodland Drive Eastbound				Totals	
	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	Bicycle
7:00	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
7:15	12	0	0	0	6	0	0	0	0	0	2	0	1	0	0	0	19	2
7:30	10	0	0	0	7	0	2	0	0	0	0	0	2	0	0	2	19	4
7:45	4	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	4	2
8:00	3	0	1	0	1	0	0	0	0	0	0	0	0	1	3	0	4	5
8:15	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0
8:30	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Ped Total	31				15				0				4				50	
Bike Total		1	2	0		0	4	0		0	2	0		1	4	2		16

PM	South Santa Fe Avenue Southbound				York Drive Westbound				South Santa Fe Avenue Northbound				Woodland Drive Eastbound				Totals	
	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	Bicycle
14:00	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	1	1
14:15	1	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2	2
14:30	0	1	1	0	0	0	0	0	0	0	1	0	0	0	2	0	0	5
14:45	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1
15:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45	0	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0	1	2
Ped Total	2				1				0				2				5	
Bike Total		2	2	0		1	0	1		1	3	0		0	2	0		12

Intersection Turning Movement - Peak Hour Summary

Location:	#01	File Name:	ITM-25-051-01
Intersection:	York Drive & South Santa Fe Avenue	Project:	LLG Ref. 3-21-3385
Date of Count:	Wednesday, September 17, 2025		Vista, CA



Intersection Turning Movement - Peak Hour Vehicle Count

Location:	#02	File Name:	ITM-25-051-02
Intersection:	Robelini Drive & South Santa Fe Avenue	Project:	LLG Ref. 3-21-3385
Date of Count:	Wednesday, September 17, 2025		Vista, CA

AM	South Santa Fe Avenue Southbound			- Westbound			South Santa Fe Avenue Northbound			Robelini Drive Eastbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
7:00	0	63	46	0	0	0	80	36	0	18	0	23	266
7:15	0	44	46	0	0	0	85	40	0	37	0	22	274
7:30	0	53	70	0	0	0	74	45	1	24	0	41	308
7:45	0	68	85	0	0	0	76	60	0	30	0	19	338
8:00	0	97	88	0	0	0	85	39	0	25	0	33	367
8:15	0	72	96	0	0	0	99	37	0	27	0	50	381
8:30	0	62	59	0	0	0	82	42	0	27	0	50	322
8:45	0	39	48	0	0	0	67	38	0	17	0	48	257
Total	0	498	538	0	0	0	648	337	1	205	0	286	2513
Approach%	-	48.1	51.9	-	-	-	65.7	34.2	0.1	41.8	-	58.2	
Total%	-	19.8	21.4	-	-	-	25.8	13.4	0.0	8.2	-	11.4	

AM Intersection Peak Hour: **07:45 to 08:45**

Volume	-	299	328	-	-	-	342	178	-	109	-	152	1,408
Approach%	-	47.7	52.3	-	-	-	65.8	34.2	-	41.8	-	58.2	
Total%	-	21.2	23.3	-	-	-	24.3	12.6	-	7.7	-	10.8	
PHF			0.85			#DIV/0!			0.96			0.85	0.92

PM	South Santa Fe Avenue Southbound			- Westbound			South Santa Fe Avenue Northbound			Robelini Drive Eastbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
16:00	0	73	59	0	0	0	61	72	0	71	0	74	410
16:15	0	68	38	0	0	0	64	76	0	83	0	69	398
16:30	0	69	65	0	0	0	65	86	0	55	0	84	424
16:45	0	63	47	0	0	0	62	70	0	58	0	85	385
17:00	0	57	52	0	0	0	69	78	0	76	0	94	426
17:15	0	43	48	0	0	0	51	70	0	82	0	102	396
17:30	0	77	46	0	0	0	58	88	0	71	0	96	436
17:45	0	81	59	0	0	0	50	85	0	75	0	91	441
Total	0	531	414	0	0	0	480	625	0	571	0	695	3316
Approach%	-	56.2	43.8	-	-	-	43.4	56.6	-	45.1	-	54.9	
Total%	-	16.0	12.5	-	-	-	14.5	18.8	-	17.2	-	21.0	

PM Intersection Peak Hour: **17:00 to 18:00**

Volume	-	258	205	-	-	-	228	321	-	304	-	383	1,699
Approach%	-	55.7	44.3	-	-	-	41.5	58.5	-	44.3	-	55.7	
Total%	-	15.2	12.1	-	-	-	13.4	18.9	-	17.9	-	22.5	
PHF			0.83			#DIV/0!			0.93			0.93	0.96

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Intersection Turning Movement - Bicycle & Pedestrian Count

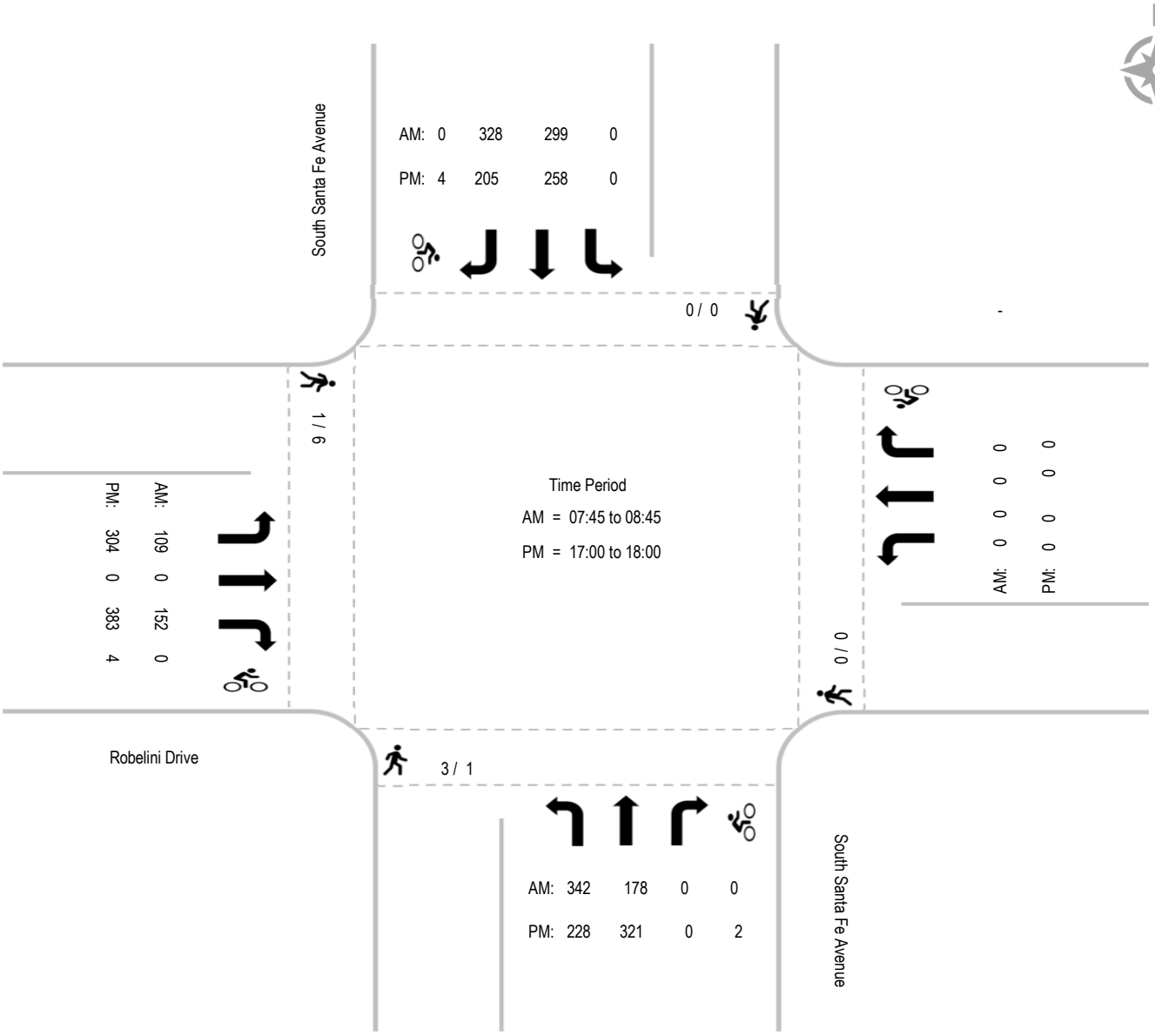
Location:	#02	File Name:	ITM-25-051-02
Intersection:	Robelini Drive & South Santa Fe Avenue	Project:	LLG Ref. 3-21-3385
Date of Count:	Wednesday, September 17, 2025		Vista, CA

AM	South Santa Fe Avenue Southbound				- Westbound				South Santa Fe Avenue Northbound				Robelini Drive Eastbound				Totals	
	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	Bicycle
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2	0
7:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Ped Total	0				0				3				1				4	
Bike Total		0	0	0		0	0	0		0	0	0		0	0	0		0

PM	South Santa Fe Avenue Southbound				- Westbound				South Santa Fe Avenue Northbound				Robelini Drive Eastbound				Totals	
	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	B-Left	B-Thru	B-Right	Ped	Bicycle
14:00	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
14:30	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	2
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
15:15	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	1	4	1
15:30	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
15:45	0	0	0	1	0	0	0	0	1	1	1	0	0	0	0	0	1	3
Ped Total	0				0				1				6				7	
Bike Total		0	2	2		0	0	0		1	1	0		1	0	3		10

Intersection Turning Movement - Peak Hour Summary

Location:	#02	File Name:	ITM-25-051-02
Intersection:	Robelini Drive & South Santa Fe Avenue	Project:	LLG Ref. 3-21-3385
Date of Count:	Wednesday, September 17, 2025		Vista, CA



RECORD CLARIFICATION – SEWER DISTRICT NAME

December 15, 2025

VIA EMAIL

County of San Diego
Planning & Development Services
Attn: Sean Oberbauer, Environmental Planner
5510 Overland Avenue, Suite 310
San Diego, CA 92123

AND

City of Vista – Engineering Department
Attn: Steven Nowak, Principal Engineer
Buena Sanitation District
200 Civic Center Drive
Vista, CA 92084

Re: Record Clarification – Sewer District Name
York Drive Senior Living Sewer Improvements / Master Plan Sewer Upgrade

Dear Mr. Oberbauer and Mr. Nowak:

This letter is submitted to clarify the formal name of the sewer district referenced in the ***previously submitted Joint Owner Objection Packet dated December 12, 2025***.

References in the objection packet to **"Buena Vista Sanitation District"** are intended to refer to the correct entity, **Buena Sanitation District**, operating through the **City of Vista Engineering Department**, in its role as the sewer utility and implementing agency for the proposed sewer improvements.

This clarification is **narrow and ministerial only**. It does **not** modify, withdraw, amend, or limit any objection, factual assertion, legal argument, demand, or reservation of rights contained in the Joint Owner Objection Packet. All objections are asserted **in full** against the County of San Diego (as CEQA Lead Agency) and the sewer district / City of Vista (as Implementing Agency).

This letter is submitted solely to ensure accuracy of the administrative record. We respectfully request that it be included as a **supplemental record clarification** associated with the Joint Owner Objection Packet.

Sincerely,

Kimry Wells
Property Owner & Designated Representative
for all Affected Owners

cc:
Steven Nowak, Principal Engineer, City of Vista
Jason Rivera, Capital Projects Manager, City of Vista

VIA EMAIL & CERTIFIED MAIL

Supplemental Objection and Record Clarification
(CEQA, Easement Scope, and Sewer Master Plan Admission)

Date: December 12, 2025

To:
County of San Diego
Planning & Development Services
Attn: Sean Oberbauer, Land Use & Environmental Planning Manager
5510 Overland Avenue, Suite 210
San Diego, CA 92123

Cc:
Buena Sanitation District
City of Vista Engineering Department
Attn: Steven Nowak, Principal Engineer
Attn: Jason Rivera, Capital Projects Manager

Subject: Supplemental Objection – York Drive Senior Living Project and Off-Site Sewer Improvements

Dear Mr. Oberbauer:

This letter serves as a **Supplemental Objection and Record Clarification** to prior correspondence submitted regarding the proposed off-site sewer improvements associated with the York Drive Senior Living Project.

1. CONFIRMATION OF AGENCY ADMISSION (SEWER MASTER PLAN)

In your March 19, 2026 correspondence, you stated:

> "Buena Sanitation District would be pursuing the sewer improvements regardless if the York Drive Senior Living project moved forward."

This statement confirms that the proposed sewer improvements are part of a broader, pre-existing public infrastructure program under the Sewer Master Plan and are not solely dependent on, or limited to, the York Drive Senior Living Project.

This clarification is consistent with our understanding and is hereby incorporated into the administrative record (see Exhibit N). This further confirms that the project is not dependent on the York Drive Senior Living development and must be evaluated independently.

2. LEGAL SIGNIFICANCE UNDER CEQA

Because the proposed improvements are independent of the private development, they must be evaluated as a **standalone public project** under the California Environmental Quality Act (CEQA), and cannot be limited or defined solely as a condition of private development, including:

- A full and independent environmental review;
- A comprehensive and good-faith analysis of all feasible alternatives; and
- Avoidance and minimization of impacts to private property.

The County may not limit its CEQA analysis or justify impacts based on the existence of a private development where the infrastructure project will proceed regardless.

3. FAILURE TO ADEQUATELY EVALUATE FEASIBLE ALTERNATIVES

As previously stated, feasible alternative routes exist, including alignments outside of private residential easements (including routes located within the floodplain but outside of the riparian corridor).

Under CEQA, the agency is required to evaluate such alternatives and may not reject a feasible and environmentally superior alternative solely based on cost or convenience or to accommodate project preference.

To date, there is no evidence that these alternatives have been fully and objectively analyzed.

4. IMPROPER EXPANSION OF EASEMENT RIGHTS

The proposed sewer upsizing constitutes a material expansion beyond the original scope and intent of the existing easement.

Because the improvements are part of a broader system-wide capacity upgrade, rather than incidental maintenance or replacement, they impose new and additional burdens on the servient estate that are not permitted under established California easement law. An easement may not be used to impose a new or materially increased burden beyond that originally contemplated.

Accordingly, the proposed use exceeds the lawful scope of the easement and is expressly objected to.

5. ADMINISTRATIVE RECORD AND COMMUNICATION

Given the significance of these issues, all substantive communications regarding this matter should be provided in writing to ensure an accurate and complete administrative record.

6. RESERVATION OF RIGHTS

All objections are expressly preserved, including but not limited to rights under CEQA, property law, and any other applicable statutory or common law authority.

7. CONCLUSION

For the reasons stated above and in prior correspondence, we respectfully request that:

1. The County fully evaluates the sewer improvements as a standalone public project;
2. All feasible alternatives be properly analyzed and disclosed;

3. No work be authorized within private easements that exceeds their lawful scope; and
4. All further communications be provided in writing.

Representation:

All Affected Owners designate Kimry Wells as the authorized representative for all communications regarding this matter.

SIGNATURES OF PROPERTY OWNERS

APN 184-112-41-00 (Wells):

Charles Wells, Property Owner Date: 3/26/26

Kimry Wells, Property Owner & Designated Representative Date: 3-26-26

APN 184-112-51-00 (Martinez):

Cruz Martinez, Property Owner Date: 26/03/26

APN 184-112-52-00 (Maus):

Fedor Maus, Property Owner Date: 3/26/26

Lauren Maus, Property Owner Date: 3/26/26

Attachments / References:

- Prior Objection Letters (A–E)
- Appendix A – CEQA Case Law
- Exhibit L – Summary of Authorities
- Exhibit M – Easement Legal Analysis
- March 19, 2026 County Correspondence (Agency Admission)

PROOF OF SERVICE / DECLARATION OF MAILING

I, Kimry Wells, declare as follows:

1. I am an owner of APN 184-112-41-00 and the Designated Representative for all affected owners of the following parcels.

• APN 184-112-41-00 (Charles & Kimry Wells)
• APN 184-112-51-00 (Cruz Martinez)
• APN 184-112-52-00 (Fedor & Lauren Maus)

2. On _____, 2026, I caused to be served the document entitled:

“Supplemental Objection and Record Clarification (Letter F)”
including all attached letters and exhibits, upon the parties listed below by the following methods:

SERVICE BY EMAIL

County of San Diego – Planning & Development Services
Attn: Sean Oberbauer
Sean.Oberbauer@sdcounty.ca.gov

City of Vista – Engineering Department
Attn: Steven Nowak, Principal Engineer
snowak@vista.gov

Attn: Jason Rivera, Capital Projects Manager
jrivera@vista.gov

SERVICE BY CERTIFIED U.S. MAIL

County of San Diego
Planning & Development Services
Attn: Sean Oberbauer
5510 Overland Avenue, Suite 210
San Diego, CA 92123

City of Vista – Engineering Department
Attn: Steven Nowak
200 Civic Center Drive
Vista, CA 92084

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on: _____, 2026, at _____, California.

_____
Kimry Wells
Property Owner & Designated Representative

Certified Mail Tracking Nos.: _____

EXHIBIT N - Agency Admission – Sewer Improvements Independent of Development

March 19, 2026 Correspondence from County of San Diego

York Drive Senior Living - Offsite Sewer Improvements Follow-up and Conceptual Exhibits

Gmail

kimry wells <kimryw1@gmail.com>

York Drive Senior Living - Offsite Sewer Improvements Follow-up and Conceptual Exhibits

1 message

Oberbauer, Sean <Sean.Oberbauer@sdcounty.ca.gov> Thu, Mar 19, 2026 at 8:45 AM
To: "kimryw1@gmail.com" <kimryw1@gmail.com>
Cc: "Slovick, Mark" <Mark.Slovick@sdcounty.ca.gov>, "Smith, Ashley J" <Ashley.Smith2@sdcounty.ca.gov>, "Ryan, Taylor" <Taylor.Ryan@sdcounty.ca.gov>, Jason Rivera <jrivera@vista.gov>, Steven Nowak <snowak@vista.gov>

Good Morning Kimry,

Thanks for speaking with me yesterday and I hope you're husband had a nice birthday.

I am following up regarding the alternative route options that we have evaluated with the sewer district for any upsizing or improvements within the easements on your property and adjacent neighbors' properties. Attached is a memo as well as a conceptual exhibit that shows potential construction for the site. I want to be clear that the exhibit is only conceptual because the final design for the proposed work would be determined during construction level plans for the sewer improvements. The York Drive Senior Living project will include conditions for the off-site sewer improvements and require the applicant to obtain approval from Buena Sanitation for service. However, even if the York Drive Senior Living project did not move forward, the off-site sewer improvements within easements on your property our forecasted in the Sewer Master Plan I had previously sent over. Buena Sanitation District would be pursuing the sewer improvements regardless if the York Drive Senior Living project moved forward. I'll try to coordinate a call with you, Taylor, as well as Jason and/or Steve from Buena Sanitation so that we can walk through the various alternatives and options for the site.

I know you and I have spoken several times regarding this topic but do not hesitate to contact Ashley Smith, Project Planning Chief or Mark Slovick, Deputy Director if you would like to speak to anyone else regarding potential conditions for this project or the Planning Commission Hearing process.

Ashley Smith

(619) 857-8012

Ashley.Smith2@sdcounty.ca.gov

Mark Slovick

(619) 517-8067

Mark.Slovick@sdcounty.ca.gov

Thank you for your time and working with us on these items,

Sean Oberbauer
Land Use & Environmental Planning Manager | He/Him/His
County of San Diego | Planning & Development Services | Project Planning

Phone: (619) 323-5287 | Email: sean.oberbauer@sdcounty.ca.gov

Address: 5510 Overland Avenue Suite 210, San Diego, CA 92123

El Valle Opulento Sewer Improvements Alternative Discussion (3-19-2026).pdf
12342K

MEMORANDUM

DATE: November 5, 2020 - REVISED 01-08-26

W.O.: 1084-1119-602

RE: **YORK DRIVE SENIOR LIVING**
OFF-SITE SEWER IMPROVEMENTS - EL VALLE OPULENTO
PDS 2021 - ER - 21-08-DO8 - MUP 21-21-008

BHA has reviewed the City of Vista/Buena Sanitation District (COV/BSD) York Drive Adult Care Facility Property Development and Flow Analysis Report (York Drive Report) dated August 24, 2020 prepared by HDR and the City of Vista/Buena Sanitation District (COV/BSD) Sewer Master Plan - 2025 Updated (2025 Master Plan).

The conclusion of the York Drive Report discloses that a section of existing 10" sewer pipe (approx. 916 feet) in El Valle Opulento and extending between houses at 226, 234, 238 and 242 El Valle Opulento are currently undersized per COV/BSD standards - Conclusion attached. Per Table 7 of the 2017 BSD Report, the existing Peak Wet Weather Flow (PWWF) exceeds the Depth/Diameter Ratio of 0.80. Existing PWWF in these 4 sections of pipe range from 0.81 to 0.87. This section of pipe would need to be upsized to 12" pipe to be able to convey the anticipated flow from the new York Drive Senior Living Project within City depth of flow criteria. Most recently, the COV/BSD new sewer master plan(2025) has determined that an 18"pipe would avoid further upsizing in the future.

Due to the complexity of the upsizing of the existing sewer from El Valle Opulento extending between 226, 234, 238 and 242 El Valle Opulento(see Exhibit A) such as homeowner encroachments in the sewer easement, proximity to structures, and other constructibility issues, BHA & our client have looked at least four(4) alternatives shown on the El Valle Opulento Alternative Sewer Exhibits(Exhibits B, C, D &E). All of these alternatives includes obtaining easements for the construction and future maintenance and access to the new sewer line.

The first alternate route shown on Exhibit B traverses a private road easement within APN 183-211-63, but it is encumbered by a significant drainage course and the existing ground elevations are not high enough in elevation to provide sufficient cover over any new sewer pipe. A large portion of this area is within the flood plain and is subject to periodic flooding. The drainage course is an earthen ditch that flows along the proposed sewer line. The drainage ditch must remain open, and the sewer line construction cannot block the storm water flow. This alternative is not feasible due to the existing site condition.

On the Exhibit C alternative, the proposed sewer alignment crosses over the driveways of 252 & 254 El Valle Opulento(APN 183-211-45 & 46). This alignment is at a higher ground elevation than can support a new sewer line but would involve constructing the new line in the driveways of these two residences. It would also require future access to maintain the sewer. Neither of these two property owners were willing to provide a public sewer easement.

Exhibit D shows two alternatives(Routes 2 & 3) explored by our client. Route 2 is similar to the one shown on Exhibit B. Route 3 is north of the existing alignment. It traverses the driveway serving 212, 218 & 238 El Valle Opulento. Here again, the owners were not willing to provide an easement.

Exhibit E shows another alternative(Route 4) explored by our client. Route 4 is south of the existing alignment. It traverses the easterly side of 246 El Valle Opulento(APN 184-112-43). The owners were not willing to provide an easement.

The existing route is the best solution. There are existing sewer services from 218, 226,234,238 & 242 El Valle Opulento that tie into the existing sewer line between El Valle Opulento and the creek that will need to remain in place. Any other route is unnecessarily duplicating the existing system with no real advantage, costing more, adding complexity to engineering, and burdening additional property owners. Upsizing the pipe and providing a maintenance road within the existing easement, though challenging, will provide the most efficient, cost effective, least impactful path forward.

The 2025 COV/BSD Sewer Master Plan identifies this same section of pipe as a recommended Capital Improvement Project (CIP), and recommends upsizing the pipe to 18" diameter. The cost for upsizing this section of pipe is estimated to be $1,334,000 per Appendix I of the 2025 Master Plan. City's estimates includes Prevailing Wage costs. Generally, the cost of private construction is lower. Since this is identified as a CIP project, there would be a reimbursement from the COV/BSD for construction of the new sewer line. Copy of CIP Appendix I attached.

In addition, COV/BSD has requested that drivable access be provided to the existing manhole adjacent to the creek, located at the southeast corner of the parcel located at 238 El Valle Opulento. The lack of access to the manhole is an ongoing problem for the COV/BSD sewer district. The COV/BSD wants to be able to service this manhole to avoid fines from the State from potential sewage spillage into the creek. The existing sewer easement between the street and the manhole is encumbered by existing improvements by the homeowners. Many of these homeowner improvements will need to be removed to be able to construct the access road. In addition, the roof eaves of the two houses at 226 & 238 El Valle Opulento encroach into the existing public sewer easement. The COV/BSD has been working with BHA to design an access road within the existing easements. An Offsite Sewer Exhibit was prepared by BHA showing the current condition of this area and a proposed 12' wide all weather road - copy attached. The proposed road will require the existing retaining walls within the sewer easements to be removed or relocated.

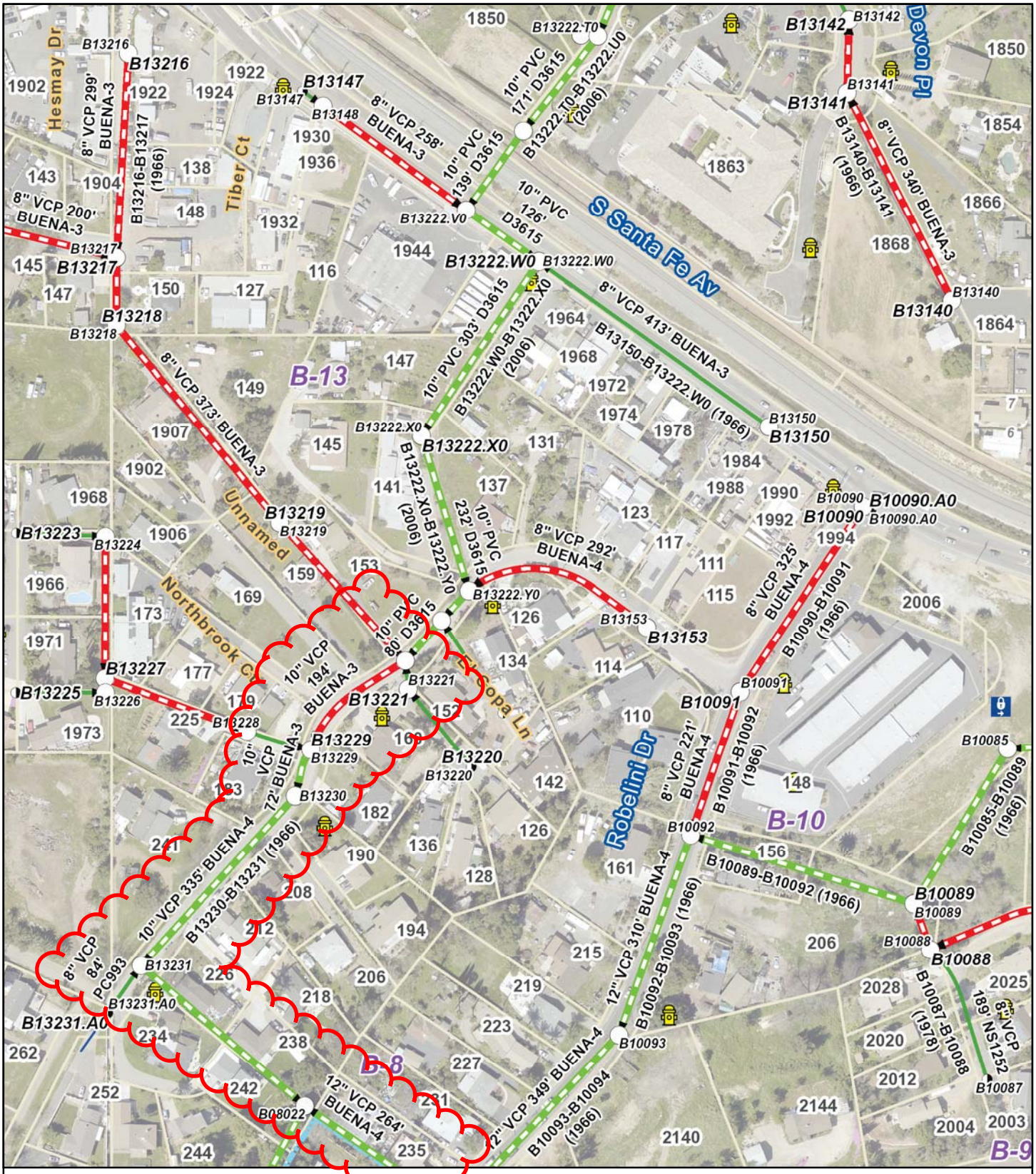
As mentioned above, we have attached an exhibit of the section of sewer that needs to be upsized, an aerial photo of the parcels encumbered by the sewer easement and the alternative sewer alignments for potential relocation of the sewer line.

Conclusion & Recommendations

Based on the model results, the addition of the proposed York Drive Development flows does not result in additional recommended upgrades to the gravity mains in the flow path downstream of the project site to the BCPS beyond the CIP upgrades recommended in the 2017 Master Plan for either existing or buildout PWWF conditions.

The projected effects of the York Drive Development flows on the gravity collection system leading to the BCPS relative to the Master Plan criteria can be illustrated by comparing the results tables and HGL graphics below for projected flows with and without the addition of the York Drive Development.

Based on the model results, no additional upgrades are recommended beyond the improvements from the 2017 Master Plan. However, if the York Drive Development were to develop and connect before the capacity improvements for Master Plan Project EX_B4: El Valle Opulento Capacity Improvements are constructed, the pipelines in that reach would attain 0.89 d/D during peak wet weather events. This is detailed in Table 7 and displayed in Figure 20.



El Valle Opulento Capacity Issues

CITY OF VISTA
CALIFORNIA

N

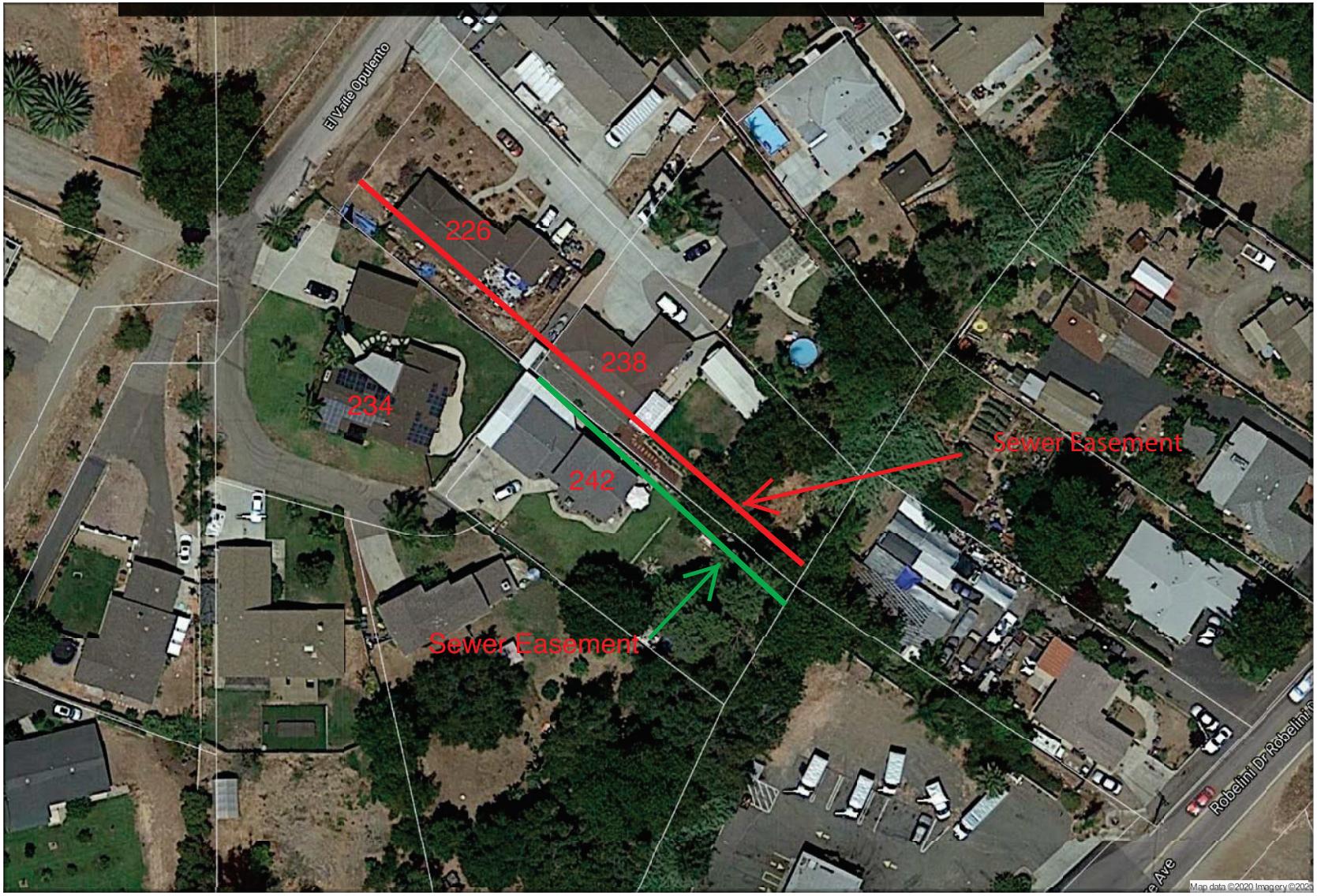
1 inch = 200 feet

0 65 130 260
ft

Print Date:
May 13, 2020

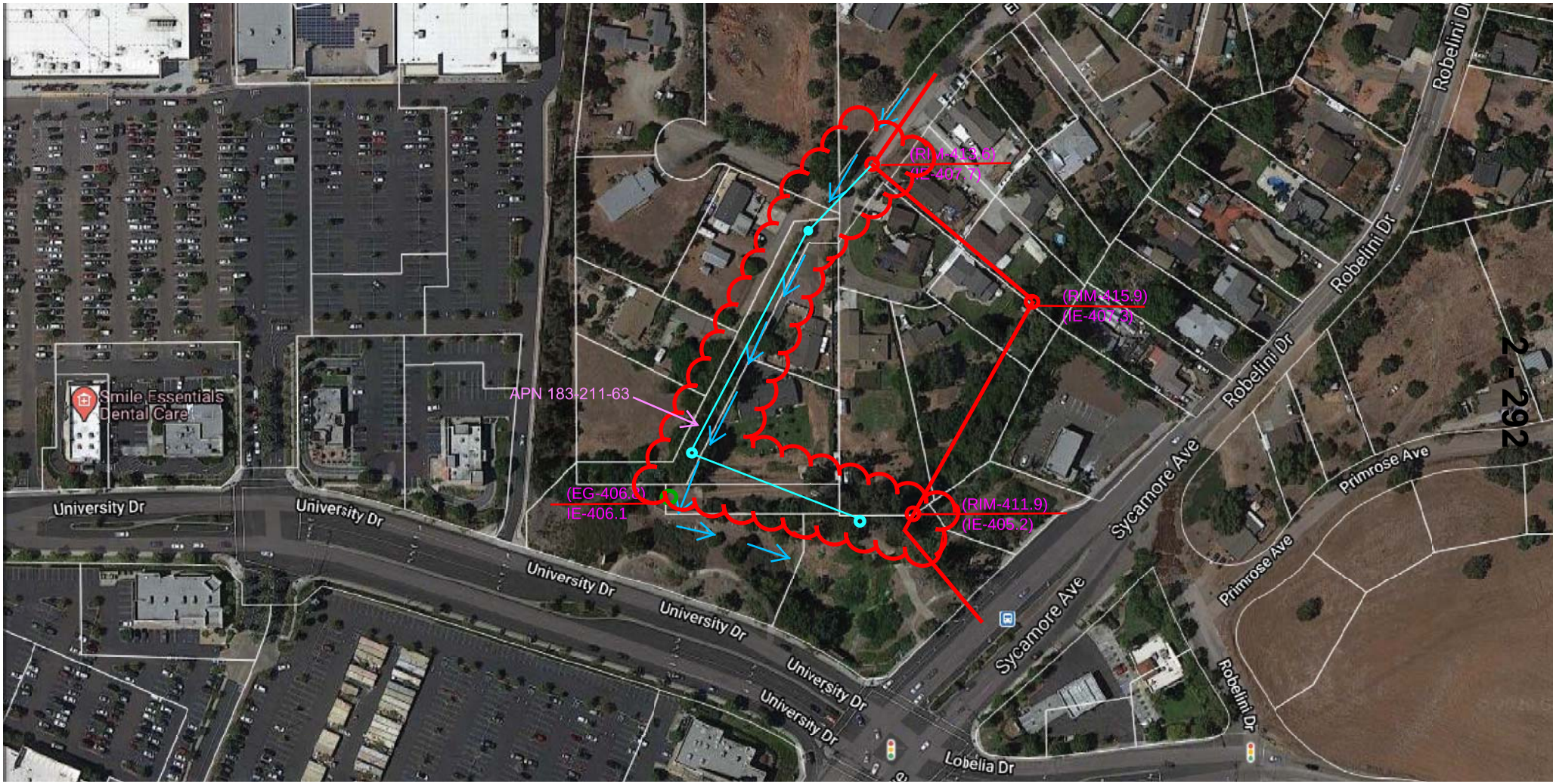
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

EXHIBIT A



226 El Valle Opulento - Cruz Martinez
238 El Valle Opulento - Fedor & Lauren Maus
234 El Valle Opulento - Rachel Conners
242 El Valle Opulento - Charles & Kimry Wells

EL VALLE OPULENTO SEWER EXHIBIT B

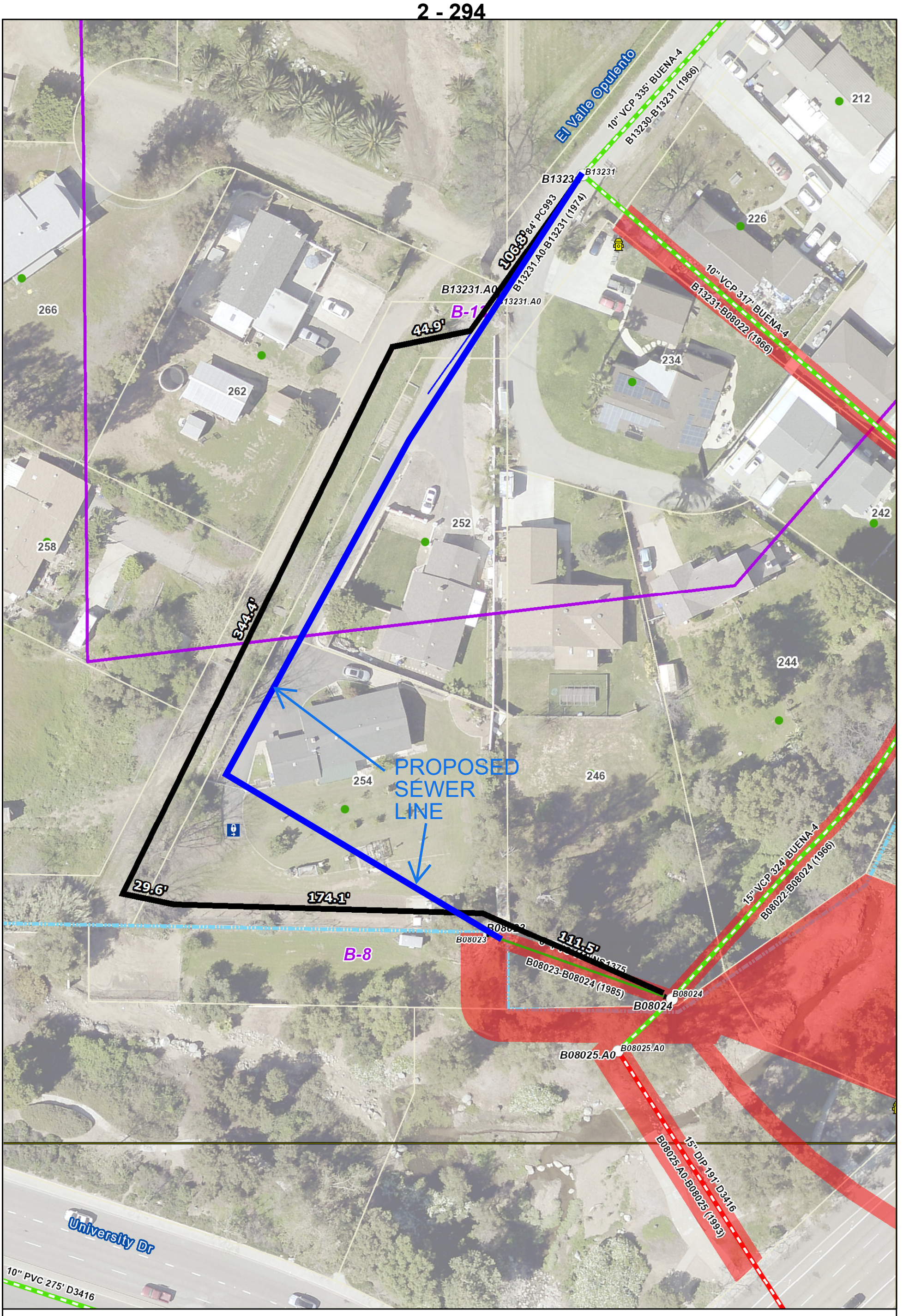


LEGEND

- EXISTING SEWER
- ALTERNATE SEWER- PROPOSED
- DRAINAGE COURSE

NORTH
NO SCALE

PREPARED BY;
BHA, INC.
12-10-20



Alternative Route
Exhibit C

CITY OF VISTA
CALIFORNIA

Print Date:
October 8, 2020

N

1 inch = 50 feet

0 15 30 60
ft

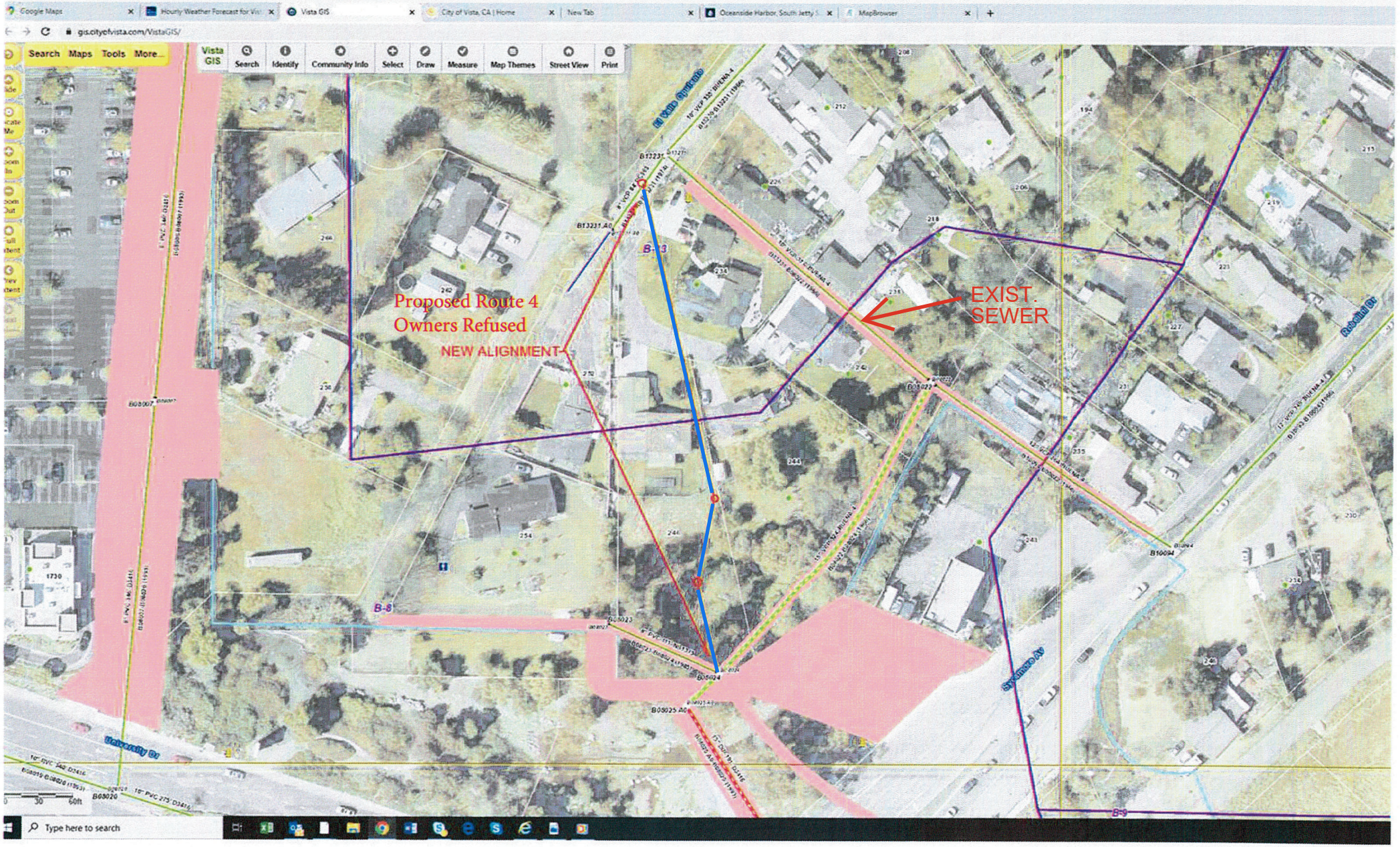
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.



Route → 2+3

EXHIBIT D
SEWER ALTERNATIVES

EXHIBIT E
SEWER ALTERNATIVE



#4+5

Sewer System Capital Improvement Plan
Sewer Master Plan
City of Vista and Buena Sanitation District

Improv. ID	Facility Type	Type of Improvement	Project Description	Description/ Location	Project Length/Size and Cost: Ex. Size/ Diam. (in)	New Size/ Diam. (in)	Replace/ New	Length (ft)	Unit Cost ($)	Baseline Construction Cost ($)	Capital Improvement Cost ($)	Phasing: Phase 1 5 Years ($)	Phase 2 10 Years ($)	Phase 3 Beyond 10 Years ($)	Total
Existing Sewer System Improvements															
Capacity Related Projects															
EX_B1A	Interceptor	Capacity	Pipeline Replacement	Replace approximately 1,200 linear feet of 21-inch diameter pipe with 36-inch diameter pipe along Green Oak Road west of Sycamore Avenue.	21	36	Replace	1,200	$ 1,975	$ 2,370,000	$ 3,697,000	$ 3,697,000			$ 3,697,000
EX_B1B	Interceptor	Capacity	Pipeline Replacement	Replace approximately 1,200 linear feet of 18-inch diameter pipe with 27-inch diameter pipe along Green Oak Road west of Sycamore Avenue.	18	27	Replace	1,200	$ 1,300	$ 1,560,000	$ 2,434,000	$ 2,434,000			$ 2,434,000
EX_B2	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 950 linear feet of 8-inch and 10-inch diameter pipe with 18-inch diameter pipe at El Valle Opulento to University Drive.	8, 10	18	Replace	950	$ 900	$ 855,000	$ 1,334,000	$ 1,334,000			$ 1,334,000
EX_B3	Interceptor	Capacity	Pipeline Replacement	Replace approximately 700 linear feet of 15-inch diameter pipe with 24-inch diameter pipe at Sycamore Avenue under the 78 Freeway.	15	24	Replace	700	$ 1,190	$ 833,000	$ 1,299,000	$ 1,299,000			$ 1,299,000
EX_B4A	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 400 linear feet of 8-inch diameter pipe with 15-inch diameter pipe at Verona Hills Parkway.	8	15	Replace	400	$ 740	$ 296,000	$ 462,000	$ 462,000			$ 462,000
EX_B4B	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 800 linear feet of 8-inch diameter pipe with 12-inch diameter pipe at Savona Court.	8	12	Replace	800	$ 600	$ 480,000	$ 749,000	$ 749,000			$ 749,000
EX_V1A	Sewer Main	Capacity	New Pipeline	Construct approximately 500 linear feet of 10-inch diameter pipe along Santa Fe Avenue from Santa Fe Place to Civic Center Drive.	N/A	10	New	500	$ 500	$ 250,000	$ 390,000	$ 390,000			$ 390,000
EX_V1A	Sewer Trunk	Capacity	New Pipeline	Construct approximately 200 linear feet of 10-inch diameter pipe along Santa Fe Avenue from Santa Fe Place to Civic Center Drive.	N/A	12	New	200	$ 600	$ 120,000	$ 187,000	$ 187,000			$ 187,000
EX_V1B	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 300 linear feet of 8-inch diameter pipe with 12-inch diameter pipe along South Santa Fe Avenue at Monte Vista Drive.	8	12	Replace	300	$ 600	$ 180,000	$ 281,000	$ 281,000			$ 281,000
EX_V1C	Sewer Main	Capacity	New Pipeline	Construct approximately 400 linear feet of 8-inch diameter pipe along Santa Fe Avenue.	N/A	8	New	400	$ 450	$ 180,000	$ 281,000	$ 281,000			$ 281,000
EX_V2	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 650 linear feet of 10-inch and 12-inch diameter pipe with 18-inch diameter pipe at Sunset Drive and Hacienda Drive.	10, 12	18	Replace	650	$ 900	$ 585,000	$ 913,000	$ 913,000			$ 913,000
EX_V3	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 3,900 linear feet of 15-inch and 18-inch diameter pipe with 24-inch diameter pipe along North Santa Fe Avenue from East Drive to Washington Street.	15, 18	24	Replace	3,900	$ 1,190	$ 4,641,000	$ 7,240,000	$ 7,240,000			$ 7,240,000
EX_V4	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 3,500 linear feet of 12-inch and 14-inch diameter pipe with 18-inch diameter pipe along North Melrose Drive from Copper Drive to Vista Way.	12, 14	18	Replace	3,500	$ 900	$ 3,150,000	$ 4,914,000	$ 4,914,000			$ 4,914,000
EX_V5	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 1,600 linear feet of 8-inch diameter pipe with 12-inch diameter pipe at the intersection of Hill Drive and Flower Lane up to Tylee Street.	8	12	Replace	1,600	$ 600	$ 960,000	$ 1,498,000	$ 1,498,000			$ 1,498,000
EX_V6	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 1,000 linear feet of 8-inch diameter pipe with 12-inch diameter pipe along North Santa Fe Avenue between West Bobier Drive and West Indian Rock Road.	8	12	Replace	1,000	$ 600	$ 600,000	$ 936,000	$ 936,000			$ 936,000
EX_V7	Interceptor	Capacity	Pipeline Replacement	Replace approximately 1,400 linear feet of 18-inch and 21-inch diameter pipe with 27-inch diameter pipe along Broadway from South Citrus Avenue to Santa Fe Avenue.	18, 21	27	Replace	1,400	$ 1,300	$ 1,820,000	$ 2,839,000	$ 2,839,000			$ 2,839,000
EX_V8	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 2,100 linear feet of 8-inch and 10-inch diameter pipe with 15-inch diameter pipe at Maryland Drive and Olive Avenue to Melrose Drive.	8, 10	15	Replace	2,100	$ 740	$ 1,554,000	$ 2,424,000	$ 2,424,000			$ 2,424,000
EX_V9	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 700 linear feet of 8-inch diameter pipe with 12-inch diameter pipe along Tiger Tail Road to Eucalyptus Avenue.	8	12	Replace	700	$ 600	$ 420,000	$ 655,000		$ 655,000		$ 655,000
EX_V10	Interceptor	Capacity	Pipeline Replacement	Replace approximately 1,300 linear feet of 18-inch diameter pipe with 24-inch diameter pipe along Vista Village Drive from Civic Center Drive to North Citrus Avenue.	18	24	Replace	1,300	$ 1,190	$ 1,547,000	$ 2,413,000		$ 2,413,000		$ 2,413,000
EX_V11	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 300 linear feet of 8-inch diameter pipe with 12-inch diameter pipe along Beaumont Drive from Peach Grove Lane to Tiger Tail Road.	8	12	Replace	300	$ 600	$ 180,000	$ 281,000		$ 281,000		$ 281,000
EX_VC1	Interceptor	Capacity	Pipeline Replacement	Replace approximately 2,800 linear feet of 30-inch and 36-inch diameter pipe with 54-inch diameter pipe along South Vista Way from West of El Camino Real to The Buena Vista Pump Station at Jefferson Street.	30, 36	54	Replace	2,800	$ 3,500	$ 9,800,000	$ 15,288,000		$ 15,288,000		$ 15,288,000
Subtotal								**25,900**		**$ 32,381,000**	**$ 50,515,000**	**$ 31,878,000**	**$ 18,637,000**	**$ -**	**$ 50,515,000**
Repair and Rehabilitation Projects															
AHC_1	Sewer Trunk	R&R	Sewer Repair	CIPP lining on 12 inch diameter pipe at Sycamore Avenue and Grand Avenue.	12	N/A	Replace	300	$ 215	$ 65,000	$ 101,000	$ 101,000			$ 101,000
AHC_2	Sewer Main	R&R	Sewer Repair	CIPP lining on 8-inch diameter pipe between Green Oak Road and Grand Avenue.	8	N/A	Replace	100	$ 145	$ 15,000	$ 23,000	$ 23,000			$ 23,000
AHC_3	Sewer Trunk	R&R	Sewer Repair	CIPP lining on 15-inch diameter pipe west of Juniper Lane.	15	N/A	Replace	1,200	$ 265	$ 318,000	$ 496,000	$ 496,000			$ 496,000
BVC_1	Interceptor	R&R	Sewer Repair	CIPP lining on 42-inch diameter pipe at Haymar Drive east of El Camino Real.	42	N/A	Replace	300	$ 745	$ 224,000	$ 349,000	$ 349,000			$ 349,000
BVC_2	Interceptor	R&R	Sewer Repair	CIPP lining on 21-inch diameter pipe at Lake Boulevard west of Thunder Drive.	21	N/A	Replace	800	$ 375	$ 300,000	$ 468,000	$ 468,000			$ 468,000
BVC_3	Sewer Main	R&R	Sewer Repair	CIPP lining on 8-inch diameter pipe at Sunset Drive to S Emerald Drive.	8	N/A	Replace	400	$ 145	$ 58,000	$ 90,000	$ 90,000			$ 90,000
BVC_4	Sewer Main	R&R	Sewer Repair	CIPP lining on 8-inch diameter pipe at Pomelo Drive and Hacienda Drive.	8	N/A	Replace	100	$ 145	$ 15,000	$ 23,000	$ 23,000			$ 23,000
BVC_5	Sewer Main	R&R	Sewer Repair	CIPP lining on 10-inch diameter pipe at Hacienda Drive and Breeze Hill Road.	10	N/A	Replace	300	$ 180	$ 54,000	$ 84,000	$ 84,000			$ 84,000
BVC_6	Interceptor	R&R	Sewer Repair	CIPP lining on 21-inch diameter pipe at Vista Village Drive and Lado de Loma Drive.	21	N/A	Replace	100	$ 375	$ 38,000	$ 59,000	$ 59,000			$ 59,000
BVC_7	Interceptor	R&R	Sewer Repair	CIPP lining on 27-inch diameter pipe at W Broadway and Lado de Loma Drive.	27	N/A	Replace	400	$ 485	$ 194,000	$ 303,000	$ 303,000			$ 303,000
BVC_8	Interceptor	R&R	Sewer Repair	CIPP lining on 27-inch diameter pipe at Wave Drive and W Broadway.	27	N/A	Replace	100	$ 485	$ 49,000	$ 76,000	$ 76,000			$ 76,000
BVC_9	Sewer Main	R&R	Sewer Repair	CIPP lining on 8-inch diameter pipe at Santa Fe Avenue and Public Road.	8	N/A	Replace	50	$ 145	$ 7,000	$ 11,000	$ 11,000			$ 11,000
BVC_10	Sewer Trunk	R&R	Sewer Repair	CIPP lining on 15-inch diameter pipe at S Citrus Avenue and Eucalyptus Avenue.	15	N/A	Replace	200	$ 265	$ 53,000	$ 83,000	$ 83,000			$ 83,000
BVC_11	Sewer Main	R&R	Sewer Repair	CIPP lining on 8-inch diameter pipe at Vale Terrace Drive and Capri Drive.	8	N/A	Replace	300	$ 145	$ 44,000	$ 69,000	$ 69,000			$ 69,000
BVC_12	Sewer Trunk	R&R	Sewer Repair	CIPP lining on 12-inch diameter pipe at Vale Terrace Drive and Ponderosa Drive.	12	N/A	Replace	200	$ 215	$ 43,000	$ 67,000	$ 67,000			$ 67,000
Subtotal								**4,850**		**$ 1,477,000**	**$ 2,302,000**	**$ 2,302,000**	**$ -**	**$ -**	**$ 2,302,000**
Other Improvement Projects															
						Capacity (mgd)			**$/mgd**						
EX_BVPS	Pump Station	Other	Pump Station Rehabilitation	Increase capacity by 5.0 mgd at the Buena Vista pump station.	N/A	5.00	Replace		$ 641,000	$ 3,205,000	$ 5,000,000	$ 5,000,000			$ 5,000,000
Subtotal										**$ 3,205,000**	**$ 5,000,000**	**$ 5,000,000**	**$ -**	**$ -**	**$ 5,000,000**
Existing Sewer System Improvements Total										**$ 37,063,000**	**$ 57,817,000**	**$ 39,180,000**	**$ 18,637,000**	**$ -**	**$ 57,817,000**
Future Sewer System Improvements															
Capacity Related Projects															
BO_B1	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 750 linear feet of 15-inch diameter pipe with 18-inch diameter pipe at El Valle Opulento to University Drive.	15	18	Replace	750	$ 900	$ 675,000	$ 1,053,000			$ 1,053,000	$ 1,053,000
BO_B2	Interceptor	Capacity	Pipeline Replacement	Replace approximately 1,200 linear feet of 20-inch diameter pipe with 27-inch diameter pipe along Woodcrest Lane.	20	27	Replace	1,200	$ 1,300	$ 1,560,000	$ 2,434,000			$ 2,434,000	$ 2,434,000
BO_B3A	Interceptor	Capacity	Pipeline Replacement	Replace approximately 800 linear feet of 18-inch diameter pipe with 27-inch diameter pipe behind Big 5 Sporting Goods off Sycamore Avenue.	18	27	Replace	800	$ 1,300	$ 1,040,000	$ 1,622,000			$ 1,622,000	$ 1,622,000
BO_B3B	Interceptor	Capacity	Pipeline Replacement	Replace approximately 800 linear feet of 15-inch and 18-inch diameter pipe with 21-inch diameter pipe behind Big 5 Sporting Goods off Sycamore Avenue.	15, 18	21	Replace	800	$ 1,045	$ 836,000	$ 1,304,000			$ 1,304,000	$ 1,304,000
BO_B3C	Interceptor	Capacity	Pipeline Replacement	Replace approximately 650 linear feet of 15-inch diameter pipe with 24-inch diameter pipe behind Big 5 Sporting Goods off Sycamore Avenue.	15	24	Replace	600	$ 1,190	$ 714,000	$ 1,114,000			$ 1,114,000	$ 1,114,000
BO_V1	Interceptor	Capacity	Pipeline Replacement	Replace approximately 300 linear feet of 18-inch diameter pipe with 24-inch diameter pipe along Vista Way at Townsite Drive.	18	24	Replace	300	$ 1,190	$ 357,000	$ 557,000			$ 557,000	$ 557,000
BO_V2	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 300 linear feet of 10-inch diameter pipe with 15-inch diameter pipe along Vista Way between Monte Mar Drive and Foothill Drive.	10	15	Replace	300	$ 740	$ 222,000	$ 346,000			$ 346,000	$ 346,000
BO_V3	Interceptor	Capacity	Pipeline Replacement	Replace approximately 600 linear feet of 18-inch diameter pipe with 24-inch diameter pipe along Olive Avenue between Goetting Way and Vista Village Drive.	18	24	Replace	600	$ 1,190	$ 714,000	$ 1,114,000			$ 1,114,000	$ 1,114,000
BO_V4	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 300 linear feet of 6-inch and 8-inch diameter pipe with 12-inch diameter pipe along Santa Fe Drive between Weston Circle and Champa Street.	6, 8	12	Replace	300	$ 600	$ 180,000	$ 281,000			$ 281,000	$ 281,000
BO_V5	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 100 linear feet of 10-inch diameter pipe with 18-inch diameter pipe along Lin Road at Monte Vista Drive.	10	18	Replace	100	$ 900	$ 90,000	$ 140,000			$ 140,000	$ 140,000
BO_V6	Sewer Trunk	Capacity	Pipeline Replacement	Replace approximately 500 linear feet of 10-inch diameter pipe with 15-inch diameter pipe along Vista Way at Arcadia Avenue.	10	15	Replace	500	$ 740	$ 370,000	$ 577,000			$ 577,000	$ 577,000
Subtotal								**6,250**		**$ 6,758,000**	**$ 10,542,000**	**$ -**	**$ -**	**$ 10,542,000**	**$ 10,542,000**
Other Improvement Projects															
SEPTIC_1	Sewer Main	Other	Septic Connection	Construct approximately 2,000 linear feet of 8-inch diameter pipe along Guajome Lake Rd from Ramone Dr to Old Colony Rd.	N/A	8	New	2,000	$ 450	$ 900,000	$ 1,404,000			$ 1,404,000	$ 1,404,000
SEPTIC_2	Sewer Main	Other	Septic Connection	Construct approximately 4,550 linear feet of 8-inch diameter pipe along Bautista Ave and Ramone Dr.	N/A	8	New	4,500	$ 450	$ 2,025,000	$ 3,159,000			$ 3,159,000	$ 3,159,000
SEPTIC_3	Sewer Main	Other	Septic Connection	Construct approximately 10,950 linear feet of 8-inch diameter pipe along Osborn St to N Santa Fe Ave.	N/A	8	New	10,900	$ 450	$ 4,905,000	$ 7,652,000			$ 7,652,000	$ 7,652,000
SEPTIC_4	Sewer Main	Other	Septic Connection	Construct approximately 4,550 linear feet of 8-inch diameter pipe at Barsby St and Hawley Dr to Citrus Dr.	N/A	8	New	3,200	$ 450	$ 1,440,000	$ 2,246,000			$ 2,246,000	$ 2,246,000
SEPTIC_5	Sewer Main	Other	Septic Connection	Construct approximately 5,400 linear feet of 8-inch diameter pipe along Pleasant Heights Dr to Warmlands Ave.	N/A	8	New	5,400	$ 450	$ 2,430,000	$ 3,791,000			$ 3,791,000	$ 3,791,000
SEPTIC_6	Sewer Main	Other	Septic Connection	Construct approximately 2,150 linear feet of 8-inch diameter pipe along Vista Grande Dr and Warmlands Ave.	N/A	8	New	2,100	$ 450	$ 945,000	$ 1,474,000			$ 1,474,000	$ 1,474,000
SEPTIC_7	Sewer Main	Other	Septic Connection	Construct approximately 2,850 linear feet of 8-inch diameter pipe at Alessandraro Trl and Friendly Dr.	N/A	8	New	2,800	$ 450	$ 1,260,000	$ 1,966,000			$ 1,966,000	$ 1,966,000
SEPTIC_8	Sewer Main	Other	Septic Connection	Construct approximately 1,350 linear feet of 8-inch diameter pipe Catalina Ave from Acropolis Way to Foothill Dr.	N/A	8	New	1,300	$ 450	$ 585,000	$ 913,000			$ 913,000	$ 913,000
SEPTIC_9	Sewer Main	Other	Septic Connection	Construct approximately 3,750 linear feet of 8-inch diameter pipe along Sunrise Dr and Valley Dr .	N/A	8	New	3,700	$ 450	$ 1,665,000	$ 2,597,000			$ 2,597,000	$ 2,597,000
SEPTIC_10	Sewer Main Pump Station	Other	Septic Connection New Pump Station	Construct approximately 3,950 linear feet of 8-inch diameter pipe along Huntalas Ln and Foothill Dr. Construct a new pump station at Foothill Dr and Dons Way.	N/A	8 **Capacity (mgd)** 0.12	New	3,900	$ 450 **$/mgd** $ 1,000,000	$ 1,755,000 $ 115,000	$ 2,738,000 $ 179,000			$ 2,738,000 $ 179,000	$ 2,738,000 $ 179,000
Subtotal								**39,800**		**$ 18,025,000**	**$ 28,119,000**	**$ -**	**$ -**	**$ 28,119,000**	**$ 28,119,000**
Future Sewer System Improvements Total										**$ 24,783,000**	**$ 38,661,000**	**$ -**	**$ -**	**$ 38,661,000**	**$ 38,661,000**
Grand Total CIP										**$ 61,846,000**	**$ 96,478,000**	**$ 39,180,000**	**$ 18,637,000**	**$ 38,661,000**	**$ 96,478,000**

OFFSITE SEWER EXHIBIT

EL VALLE OPULENTO
BUENA SANITATION DISTRICT/CITY OF VISTA
02-23-26
SHEET 1 OF 2

212 EL VALLE OPULENTO
PARCEL 1, PARCEL MAP NO 17362
APN 184-112-50

226 EL VALLE OPULENTO
PARCEL 2, PARCEL MAP NO 17362
APN 184-112-51

218 EL VALLE OPULENTO
PARCEL 4, PARCEL MAP NO 17362
APN 184-112-53

238 EL VALLE OPULENTO
PARCEL 3, PARCEL MAP NO 17362
APN 184-112-52

234 EL VALLE OPULENTO
PARCEL 1, PARCEL MAP NO 9995
APN 184-112-40

242 EL VALLE OPULENTO
PARCEL 2, PARCEL MAP NO 9995
APN 184-112-41

EL VALLE OPULENTO

UPSIZE EXISTING 10" VCP SEWER MAIN TO 12" SEWER MAIN IN PLACE

EXISTING POWER

RIGHT OF WAY

PROPERTY LINE

EXISTING 24' WIDE PRIVATE ROAD AND UTILITY EASEMENT PER PARCEL MAP 17362 RECORDED 05-16-1994 AS FILE NO. 1994-323787

EXISTING EDGE OF PAVEMENT

EXISTING WATER MAIN

RELOCATE EXISTING MAIL BOX

EXISTING WATER METER TO BE RELOCATED

EXISTING CHAIN LINK FENCE TO BE REMOVED

SEWER MH (415.93 RIM) (407.69 IE)

EXISTING FIRE HYDRANT

EXISTING MAIL BOXES

EXISTING POWER POLES & GUY WIRES

EXISTING COX VAULT
EXISTING TELE RISER

EXISTING ROOF OVERHANG

EXISTING SINGLE FAMILY RESIDENCE

PROPOSED 12' WIDE ALL WEATHER ACCESS ROAD

EXISTING WOODEN FENCE TO BE REMAIN

EXISTING CONCRETE DRIVEWAY

EXISTING GARAGE

EXISTING FENCE

EXISTING POOL

UPSIZE EXISTING 10" VCP SEWER MAIN TO 18" SEWER MAIN

EXISTING WOODEN FENCE TO BE REMOVED

EXISTING RETAINING WALL TO BE REMOVED

PROPOSED RETAINING WALL

EXISTING STORM DRAIN CATCH BASINS TO BE REMOVED OR RELOCATED BY PROPERTY OWNER

EXISTING 10' PRIVATE SEWER EASEMENT PER PARCEL MAP 17362 RECORDED 05-16-1994 AS FILE NO. 1994-323787

EXISTING SINGLE FAMILY RESIDENCE

EXISTING AC PAD TO BE RELOCATED BY PROPERTY OWNER

EXISTING ROOF OVERHANG

PROPOSED 12' WIDE ALL WEATHER ACCESS ROAD

EXISTING 6" PVC STORM DRAIN TO BE REMOVED

EXISTING RETAINING WALL TO BE REMOVED

PORTION OF EXIST. RETAINING/BLOCK WALL TO BE REMOVED

EXISTING SINGLE FAMILY RESIDENCE

100 YEAR FLOOD PLAIN

EXISTING OPEN SPACE EASEMENT TO THE COUNTY OF SAN DIEGO PER PER PARCEL MAP 17362 RECORDED 05-16-1994 AS FILE NO. 1994-323787

EXISTING FLOWAGE EASEMENT TO THE COUNTY OF SAN DIEGO PER PARCEL MAP 17362 RECORDED 05-16-1994 AS FILE NO. 1994-323787

EXISTING SEWER EASEMENT (WIDTH VARIES) F/P NO.153842 REC. 08-24-1965

PROPERTY OWNER TO RELOCATE EXISTING SHED

REMOVE EXIST. OAK TREE

REMOVE EXIST. TREE 1.8' DIA

EXISTING OAK TREE 0.5' DIA

EXIST. MANHOLE TO REPLACED TOP OF BANK

SEWER MH (415.93 RIM) (407.27 IE)

EXISTING 6" PVC STORM DRAIN OUTLET (414.20 IE OUT)

EXISTING PINE TREE 2.4' DIA

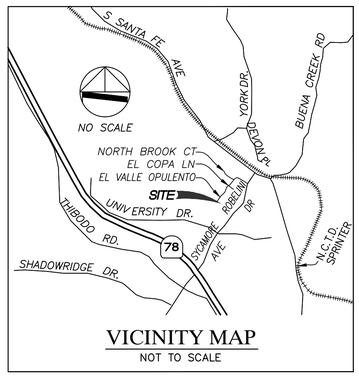
EXISTING 15" SEWER MAIN

EXISTING WATER TANK

EXISTING OAK TREE 1.0' DIA

REMOVE EXIST. OAK TREE 0.8' DIA

EXISTING FLOWAGE EASEMENT TO THE COUNTY OF SAN DIEGO, F/P NO. 80-062451 REC. 02-25-80



VICINITY MAP
NOT TO SCALE

NOTES

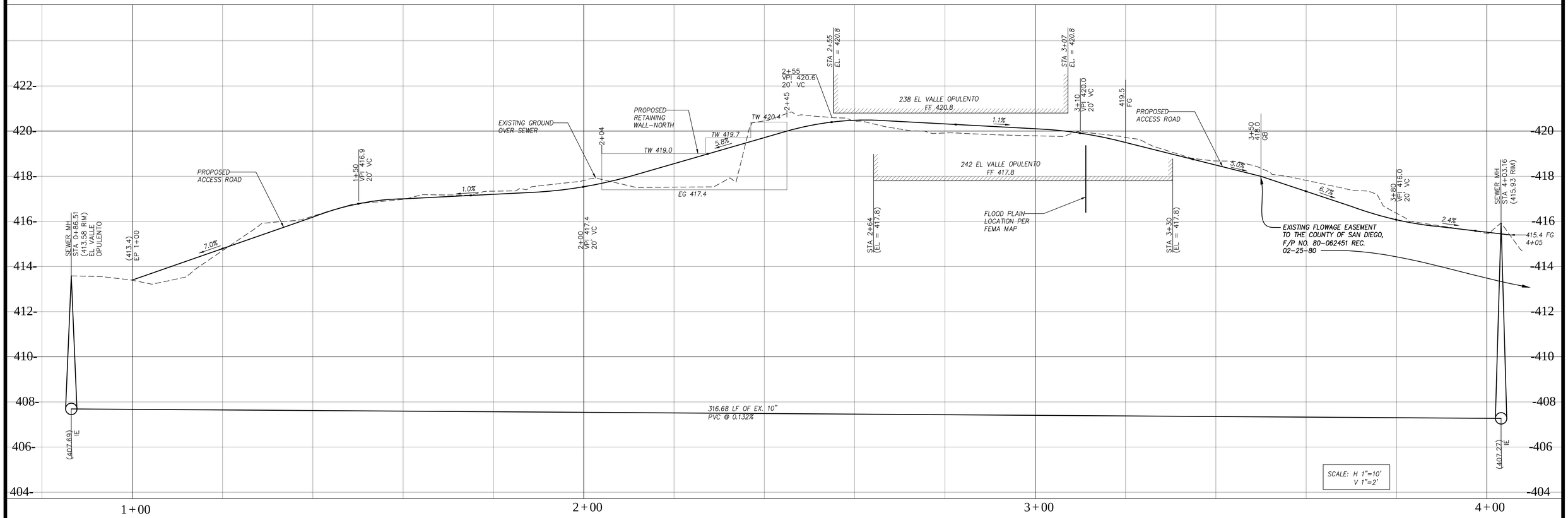
- NO TURN AROUND IS PROVIDED
- NO OBSTRUCTIONS TO REMAIN IN THE SEWER EASEMENT

10' 5' 0' 10' 20' 30'
SCALE: 1" = 10'

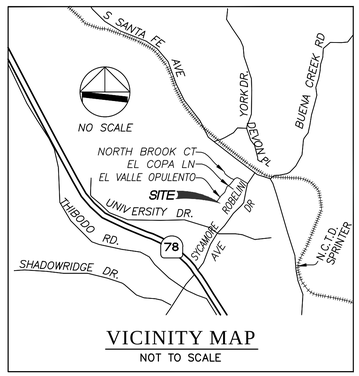
bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

OFFSITE SEWER EXHIBIT

EL VALLE OPULENTO
BUENA SANITATION DISTRICT/CITY OF VISTA
02-23-26
SHEET 2 OF 2



ACCESS ROAD PROFILE



VICINITY MAP
NOT TO SCALE

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF VISTA SURVEY CONTROL POINT "2013", A 2" IRON PIPE WITH BRASS DISC STAMPED "S.M. 127" LOCATED 14' WESTERLY FROM THE WESTERLY CURB LINE OF SOUTH SANTA FE AVE. AND 65' NORTHERLY RIGHT-OF-WAY OF ABELIA LANE.

ELEVATION=450.50 NGVD 29

10' 5' 0' 10' 20' 30'
SCALE: 1" = 10'

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Attachment F – 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) PDS2021-MUP-21-008

Assessor's Parcel Number(s) 184-040-0400; 184-040-2000/2100/ 2200; 184-040-1900; 184-040-1800

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.

TIMED INVESTMENT LLC

PRO BOOOKEEPING SERVICES 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.

NOT APPLICABLE

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.

NOT APPLICABLE

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."

x _____
Signature of Applicant

Harry C. Crowell, Manager
Print Name

----- *OFFICIAL USE ONLY* -----