



The County of San Diego

Planning Commission Hearing Report

Date:	October 16, 2026	Case/File No.:	Montiel Road Subdivision Tentative Map; PDS2022-TM- 5648, PDS2022-ER-22-08-008
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Residential Subdivision; Tentative Map
Time:	9:00 a.m.	Location:	1434 Montiel Road, Escondido
Agenda Item:	1	General Plan:	Village Residential (VR-7.3)
Appeal Status:	Board of Supervisors	Zoning:	Single Family Residential (RS)
Applicant/Owner:	Joseph Holasek/SHUBH ESTATES LLC	Community:	North County Metro
Environmental:	15183 Exemption	APN:	228-171-16-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to approve, approve with modifications, or deny the proposed Montiel Road Subdivision Tentative Map (Project). The proposed Project requires discretionary action, including approval of a Tentative Map (PDS2022-TM-5648). The Project is being evaluated pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15183, under Environmental Log No. PDS2022-ER-22-08-008.

The Project requests a Tentative Map to subdivide an approximately 1.98-acre parcel into 10 single-family residential lots at 1434 Montiel Road in the Escondido area of unincorporated San Diego County, within the North County Metropolitan Subregional Plan area. The site was previously developed with a single-family residence, which has since been demolished, and the parcel is currently vacant. The Project is consistent with the San Diego County General Plan and Zoning Ordinance, including the Village Residential (VR-7.3) General Plan Land Use Designation and Single Family Residential (RS) zoning designation, both of which permit the proposed residential development. The VR-7.3 designation permits a density of up to 7.3 dwelling units per gross acre, and the proposed 10-lot subdivision is consistent with the density and use characteristics established for the site.

Access to the Project would be provided by a new private road and cul-de-sac extending from Via Teramo, which connects to Montiel Road. The Project also includes grading, utility installation, drainage and stormwater improvements, retaining walls, landscaping, frontage improvements, and construction of curb and sidewalk improvements along Via Teramo extending toward Montiel Road and connecting to the existing sidewalk directly to the north of the project.

This report describes the Planning & Development Services (PDS) recommendation, project background and location, development proposal, analysis and discussion, and public comments. PDS analyzed the Project for consistency with the General Plan, North County Metropolitan Subregional Plan, Zoning Ordinance, Subdivision Ordinance, and other applicable regulations, policies, and ordinances and reviewed the Project's potential impacts on the environment in accordance with CEQA. Based on staff analysis, the project is consistent with all applicable objective General Plan, zoning, subdivision, and design standards, and staff determined it will not result in any specific, adverse impact on public health or safety. Therefore, under the Housing Accountability Act, unless the Planning Commission finds otherwise, the County may not deny the project or require a reduction in its proposed density. PDS recommends approval of the proposed Tentative Map (PDS2022-TM-5648), adoption of the environmental findings prepared pursuant to CEQA Guidelines Section 15183 (Attachment C), and adoption of the Resolution of Approval containing the requirements and conditions applicable to the Project (Attachment B).

B. REQUESTED ACTIONS

Staff recommends that the Planning Commission:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the Project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.
2. Adopt the Resolution of Approval for Tentative Map PDS2022-TM-5648, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego (County) Regulations (Attachment B).

C. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located at 1434 Montiel Road in the Escondido area of the unincorporated County of San Diego within the North County Metropolitan Subregional Plan area (Figures 1 and 2). The Project site is located north of the intersection of State Route 78 and Interstate 15 within an area characterized primarily by single-family residential development. Interstate 15 is located east of the Project site, with residential and commercial uses located in the surrounding area.

Surrounding land uses include family residential on all four sides of the parcel. Via Teramo is located directly to the east and will provide access. Commercial uses within the City of Escondido are located to the south, on the adjacent side of Montiel Road. Surrounding land uses are summarized in Table C-1.

The site is comprised of an approximately 1.98-acre legal parcel within the RS Single Family Residential zone and Village Residential (VR-7.3) land use designation. Please refer to Attachment A – Planning Documentation for maps of surrounding land uses and zoning designations.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-7.3)	RS	Via Salerno	Single Family Residential

Location	General Plan	Zoning	Adjacent Streets	Description
East	Village Residential (VR-7.3)	RS	Via Teramo / Cte La Mantua	Single Family Residential
South	Incorporated City of Escondido	Incorporated City of Escondido	Montiel Road	Single Family Residential, Commercial/Industrial
West	Village Residential (VR-7.3)	RS	Suzanne Lane	Single Family Residential

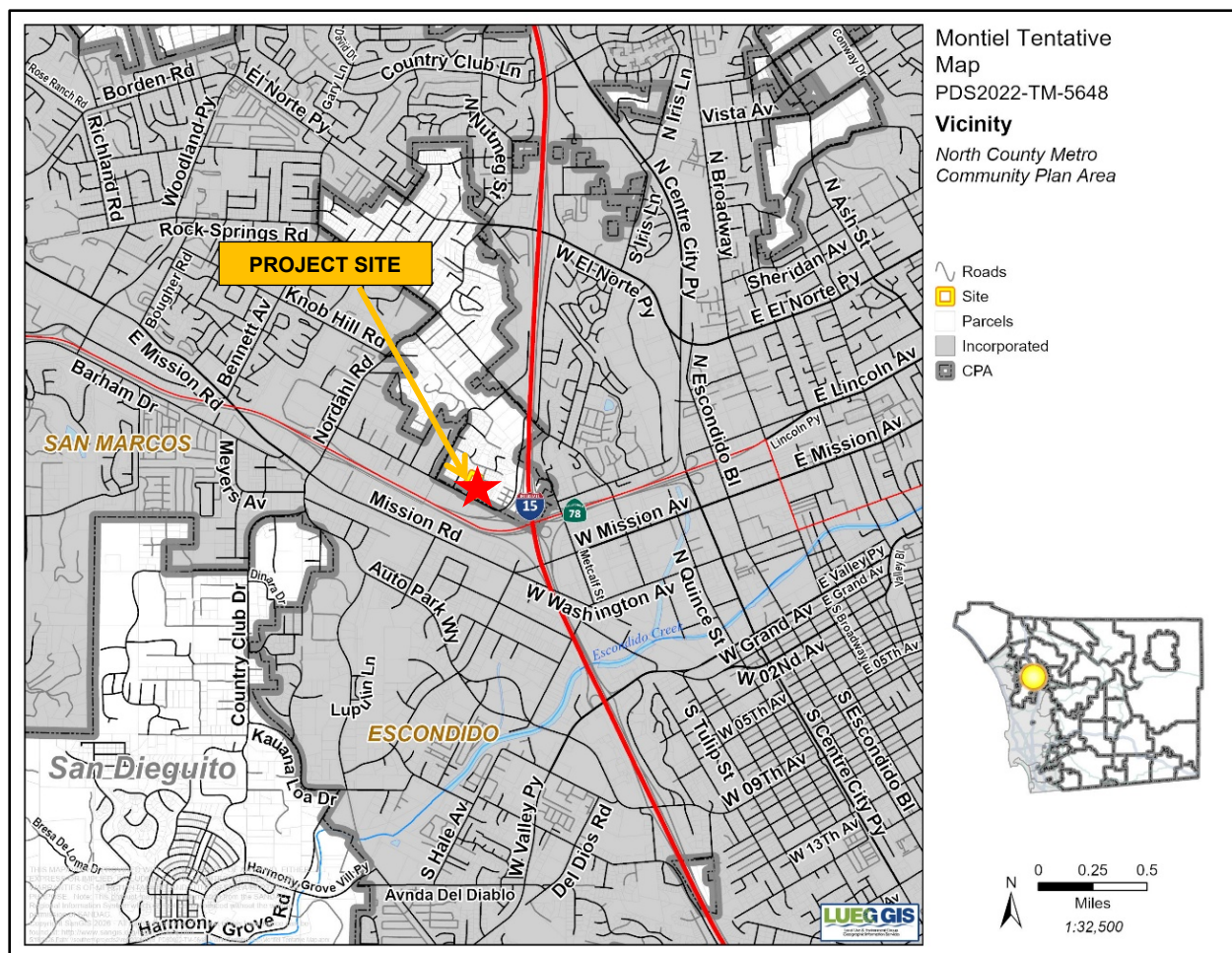


Figure 1: Vicinity Map. Approx. location of proposed development identified as red star.

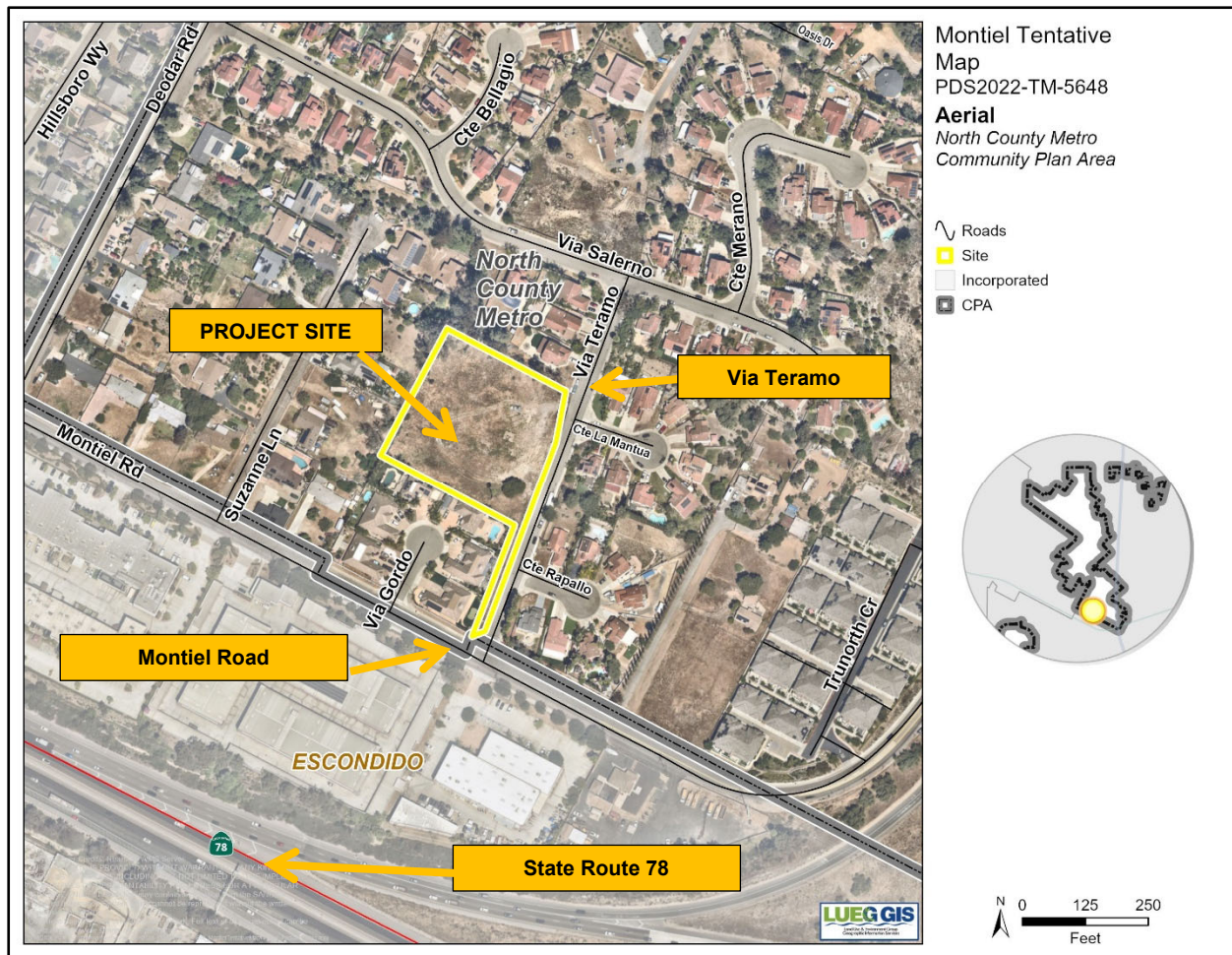


Figure 2: Aerial Map

D. DEVELOPMENT PROPOSAL

1. Project Description

The proposed project is a Tentative Map to subdivide an approximately 1.98-acre parcel into 10 single-family residential lots. The project site is located at 1434 Montiel Road within the North County Metropolitan Subregional Plan area in the unincorporated County of San Diego (Figures 1 and 2). The site is designated Village Residential (VR-7.3) within the Village Regional Category and is zoned Residential – Single (RS), which is consistent with the proposed residential development.

The project site was previously developed with a single-family residence, which has since been demolished, and is currently vacant. The Project would include grading, utility installation, drainage improvements, retaining walls, landscaping, construction of a new private road, and associated frontage improvements necessary to support the proposed subdivision. Earthwork would consist of approximately 96 cubic yards of cut and 16,019 cubic yards of fill. The Project also includes permanent stormwater facilities, including a centralized bioretention facility and a private storm drain system designed to maintain the existing general drainage pattern and provide water quality treatment and hydromodification management.

Access and Improvements

Access to the project site would be provided from Via Teramo through a new private cul-de-sac road (Street A) that would serve all 10 proposed residential lots. Via Teramo connects to Montiel Road, an existing public road. The proposed private road is designed to meet County and fire access requirements, including emergency vehicle access, required turning radii, and other fire requirements.

The Project would also dedicate 10 additional feet of public right-of-way and construct new curb and sidewalk improvements along the Via Teramo frontage, extending south to Montiel Road and north to connect to the existing sidewalk. Additional roadway improvements also include a cross gutter at the proposed private street entrance and a new curb return at the Via Teramo/Montiel Road intersection. Figure 3 below shows Via Teramo, Montiel Road, and the location of the proposed curb and sidewalk.



Figure 3: Via Teramo, Montiel Road, and Location of Proposed Curb and Sidewalk

Utilities and Services

The project site would be served by public water and sewer facilities provided by the Vallecitos Water District. Water and sewer service would require extension of existing off-site and on-site infrastructure, including approximately 200 to 250 linear feet of water main extension and associated utility improvements. The Project is located within the sphere of influence of the Vallecitos Water District and would require annexation into the district.

The San Marcos Fire Protection District would provide fire protection services, with response support from the Escondido Fire Department through an Automatic Aid Agreement. Fire protection improvements would include installing fire hydrants, complying with applicable fire access requirements, and implementing fuel modification and defensible space requirements.

The Project has completed availability forms for water and sewer service, fire protection, and school services that demonstrate the availability of necessary public services and facilities to serve the proposed development.

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

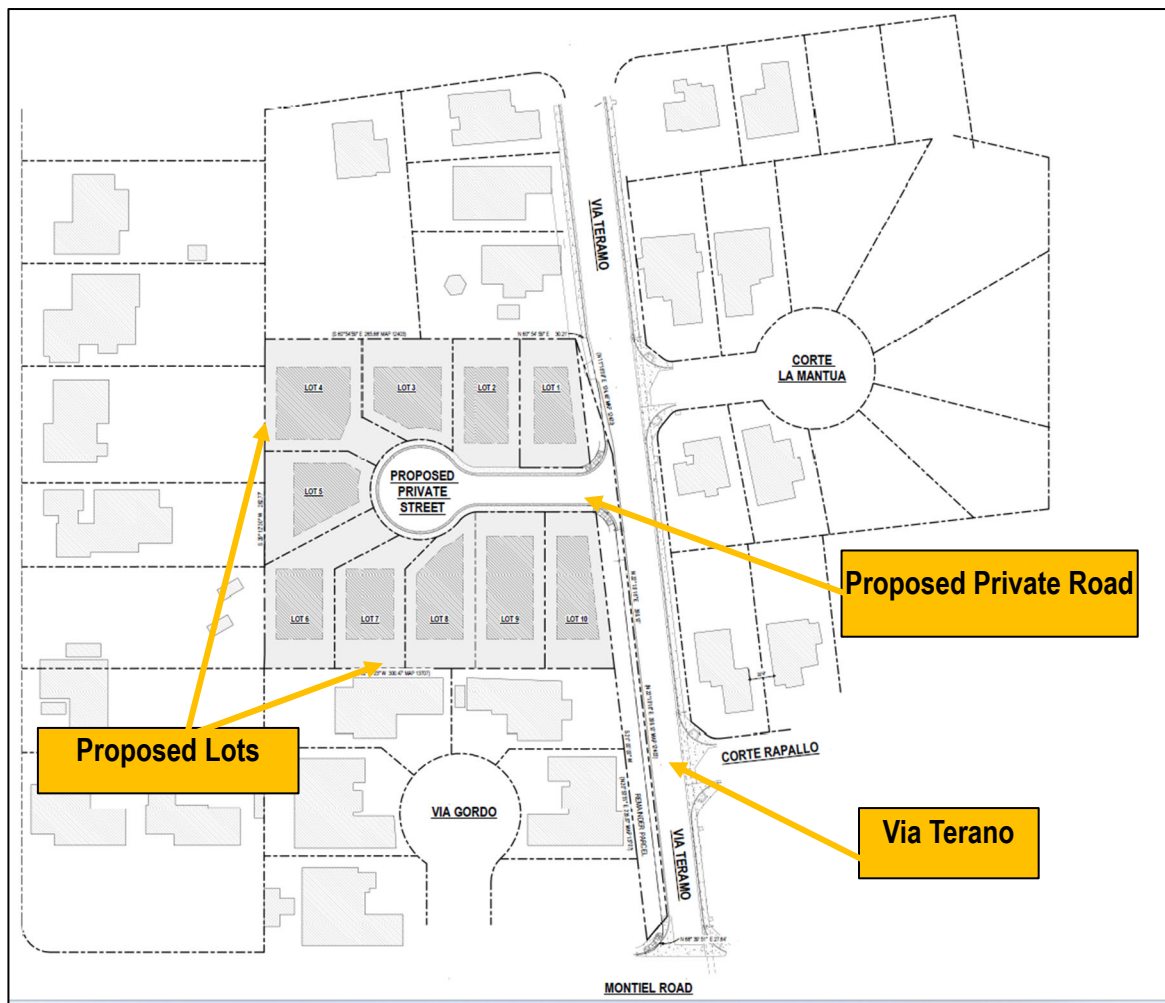


Figure 4: Proposed Lot Layout

E. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the North County Metropolitan Subregional Plan, the County Zoning Ordinance, the County Subdivision 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

- 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 proposed Project consistent with the County's Subdivision Ordinance?
- e. Is the Project consistent with other applicable County regulations?
- f. Does the Project comply with CEQA?

2. Analysis

Consistency with Applicable County Plans and Ordinances

The Project is consistent with the Zoning Ordinance Use Regulations. The Project site is zoned Residential – Single (RS), which allows single-family residential development. The Project proposes a Tentative Map to subdivide the approximately 1.98-acre parcel into 10 single-family residential lots. The proposed residential use is consistent with the applicable RS zoning, and no zone change is proposed.

The General Plan Land Use Designation for the Project site is Village Residential (VR-7.3), which allows residential development at a density of up to 7.3 dwelling units per gross acre. The Project proposes 10 single-family residential lots on approximately 1.98 acres and is consistent with the density and use characteristics anticipated by the General Plan. No General Plan Amendment is proposed. The Project will therefore comply with the applicable General Plan land use and density requirements.

Water and Sewer Service

The Project will be served by the Vallecitos Water District for potable water and wastewater service. Existing water and sewer infrastructure is located within Via Terano, directly outside of the project site. The project proposes connecting to these lines and installing approximately 200 to 250 linear feet of eight-inch water line and 10-inch sewer line within the proposed private easement. Before plan check approval, the applicant must prepare water and sewer studies demonstrating adequate capacity to serve the proposed development.

The Project site is within the sphere of influence of the Vallecitos Water District sewer service area but is not within the District. Therefore, the project will require sewer annexation prior to receiving

sewer service. Upon completion of the annexation and extension of the necessary sewer facilities, the proposed residential lots will connect to the public sewer system and will not rely on individual on-site wastewater treatment systems.

Fire Protection

The Project site is located within the San Marcos Fire Protection District. However, the nearest San Marcos Fire Protection District station has an estimated travel time of approximately eight minutes. Because the Project site is within the Village Regional Category, the County General Plan requires a five-minute travel time for fire and emergency medical services. To satisfy this requirement, the applicant is required to obtain a signed Automatic Aid Agreement with the Escondido Fire Department. The agreement is required to be submitted to and approved by the County prior to Final Map approval.

The Automatic Aid Agreement provides coordinated fire protection between the San Marcos Fire Protection District and Escondido Fire Department and ensures that adequate emergency response meeting the County's five-minute travel time standard will be available to the Project. The agreement is consistent with General Plan policies encouraging coordination and agreements between fire service providers to maximize service levels. The Project will also install a new fire hydrant near Via Teramo, and the project complies with the applicable emergency access, water supply, fuel modification, defensible space, and Consolidated Fire Code requirements.

Drainage and stormwater

Proposed earthwork for the project includes approximately 96 cubic yards of cut and 16,019 cubic yards of fill. The grading also includes several retaining walls that will help stabilize slopes, create detention basins, and support future development. As part of the review, a stormwater management plan and CEQA drainage study were prepared. These studies confirmed that the project design complies with all applicable stormwater and drainage requirements.

The project will not increase off-site drainage or flow volumes, and post-project drainage patterns will remain consistent with the current/existing conditions. The stormwater design meets County requirements for Low Impact Development (LID), source control, and pollutant control in accordance with the BMP Design Manual. The project also includes a new biofiltration basin along the southern property line. This basin is designed to capture and treat on-site runoff to meet stormwater compliance standards. Water will be discharged at the southwest corner of the site, maintaining historic drainage patterns.

Cultural Resources

A review of existing records, an on-site survey, and tribal coordination found that the project will not affect any known cultural resources or tribal cultural resources, and no cultural materials were discovered on the property.

The Native American Heritage Commission (NAHC) was also contacted to identify tribes whose ancestral lands might be affected. The NAHC response was negative, and they recommended contacting several tribal groups. All recommended tribes were contacted. Only the Rincon Band of Luiseño Indians responded, stating that the project is within a culturally sensitive area and requested documentation (technical studies, plans) associated with the project. The County provided the

requested documentation, met on numerous occasions with the Rincon Band, and no issues related to cultural resources or tribal cultural resources were identified.

As part of this analysis, a survey of the property was also completed, and no resources were found on-site. The project is conditioned to require archaeological and tribal monitoring by a County-approved archaeologist and a Luiseño Native American monitor during grading and construction.

Traffic

Although the Project is not subject to Vehicle Miles Traveled (VMT), it is within a VMT-efficient area. The proposed ten lots will generate 100 Average Daily Trips (ADT), with 8 AM and 10 PM peak-hour trips. Because of the limited number of daily and peak-hour trips, the project traffic would not impact the surrounding roadways and intersections. The Project is conditioned to pay the Transportation Impact Fees (TIF) pursuant to the County TIF Ordinance prior to issuance of a building permit.

3. General Plan Consistency

The Project site is within the Village General Plan Regional Category and has a Village Residential (VR-7.3) Land Use Designation. The Project proposes the subdivision of an approximately 1.98-acre parcel into 10 single-family residential lots and is consistent with the residential density and development pattern anticipated for the site. The Project is also located within an established residential neighborhood with existing public infrastructure and services available in the surrounding area. The proposed Project is consistent with the following relevant General Plan goals and policies, as described in Table E-1.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
LU-9.8 – Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.	The Project is located within the Village Regional Category and proposes 10 single-family residential lots in an area characterized predominantly by existing single-family residential development. The proposed residential use and subdivision design are compatible with surrounding development. Access would be provided by a new private cul-de-sac extending from Via Teramo, and the Project would construct curb and sidewalk improvements along the Via Teramo frontage extending toward Montiel Road and to the north to connect to the existing sidewalk. These improvements would integrate the Project with the existing neighborhood circulation system and provide pedestrian connectivity consistent with the Village development pattern.
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.	The Project would provide 10 single-family residential lots within an established Village area that is VMT efficient, with transportation infrastructure and public services available, including several bus stops located within a mile

	along West Mission Road. The site is served by the surrounding roadway network, including Via Teramo and Montiel Road, and is near Interstate 15 and State Route 78. The Vallecitos Water District would provide public water and sewer service, and the San Marcos Fire Protection District would provide fire protection services in coordination with the Escondido Fire Department. The Project places new housing within an existing developed area where infrastructure and services can support the proposed residential development, consistent with Policy H-1.3.
M-4.4 – Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	The Project includes construction of a private cul-de-sac that would provide access to each of the 10 proposed residential lots and connect to Via Teramo, which provides access to Montiel Road. The roadway would be designed to meet applicable County and Consolidated Fire Code requirements for emergency vehicle access, including roadway width, turning radii, fire apparatus maneuverability, and dead-end roadway requirements. The Project would therefore provide safe and adequate access for emergency vehicles consistent with Policy M-4.4. The Project's preliminary grading plan also demonstrates that the proposed cul-de-sac would meet applicable fire access standards.
COS-5.3 – Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	Stormwater would be conveyed through graded swales, gutters, and a private storm drain system to a centralized bioretention facility that would provide water quality treatment and hydromodification management. The drainage system is designed so that post-development runoff does not exceed pre-development conditions, and treated runoff would discharge at the historic outfall location through an energy dissipator to minimize erosion. The Project would therefore retain the general existing flow regime, manage runoff, and protect downstream areas consistent with Policy COS-5.3.

S-6.2 – Fire Service Provider Agreements. Encourage agreements between fire service providers to improve fire protection and to maximize service levels in a fair, efficient, and cost-effective manner. & S-7.3 – Fire Protection Services for Development. Require that new development demonstrate that adequate fire services can be provided that meet the minimum staffing of personnel and that meet the minimum travel times identified in Table S-3 (Travel Time Standards from Closest Fire Station).	The Project directly implements the intent of this policy through coordinated fire protection between the San Marcos Fire Protection District and the Escondido Fire Department. The Project site is located within the San Marcos Fire Protection District; however, the nearest San Marcos fire station has an estimated travel time of approximately eight minutes, which exceeds the County's applicable five-minute travel time standard for Village residential development. To provide the required level of service, the applicant is required to obtain a signed Automatic Aid Agreement with the Escondido Fire Department confirming that Escondido Fire will provide primary fire response to the Project site. The agreement allows the two fire service providers to coordinate coverage so that emergency resources capable of meeting the County's service standard are available to the Project without requiring construction of a new fire station. A copy of the signed agreement must be submitted to and approved by County Planning & Development Services prior to Final Map approval. This interagency arrangement is directly consistent with Policy S-6.2, which encourages agreements among fire service providers to improve fire protection and maximize service levels.
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4. Community Plan Consistency

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

Table E-2: North County Metropolitan Subregional Plan Conformance

Subregional Plan Policy	Explanation of Project Conformance
Policy 7 – Limit New Subdivisions Exceeding One Dwelling Unit per Acre, Other Than Where the Land Use Map Shows a Higher Density – Escondido. Because: A. there is a great amount of unincorporated land within the adopted city sphere of influence that is appropriate for urbanization if annexed to the city; B. a one-acre minimum lot size requirement would create an incentive for landowners to annex to the city in order to realize higher densities; C. a one acre minimum policy will minimize the creation of new public service demands; and D. exceptions to a one acre requirement can be considered on a case-by-case basis, if sewer service is available or if the vicinity of a proposed project is already fully subdivided or developed. Prohibit new major and minor subdivisions within the adopted Escondido City Spheres of Influence if the density shown on the final subdivision or parcel map is greater than one dwelling unit per gross acre, unless: (1) the project is consistent with the General Plan Land Use Map; or (2) sewer service is available to the proposed project and sewer lateral connections can be made to an existing sewer main, in which case this policy would not apply to the property.	The Project proposes subdivision of approximately 1.98 acres into 10 single-family residential lots, resulting in a density greater than one dwelling unit per gross acre. However, the property is designated Village Residential (VR-7.3) by the General Plan Land Use Map, which specifically anticipates residential development at a density greater than one dwelling unit per acre. Accordingly, the Project is consistent with this policy. In addition, the Project would be served by public sewer through the Vallecitos Water District, further supporting consistency with the policy's emphasis on locating higher-density development where urban services are available.
Improve Sewer Service within the Urban Area. Because A. many areas throughout the Subregion have experienced septic tank failures and the problem is especially critical in the fringe areas around Escondido and Vista, where the cumulative impact of residential development is causing this problem to worsen over time; and B. need for sewer service will expand greatly as growth continues, particularly within the County Water Authority (CWA) boundary.	The Project would utilize public sewer service rather than individual septic systems. The Vallecitos Water District would provide wastewater service, requiring extension of existing sewer infrastructure and annexation of the property into the District's sewer service area. Providing public sewer infrastructure to serve the proposed infill residential development is consistent with the Subregional Plan's objective of directing urban development toward areas where adequate sewer service can be made available and avoiding increased reliance on individual septic systems.

5. Zoning Ordinance Consistency

The Project site is zoned Single Family Residential (RS), which will not change with the proposed Project.

Table E-3: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	CONSISTENT
Use Regulation:	RS	Yes
Animal Regulation:	Q	Yes
Density:	-	
Lot Size:	6000	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	
Setback:	H	Yes
Open Space:	-	
Special Area Regulations:	C	Yes

6. Subdivision Ordinance Consistency

The Project has been reviewed for compliance with the San Diego County Subdivision Ordinance and applicable County Public and Private Road Standards and is consistent with the requirements for a major subdivision, including lot design, access, dedication, and required improvements. The Project would provide access from a new private road, Street "A," connecting to Via Teramo, and includes required road dedication, public and private road improvements, sight-distance verification, a private road maintenance agreement, and other improvements required as conditions of approval.

The Project includes four approved waivers or design exceptions associated with the subdivision and roadway design. The Department of Public Works approved Design Exception Requests to: (1) reduce the required improved half-width of Via Teramo from 20 feet to 15 feet, with parking prohibited along the Project frontage; and (2) reduce the required 100-foot intersection separation between the centerline of Street "A" and the nearest crossroad to approximately 84 feet. Pursuant to Subdivision Ordinance Section 81.308, the Project also includes waivers to: (3) reduce the required private road easement width for Street "A" from 40 feet to 38 feet; and (4) allow certain proposed lot side lines to deviate from the requirement in Section 81.401(h) that lot lines be approximately perpendicular or radial to the road upon which the lot fronts. These waivers do not modify applicable roadway improvement, fire access, drainage, utility, minimum lot area, setback, or other safety requirements.

With the approved waivers and design exceptions, required roadway and infrastructure improvements, and conditions of approval, the Project remains consistent with the applicable requirements of the County Subdivision Ordinance and County road standards.

7. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA, and a 15183 Checklist was prepared. California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified.

The County of San Diego General Plan Update (GPU) establishes the land use framework for development within the unincorporated County. The proposed Project is consistent with the Village Residential (VR-7.3) land use designation, RS zoning, and the development density and use characteristics evaluated in the certified GPU EIR. The Section 15183 analysis determined that the Project would not result in peculiar impacts, significant off-site or cumulative impacts not previously evaluated, or impacts that would be substantially more severe than those analyzed in the GPU EIR. Applicable GPU EIR mitigation measures, regulatory requirements, and project design features have been incorporated into the Project and its conditions of approval.

A 33-day public disclosure period for the CEQA Guidelines Section 15183 Checklist was conducted from July 30 through August 31, 2026. During the disclosure period, staff received an inquiry from a neighboring resident regarding nesting raptors in the vicinity of the Project site. PDS reviewed this concern and confirmed that the Project includes a breeding-season avoidance notice prohibiting brushing, clearing, or grading within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat between January 15 and August 31, unless surveys and the required agency concurrence demonstrate that nesting birds or raptors are not present.

PDS also received several questions from a neighbor regarding how the project will handle drainage and requests for clarification regarding retaining wall locations. PDS Staff sent follow-up information to the neighbor summarizing how the project complied with applicable drainage regulations, explained how the project will drain, and provided a description of the proposed retaining walls.

In addition, PDS received a letter from the San Diego County Archaeological Society. The letter indicates that the historic use of the property should be researched based on the previous house that was demolished, and the records should be documented for the benefit of the future Tribal and archaeological monitors. PDS followed up with the Archaeological Society regarding this comment and revised the project conditions to require the applicant to provide adequate documentation of the property's previous use and the location of previous structures for the benefit of the Archaeological and Tribal monitors during grading monitoring.

Finally, PDS received a comment letter from the San Diego County Local Agency Formation Commission (LAFCO). In summary, LAFCO noted that the project site is immediately adjacent to the City of Escondido, located within the City's sphere of influence, and supported by utility services from the city. Based on these factors, LAFCO recommended that the County include a condition requiring the applicant to enter into a deferred annexation agreement to facilitate annexation of the project site to the City prior to building permit issuance. In response, PDS discussed this comment with the applicant and has included a project notice suggesting the applicant coordinate with the City of Escondido and LAFCO prior to final map to evaluate and determine whether annexation of the project is appropriate as part of the development process.

8. Applicable County Regulations

Table E-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project is consistent with the County of San Diego Resource Protection Ordinance (RPO). The Project site was previously developed and disturbed and is considered urban/developed. County review determined that the site does not support sensitive habitat, riparian habitat, or other

	sensitive natural communities, and no jurisdictional wetlands or waters occur onsite. The site is also not within a 100-year floodplain. The project site is relatively flat, and no RPO steep slopes were identified on-site.
b. County Consolidated Fire Code	The Project is consistent with the County Consolidated Fire Code. The site is within the San Marcos Fire Protection District and would comply with applicable requirements for emergency access, water supply, fire protection infrastructure, fuel modification, and defensible space. A new fire hydrant would be installed near Via Teramo and the proposed private cul-de-sac. Because the nearest San Marcos fire station has an estimated response time of approximately eight minutes, the applicant is required to obtain an Automatic Aid Agreement with the Escondido Fire Department to provide primary fire protection services meeting the County's five-minute emergency response time standard. The signed agreement must be submitted to and approved by the County prior to Final Map approval.
c. Noise Ordinance	A Noise Study was prepared for the Project and accepted by County staff. Modeled exterior noise levels for the proposed residential lots would be below the County's 60 CNEL standard, with a maximum modeled level of 58.1 CNEL; therefore, noise barriers or enhanced building materials are not required. Operational noise would consist of typical residential activities and would be subject to the County Noise Ordinance limits of 50 dBA during daytime hours and 45 dBA during nighttime hours. Construction noise is estimated to range from approximately 63.7 to 70.1 dBA at the nearest receptor, below the County's 75 dBA eight-hour construction noise limit. Construction would be limited to permitted hours, and no blasting or pile driving is proposed. Accordingly, the Project would comply with the County Noise Ordinance without project-specific noise mitigation.
d. Light Pollution Code	The Project is consistent with the County Light Pollution Code. The Project site is located within Zone B and would be required to comply with applicable lamp type, shielding, and hours-of-operation requirements for outdoor lighting. Compliance with the Light Pollution Code would prevent lighting spillover onto adjacent properties and minimize impacts to nighttime views and astronomical observations. Compliance would be verified prior to issuance of building permits.

e. Watershed Protection Ordinance (WPO)	A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared by ABI Engineering, dated March 10, 2026, and demonstrates compliance with the County Watershed Protection Ordinance. The Project would implement site design, source-control, and structural BMPs, including a biofiltration/bioretention facility with engineered media for water-quality treatment and hydromodification management. The Project would maintain the site's existing general drainage pattern, and post-development runoff would not exceed pre-development conditions. The proposed biofiltration facility would reduce the modeled post-project 100-year peak flow, and treated runoff would discharge at the historic outfall location with erosion protection. The stormwater facilities would also be subject to ongoing maintenance requirements.
f. Park Lands Dedication Ordinance (PLDO)	The Project complies with the PLDO. The project is required to pay the required PLDO fees in-lieu of park land dedication. The fees will be collected prior to issuance of the first building permit.
g. Multiple Species Conservation Program (MSCP)	The project site is located outside the boundaries of the County's Multiple Species Conservation Program (MSCP). Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

F. COMMUNITY PLANNING GROUP (CPG)

The Project site is not located in an area represented by a Community Planning Group (CPG) nor Community Sponsor Group (CSG). Therefore, neither a recommendation from a CPG nor a CSG was received.

G. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners and public agencies surrounding the Project site. Board Policy I-49 requires noticing within a 1,000-foot radius of the Project site. Because the Project site is not represented by a Community Planning Group, staff expanded the noticing area to approximately 1,500 feet to provide additional public outreach beyond the minimum noticing requirement for public disclosure for the CEQA 15183 checklist and the Planning Commission hearing notice. The expanded noticing area included properties along Montiel Road, Via Salerno, Via Teramo, Suzanne Lane, Trunorth Circle, Corte La Mantua, and other surrounding streets.

As a result of the notices, PDS received several questions related to road widening, traffic, on-street parking, requests for copies of the plans, and concerns that the project is too dense. As discussed in the analysis section above, no traffic impacts were identified during project review, and the project proposes improvements to Via Teramo, including widening and curb and sidewalk improvements. The project is

also consistent with the General Plan density of 7.3 units per acre; a rezone/General Plan Amendment is not being requested, and the project complies with the 6,000 square foot minimum lot size. During plan check review for the future houses, each house will be required to contain two off-street parking spaces, as required by Section 6750 of the Zoning Ordinance. The comments received during public disclosure are discussed above.

All substantive comments received during the public disclosure period were addressed in the project's Responses to Comments document, included as Attachment E to this report, as well as within this staff report where applicable.

H. **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings, which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Attachment D).
2. Grant Tentative Map PDS2025-TM-5658, make the findings, and impose the requirements and conditions as set forth in the Tentative Map Resolution in Attachment B

Report Prepared By:

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AUTHORIZED REPRESENTATIVE:

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VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Tentative Map Resolution PDS2024-TM-5648
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Service Availability Forms
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

(GROSS)

	-MONUMENTATION FOUND AS NOTED
	-FIRE HYDRANT
	-DRAIN
	-LIGHT POLE
	-FENCE (AS NOTED)
	-STORM DRAIN
	-FIBER OPTICS
	-OVER HEAD POWER TELCOM
	-SEWER LINE
	-UNDERGROUND ELECTRIC
	-WATER LINE
	-GAS LINE

	PROPERTY LINE
	CENTER LINE
	LIMIT OF GRADING
	RETAINING WALL
	FLOW LINE
	STORM PIPE
	DIRECTION OF FLOW
	RAIN BARREL

 RIP RAP

CL	CENTERLINE
FS	FINISHED SURFACE
FG	FINISHED GRADE
FL	FLOWLINE
TW	TOP OF WALL
BW	BOTTOM OF WALL
VC	VERTICAL CURVE

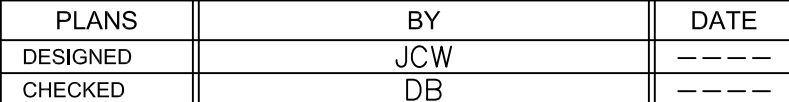
BRANDON S. ALLEN
LS. 9093

PROPERTY OWNER:
SHUB ESTATES LLC
10225 NARNES CANYON RD SAN
DIEGO, CALIFORNIA

PHONE: (732) 552-7712
EMAIL:
SHUBHESTATESSLLC@YAHOO.COM

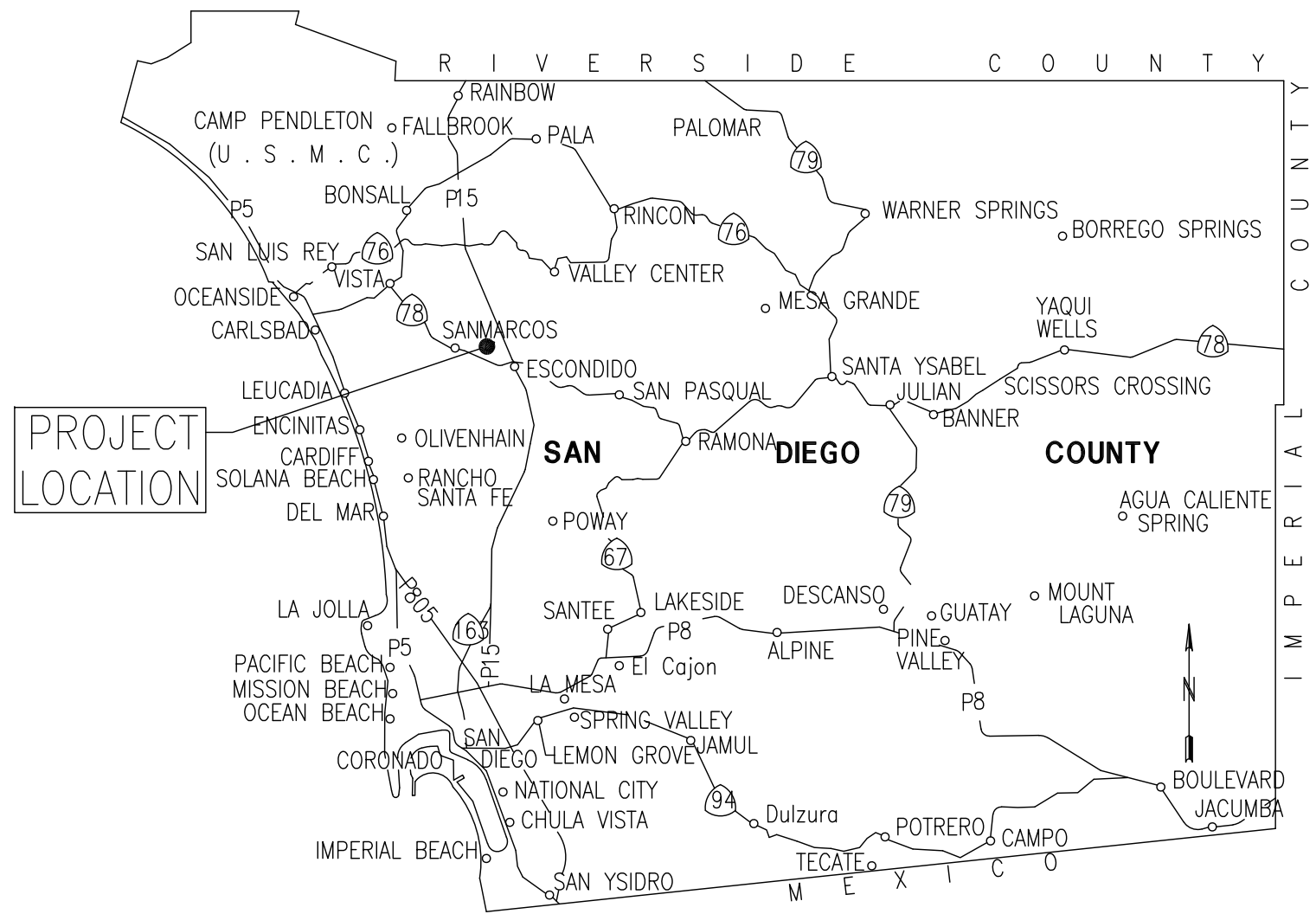
CIVIL ENGINEER:
ABI ENGINEERING
1701 EAST EDINGER AVENUE,
SUITE A9
SANTA ANA, CALIFORNIA

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



DAYA BETTADAPURA, C46505

04/16/2026
DATE



SITE LOCATION MAP

NOT TO SCALE

1434 MONTIEL RD.
ESCONDIDO, CA 92026

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK 2 OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE NORTHWESTERLY LINE OF SAID LOT DISTANT THEREON NORTH 27°49' EAST 234' FEET FROM THE MOST WESTERLY CORNER THEREOF; THENCE SOUTH 62°15' EAST 299.10' FEET; THENCE SOUTH 21° WEST TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 62°14' EAST ALONG SAID SOUTHWESTERLY LOT 30.21' FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 30' FEET EASTERLY FROM (MEASURED AT RIGHT ANGLES) THAT COURSE GIVEN ABOVE AS "SOUTH 21° WEST"; THENCE ALONG SAID PARALLEL LINE NORTH 21° EAST 521.35' FEET TO A LINE WHICH BEARS SOUTH 62° 15' EAST FROM A POINT IN THE NORTHWESTERLY LINE OF SAID LOT DISTANCE THEREON NORTH 21° 49'EAST 516.77' FEET FROM THE MOST WESTERLY CORNER OF SAID LOT; THENCE NORTH 62° 13'WEST 296.23' FEET TO SAID NORTHWESTERLY LOT LINE; THENCE ALONG SAID NORTHWESTERLY LOT LINE SOUTH 27° 49' WEST 282.77' FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY HALF OF THE 66' FOOT COUNTY ROAD KNOWN AS MONTIEL ROAD ADJOINING ABOVE DESCRIBED PROPERTY

FOUND 2" DIA. ALUMINUM DISC, FLUSH IN SIDEWALK, STAMPED "CITY OF SAN MARCOS NV5 LS6310 2018 CP-013 SURVEY CONTROL" LOCATED EASTERLY SIDE OF NORDAHL ROAD 138' +/- NORTH EAST OF WESTERBOUND OFF RAMP HIGHWAY 78, HAVING AN ELEVATION OF 714.20' NADVD 1988

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CITY OF SAN MARCOS SURVEY CONTROL RECORD OF SURVEY 23731

POINT CP-001 AND POINT CP-013
S 28°06'12" W

CP-001
NORTH 1993110.90'
EAST 6297016.36'

CP-013
NORTH 199646.62'
EAST 6295128.20'

1	COVER SHEET
2	PRELIMINARY GRADING PLAN
3	CROSS SECTIONS
4	EROSION CONTROL PLAN

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING GROWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE.
3. IMPORT MATERIAL SHALL BE OBTAINED FROM LEGAL SITE.
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

SAN DIEGO GAS AND ELECTRIC _____
AT&T TELEPHONE _____
CATV _____
SEWER _____
WATER _____

7. A SOIL REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87. 410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
14. PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.

ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND UTILITY FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO PERFORMING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE. FORTY-EIGHT HOURS BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND FACILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT TELEPHONE: 1-800-422-4133.

THE CONTRACTOR MUST ALSO INDIVIDUALLY CONTACT OPERATORS OF GRAVITY SEWER SYSTEMS AND CERTAIN OTHER UTILITIES, WHO ARE NOT MEMBERS OF UNDERGROUND SERVICE ALERT.

PREPARED BY

ABI *ENGINEERING*
CONSULTANTS, INC.
1701 EAST EDINGER AVENUE, SUITE A9
SANTA ANA, CALIFORNIA 92705
TEL: (888) 220-5596 FAX: (714) 866-41

	REVISIONS	BY	APPROVED	DATE

COORDINATE INDEX	
XXXX N.	XXXX E.
CONST. COMPL. _____	
FIELD REVISIONS _____	

1434 MONTIEL ROAD
ESCONDIDO CALIFORNIA
PRELIMINARY GRADING PLAN
COVER SHEET

SCALE: HOR. NONE VERT. NONE
W.A. 1234567 R.S. _____
SHEET 1 OF 4 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

PLANS

DESIGNED

CHECKED

BY

JCW

DB

DATE

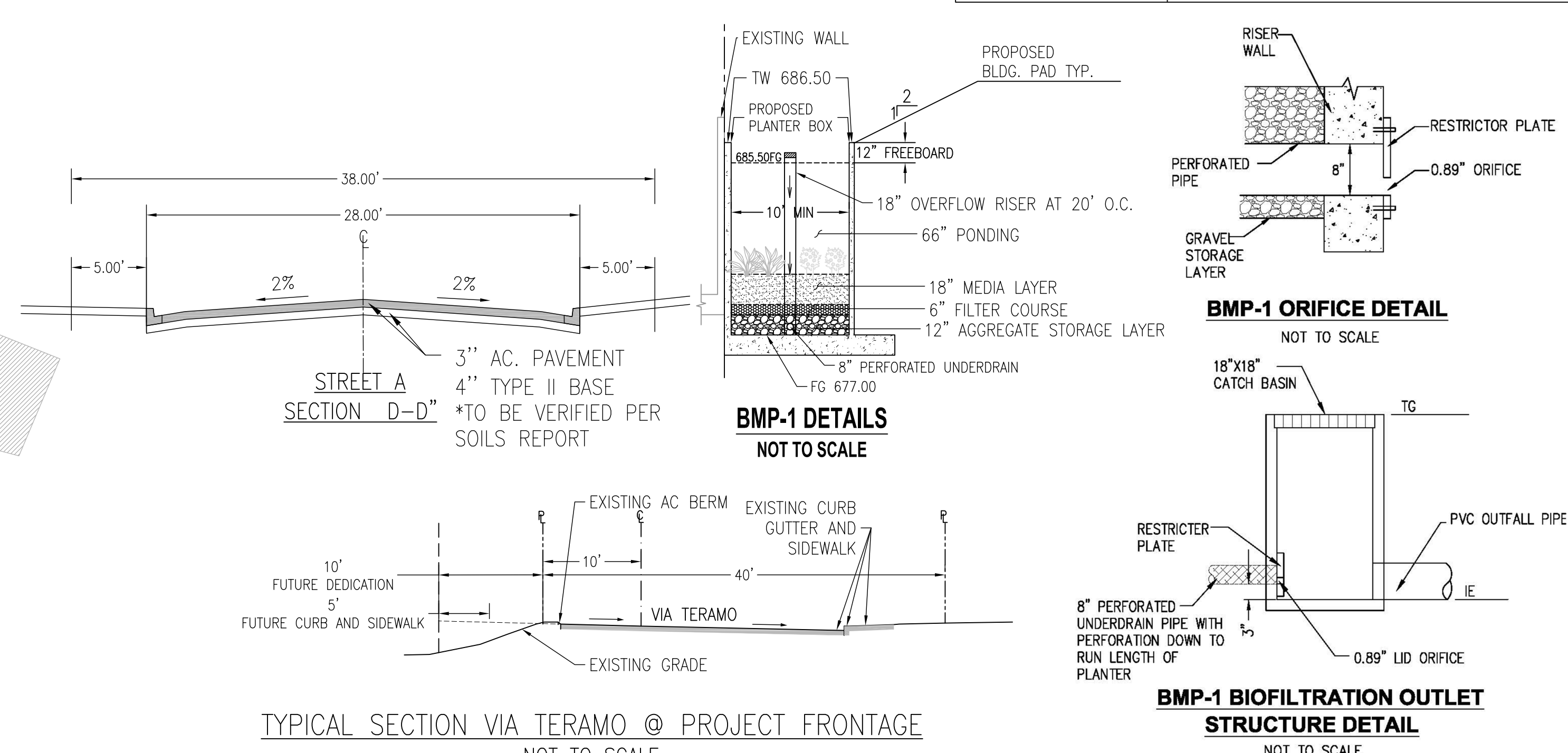
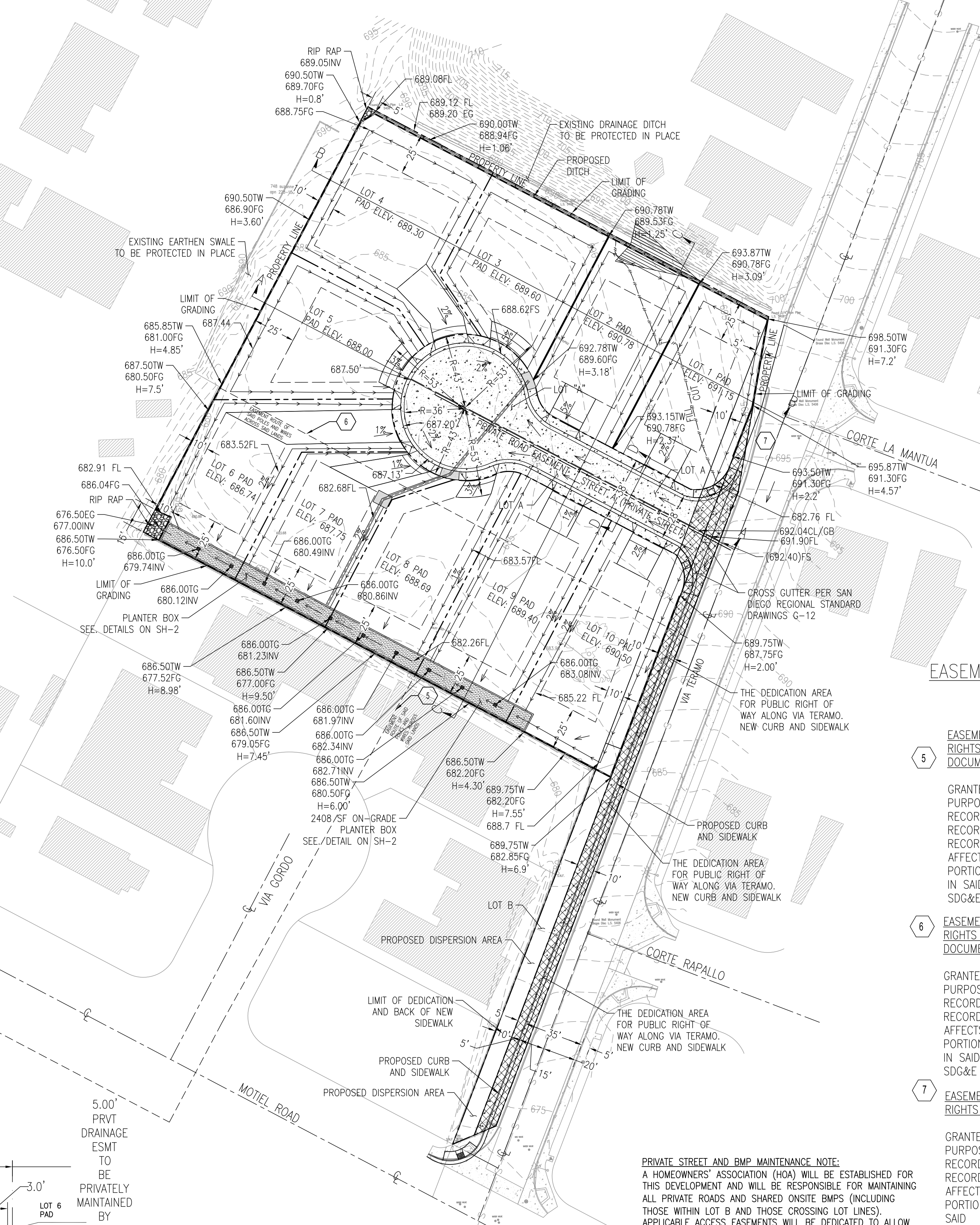
REGISTERED PROFESSIONAL ENGINEER
DAYA BETTADAPURA
NO. C46505
EXP. 6/30/2027
CIVIL
STATE OF CALIFORNIA

Daya Bettadapura

DAYA BETTADAPURA, C46505

04/16/2026

DATE



EASEMENTS (PER TOPOGRAPHIC)

- 5

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: DECEMBER 31, 1937
RECORDING NO.: BOOK 724, PAGE 450, OF OFFICIAL RECORDS
AFFECTS:DOCUMENT. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID SDG&E DOCUMENT NUMBER 10732
- 6

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: APRIL 19, 1950
RECORDING NO.: 43820, OF OFFICIAL RECORDS
AFFECTS:DOCUMENT. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID SDG&E DOCUMENT NUMBER 24028
- 7

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDING DATE: MARCH 16, 1989
RECORDING NO.: 89-135020, OF OFFICIAL RECORDS
AFFECTS:DOCUMENT. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID

- LEGEND
- PROPERTY LINE
 - CENTER LINE
 - LIMIT OF GRADING
 - RETAINING WALL
 - FLOW LINE
 - STORM PIPE
 - DIRECTION OF FLOW
 - RAIN BARREL
 - RIP RAP

EARTHWORK QUANTITIES:

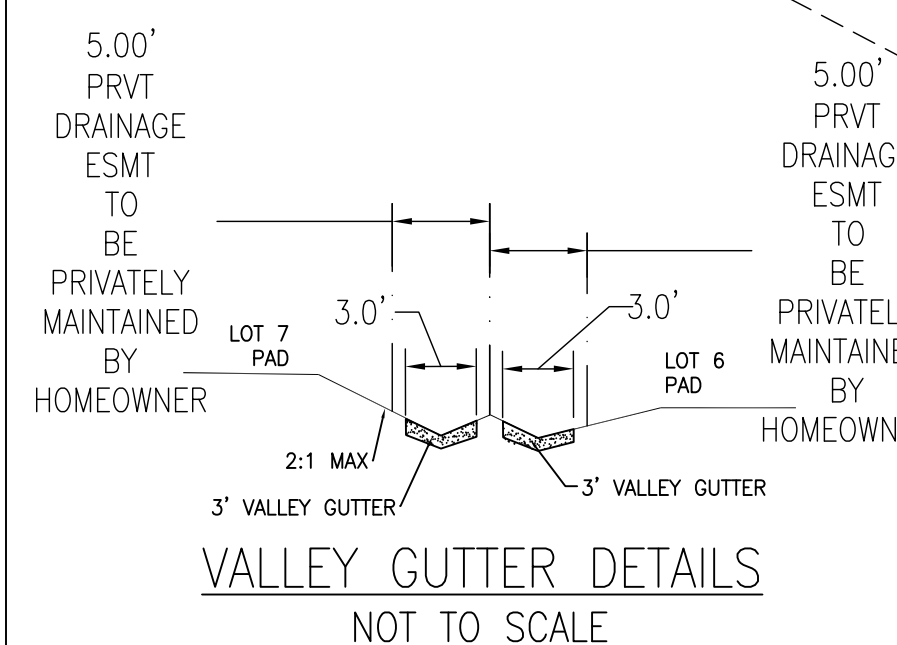
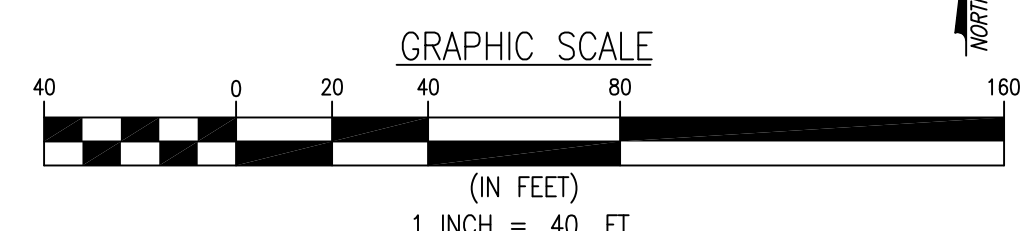
THE EARTHWORK QUANTITIES SHOWN ARE FOR THE PURPOSE OF CALCULATING THE PLAN CHECK FEES BY THE GOVERNING AGENCY. THE GRADING CONTRACTOR SHALL SUPPLY THE PROJECT OWNER WITH A COMPLETE BID BASED UPON A COMPLETE GRADING PROJECT. CUT/FILL ESTIMATE IS BASED ON BANK VOLUMES, AND THE ACTUAL CUT/FILL MAY BE DIFFERENT BASE ON SHRINKAGE AND SWELL PERCENTAGE.

CUT = 96 CU. YD.
FILL = 16,019 CU. YD.
NET = 15,923 CU. YD. (IMPORT)

AREA OF DISTURBED SOILS = 84,938SQ. FT.

FOOTINGS,SWALES,UTILITIES, SPOILS, ETC TO BE DEFINED

- * REDUCED PRIVATE STREET, SUBJECT TO FIRE AND ENGINEERING APPROVAL
- * NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS, SEPTIC TANKS, WELLS, SITE DEBRIS, AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.
- PLAN:
- THIS PLAN IS ACCURATE FOR ROUGH DRAINAGE AND GRADING ONLY.
 - ALL DRAINAGE PIPES SHALL BE INSTALLED AT 12" (MIN) BELOW FINISHED SURFACE PER MANUFACTURER'S SPECIFICATION UNLESS OTHERWISE NOTED ON PLANS.
 - ALL DRAINAGE PIPES TO BE SLOPED 1% MINIMUM.
 - SURVEYOR MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
 - WALL HEIGHTS SHOW AN APPROXIMATE RETAINED HEIGHT, TOP OF WALL ELEVATIONS, RETAINED HEIGHT PLUS FREE-BOARD, PER ARCHITECT AND/OR STRUCTURAL ENGINEER.
 - ALL SLOPES TO BE VEGETATED.
 - ARCHITECT TO PROVIDE 42" MIN. RAILING WHEREVER A DROP OF MORE THAN 30" OCCURS.
 - ALL LOTS FROM 1 THROUGH 10 ARE LOTS WHICH CAN BE BUILD ON. LOT "A" AND LOT "B" ARE NOT BUILDABLE.



PRIVATE STREET AND BMP MAINTENANCE NOTE:
A HOMEOWNERS' ASSOCIATION (HOA) WILL BE ESTABLISHED FOR THIS DEVELOPMENT AND WILL BE RESPONSIBLE FOR MAINTAINING ALL PRIVATE ROADS AND SHARED ONSITE BMPS (INCLUDING THOSE WITHIN LOT B AND THOSE CROSSING LOT LINES). APPLICABLE ACCESS EASEMENTS WILL BE DEDICATED TO ALLOW FOR REGULAR BMP MAINTENANCE.

NOTE: LOTS 1-10 ARE BUILDABLE LOTS. LOT A (PRIVATE STREET) AND LOT B (UNDISTURBED COMMON PLANTER AREA) NON BUILDABLE LOT.

PREPARED BY: ABI ENGINEERING CONSULTANTS, INC. 1701 EAST EDINGER AVENUE, SUITE A9 SANTA ANA, CALIFORNIA 92705 TEL: (888) 220-5596 FAX: (714) 866-4171	REVISIONS				BY	APPROVED	DATE	COORDINATE INDEX XXXX N, XXXX E CONST. COMPL. FIELD REVISIONS	1434 MONTIEL ROAD ESCONDIDO CALIFORNIA PRELIMINARY GRADING PLAN PRELIMINARY GRADING PLAN	SCALE: HOR. _____ VERT. _____ W.A. 1234567 R.S. _____ SHEET 2 OF 4 SHEETS

-1 0 1 2 3 4 5 6 7 8 9 10

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

PATTERN LEGEND:

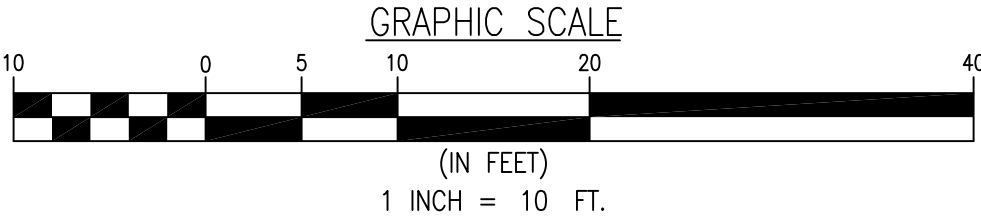
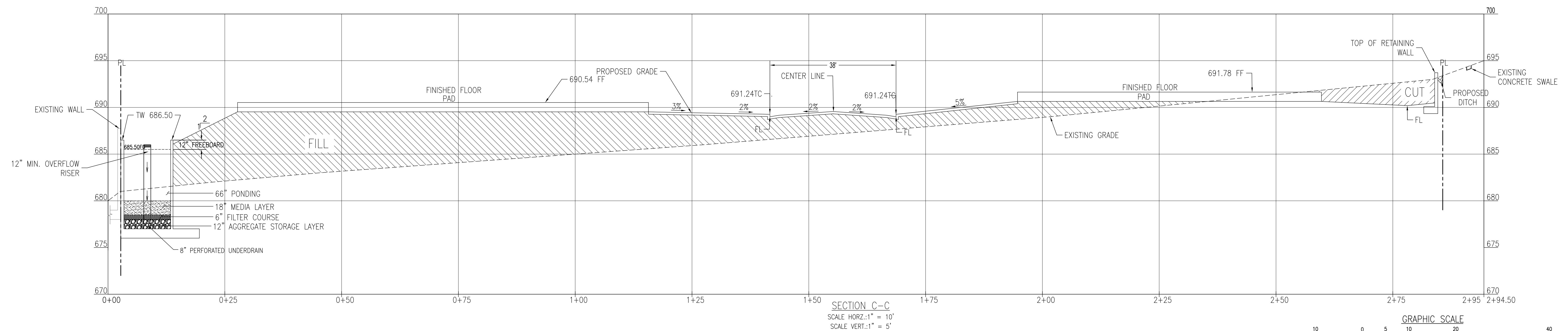
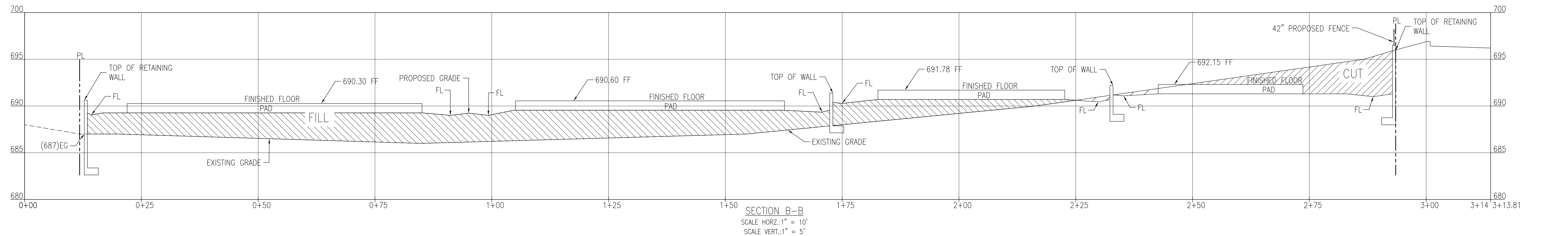
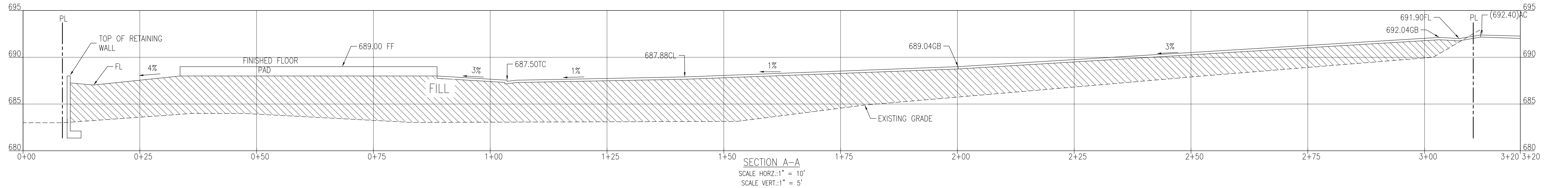
	CUT
	FILL

REGISTERED PROFESSIONAL ENGINEER
DAYA BETTADAPURA
NO. C46505
EXP. 6/30/2027
CIVIL
STATE OF CALIFORNIA

PLANS	BY	DATE
DESIGNED	JCW	----
CHECKED	DB	----

DAYA BETTADAPURA, C46505

04/16/2026
DATE



PREPARED BY:

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1434 MONTIEL ROAD
ESCONDIDO CALIFORNIA
PRELIMINARY GRADING PLAN
CROSS SECTIONS

SCALE: HOR. _____ VERT. _____
W.A. 1234567 R.S. _____
SHEET 3 OF 4 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

PLANS

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REGISTERED PROFESSIONAL ENGINEER

DAYA BETTADAPURA, C46505

NO. C46505

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CIVIL

STATE OF CALIFORNIA

DAYA BETTADAPURA, C46505

04/16/2026

DATE

EROSION CONTROL

- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- EC3 - HYDRAULIC MULCH
- EC4 - HYDROSEEDING
- EC5 - SOIL BINDERS
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES & MATS
- EC8 - WOOD MULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES
- EC10 - VELOCITY DISSIPATION DEVICES
- EC11 - SLOPE DRAINS
- EC12 - STREAM BANK STABILIZATION
- EC13 - RESERVED
- EC14 - COMPOST BLANKETS
- EC15 - SOIL PREPARATION/ROUGHENING
- EC16 - COMPOST BLANKETS

NON-STORMWATER MANAGEMENT

- NS1 - WATER CONSERVATION PRACTICES
- NS2 - DEWATERING OPERATIONS
- NS3 - PAVING AND GRINDING OPERATIONS
- NS4 - TEMPORARY STREAM CROSSING
- NS5 - CLEAR WATER DIVERSION
- NS6 - ILLCOT CONNECTION/ DISCHARGE
- NS7 - POTABLE WATER/ IRRIGATION
- NS8 - VEHICLE AND EQUIPMENT CLEANING
- NS9 - VEHICLE AND EQUIPMENT FUELING
- NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 - PILE DRIVING OPERATIONS
- NS12 - CONCRETE CURING
- NS13 - CONCRETE FINISHING
- NS14 - MATERIAL AND EQUIPMENT USE
- NS15 - DEMOLITION ADJACENT TO WATER
- NS16 - TEMPORARY BATCH PLANTS

TEMPORARY SEDIMENT CONTROL

- SE1 - SILT FENCE
- SE2 - SEDIMENT BASIN
- SE3 - SEDIMENT TRAP
- SE4 - CHECK DAM
- SE5 - FIBER ROLLS
- SE6 - GRAVEL BAG BERM
- SE7 - STREET SWEEPING AND VACUUMING
- SE8 - SANDBAG BARRIER
- SE9 - STRAW BALE BARRIER
- SE10 - STORM DRAIN INLET PROTECTION
- SE11 - ACTIVE TREATMENT SYSTEMS
- SE12 - TEMPORARY SILT DIKE
- SE13 - COMPOST SOCKS & BERMS
- SE14 - BIOFILTER BAGS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

- WM1 - MATERIAL DELIVERY AND STORAGE
- WM2 - MATERIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM4 - SPILL PREVENTION AND CONTROL
- WM5 - SOLID WASTE MANAGEMENT
- WM6 - HAZARDOUS WASTE MANAGEMENT
- WM7 - CONTAMINATION SOIL MANAGEMENT
- WM8 - CONCRETE WASTE MANAGEMENT
- WM9 - SANITARY/ SEPTIC WASTE MANAGEMENT
- WM10 - LIQUID WASTE MANAGEMENT

EQUIPMENT TRACKING CONTROL

- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 - STABILIZED CONSTRUCTION ROADWAY
- TC3 - ENTRANCE/ OUTLET TIRE WASH

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

EROSION CONTROL LEGEND:

- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- GRAVEL BAG BERM/SILT FENCE/FIBER ROLL
- PORTABLE CONCRETE WASHOUT (WM-08)
- INLET PROTECTION

NOTES:

- INTENDED FOR SHORT-TERM USE
- USE TO INHIBIT NON-STORM WATER FLOW.
- ALLOW TO PROPER MAINTENANCE AND CLEANUP.
- BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
- NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

4 STORM DRAIN INLET PROTECTION DETAIL
NOT TO SCALE

EROSION CONTROL NOTES		
NO.	DESCRIPTION	QUANTITIES
1	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE OR EXIT PER DETAIL 1 ON SHEET 4	1 EA
2	CONSTRUCT GRAVEL BAG BERM OR SILT FENCE PER DETAILS 2/3 ON SHEET 4	1579 LF
3	PROVIDE PORTABLE CONCRETE WASHOUT CONTAINER	1 EA
4	CONSTRUCT GRAVEL BAG BERM INLET PROTECT (SE-10) PER DETAIL 4 ON SHEET 4	10 EA

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COORDINATE INDEX
XXXX N, XXXX E
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1434 MONTIEL ROAD
ESCONDIDO CALIFORNIA
PRELIMINARY GRADING PLAN
EROSION CONTROL PLAN

SCALE: HOR. _____ VERT. _____
W.A. 1234567 R.S. _____
SHEET 4 OF 4 SHEETS

C:\Users\Jagdish\ABI\Projects\2022\22056 Montiel Road Escondido Parcel Subdivision NOAA\Grading Plan\2026-04-15\Preliminary Grading Plan.dwg Thursday, Apr. 16 2026 4:48pm Jagdish

INDEX OF SHEETS

- 1COVER SHEET
- 2TENTATIVE MAP

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SAN DIEGO GAS AND ELECTRIC

AT&T TELEPHONE

CATV

SEWER

WATER

PHONE NUMBER:

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8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANT WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORK'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87. 410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONToured TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTling, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
14. PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC OF WORKS.

UTILITY ALERT NOTE

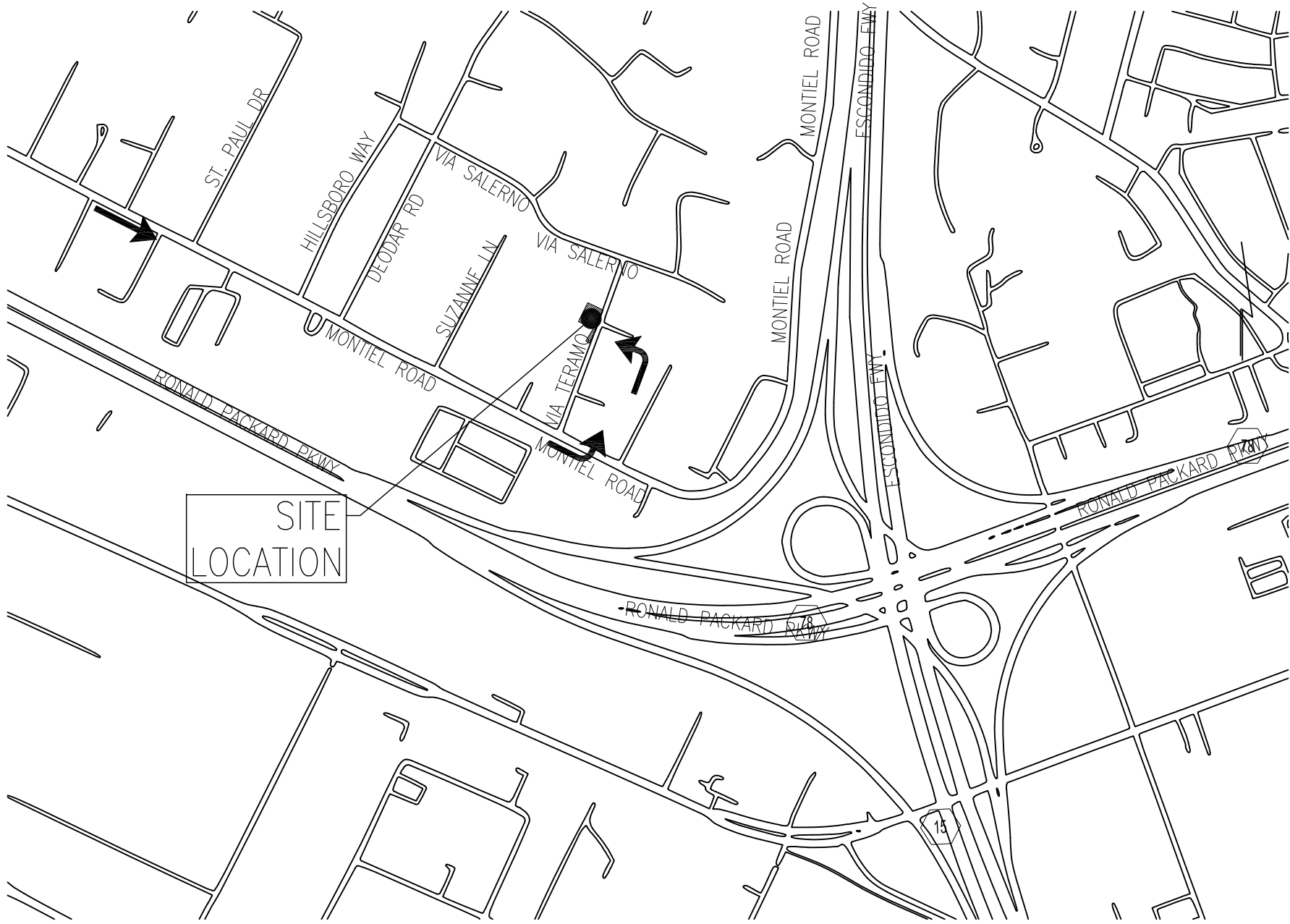
ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND UTILITY FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS.

THE CONTRACTOR SHALL TAKE STEPS TO ACCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO PERFORMING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE FORTY-EIGHT HOURS BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND FACILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT TELEPHONE:1-800-422-4133.

THE CONTRACTOR MUST ALSO INDIVIDUALLY CONTACT OPERATORS OF GRAVITY SEWER SYSTEMS AND CERTAIN OTHER UTILITIES, WHO ARE NOT MEMBERS OF UNDERGROUND SERVICE ALERT.

COUNTY OF SAN DIEGO, CALIFORNIA
COUNTY OF SAN DIEGO TRACT

TENTATIVE MAP FOR
APN: 228-171-16
10-SINGLE-FAMILY UNITS ON ± 2.05
ACRES (GROSS)



SURVEY LEGEND

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—(XXX)XX—

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—[]—
- MONUMENTATION FOUND AS NOTED

-FIRE HYDRANT

-DRAIN

-LIGHT POLE

-FENCE (AS NOTED)

-STORM DRAIN

-FIBER OPTICS

-OVER HEAD POWER TELCOM

-SEWER LINE

-UNDERGROUND ELECTRIC

-WATER LINE

-GAS LINE

-STREET LIGHT POLE

-SEWER MANHOLE

-STORM DRAIN MANHOLE

-UTILITY

-EXISTING CONTOUR

-EXISTING ELEVATION

-TREE AS NOTED

-SIGN POST

-CONCRETE AREA

-BUILDING AREA

LEGEND

- ---

- PROPERTY LINE

CENTER LINE

LIMIT OF GRADING

RETAINING WALL

FLOW LINE

STORM PIPE

DIRECTION OF FLOW

RAIN BARREL

RIP RAP

ABBREVIATIONS

- CL

FS

FG

FL

TW

BW

VC
- CENTERLINE

FINISHED SURFACE

FINISHED GRADE

FLOWLINE

TOP OF WALL

BOTTOM OF WALL

VERTICAL CURVE

PROJECT INFORMATION

TENTATIVE MAP PREPARED BY:
ABI ENGINEERING
1701 EAST EDINGER AVENUE, SUITE A9
SANTA ANA, CALIFORNIA 92705
TEL: (888) 220-5596 FAX: (714) 866-4171

ZONING:
RS (RESIDENTIAL SINGLE FAMILY)

SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 228 PG. 17

DISTRICT
VALLECITOS WATER DISTRICT
COX COMMUNICATION
S.D.G.&E.
PACIFIC BELL
UNDERGROUND SERVICE ALERT
SAN MARCOS FIRE PROTECTION DISTRICT
ESCONDIDO UNION SCHOOL DISTRICT

PHONE
1-760-744-0460
1-800-227-2600
1-800-227-2600
1-800-227-2600
1-800-227-2600
760-744-1050
760-432-2400

PROPERTY OWNER:
SHUB ESTATES LLC
10225 NARNES CANYON RD SAN DIEGO,
CALIFORNIA
APN: 228-171-16

TAX RATE AREA: 74041
PROPERTY ADDRESS:
1434 MONTIEL ROAD, ESCONDIDO SAN DIEGO,
CALIFORNIA

GENERAL PLAN DESIGNATION: VR 7.3

COMMUNITY PLAN:
NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN

CIVIL ENGINEER:
ABI ENGINEERING
1701 EAST EDINGER AVENUE, SUITE A9
SANTA ANA, CALIFORNIA

SURVEYOR:
BRANDON S. ALLEN
LS. 9093

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

REGISTERED PROFESSIONAL ENGINEER
DAYA BETTADAPURA
NO. C46505
EXP. 6/30/2027
CIVIL
STATE OF CALIFORNIA

PLANS

DESIGNED

CHECKED

BY

JCW

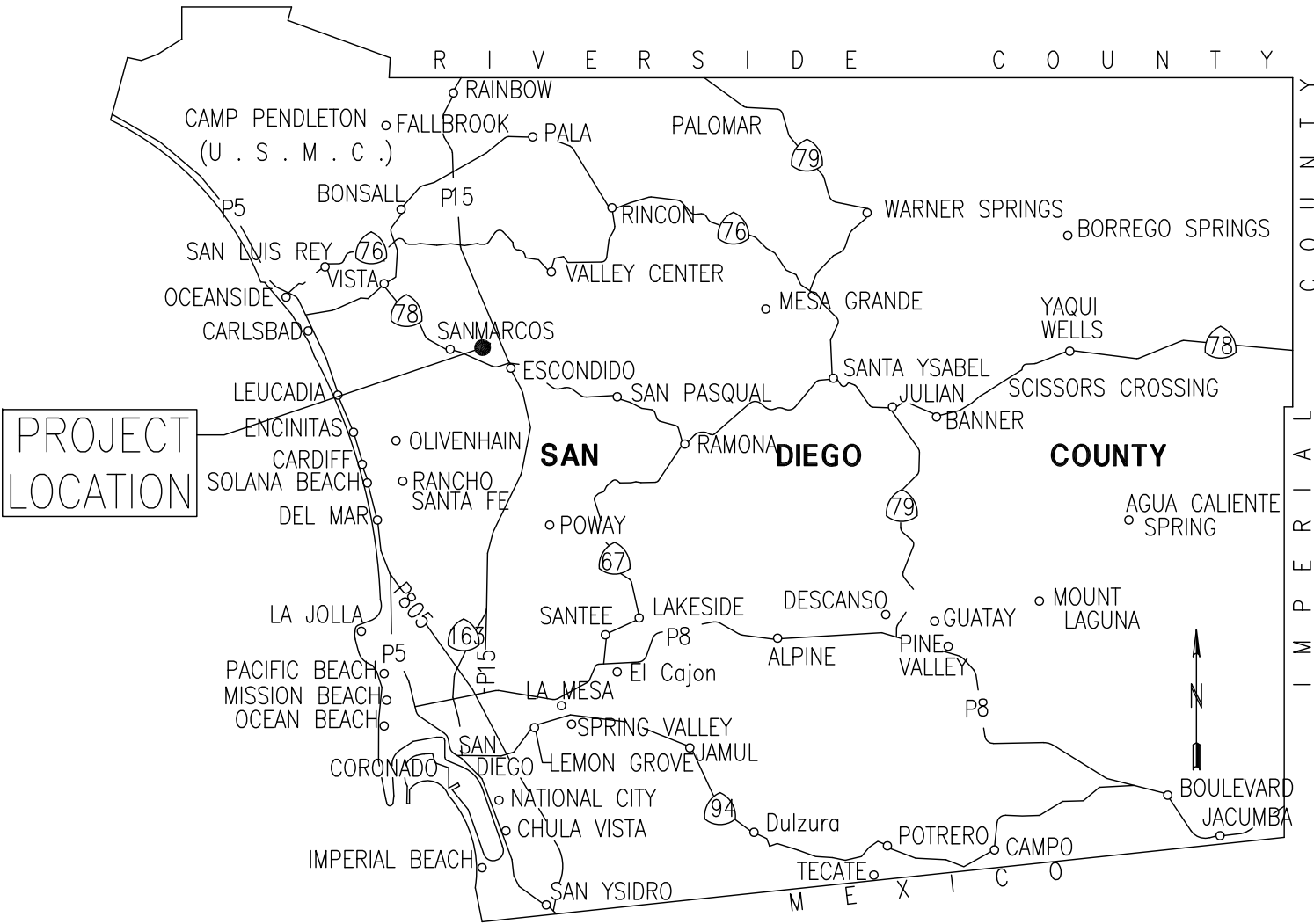
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DATE

04/16/2026

DATE

DAYA BETTADAPURA, C46505



SITE LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK 2 OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21,1895, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE NORTHWESTERLY LINE OF SAID LOT DISTANT THEREON NORTH 27°49’ EAST 234’ FEET FROM THE MOST WESTERLY CORNER THEREOF; THENCE SOUTH 62°15’ EAST 299.10’ FEET; THENCE SOUTH 21° WEST TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 62°14’ EAST ALONG SAID SOUTHWESTERLY LOT 30.21’ FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 30’ FEET EASTERLY FROM (MEASURED AT RIGHT ANGLES) THAT COURSE GIVEN ABOVE AS "SOUTH 21° WEST"; THENCE ALONG SAID PARALLEL LINE NORTH 21° EAST 521.35’ FEET TO A LINE WHICH BEARS SOUTH 62° 15’ EAST FROM A POINT IN THE NORTHWESTERLY LINE OF SAID LOT DISTANCE THEREON NORTH 21° 49’EAST 516.77’ FEET FROM THE MOST WESTERLY CORNER OF SAID LOT; THENCE NORTH 62° 13’WEST 296.23’ FEET TO SAID NORTHWESTERLY LOT LINE; THENCE ALONG SAID NORTHWESTERLY LOT LINE SOUTH 27° 49’ WEST 282.77’ FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY HALF OF THE 66’ FOOT COUNTY ROAD KNOWN AS MONTIEL ROAD ADJOINING ABOVE DESCRIBED PROPERTY

BENCHMARK DESCRIPTION

FOUND 2” DIA. ALUMINUM DISC, FLUSH IN SIDEWALK, STAMPED "CITY OF SAN MARCOS NV5 LS6310 2018 CP-013 SURVEY CONTROL" LOCATED EASTERLY SIDE OF NORDAHL ROAD 138’ +/- NORTH EAST OF WESTERBOUND OFF RAMP HIGHWAY 78, HAVING AN ELEVATION OF 714.20’ NADVD 1988

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CITY OF SAN MARCOS SURVEY CONTROL RECORD OF SURVEY 23731

POINT CP-001 AND POINT CP-013
S 28°06’12" W

CP-001		CP-013	
NORTH	1993110.90’	NORTH	1996646.62’
EAST	6297016.36’	EAST	6295128.20’

PREPARED BY:

ABI ENGINEERING
CONSULTANTS, INC.
1701 EAST EDINGER AVENUE, SUITE A9
SANTA ANA, CALIFORNIA 92705
TEL: (888) 220-5596 FAX: (714) 866-4171

REVISIONS

BY

APPROVED

DATE

COORDINATE INDEX

XXXX N, XXXX E.

CONST. COMPL.

FIELD REVISIONS

1434 MONTIEL ROAD
ESCONDIDO CALIFORNIA
PUBLIC IMPROVEMENT PLAN
COVER SHEET

SCALE: HOR. NONE VERT. NONE

W.A. 1234567 R.S.

SHEET 1 OF 2 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

PLANS

DESIGNED

CHECKED

BY

JCW

DB

DATE

REGISTERED PROFESSIONAL ENGINEER

DAYA BETTADAPURA

NO. C46505

EXP. 6/30/2027

CIVIL

STATE OF CALIFORNIA

04/16/2026

DATE

DAYA BETTADAPURA, C46505

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	6" FIRE HYDRANT SEE NOTE 2	8	COLD JOINT STRIP
2	BREAK-AWAY BOLTS, SEE NOTE 6	9	TRACER WIRE (AS REQUIRED) PER WP-01
3	4" x 4" x 6" THICK CONCRETE SPLASH PAD	10	6" C-900 PVC PIPE
4	6" FLANGE DI HYDRANT EXTENSION SPOOLS) WITH BREAK OFF GROOVES (MAXIMUM OF 2 SPOOLS)	11	GATE WELL WITH CAP SEE WV-01 OR WV-02
5	6" x 16" LONG RADIUS FLG x MJ/PO BURY ELL	12	6" FLG x MJ/PO/FLG RWGV
6	CONCRETE THRUST BLOCK SEE WT-01	13	6" FLG x MJ/PO ADAPTER (IF REQUIRED)
7	TRACER WIRE ACCESS PORT, 4" x 8" LONG SDR 35 SEWER PIPE W/ CAP (AS-REQUIRED)	14	SIZE x 6" MJ/PO/FLG x FLG TEE
		15	WATER MAIN

6" FIRE HYDRANT INSTALLATION

PARK LAND DEDICATION STATEMENT: FOR SUBDIVISIONS CONTAINING FIFTY (50) OR FEWER PARCELS, ONLY THE PAYMENT OF PARK IN-LIEU FEES SHALL BE REQUIRED, UNLESS THE APPLICANT OFFERS TO DEDICATE LAND IN-LIEU IN PAYING FEES, IN WHICH EVENT THE APPROVING BODY MAY ELECT TO ACCEPT THE LAND OR REQUIRE THE PAYMENT OF FEES OR A COMBINATION OF BOTH PURSUANT TO SECTION 810.105

NOTE:ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ.FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

CONSTRUCTION NOTES		
NO.	DESCRIPTION	QUANTITIES
1	SIDEWALK PER COUNTY OF SAN DIEGO STD. PLAN	222 SF
2	DRIVEWAY PER COUNTY OF SAN DIEGO STD. PLAN	3174 SF
3	STREET LIGHTS PER COUNTY OF SAN DIEGO SPECIFICATIONS	2 UN
4	ASPHALT CONCRETE PER COUNTY OF SAN DIEGO STD. PLAN	8629 SF
5	INSTALL CLOW STYLE FIRE HYDRANT (MODEL # 850 AND COLORED PER NFPA 291) WITH ONE 4" PORT AND ONE 2.5" PORT. PER LOCAL WATER DISTRICT SPECS.	1 UN
6	INSTALL PRIVATE 8" WATER MAIN LINE ALONG PRIVATE STREET A.	250 LF
7	INSTALL PRIVATE 10" SEWER MAIN LINE ALONG PRIVATE STREET A.	250 LF

LOT SUMMARY TABLE					
LOT #	SLOPE	EX. ZONING	PROP. ZONING	LOT USAGE	NET LOT AREA (SQ. FT.)
1	5.0%	RS	RS	RESIDENTIAL	6524
2	5.5%	RS	RS	RESIDENTIAL	6561
3	5.4%	RS	RS	RESIDENTIAL	6502
4	2.2%	RS	RS	RESIDENTIAL	8899
5	3.2%	RS	RS	RESIDENTIAL	6636
6	5.5%	RS	RS	RESIDENTIAL	7764
7	2.5%	RS	RS	RESIDENTIAL	6360
8	2.6%	RS	RS	RESIDENTIAL	6727
9	2.6%	RS	RS	RESIDENTIAL	8037
10	4.4%	RS	RS	RESIDENTIAL	8241
A	2.0%	--	--	PRIVATE STREET	7728
B	5.0%	--	--	COMMON PLANTER AREA	4491

PRIVATE STREET AND BMP MAINTENANCE NOTE:
A HOMEOWNERS' ASSOCIATION (HOA) WILL BE ESTABLISHED FOR THIS DEVELOPMENT AND WILL BE RESPONSIBLE FOR MAINTAINING ALL PRIVATE ROADS AND SHARED ONSITE BMPS (INCLUDING THOSE WITHIN LOT B AND THOSE CROSSING LOT LINES). APPLICABLE ACCESS EASEMENTS WILL BE DEDICATED TO ALLOW FOR REGULAR BMP MAINTENANCE.

PREPARED BY:

ABI

ENGINEERING

CONSULTANTS, INC.

1701 EAST EDINGER AVENUE, SUITE A9
SANTA ANA, CALIFORNIA 92705
TEL: (888) 220-5596 FAX: (714) 866-4171

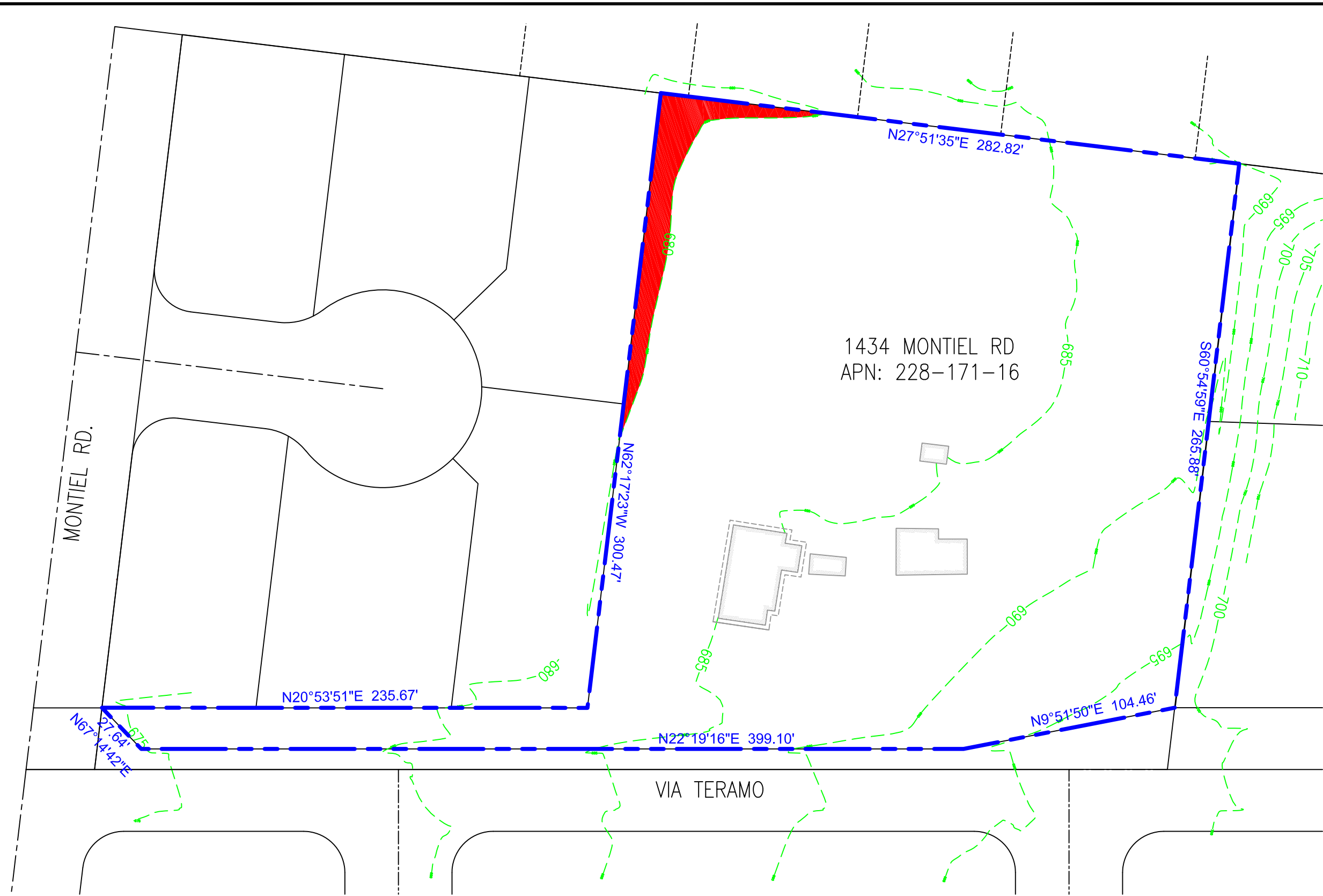
REVISIONS	BY	APPROVED	DATE	COORDINATE INDEX
				XXXX N, XXXX E
				CONST. COMPL.
				FIELD REVISIONS

1434 MONTIEL ROAD
ESCONDIDO CALIFORNIA
PUBLIC IMPROVEMENT PLAN

TENTATIVE MAP

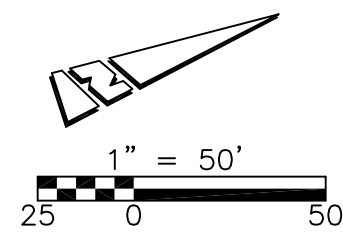
SCALE: HOR. AS SHOWN VERT. AS SHOWN
W.A. 1234567 R.S.
SHEET 2 OF 2 SHEETS

C:\Users\Jagadish\AB\ - Projects\2022\22056 Montiel Road Escondido Parcel Subdivision NOAA TENTATIVE MAP (2026-04-16 CAD)\Tentative Map.dwg Thursday, Apr. 16 2026 5:08pm Jagadish

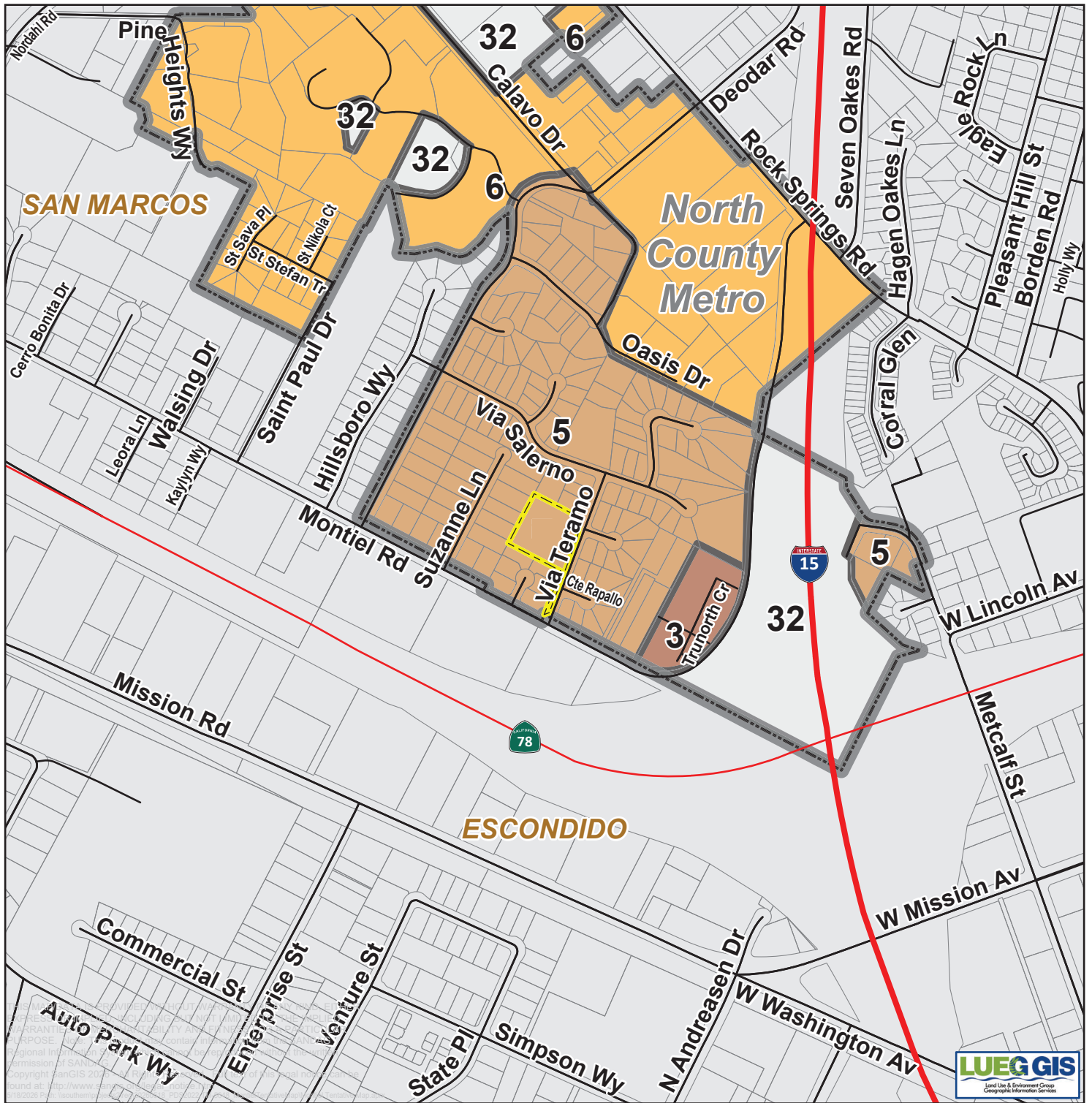


PROPERTY INFORMATION:
ADDRESS:
1434 MONTIEL ROAD
ESCONDIDO, CALIFORNIA 92026
APN:
228-171-16
LAND USE DESIGNATION:
VILLAGE RESIDENTIAL 7.3 (VR-7.3)
PROPERTY SIZE:
89,301 SQ. FT. (2.05 ACRES)
LEGEND & SLOPE ANALYSIS:

COLOR	RANGE	AREA	PERCENT
	0-15%	2.00 AC.	97.5
	15-25%	0.00 AC.	0.00
	25-50%	0.00 AC.	0.00
	>50%	0.05 AC.	2.50



PROJECT: SLOPE MAP & ANALYSIS APN: 228-171-16 1434 MONTIEL ROAD ESCONDIDO, CALIFORNIA	ABI ENGINEERING CONSULTANTS, INC. 1701 EAST EDINGER AVENUE, SUITE A9 SANTA ANA, CALIFORNIA 92705 TEL: (888) 220-5596 FAX: (714) 866-4171	PLATE 1
	PROJECT NO.: 22056 DATE: DECEMBER 2, 2022	



Montiel Tentative Map

PDS2022-TM-5648

General Plan

North County Metro
Community Plan Area

Roads



Parcels

Incorporated

CPA

General Plan

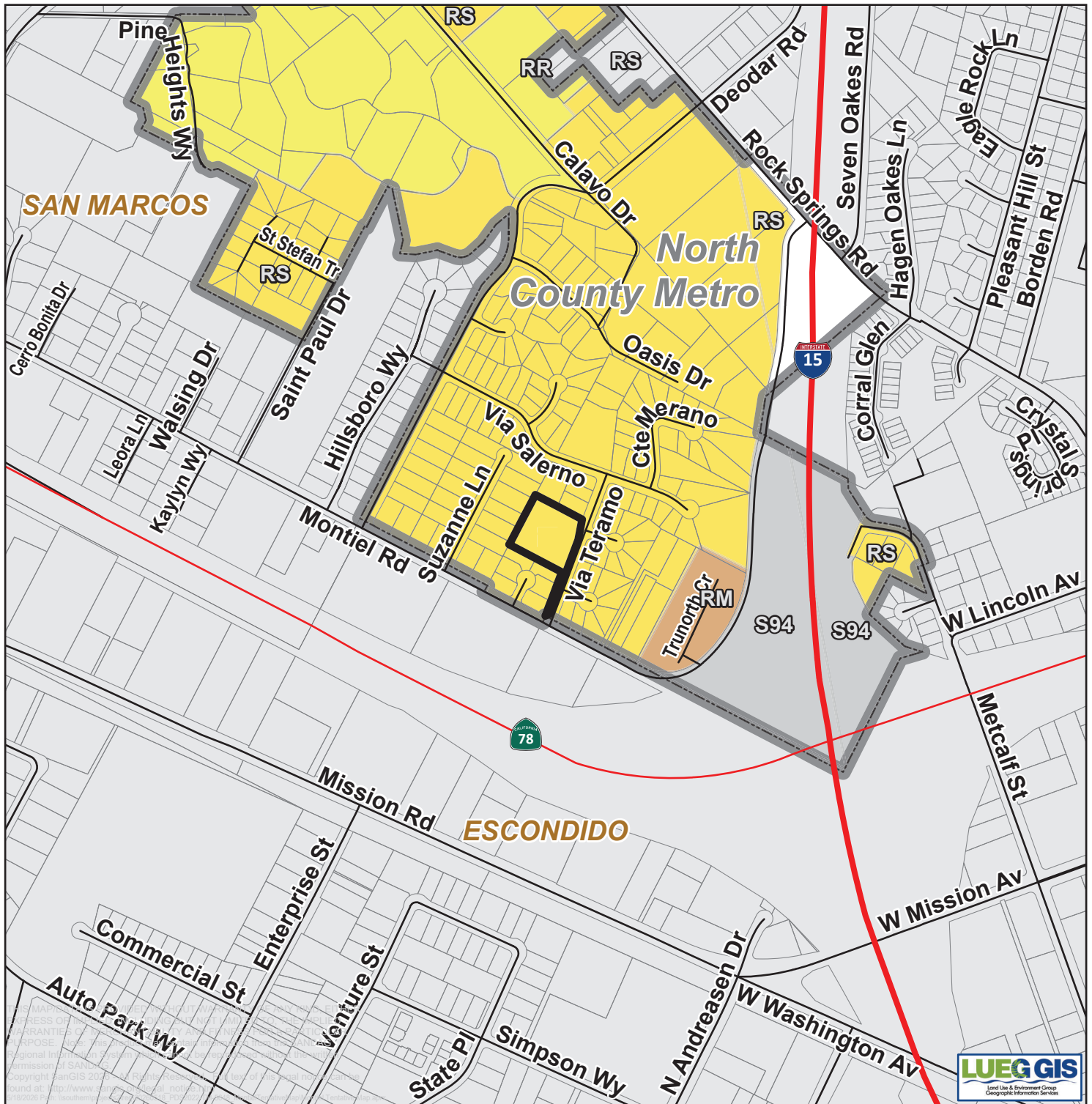
(3) Village Residential (VR-15)

(5) Village Residential (VR-7.3)

(6) Village Residential (VR-4.3)

(32) Public/Semi-Public
Facilities





Montiel Tentative Map
PDS2022-TM-5648
Zoning
 North County Metro
 Community Plan Area

- Roads
- Site
- Parcels
- Incorporated
- CPA

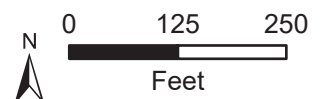
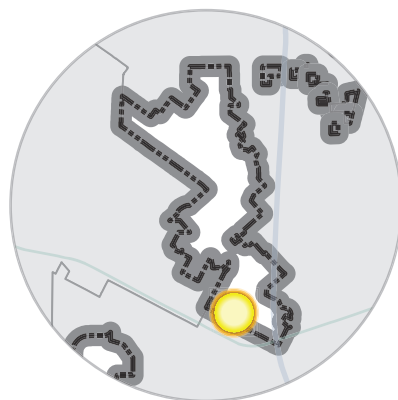
- Zoning**
- (RM) Multi-Family Residential
 - (RS) Residential - Single
 - (RR) Rural Residential
 - (S##) Transportation and Utility

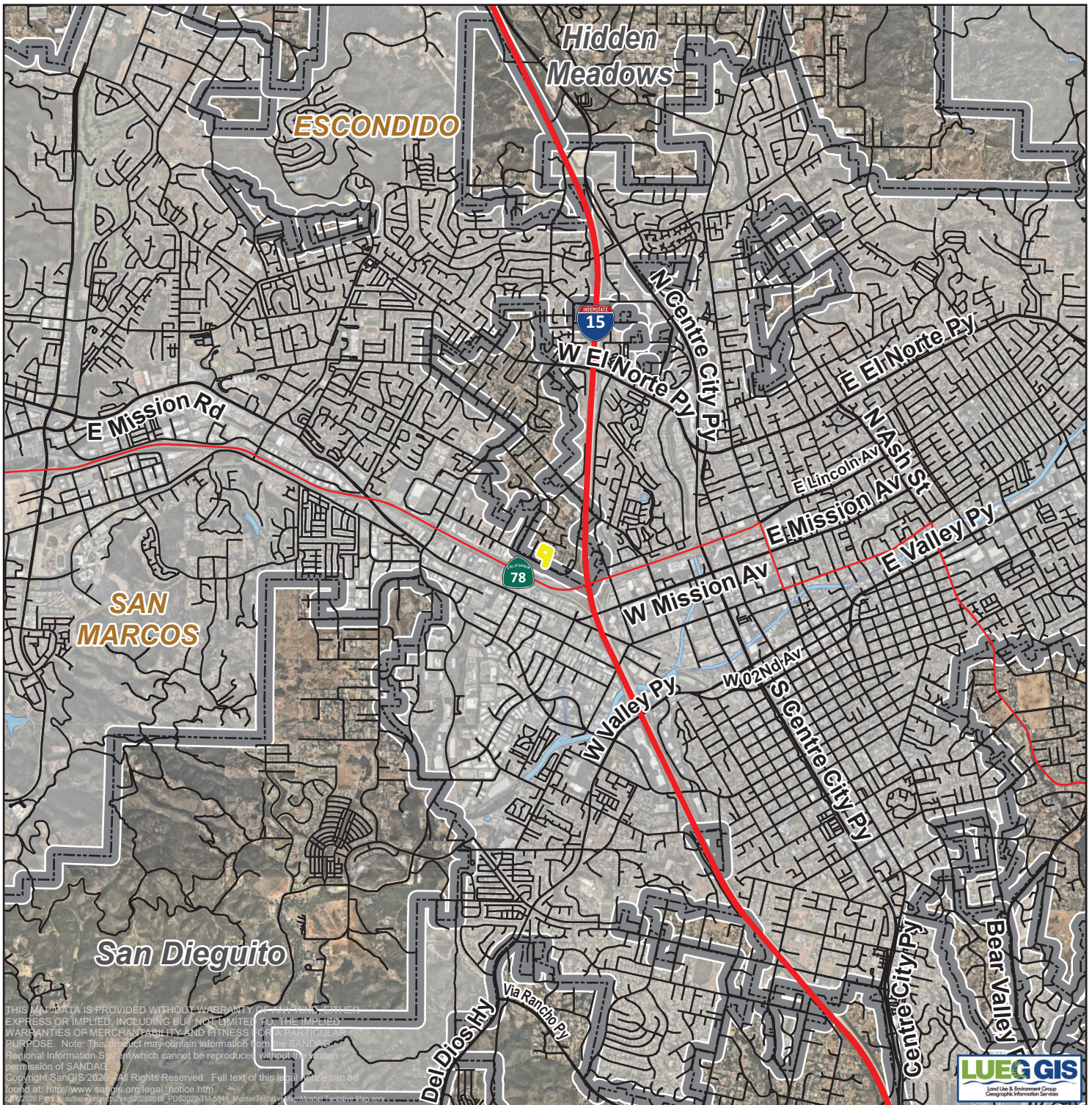




Montiel Tentative
Map
PDS2022-TM-5648
Aerial
North County Metro
Community Plan Area

- Roads
- Site
- Incorporated
- CPA



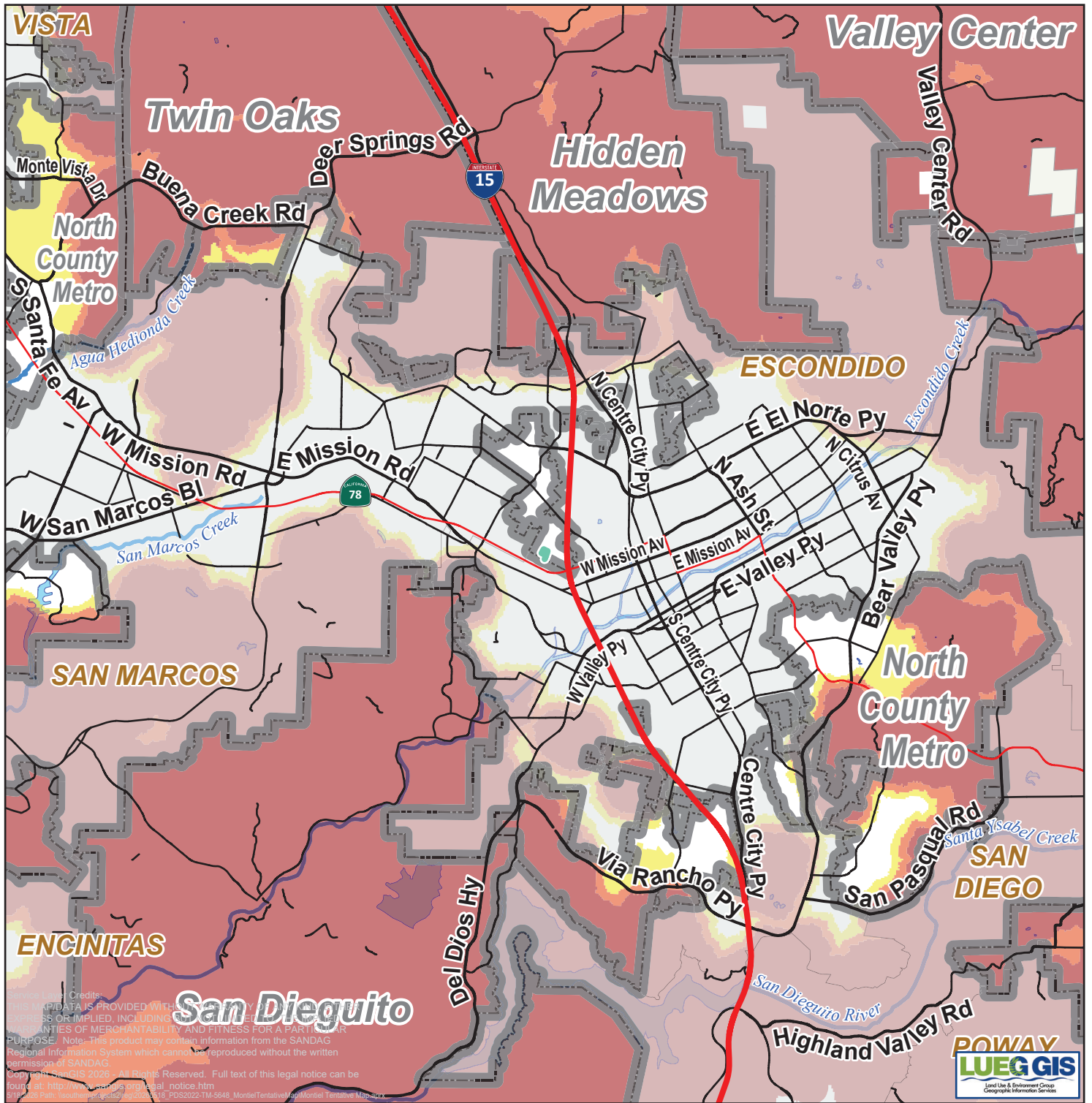


Montiel Tentative Map

PDS2022-TM-5648

Aerial

North County Metro
Community Plan Area



Montiel Tentative
 Map
 PDS2022-TM-5648
Fire Severity
 North County Metro
 Community Plan Area

- | | |
|--|---|
|  Roads | Fire Hazard Zones |
|  Site |  Very High |
|  Tribal Lands |  High |
|  Incorporated |  Moderate |
|  CPA | |



**Attachment B – Tentative Map
Resolution TM-5648**

October 16, 2026

RESOLUTION OF SAN DIEGO COUNTY)
PLANNING COMMISSION)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5648)

WHEREAS, Tentative Map No. 5648 proposes the division of property located northwest of the intersection of Montiel Road and Via Teramo, and generally described as:

THAT PORTION OF LOT 10, IN BLOCK 2 OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 21, 1895, AS DESCRIBED IN THE GRANT DEED RECORDED AUGUST 3, 1960 AS FILE NO. 157140 OF OFFICIAL RECORDS, TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY HALF OF THE 66-FOOT COUNTY ROAD KNOWN AS MONTIEL ROAD ADJOINING THE ABOVE-DESCRIBED PROPERTY

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on December 19, 2022; and

WHEREAS, on October 16, 2026, the Planning Commission of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

MAP EXPIRATION: The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution. This approval Expires Thirty-Six (36) Months from said effective date at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

TENTATIVE MAP CONDITIONS

STANDARD CONDITIONS: The “[Standard Conditions \(1-29\) for Tentative Subdivision Maps](#)” approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Document No. 740858(a) (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are hereby waived:**

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 22: Said condition apply to a private subsurface sewage disposal system. The project proposes a public sewer system.
- (4) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

1. GEN#1–COST RECOVERY

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

2. GEN#3–FILING OF NOTICE OF EXEMPTION (NOE):

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder’s Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder’s Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder’s Office and file the document. Prior to the approval of any plan, issuance of any permit, use of the premises in reliance of this permit, and prior to final release of the code violation for not having a Major Use Permit, proof of filing shall be submitted. **MONITORING:** The [PDS, ZO, PCC] shall verify that the NOE was filed and that a copy of the document is on file at PDS.

3. **PCA#1-PROPERTY CONDITION AGREEMENT**

INTENT: The project is eligible for a Property Condition Agreement to allow that certain conditions for the project are fulfilled after approval of the final parcel map, but before either receiving building permits or occupancy, pursuant to Chapter 14 of Division 1 of Title 8 of the County Code. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, a Property Condition Agreement, PCA PDS2022-TM-5648, shall be recorded for the conditions detailed on the Property Condition Agreement located at the end of this resolution. **DOCUMENTATION:** The applicant shall provide evidence that the Property Condition Agreement has been recorded with the County of San Diego Records Office [PDS, LDR]. **TIMING:** Prior to the recordation of the Final Map, recordation of this agreement shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreement for consistency with the condition and County Standards.

4. **PCA#2-PROPERTY CONDITION AGREEMENT NOTES/STATEMENTS**

INTENT: In order to provide notice of the Property Condition Agreement recorded for the Project and the conditions applicable to the lots created by the Final Map.

DESCRIPTION OF REQUIREMENT: The applicant shall include the following note on the Final Map: "This Final Map and the lots created by this Final Map are subject to the requirements and conditions of a Property Condition Agreement recorded by separate instrument. The Property Condition Agreement includes conditions and requirements that must be satisfied prior to issuance of construction-related permits for the affected lots, as specified in the recorded Property Condition Agreement." The note shall be placed on the Final Map to the satisfaction of the [PDS, LDR], [PDS, PPD], and the Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall prepare the Final Map with the required note and submit it to the [PDS, LDR] for review and approval. **TIMING:** The required note shall be shown on the Final Map prior to recordation. **MONITORING:** The [PDS, LDR] shall review the Final Map to verify that the required note has been included and complies with this condition.

5. **FIRE#FA-1 – AUTOMATIC AID AGREEMENT**

INTENT: To ensure that the project site receives adequate fire protection services in compliance with the County's five-minute response time requirement, consistent with fire safety standards. **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain a signed Automatic Aid Agreement from the Escondido Fire Department confirming its commitment to provide fire services to the project site. This agreement is required to mitigate the extended emergency response time (approximately eight minutes) from the nearest San Marcos Fire Department station and ensure compliance with fire service coverage standards. **DOCUMENTATION:** The applicant shall submit a copy of the Automatic Aid Agreement signed by Escondido and San Marcos to the County Department of Planning & Development Services (PDS). The agreement must be reviewed and approved by the Director of PDS or their designee. **TIMING:** Prior to the approval of the Final Map. **MONITORING:** [PDS, PPD] shall verify receipt and approval of the Automatic Aid Agreement to confirm compliance with this condition.

6. **UTILITIES#2-UTILITY CONCURRENCE LETTERS**

INTENT: To notify applicable public entities and utility companies of the proposed Final Map and comply with Section 66436 of the Government Code. **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain a certification or letter of concurrence from each public utility and public entity that owns an easement within the proposed land division. **DOCUMENTATION:** Each letter shall confirm that the affected public utility or public entity has received and reviewed a copy of the proposed Final Map and either

objects or does not object to the recordation of the Final Map without its signature. The applicant shall submit the signed letters to the [PDS, LDR] for review and acceptance. **TIMING:** Prior to approval of the improvement plans and recordation of the Final Map, the required letters shall be submitted to the County. **MONITORING:** The [PDS, LDR] shall review the signed letters for compliance with this condition.

7. UTILITIES#3--SEWER ANNEXATION

INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the County Subdivision Ordinance Sec. 81.707 and 81.708, the sewer annexation shall be completed. **DESCRIPTION OF REQUIREMENT:** All the real property within this land division shall be annexed into the Vallecitos Water District. **DOCUMENTATION:** The applicant shall process the annexation and pay all required annexation fees, to the satisfaction of the Vallecitos Water District. **TIMING:** Prior to recordation of the Parcel Map, the annexation shall be completed. **MONITORING:** The [PDS, LDR] shall review all documents provided to prove the annexation, to ensure compliance with this condition.

8. UTILITIES#3--SEWER CONNECTION

INTENT: In order to promote orderly development and to Vallecitos Water District the parcel(s) shall be connected to public sewer. **DESCRIPTION OF REQUIREMENT:** The parcel(s) shall be connected to public sewer in the Vallecitos Water District. **DOCUMENTATION:** Prior to connecting to the public sewer, the applicant shall obtain a sewer commitment letter from the Vallecitos Water District. Upon approval of connection, the applicant shall pay the costs of connection and fees associated with connecting to public sewer. **TIMING:** Prior to recordation of the Final Map, the plans and specifications for construction of the public sewer system serving each lot and any required offsite public sewer improvements shall be approved by the District. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the sewer easement has been dedicated. The [PDS, LDR] shall review the improvement plans to ensure compliance with this condition.

9. UTILITIES#1--WATER SERVICE AND CONNECTION

INTENT: In order to promote orderly development and ensure the provision of public water service to each lot by the Vallecitos Water District. **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain water service from the Vallecitos Water District and comply with all applicable District requirements. The applicant shall obtain a water commitment letter, prepare and submit the required water and sewer studies, and obtain District approval of the plans and specifications for the public water system serving each lot. The applicant shall construct or extend all necessary water facilities, including the anticipated water-main extension of approximately 200 to 250 feet, or such other distance and improvements as required by the District. The applicant shall also obtain approval of the required sewer-only annexation into the District, pay all applicable annexation, connection, construction, and capacity fees, and dedicate any easements required by the District. **DOCUMENTATION:** The applicant shall provide evidence from the Vallecitos Water District demonstrating that the water commitment letter has been issued, the required water and sewer studies have been reviewed and accepted, the sewer-only annexation has been approved, and the plans and specifications for the required water-system improvements have been approved. The required improvements and easements shall be incorporated into the improvement plans and Final Map, as applicable. **TIMING:** Prior to approval of the improvement plans and recordation of the Final Map, the applicant shall obtain District approval of the public water-system plans and specifications serving each lot, including all required off-site improvements, and submit the required evidence to the

County for review and acceptance. **MONITORING:** The [PDS, LDR] shall review the District documentation, improvement plans, and Final Map to verify compliance with this condition and ensure that all required water easements have been dedicated.

10. **ROADS#1–ROAD DEDICATION**

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

- a. Dedicate on the map to the County of San Diego an easement for road purposes for **Via Teramo** that provides a minimum twenty foot (20') half width right of way along the project frontage from Montiel Road thence northeasterly to the subdivision's northern boundary from the centerline of Via Teramo as shown on Map 13707, together with right to construct and maintain slopes and drainage facilities outside of the right of way. Additionally, the dedication shall encompass the intersection of Via Teramo with the proposed private road, Street "A," inclusive of the angular returns with proposed pedestrian ADA curb ramps. The dedication shall be to the satisfaction of the Director of PDS and DPW.
- b. The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use.

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

11. **ROADS#2–PUBLIC ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404 and the Community Trails Master Plan, **Via Teramo** shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve, or agree to improve, and provide security for **Via Teramo**, along the project frontage in accordance with Public Road Standards and the approved Design Exception Request for a modified Residential Collector non-mobility element road with on-street parking prohibition, to a minimum graded half-width of twenty feet (20') from centerline and to a minimum improved half-width of fifteen feet (15') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at fifteen feet (15') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Work/PDS.
- b. Install "No Parking" signs on the west side of Via Teramo fronting the project to Montiel Road.
- c. Construct ADA compliant angular returns with ADA pedestrian curb ramps at the west side of **Via Teramo** where the proposed private road will intersect. Provide proper transitions to conform to neighboring sidewalk. All the above shall be to the

satisfaction of the Director of Planning & Development Services and the Director of Public Works.

- d. Construct an ADA compliant angular return with ADA pedestrian curb ramp on the northwest corner of the ***Via Teramo*** and ***Montiel Road*** intersection fronting the property. Provide proper transition to conform to neighboring sidewalk. All the above shall be to the satisfaction of the Director of Planning & Development Services, the County Director of Public Works, and the City of Escondido.
- e. Provide ADA compliant ramp/transition to match existing sidewalk grade at the approximate limits of the project frontage.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the 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:

- f. Process and obtain approval of Improvement Plans to improve ***Via Teramo***.
- g. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- h. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDC].
- i. 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.
- j. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Marcos Fire Protection District and the [PDS, LDR].

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

12. ROADS#3–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7, adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or

resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

13. ~~ROADS#4~~–SIGHT DISTANCE

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

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

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan for the following lots, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

14. ~~ROADS#5~~–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance, County Code Section 81.402, the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:** The Final Map shall show a minimum thirty-eight-foot (38') wide onsite private road easement for the proposed to-be-named private road, labeled “Street A” from the proposed cul-de-sac easterly to Via Teramo. **DOCUMENTATION:** The applicant shall show the easement(s) on the Final Map. **TIMING:** Prior to approval of the Final Map and prior to the approval of any Improvement plan, the easements shall be shown. **MONITORING:** The [PDS, LDR] shall review the Final Map and Improvement Plan to ensure that the easement is indicated pursuant to this condition.

15. ROADS#6-PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404, the to-be-named private road, labeled "Street A," shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the private road easement, labeled "Street A."

- a. The proposed onsite private road easement, labeled "Street A" from the proposed cul-de-sac easterly to Via Teramo shall be graded to a minimum width of twenty-eight feet (28') and to a minimum improved width of twenty-four feet (24') with asphalt concrete pavement over approved base and with Portland cement concrete curb, gutter, and sidewalk with face of curb at a minimum twelve feet (12') from centerline. The improvement and design standards of Section 3.1C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Provide taper from the end of the private road easement to the existing public road pavement, to provide a smooth transition. Road improvements shall be to the satisfaction of the San Marcos Fire Protection District.
- b. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the graded and improved width by a minimum six feet (6') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1.C footnote.
- c. The proposed onsite private road easement, labeled "Street A," shall terminate with a cul-de-sac graded to a minimum radius of thirty-eight feet (38') and surfaced to a minimum radius of thirty-six feet (36') with asphalt concrete pavement over approved base and with Portland cement concrete curb, gutter, and sidewalk with face of curb at a minimum of thirty-six feet (36') from the radius point. The minimum return radii shall be thirty feet (30'). Road improvements shall be to the satisfaction of the San Marcos Fire Protection District.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the San Diego County Standards for Private Roads, the Land Development Improvement Plan Checking Manual, and the San Marcos Fire Protection District requirements. 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:

- d. Process and obtain approval of Improvement Plans to construct the to-be-named private road, labeled "Street A."
- e. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- f. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- g. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

16. ROADS#7–STREET NAME

INTENT: In order to provide a name for the private road easement, naming of the roads is necessary for the health and safety of present and future residents. **DESCRIPTION OF REQUIREMENT:** The public and private easement roads serving this project shall be named. A street name sign, with a County approved street name, shall be installed and located at the intersection of the proposed private road and **Via Teramo** per San Diego County Design Standards DS-13. **DOCUMENTATION:** The applicant shall contact the Street Address Section of PDS (858-694-3806) to discuss the road naming requirements for the development. The applicant shall pay all applicable processing fees for the naming of the street. The applicant shall install street signs pursuant to this condition, and provide evidence to the [PDS, LDR] that they are installed. **TIMING:** Prior to recordation and preparation of the Final Map, the street shall be named. **MONITORING:** The [PDS, BD] shall provide a name to the applicant. Upon issuance of the street name, the street section shall provide [PDS, LDR] the street name information. The [PDS, LDR] Map Processing, shall ensure that the appropriate street name has been added to the Final Map. The [DPW, PDCI] shall verify the installation of the required street signs before final grading release.

17. ROADS#8–PRIVATE ROAD MAINTENANCE AGREEMENT

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

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to the to-be-named private road, labeled “Street A,” and place a note on the Final Map as to the final title status of said roads.

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

18. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following: 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 completed. **DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay the 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; agreements shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

19. STRMWTR#2-EROSION CONTROL

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

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

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

ANY PERMIT: (Prior to the approval of any plan or issuance of any permit).

20. DEH#1 - SEPTIC ABANDONMENT

INTENT: In order to comply with [County Regulatory Code Section 68.314](#) the existing on-site waste water system (Septic System) shall be properly abandoned. **DESCRIPTION OF REQUIREMENT:** The septic system serving the existing single-family residence onsite which is to be abandoned shall be pumped and properly abandoned under DEH

guidelines. The property owner shall destroy any septic tank, holding tank or seepage pit within 30 days from the date the system or system component is deemed abandoned. The property owner shall have a licensed septic waste hauler remove the contents from any abandoned septic tank, holding tank or seepage pit and properly backfill the component with sand, gravel or other clean fill material. **DOCUMENTATION:** Upon completion of the septic abandonment, the applicant shall submit proof of the septic tank abandonment in the form of a letter statement from the licensed septic contractor to [DEH, LWQ] that the septic system has been abandoned according the Regulatory Code. **TIMING:** Prior to the approval of any plan or issuance of any permit, the applicant shall properly abandon the septic system. **MONITORING:** Proof of the septic tank abandonment shall be provided by the applicant to [DEH, LWQ] to verify that the septic system has been properly abandoned.

21. **ROADS#8–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:

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.

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

- Identify the project location.

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

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.

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

22. CULT#1 - ARCHAEOLOGICAL & TRIBAL MONITORING

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

clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist and Native American monitor from an affiliated tribe shall perform the archaeological and tribal monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Native American monitor of an affiliated tribe shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological and tribal monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archaeologist shall work with PDS and the applicant to research the location of previous structures on the property by reviewing old aerial photographs and other records, to ensure these areas are properly monitored for subsurface resources.
- c. The Project Archeologist shall provide evidence that a Native American monitor of an affiliated tribe has been contracted by the property owner or their representative to perform Native American Monitoring for the project.
- d. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

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

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

- a. Parties entering into the agreement and contact information.

- b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Native American monitors of affiliated tribes, and consulting tribes.
- c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, and analysis of identified cultural materials.
- d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to be exported offsite.
- e. Treatment of identified Native American cultural materials. Any identified Native American cultural materials with the exception of Native American human remains and associated grave goods (described in item g below) are to be reburied onsite. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of cultural materials should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.
- f. Deed restriction. Details of the requirement for a deed restriction for reburial of identified Native American cultural materials. The requirements shall address protection of Native American cultural materials, access, and responsibilities for management and maintenance of the open space.
- g. Treatment of Native American human remains and associated grave goods. Consultation with the Most Likely Descendant (MLD) pursuant to Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of human remains, sacred items, and funerary items, should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.
- h. Confidentiality of cultural information including location and data.
- i. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

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

The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.

GRADING/IMPROVEMENT PLAN NOTES

NOTICE: If the grading project is not a single lot, conformance to the Conditions of Approval are required on a lot-by-lot basis for subdivisions, or pad-by-pad basis for multiple building pads.

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

CULT#GR-1 - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING

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

DESCRIPTION OF REQUIREMENT: The County approved Project Archaeologist and Native American Monitor of an affiliated tribe shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Native American Monitor of an affiliated tribe shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist, and Native American monitor of an affiliated tribe shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources and as outlined in the Treatment Agreement and Preservation Plan. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Native American of an affiliated tribe attend the preconstruction meeting to explain the monitoring requirements.

TIMING: Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

BIO#1–MIGRATORY BIRD AND RAPTOR RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty (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 and 500 feet or raptor nesting habitat during the breeding season of the migratory birds and raptors. The breeding season is defined as occurring between January 15 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to the start of brushing, 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.

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

DPW RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements.

DESCRIPTION OF REQUIREMENT: For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

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

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

AQ#1-AIR QUALITY FUGITIVE DUST

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

- a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export

material.

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

AQ#2-CONSTRUCTION EXHAUST EMISSIONS (M-GHG-1)

INTENT: In order to address exhaust emissions during construction activities.

DESCRIPTION OF REQUIREMENT: The applicant shall use reasonable best efforts to demonstrate that all diesel fired construction equipment, equal to or greater than 50 horsepower, would utilize CARB Tier IV equipment, unless such an engine is not available for a particular item of equipment. The applicant shall be required to contact a minimum of three fleet owners/operators/fuel providers in San Diego County or adjacent counties to acquire such equipment. The measure shall be determined to be not feasible if three entities respond that Tier IV equipment is not commercially available for the Project's equipment needs during construction. **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 [DPLU, PCC] if the applicant fails to comply with this condition.

GP#1 TEMPORARY CONSTRUCTION NOISE

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409.

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

- a. 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. Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;
- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading and 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.

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

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

- a. **Monitoring.** The Project Archaeologist and Native American Monitor of an affiliated tribe shall be onsite as determined necessary by the Project Archaeologist in consultation with the tribal representative. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor of an affiliated tribe. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Native American Monitor of an affiliated tribe.
- b. **Inadvertant Discoveries of Native American Resources.** In the event that previously unidentified potentially significant Native American resources are discovered:
 - The Project Archaeologist or the Native American monitor of an affiliated tribe, shall have the authority to divert or temporarily halt ground disturbance

operations in the area of discovery to allow evaluation of potentially significant cultural resources.

- At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist and culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan.
- All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
- After consultation with the developer, project archaeologist, tribal monitor(s), and tribal representative(s), a decision shall be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the identified cultural resources.
- Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
- Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
- Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
- If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
 - a. Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
 - b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
 - Measures and provisions to protect the future reburial area from any impacts in perpetuity.
 - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
 - Any reburial process shall be culturally appropriate.
 - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
 - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.
 - c. If preservation in place or reburial is not feasible, consultation with consulting Tribes (Rincon) is required to find an alternative solution which may include repatriation.
 - d. If avoidance, reburial, or other alternative solution including repatriation is not feasible, a Research Design and Data Recovery Program (Program)

shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Native American Monitor of an affiliated tribe and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

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

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

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

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

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as

to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Native American monitor of an affiliated tribe.

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

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

PALEO#GR-1 - PALEONTOLOGICAL MONITORING

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

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

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

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

DPW RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements.

DESCRIPTION OF REQUIREMENT: At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the [DPW, CO] and shall include:

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

TIMING: The final report shall be prepared and submitted at Rough Grade inspection.

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

(CULTURAL RESOURCES)

CULT#GR-3 - ARCHAEOLOGICAL MONITORING – ROUGH GRADING

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

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

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

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

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

(CULTURAL RESOURCES)

CULT#GR-4 - ARCHAEOLOGICAL MONITORING – FINAL GRADING

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

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

or

- (3) Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
- d. Evidence that all historic cultural materials have been conveyed as follows:

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

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

PALEO#GR-2 - PALEONTOLOGICAL MONITORING

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

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

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

GEO#GR-1–GEOTECHNICAL MONITORING

INTENT: In order to ensure that grading is completed in accordance with the approved geotechnical investigation and that unsuitable soils are properly removed and recompacted. **DESCRIPTION OF REQUIREMENT:** All grading activities shall be conducted under the observation of a licensed geotechnical professional to verify compliance with the recommendations contained in the approved geotechnical investigation. Unsuitable surface soils, including vegetation, debris, disturbed materials, and other unsuitable soils encountered during grading, shall be removed and replaced with engineered fill compacted in accordance with the approved geotechnical report and grading plans. **DOCUMENTATION:** The applicant shall submit a certified geotechnical summary report documenting the observations performed, soils encountered, removal and recompaction measures completed, and compliance with the approved geotechnical recommendations. The report shall be reviewed and approved by the Director of Planning & Development Services or designee. **TIMING:** Prior to final inspection and final grading release for each applicable phase, the geotechnical summary report shall be submitted and approved. **MONITORING:** The [PDS, PPD] shall review the geotechnical summary report for compliance with this condition.

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:

Local Area Formation Commission (LAFCO) – LAFCO has provided comments on TM-5648, recommending that the project pursue annexation to the City of Escondido as part of future development. Applicants are advised to review the LAFCO comment letter dated August 31, 2026, and begin early coordination with the County of San Diego, the City of Escondido, and LAFCO staff regarding this letter and potential annexation.

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

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

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

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

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

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

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

GRADING PERMIT REQUIRED: A 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 the County Grading Ordinance.

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

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

the satisfaction of the Director of Public Works. The Encroachment Permit application form can be found at the following link:

<https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

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

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

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

NOTICE: 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/>

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

NOISE NOTICE – CONSTRUCTION BEST MANAGEMENT PRACTICES

Due to the proximity of existing residences, the following construction noise-reduction practices are recommended but are not required mitigation measures:

1. Turn off construction equipment when not in use.
2. Maintain equipment in proper operating condition and secure all loads to prevent rattling and banging.
3. Use construction equipment equipped with effective mufflers.
4. Minimize the use of backup alarms, where feasible and consistent with applicable safety requirements.
5. Locate equipment staging areas as far as practicable from occupied noise-sensitive residences.

These practices do not replace compliance with the County Noise Ordinance or other applicable construction noise requirements.

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 way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

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

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	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		

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 16th day of October 2026, in COC Conference Center Hearing Room 5520 Overland Ave., San Diego, CA 92123, by the following vote:

AYES:

NOES:

ABSENT:

PROPERTY CONDITION AGREEMENT – Condition
3

Recorded for the benefit of the County)
of San Diego, Planning and)
Development Services.)
)

Return to: County of San Diego)
Planning and Development Services)
Mail Station O650)
5510 Overland Drive, Suite 210)
San Diego, CA 92123)
)

AGENT KEY: PDS)

(No Transfer Tax Due)
Use)

(Above Space For Recorder's

**PROPERTY CONDITION AGREEMENT PCA PDS2022-TM-5648
ISSUED BY COUNTY OF SAN DIEGO**

The County of San Diego Planning Commission on October 16, 2026, hereby grants Property Condition Agreement ("PCA") TM-5648, subject to the terms and conditions listed below, relating to TM-5648 for the real property located in the County of San Diego, California, more particularly described as follows:

["See Exhibit A"]

The Regulatory Code of the County of San Diego requires that this Property Condition Agreement be recorded with the San Diego County Recorder, and 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 Property Condition Agreement. (Sections 81.1401 through 81.1409 of the San Diego County Code of Regulatory Ordinances)

The undersigned Owners of the property subject to this Property Condition Agreement hereby agree, for themselves and their successors, to perform and at all times comply with all terms and conditions specified herein. This Property Condition Agreement shall remain in effect until all applicable conditions have been satisfied.

OWNER(S)

[Name]

Date

(Attach California All Purpose Acknowledgements)



VINCE NICOLETTI
DIRECTOR

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

TYLER FARMER
ASSISTANT DIRECTOR

October 16, 2026

PERMITTEE: SHUBH ESTATES LLC

PROPERTY CONDITION AGREEMENT: PDS2022-TM-5648

E.R. NUMBER: PDS2022-ER-22-08-008

PROPERTY: 1434 Montiel Road, Escondido, CA, within the North County Metro Community Planning Area

APN(s): 228-171-16-00

.....

This Property Condition Agreement (PCA) is in conjunction with Tentative Map PDS2022-TM-5648. This Agreement is for the purpose of ensuring that applicable Climate Action Plan (CAP) measures identified during processing of the Tentative Map are incorporated into future structures built on the ten lots created by this project, are conditions for all future building permits, and are maintained in perpetuity. This agreement is pursuant to Chapter 14 of Division 1 of Title 8 of the County Code. The PCA can be released per Section 81.1408 San Diego County Code of Regulatory Ordinances.

PCA EXPIRATION: This Property Condition Agreement shall expire concurrently with Tentative Map 5648. Recordation of a Final Map pursuant to Tentative Map 5648 shall be deemed to establish commencement of construction and/or use of the property in reliance on this Agreement.

.....

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

1. CLIMATE ACTION PLAN (CAP) CONFORMANCE #1-SUSTAINABILITY MEASURES

INTENT: In order to promote sustainable project designs and to comply with the Climate Action Plan Checklist prepared for TM-5648. **DESCRIPTION OF REQUIREMENT:** All building permits and grading permits issued for the project shall comply with the following sustainability measures to the satisfaction of the Department of Planning & Development Services:

- a. **Install Electric Vehicle Charging Infrastructure** – All building permits must comply with CAP Built Environment and Transportation Measure 2 of the 2024 Climate Action Plan Consistency Review Checklist for PDS2022-TM-5648. Summary of requirement: All building permits must follow the County’s Code of Regulatory Ordinances requiring Tier 2 CALGreen–level electric vehicle (EV) charging infrastructure (or equivalent) for new construction. If the County has not yet updated its ordinances, the project must still meet 2022 CALGreen Tier 2 standards for all construction or the closest current state model code equivalent.. The project must include EV charging infrastructure installations in all residential lots. Reference 2022 CALGreen Code, Title 24 Part 11, Appendix A4 Residential Voluntary Measures (Division A4.6, Tier 1 and Tier 2, Section A4.601.5 Tier 2) and Appendix A5 Nonresidential Voluntary Measures (Division A5.6 Voluntary Tiers, Section A5.601.3 CALGreen Tier 2) or the closest most current state model code equivalent.
- b. **Electrify Buildings & Appliances** - All building permits must comply with CAP Energy Measure 5 of the 2024 Climate Action Plan Consistency Review Checklist for PDS2022-TM-5648. Summary of requirement: All building permits must follow the County’s updated Code of Regulatory Ordinances to incorporate all-electric appliances and equipment in new construction. The project must meet Tier 2 CALGreen–level energy efficiency standards (or equivalent). If the County has not yet amended its ordinances, the project must still comply with 2022 CALGreen Tier 2 requirements for all construction or the closest current state model code equivalent. The project will incorporate electrical appliances and equipment. Reference: 2022 CALGreen Code, Title 24 Part 11, Appendix A4 Residential Voluntary Measures (Division A4.6, Tier 1 and Tier 2, Section A4.601.5 Tier 2) and Appendix A5 Nonresidential Voluntary Measures (Division A5.6 Voluntary Tiers, Section A5.601.3 CALGreen Tier 2) or the closest most current state model code equivalent.
- c. **Increase Renewable Energy** - All building permits must comply with CAP Energy Measure 6 of the 2024 Climate Action Plan Consistency Review Checklist for PDS2022-TM-5648. Summary of requirement: All building permits must comply with the County’s updated Code of Regulatory Ordinances requiring Tier 2 CALGreen–level renewable energy systems (or equivalent) for new construction. This includes installing onsite renewable energy infrastructure, such as solar panels. If the County has not yet updated its ordinances, the project must still meet 2022 CALGreen Tier 2 renewable energy requirements for all permits or the closest current state model code equivalent. The project must install solar panels on all residential lots. Reference: 2022 CALGreen Code, Title 24 Part 11, Appendix A4 Residential Voluntary Measures (Division A4.6, Tier 1 and Tier 2, Section A4.601.5 Tier 2) and Appendix A5 Nonresidential Voluntary Measures (Division A5.6 Voluntary Tiers, Section A5.601.3 CALGreen Tier 2) or the closest most current state model code equivalent

- d. **Increase Water Efficiency** - All building permits must comply with CAP Water and Wastewater Measure 7 of the 2024 Climate Action Plan Consistency Review Checklist for PDS2022-TM-5648. Summary of requirement: All building permits must comply with water-efficiency requirements by reducing outdoor water use and incorporating Tier 2 CALGreen-level water conservation measures for all residential and nonresidential development. Reference: 2022 California Green Building Standards Code, Title 24 Part 11 (CALGreen), Appendix A4 Voluntary Residential Measures Sections A4.303, A4.304, and A4.305 Tier 2 Water Efficiency and Conservation Requirements, as well as Appendix A5 Voluntary Nonresidential Measures Section A5.303.2.3.2 Tier 2 Water Efficiency and Conservation Requirements and Sections A5.303, A5.304, and A5.305 Tier 2 Water Efficiency and Conservation Requirements or the closest most current state model code equivalent.
- e. **Increase Tree Planting** – All building permits must comply with CAP Agriculture and Conservation Measure 8 of the 2024 Climate Action Plan Consistency Review Checklist for PDS2022-TM-5648. Summary of requirement: All building permits and landscape plans shall comply with the County's Landscaping Ordinance by implementing a landscaping plan that provides at least two trees per dwelling unit for all new single-family residential development. Reference: County's Landscaping Ordinance and the supporting CAP Measure A-2 (A-2.2), which establishes tree-planting standards for single-family residential projects.

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. **NOTE:** If the building codes in effect at the time the building permits are issued impose requirements that are more restrictive than any measures listed above, compliance with the applicable updated code requirements is required.

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

2. CLIMATE ACTION PLAN (CAP) ONGOING CONFORMANCE #2-SUSTAINABILITY MEASURES

INTENT: In order to comply with the approved CAP Checklist for TM-5648 and ensure the sustainability measures outlined in Condition 1 are complied with in perpetuity. **DESCRIPTION OF REQUIREMENT:**

- a. The sustainability measures included in Condition 1 above shall be maintained in perpetuity.

- b. Each grantee, transferee and other successor in interest of the land owner(s) shall be bound by the terms of the Property Condition Agreement and shall be responsible for performing the project conditions within this Property Condition Agreement
- c. The land owner(s) and each grantee, transferee and other successor in interest of the land owner(s) disclose the terms of the Property Condition Agreement in writing to any subsequent grantee, transferee or other successor in interest and to any trustee or beneficiary under deed of trust, mortgagee or other person who extends credit against the value of the land.

DOCUMENTATION: The owner of each lot shall ensure that the sustainability measures and site/structures are maintained in conformance with Condition 1 above and that the requirements of this condition are complied with. 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] may enforce this permit.

PLANNING AND DEVELOPMENT SERVICES
VINCE NICOLETTI, DIRECTOR

BY:

Michael Johnson, Group Program Manager
Project Planning Division

Attachment C – Environmental Documentation

1-70 NOTICE OF EXEMPTION

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

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

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

Project Name: Montiel Tentative Map; PDS2022-TM-5648; PDS2022-ER-22-08-008

Project Location: 1434 Montiel Road, Escondido, in the North County Metropolitan Subregional Plan area, within unincorporated San Diego County (APN: 228-171-16-00)

Project Applicant: Joseph Holasek, NOAA Group, 3990 Old Town Ave, Suite C107, San Diego, CA 92110
(619) 507-1001

Project Description: The project is a Tentative Map application to subdivide an approximately 1.98-acre parcel into 10 single-family residential lots. The site was previously developed with a single-family residence, which has since been demolished, and the parcel is currently vacant. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-7.3). Zoning for the site is Single Family Residential (RS), both of which permit the proposed residential development. The VR-7.3 designation permits a density of up to 7.3 dwelling units per gross acre, and the proposed 10-lot subdivision is consistent with the density and use characteristics established for the site. Access to the Project would be provided by a new private road and cul-de-sac extending from Via Teramo, which connects to Montiel Road. The Project also includes grading, utility installation, drainage and stormwater improvements, retaining walls, landscaping, frontage improvements along Via Teramo extending toward Montiel Road and connecting to the existing sidewalk directly to the north of the project.

Agency Approving Project: County of San Diego

County Contact Person: Benjamin Cereceres Telephone Number: (619) 539-6135

Date Form Completed: October 16, 2026

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on October 16, 2026 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15304 – MINOR ALTERATIONS TO LAND
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
 - ☒ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15183 consists of project which are consistent with development density established by existing zoning, community plan, or general plan policies for which an EIR was certified These projects shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies

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

Signature: Benjamin Cereceres Telephone: (619) 539-6135

Name (Print): Benjamin Cereceres Title: Land Use/Environmental Planner

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

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF MONTIEL TENTATIVE MAP: PDS2022-TM-5648

October 16, 2026

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

The Project site was previously developed with a single-family residence and has been disturbed. Biological resources were evaluated by County staff through review of the site, permit history, and historic aerial imagery. The Project site is considered urban/developed and does not support sensitive habitat or sensitive species requiring habitat mitigation. The site also does not contain riparian habitat or other sensitive natural communities. Therefore, the Project would not result in impacts to habitat subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance and conforms to the applicable requirements.

II. MSCP/BMO – Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The Project site is located within the draft North County Multiple Species Conservation Program (NCMSCP) area and outside the adopted South County MSCP. Therefore, the Project is not subject to the Biological Mitigation Ordinance (BMO). The site is not located within a Pre-Approved Mitigation Area of an adopted MSCP Subarea and would not conflict with an adopted Habitat Conservation Plan or Natural Community Conservation Plan.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The Project would obtain potable water service from the Vallecitos Water District and would not rely on groundwater wells for its potable water supply. Public water facilities would be extended to serve the proposed residential lots, including approximately 200 to 250 linear feet of water-main extension. The Project does not propose groundwater extraction and would not substantially interfere with groundwater supplies. Accordingly, the Groundwater Ordinance requirements associated with groundwater-dependent development are not applicable to the Project. The Section 15183 Checklist nevertheless requires continued compliance with applicable Groundwater Ordinance requirements as part of the County's hydrology and water-quality regulatory framework.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐
The Steep Slope section (Section 86.604(e))?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐

Discussion:

Wetland and Wetland Buffers:

The Project site does not contain jurisdictional water features or wetlands as defined by Section 404 of the Clean Water Act, and the biological analysis did not identify riparian habitat or other sensitive natural communities onsite. Therefore, the Project would not impact wetlands or associated wetland buffers and complies with Sections 86.604(a) and (b) of the RPO.

Floodways and Floodplain Fringe:

The Project site is not located within a 100-year floodplain, regulatory floodway, or other identified flood hazard area. The proposed development would maintain the existing general drainage pattern and would not encroach into flood-prone areas. Therefore, the Project complies with Sections 86.604(c) and (d) of the RPO.

Steep Slopes:

A Steep Slope Exhibit was prepared by ABI Engineering Consultants, dated June 3, 2023, to evaluate the site's slope conditions. The Project site contains no steep slopes. Grading would be engineered and would include retaining walls and slope-stabilization measures

consistent with the Preliminary Geotechnical Investigation and applicable County grading requirements. Therefore, the Project complies with the applicable steep slope provisions of Section 86.604(e) of the RPO.

Sensitive Habitats:

The site was previously developed and disturbed and is considered urban/developed. County review determined that the site does not support sensitive habitat or sensitive species requiring habitat mitigation and is not part of a regional wildlife linkage or corridor. To avoid potential impacts to nesting migratory birds and raptors during construction, the Project includes Condition BIO#1 – Migratory Bird and Raptor Resource Avoidance, which prohibits brushing, clearing, and grading within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the January 15 through August 31 breeding season unless the required survey and agency concurrence demonstrate that nesting birds or raptors are not present. Accordingly, the Project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

A Negative Cultural Resources Survey Report for the 1434 Montiel Road Project, dated January 19, 2024 and prepared by BFS Environmental Services, was completed for the Project. The records review and field survey conducted by a County-approved archaeologist did not identify historical or archaeological resources within the Project site. Although no cultural resources were identified during the survey, archaeological sites occur in the surrounding vicinity and Native American representatives requested monitoring during earth-disturbing activities. The Project is therefore conditioned to require archaeological and Native American monitoring, as well as implementation of a Cultural Resources Treatment Agreement and Preservation Plan. These requirements ensure that previously unidentified resources, if encountered, are appropriately evaluated and protected. Accordingly, the Project complies with Section 86.604(g) of the RPO.

V. STORMWATER ORDINANCE (WPO)- Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

The project Storm Water Quality Management Plan and Drainage Study have been reviewed and are found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

Staff reviewed the Acoustical Analysis for Montiel Road TM, prepared by Eilar Associates, Inc., dated August 13, 2024. The Project proposes subdivision of an approximately 1.98-acre parcel into 10 single-family residential lots. The surrounding area consists primarily of single-family residential uses.

The County General Plan Noise Element establishes a maximum exterior noise exposure of 60 CNEL for noise-sensitive residential uses. The Noise Study determined that modeled future exterior noise levels at all proposed residential lots would remain below this threshold, with a maximum modeled level of approximately 58.1 CNEL. Therefore, noise barriers, enhanced building materials, or other project-specific exterior noise mitigation would not be required.

Operational noise associated with the Project would consist of typical residential activities, including vehicle trips, HVAC equipment, landscaping equipment, and similar residential sources. These uses would be subject to the County Noise Ordinance limits of 50 dBA during daytime hours and 45 dBA during nighttime hours at adjoining residential properties. No commercial or industrial noise-generating uses are proposed, and operational noise is anticipated to comply with Section 36.404 of the Noise Ordinance.

The Project is also subject to the temporary construction noise requirements of County Noise Ordinance Sections 36.408 through 36.410. Worst-case construction noise was modeled at approximately 63.7 dBA during grading and 70.1 dBA during building construction at the nearest receptor, below the County's 75 dBA eight-hour construction noise limit. Construction would occur only during permitted hours, and the Project does not propose blasting, pile driving, or rock crushing. The Project conditions also require standard construction noise-control practices, including maintaining equipment in proper operating condition, use of effective mufflers, minimizing backup alarms, and locating equipment staging areas away from noise-sensitive receivers where feasible.

Based on the Noise Study and required conditions of approval, the Project would comply with the County General Plan Noise Element and County Noise Ordinance without project-specific noise mitigation barriers or building attenuation measures.



VINCE NICOLETTI
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TYLER FARMER
ASSISTANT DIRECTOR

July 30, 2026
Updated October 16, 2026

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

Project Name: Montiel Road Subdivision
Project Record ID: PDS2022-TM-5648
Environmental Log No. LOG NO. PDS2022-ER-22-08-008
APN(s) 228-171-16-00

Lead Agency Name and Address:

County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

County Staff Contact:

Bronwyn Brown, Project Manager
Phone: (619) 309-9949
Email: bronwyn.brown2@sdcounty.ca.gov

Benjamin Cereceres, Project Manager

Phone: 619-539-6135

Email: Benjamin Cereceres

Project Location:

The proposed project is located at 1434 Montiel Road, Escondido, in the North County Metropolitan Subregional Plan area in the unincorporated County of San Diego. The project site is an approximately 1.98-acre parcel, APN: (228-171-16-00). Thomas Guide Coordinates: Page 1129, Grid F2

Project Applicant:

Joseph Holasek
4990 North Harbor Drive, Suite 201
San Diego, CA 92106
Phone: (619) 507-1001

General Plan

Community Plan: North County Metropolitan Subregional Plan
Regional Category: Village

15183 Statement of Reasons

Land Use Designation: Village Residential (VR-7.3)
 Density: 7.3 units per gross acre
 Floor Area Ratio (FAR): N/A

Zoning

Use Regulation: Single Family Residential (RS)
 Animal Regulations: Q – Various Allowances in accordance with the Animal Schedule
 Density: – N/A
 Minimum Lot Size: 6000
 Building Type: C – Residential/Mixed Residential/Nonresidential and Nonresidential Buildings
 Setback: H – 50-foot Front Yard, 10 foot Interior Side, 35 foot Exterior Side Yard, 25 foot Rear Yard (Not including footnotes as defined by the Zoning Ordinance)
 Height: G – 35-feet maximum, 2 stories
 Open Space: – N/A
 Special Area Designator: C – Airport Land Use Compatibility Plan Area

Project DescriptionProject Description

The proposed project entails the subdivision of a 1.98-acre parcel located at 1434 Montiel Road in the Escondido area of unincorporated San Diego County, within the North County Metropolitan Subregional Plan area, into 10 single-family residential lots through a Tentative Map application. The site was previously developed with a single-family residence, which has since been demolished, and is currently vacant. The property is designated under the General Plan Regional Category Village, with a Land Use Designation of Village Residential (VR-7.3), and is zoned Single Family Residential (RS), which is consistent with the proposed residential development.

Site Access and Roadway Improvements

Access to the site will be provided via a new private cul-de-sac roadway (Street A) extending from Via Teramo, which connects to Montiel Road, an existing public roadway. The internal roadway will serve all proposed residential lots and will be designed to meet County of San Diego and fire access standards, including emergency vehicle access, turning radii, and fire apparatus maneuverability requirements.

The project includes on-site improvements consisting of grading, utility installation, drainage improvements, retaining walls, landscaping, and construction of the private roadway and associated frontage improvements.

Utilities and Off-Site Improvements

The project will be served by public utilities. Potable water and wastewater services will be provided by the Vallecitos Water District. Both water and sewer service will require extension of existing off-site and on-site infrastructure to serve the proposed development, including approximately 200 to 250 linear feet of water main extension and associated utility improvements.

The project will also require annexation into the Vallecitos Water District sewer service area. The sewer-only annexation process will be administered directly through the Vallecitos Water District. The District has indicated that the project will be required to prepare and submit water and sewer studies prior to plan check approval to confirm adequate service capacity.

The project would also dedicate additional public right-of-way and construct new curb and sidewalk along the project's Via Teramo frontage, extending south to the intersection with Montiel Road. Additional frontage improvements include a cross gutter at the proposed private-street entrance and a new curb return at the Via Teramo/Montiel Road intersection.

Fire Protection Services

Fire protection services will be provided through the San Marcos Fire Protection District, with response support from the Escondido Fire Department via an Automatic Aid Agreement. The project is expected to meet the County's five-minute emergency response time standard. Fire protection improvements will include installation of fire hydrants, compliance with fire access requirements, and implementation of fuel modification and defensible space requirements.

Grading and Drainage Improvements

Earthwork associated with the project will consist of approximately 96 cubic yards of cut and 16,019 cubic yards of fill material. The project will implement stormwater quality and drainage improvements in accordance with the County of San Diego Watershed Protection Ordinance and applicable Municipal Separate Storm Sewer System (MS4) permit requirements.

As a Priority Development Project, the design incorporates permanent structural Best Management Practices (BMPs), including a centralized bioretention facility (biofiltration planter) designed to provide water quality treatment and hydromodification management. Existing site drainage generally flows from the northeast toward the southwest, and the proposed development will maintain this drainage pattern through a controlled stormwater conveyance system consisting of graded swales, gutters, and a private storm drain network.

The drainage system is designed to ensure that post-development runoff does not exceed pre-development conditions, thereby minimizing the potential for downstream erosion or flooding. Treated runoff will discharge at the historic drainage outfall location and include a riprap energy dissipator to reduce erosion potential.

Landscaping and Sustainability Features

The project will incorporate landscape improvements consistent with the County of San Diego Water Efficient Landscape Ordinance (WELO) and applicable zoning requirements. Landscaping will include drought-tolerant plant palettes, efficient irrigation systems, and landscaped open space areas designed to enhance visual quality and environmental performance.

The project also incorporates sustainability and energy efficiency measures consistent with the County Climate Action Plan (CAP), including all-electric residential units, electric vehicle charging infrastructure, solar photovoltaic panels on all dwelling units, water-efficient fixtures, and drought-tolerant landscaping.

Discretionary Permits

Discretionary permits required for the project include approval of a Tentative Map and a Grading Permit from the County of San Diego. A Preliminary Grading Plan has been prepared and submitted in support of the Tentative Map application.

Other Permits

Ministerial permits and approvals anticipated for the project include:

- General Construction Stormwater Permit (San Diego Regional Water Quality Control Board [SDRWQCB])
- National Pollutant Discharge Elimination System (NPDES) Permit (SDRWQCB)
- Construction and/or Encroachment Permit (County of San Diego)
- Storm Water Quality Management Plan (SWQMP) and/or Storm Water Pollution Prevention Plan (SWPPP) approvals (County of San Diego)

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- Improvement Plan approvals (County of San Diego)
- Landscape Plan approvals (County of San Diego)
- Building Permits (County of San Diego)
- Utility permits and annexation approvals from the Vallecitos Water District
- Fire Department permits and approvals, including compliance with the Automatic Aid Agreement response standards between the San Marcos Fire Protection District and Escondido Fire Department

Overview of 15183 Checklist

California Public Resources Code §21083.3 and California Environmental Quality Act (CEQA) Guidelines §15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. CEQA Guidelines §15183 specifies that examination of environmental effects shall be limited to those effects that: (1) are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (2) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action; or (3) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. CEQA Guidelines §15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

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

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

Summary of Findings

The Project is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see [http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00 -
_Mitigation_Measures_2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures.

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

The project qualifies for conformance with CEQA in accordance with CEQA Guidelines §15183 because the following findings can be made:

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

The Project would divide a 1.98-acre parcel into 10 single-family residential lots, which is consistent with RS zone, the VR-7.3 development density established by the GPU and the certified GPU EIR.

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

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

In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The project could result in potentially significant impacts to Biological Resources, and Cultural Resources. However, applicable mitigation measures and project design features related to Cultural Resources as specified within the GPU EIR have been made conditions of approval for this project. Additionally, project design features consistent with recent State regulations as well as consistency with applicable ordinances, CEQA guidelines for determining significance, and Board Policies that were identified as mitigation measures within the GPU EIR associated with Transportation/Traffic, Air Quality, Greenhouse Gas Emissions, Noise, Wildfire, Hydrology/Water Quality, Public Services, and Land Use and Planning have been made conditions of approval for this project.

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

The Project would not require a zone change or general plan amendment. The Project is consistent with the density and use characteristics of the development considered by the GPU EIR. The GPU EIR considered the incremental impacts of the Project, and as explained further in the Section 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

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

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

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

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

Signature	October 16, 2026 Date
Benjamin Cereceres Printed Name	Project Manager Title

CEQA Guidelines §15183 Environmental Checklist

Overview

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

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

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

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

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

Discussion

- 1(a) The GPU EIR concluded this impact to be less than significant with mitigation. 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.

As described in the General Plan Update Environmental Impact Report (GPU 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.

Approximately 37 Resource Conservation Areas (RCAs) have been identified by the County in the North County Metropolitan Subregional Plan. The 37 RCAs are primarily biological resources. The closest RCA to the project site is Mount Whitney Double Peak and is located 2.3 miles south-west of the project site, which would not afford any views of the Project site due to distance and intervening topography and land uses. In addition, the Project also includes a landscaping plan which would help further screen the Project site. Impacts would be less than significant.

- 1(b) The GPU EIR concluded this impact to be less than significant with mitigation. 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.

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Further, the County General Plan identifies roadways that are designated as County Scenic Corridors within the Conservation and Open Space Element and have been included as part of the County Scenic Highway System. The nearest designated County Scenic Corridors include Harmony Grove Road, approximately 2.3 miles southwest of the project site. This corridor has no direct or partial views of the project site due to the distance to the site and intervening topography; therefore, implementation of the proposed project would not substantially damage scenic resources within a County Scenic Corridor.

As previously discussed, the GPU EIR determined impacts on scenic resources to be less than significant with mitigation. As the project would have a less-than-significant impact for the reasons detailed above, the project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, or result in peculiar impacts, and there is no new information of substantial importance than identified within the GPU EIR. No mitigation measures are required to be carried forward.

- 1(c) The GPU EIR concluded this impact to be significant and unavoidable. 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.

The project would be consistent with existing visual character of the project site and views within the community. The proposed project consists of the subdivision of a residentially

zoned parcel into a 10 residential lots and will not substantially alter landform steep slopes. Refer to response 1(a) and 1(b) for additional discussions regarding impacts to the existing visual character of the project site and vicinity. The project as designed will not substantially degrade the existing visual character or quality of the site and its surroundings.

The Project site is within a village area of unincorporated County, located north of the intersection of State Route 78 and Interstate 15. The existing visual character and quality of the Project surroundings are characterized as village single-family residential land use types with relatively flat to increasingly sloped grades. The proposed Project would not detract from, or contrast with the existing visual character and/or quality of the surrounding areas for the following reasons: consistency with the General Plan density allowance on-site, conformance with the North County Metro Subregional Plan and location of the site within a residentially developed area. Additionally, the location, size, and design of the proposed use would be compatible with uses in the immediate area. The proposed development is similar to surrounding single-family residential use types.

As previously discussed, the GPU EIR determined impacts on visual character or quality to be significant and unavoidable. However, the Project would have a less than significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 1(d) The GPU EIR concluded this impact to be significant and unavoidable. Commercial lighting would be required to conform with the County's Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies. The proposed Project would use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 64 miles from the Mount Laguna Observatory and approximately 33 miles from Palomar Observatory. However, the Project would not adversely affect nighttime views or astronomical observations, because the Project would conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. The code was developed by the County in cooperation with the lighting engineers, astronomers, and other experts to effectively address and minimize the impact of new sources light pollution on nighttime views. Compliance with the Code would be required prior to issuance of a building permit. Thus, the proposed Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

As previously discussed, the GPU EIR determined impacts from light or glare to be significant and unavoidable. However, the project would have a less than significant impact with no required mitigation for the reasons detailed above. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Aesthetics, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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2. Agriculture/Forestry Resources – Would the Project:

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

☐☐☐

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

☐☐☐

c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?

☐☐☐

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

☐☐☐

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

☐☐☐

Discussion

2(a) The GPU EIR concluded this impact to be significant and unavoidable. Based on the County of San Diego Geographical Information System (GIS) and aerial imagery, the site is not designated as Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) farmland and as such, would not be classified as an important agricultural resource. The Project site is designated as Urban and Built-Up Land by the Department of Conservation. Therefore, there are no agricultural resources on the site that would be impacted.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources to be significant and unavoidable. However, the proposed Project would have no impact. Therefore, the Project would be consistent with the analysis provided within the GPU EIR.

2(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is zoned RS, which is not an agricultural use and the site was previously developed

with a single-family dwelling. The site does not meet the definition of “agricultural resource” as defined in the County Guidelines for Determining Significance: Agricultural Resources. The Project site is not within an agricultural preserve or a Williamson Act Contract. Additionally, the Project is for the development of a residential subdivision, which is compatible with the surrounding residential and civic use types. Therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act Contract.

As previously discussed, the GPU EIR determined impacts from land use conflicts to be less than significant with mitigation. As the proposed Project would have a less-than significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 2(c) Forestry resources were not specifically analyzed under the GPU EIR because Appendix G of the CEQA Guidelines was amended to include significance criteria for forestry resources after the release of the Notice of Preparation (NOP) for the GPU EIR. The project site does not contain any forest lands as defined in California Public Resources Code §12220(g); therefore, project implementation would not result in the loss or conversion of forest land to non-forest use. In addition, the County does not have any existing Timberland Production Zones. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or Timberland Production Zones. Impacts would be less than significant.

As previously discussed, forestry resources were not specifically analyzed under the GPU EIR because Appendix G of CEQA Guidelines was amended to include significance criteria for forestry resources after the release of the NOP for the GPU EIR. However, because the project would have a less than significant impact on forest resources for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

- 2(d) Forestry resources were not specifically analyzed under the GPU EIR because Appendix G of the CEQA Guidelines was amended to include significance criteria for forestry resources after the release of the NOP for the GPU EIR. As indicated in Section 2(c), the project site does not contain any forest lands. Therefore, the project would be consistent with the analysis provided in the GPU EIR because it would not increase impacts identified in the GPU EIR.

- 2(e) The GPU EIR concluded this impact to be significant and unavoidable. As mentioned above in response 2(a), the project site would not be considered an agricultural resource. Therefore, the Project would not result in any conversion of onsite agricultural resources to a non-agricultural use.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources (including forest resources) to be significant and unavoidable. However, the proposed Project determined impacts to agricultural resources to be less-than-significant. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Agriculture/Forestry Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
3. Air Quality – Would the Project:			
a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐

Discussion

3(a) The GPU EIR concluded this impact to be less than significant. The RAQS is the applicable regional air quality plan that sets forth the San Diego Air Pollution Control District's (SDAPCD) strategies for achieving the National Air Quality Standards (NAAQS) and California Air Quality Standards (CAAQS). The San Diego Air Basin (SDAB) is designated a non-attainment area for the federal and state ozone standard. Accordingly, the RAQS was developed to identify feasible emission control measures and provide expeditious progress toward attaining the standards for ozone. The two pollutants addressed in the RAQS are hydrocarbons (ROG) and oxides of nitrogen (NOX), which are precursors to the formation of ozone. Projected increases in motor vehicle usage, population, and growth create challenges in controlling emissions and, by extension, to maintaining and improving air quality. The RAQS was most recently updated in 2022.

The growth projections used by the SDAPCD to develop the RAQS emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by the San Diego Association of Governments (SANDAG) in the development of the Regional Transportation Plan and Sustainable Communities Strategy. As such, projects that propose development that is consistent with the growth anticipated by SANDAG's growth projections and/or the General Plan would not conflict with the RAQS. If a project proposes development that is less dense than anticipated by the growth projections, the project would likewise be consistent with the RAQS. In the event a project proposes development that is greater than anticipated in the growth projections, further analysis would be warranted to determine if the project would exceed the growth projections used in the RAQS for the specific subregional area.

The Project site is designated as Village Residential (VR-7.3) in the County's General Plan and zoned RS (Single Family Residential). The Project proposes to subdivide 1.98 acres into a ten-lot subdivision. This would be consistent with the General Plan land use designation and density. Because the proposed Project is allowed under the General Plan land use designation and would not increase the density or intensity of the land assumed in the GPU EIR, which is used in SANDAG's growth projections, and would not result in growth beyond that assumed in SANDAG's growth assumptions or in the General Plan projections, it is consistent with San Diego County Air Pollution Control District's (SDAPCD's) RAQS and portions of the SIP. As such, the Project would not conflict with either the RAQS or the SIP. The RAQS "emissions inventory, projections, and trends are based on ozone precursor emissions data compiled and maintained by CARB [California Air Resources Board]. Supporting data were jointly developed by CARB, the [SDAPCD], and [SANDAG], which each play a role in collecting and reviewing the data necessary to generate comprehensive planning emission inventories" (SDAPCD 2022). CARB modeling utilizes the most current growth and emissions control data available to provide comprehensive projections of emissions for each year from 2022 to 2050. Current regional growth projections are accounted for in the RAQS, and the project would provide additional housing needed to meet the needs of the region. Further, as shown in Tables 2 and 3 in Section 3(b), 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. Thus, the project would not obstruct or conflict with implementation of the RAQS. Impacts would be considered less than significant.

As previously discussed, the GPU EIR determined impacts on air quality plans to be less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

- 3(b) The GPU EIR concluded impacts to be significant and unavoidable. As discussed in Air Quality 3(a), San Diego County is currently in non-attainment for O₃ under the National Ambient Air Quality Standard (NAAQS). San Diego County is also presently in nonattainment for O₃, PM₁₀ and PM_{2.5} under the California Ambient Air Quality Standard (CAAQS). O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NOx) 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 NOx include any source that burns fuel. Sources of PM₁₀ and PM_{2.5} 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.

A project would have a significant direct impact related to criteria pollutants if it would exceed any of the County's SLTs presented in Table 2 below. The County's SLTs are based on SDAPCD Rules 20.1, 20.2, and 20.3 and were adopted from the SDAPCD Air Quality Impact Analysis trigger level thresholds to align with attainment of the NAAQS and be protective of public health. Therefore, air quality emissions below the SLTs would meet the NAAQS. The NAAQS were developed to protect public health, specifically the health of "sensitive" populations, including asthmatics, children, and the elderly.

Table 2 County of San Diego Screening Level Thresholds			
Pollutant	Emission Rate		
	Pounds/Hour	Pounds/Day	Tons/Year
Respirable Particulate Matter (PM ₁₀)	--	100	15
Fine Particulate Matter (PM _{2.5})	--	55 ^a	10 ^a
Oxides of Nitrogen (NO _x)	25	250	40
Oxides of Sulfur (SO _x)	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead and Lead Compounds	--	3.2	0.6
Volatile Organic Compounds (VOCs)	--	75 ^b	13.7 ^c
SOURCE: SDAPCD, Rules 20.1, 20.2, 20.3; County of San Diego 2007.			
^a Based on the U.S. EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005. Also used by the South Coast Air Quality Management District.			
^b Threshold for VOCs based on the threshold of significance for VOCs from the South Coast Air Quality Management District for the Coachella Valley.			
^c 13.7 tons per year threshold based on 75 pounds per day multiplied by 365 days per year and divided by 2,000 pounds per ton.			

Air emissions were calculated using California Emissions Estimator Model (CalEEMod) 2022.1.1.44. CalEEMod is a tool used to estimate air emissions resulting from land development projects in the state of California. The model generates air quality emission estimates from construction activities and breaks down operational criteria pollutant emissions into three categories: mobile sources (e.g., traffic), area sources (e.g., landscaping equipment, consumer projects, and architectural coatings), and energy sources (e.g., natural gas heating). CalEEMod provides emission estimates of NO_x, carbon monoxide (CO), oxides of sulfur (SO_x), respirable particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and VOCs. Inputs to CalEEMod include such items as the air basin containing the project, land uses, trip generation rates, trip lengths, duration of construction phases, construction equipment usage, grading areas, as well as other parameters.

The Project proposes to subdivide and build 10 residential houses. Construction of the Project is expected to begin in April 2027 and be completed at the end of 2028. Emissions generated during construction activities would be temporary and localized. Earthwork activities during construction of the Project would require 96 cubic yards of cut and 16,019 cubic yards of fill and no export. Construction activities would be subject to the County of San Diego Grading Ordinance and SDAPCD Rule 55 to reduce fugitive dust. To further reduce potential impacts generated during the construction phase, the Project would include the following project design features, consistent with local, regional, and state regulations as well as GPU EIR mitigation measures Air-2.5, Air-2.6, Air-2.7, and Air-2.9.

- Application of water three times daily during grading on active grading sites.
- Application of water three times daily to unpaved roads.
- Reduced speeds to 15 miles per hour (mph) on unpaved roads.
- Use of architectural coatings that are consistent with SDAPCD Rule 67.0.1, with a VOC content of 100 g/l or less for non-flat coatings and 50 g/l or less for flat coatings.
- Use of U.S. Environmental Protection Agency (USEPA) certified Tier 3 and Tier 4 engines with diesel particulate filters (DPF) during all grading and site preparation activities.

With the application of the measures listed above, Project construction emissions associated with the proposed residential development are not anticipated to exceed the County's construction SLTs (Table 2).

Table 2 Summary of Maximum Daily Project Construction Emissions (pounds per day)						
Phase	Pollutant					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	12.3	55.7	31.2	0.3	16.6	6.0
County Screening Level Thresholds	75	250	550	250	100	55
Above Threshold?	No	No	No	No	No	No
ROG = reactive organic gas; NO _x = oxides of nitrogen; CO = carbon monoxide; SO _x = oxides of sulfur; PM ₁₀ = particulate matter less than 10 microns in diameter; PM _{2.5} = particulate matter less than 2.5 microns in diameter; CalEEMod = California Emissions Estimator Model						

The main operational impacts associated with the Project would include impacts associated with mobile sources; with additional impacts associated with area sources such as energy use and landscaping. Emissions of all pollutants would be below the County's recommended SLTs (Table 3). Therefore, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Table 3 Summary of Daily Project Operational Emissions (pounds per day)						
Source	Pollutant					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	16.1	0.6	21.6	0.0	2.6	0.1
County Screening Level Thresholds	75	250	550	250	100	55
Above Threshold?	No	No	No	No	No	No
ROG = reactive organic gas; NO _x = oxides of nitrogen; CO = carbon monoxide; SO _x = oxides of sulfur; PM ₁₀ = particulate matter less than 10 microns in diameter; PM _{2.5} = particulate matter less than 2.5 microns in diameter; County = County of San Diego						
*Note that the project would be all-electric and would not include any natural gas appliances. However, emissions were conservatively calculated using CalEEMod defaults for natural gas.						
**Totals may vary due to independent rounding.						

As previously discussed, the GPU EIR determined significant and unavoidable impacts to air quality violations. The Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and would not result in an impact that was not previously identified in the GPU EIR with the incorporation of mitigation consistent with GPU EIR mitigation measures Air-2.5, Air-2.6, Air-2.7, and Air-2.9.

- 3(c) The GPU EIR concluded this impact to be significant and unavoidable. San Diego County is presently in non-attainment for the NAAQS and CAAQS for O₃. San Diego County is also presently in non-attainment for PM₁₀ and PM_{2.5} under the CAAQS. O₃ is formed when

VOCs and oxides of nitrogen (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ and PM_{2.5} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The Project would contribute PM₁₀, PM_{2.5}, NO_x, and VOC emissions from construction/grading activities; however, it would not exceed established SLTs (see response 3(b) above). Additionally, grading and all other construction activities would be subject to the measures listed above, including the implementation of dust control measures consistent with the County of San Diego Grading Ordinance and SDAPCD Rule 55. Additionally, the Project would include the use of USEPA certified Tier 3 and Tier 4 construction equipment with DPF or equivalent for the construction activity, which would further reduce emissions of particulate matter during construction.

The Project would generate PM₁₀, PM_{2.5}, and NO_x emissions during Project operations primarily from mobile sources (i.e., vehicle trips), and VOCs from area and mobile sources. However, as previously described, operational emissions of all pollutants would be below the County's recommended SLTs.

Cumulative impacts could occur if the most intensive phases of construction for the proposed Project occur simultaneously with other intensive phases of proposed projects in close proximity. The most intensive construction phase for the Project and for typical developments occurs during earthwork and grading activities. During these phases, the primary criteria air pollutant of concern would be PM₁₀. No cumulatively considerable projects exist within a 0.5-mile radius from the Project site. In addition, the Project's estimated emissions of criteria air pollutants, specifically PM₁₀, was estimated to be 16.6 lb/day, which would be well below the County's SLT of 100 lb/day for PM₁₀ during construction activities. Further, due to the highly dispersive nature of particulate matter, a cumulative impact during construction activities would only occur if a project adjacent to the proposed Project undergoes simultaneous grading/earthwork activities and emits significantly greater PM₁₀ emissions than the Project. Because all projects developed within the County would be required to comply with the County Grading Ordinance and SDAPCD Rule 55, this scenario is not anticipated to occur.

The Project is proposing development that is consistent with the County's General Plan, thus operational air emissions are considered to have been accounted for in the GPU EIR. The RAQS and SIP were prepared consistent with growth forecasts in the General Plan. Further, as described under response 3(b), Project construction and operations would not result in emissions of criteria air pollutants greater than the County's SLTs. 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.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to non-attainment criteria air pollutants. However, the Project would have a less than significant impact to non-attainment criteria air pollutants for the reasons stated above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts or result in new impacts not identified within the GPU EIR.

- 3(d) The GPU EIR concluded this impact to be significant and unavoidable. 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. Because the Project proposes residential land uses, the proposed Project would not be considered a point-source of significant operational emissions. The nearest sensitive receptors to the Project site are existing residential dwelling units located adjacent to the Project site boundaries and schools (i.e., Community Montessori, Dimensions Collaborative School, Element Education) located approximately 500 feet southwest of the Project site. Therefore, the Project would generate limited construction emissions in the vicinity of sensitive receptors.

Carbon Monoxide Hotspot Analysis

As previously discussed, 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) in 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. Daily trips would be limited due to the relatively small scope of the project. For instance, CalEEMod estimates a maximum (Saturday) daily trip rate of 9.5 vehicle trips per day for the 10 single-family housing units combined. Therefore, the negligible additional traffic generated during project operation would not cause intersections in the vicinity of the project site to operate at or below LOS E, and a CO hotspot analysis is not required for the proposed project as 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)

Diesel particulate matter (DPM) is the primary toxic air contaminant (TAC) of concern and is generated from fuel consumption in heavy construction equipment. As discussed in Section 3(b), the NAAQS and CAAQS would not be exceeded due to project contributions for both construction and operations. The County's SLTs for human health hazards were developed in support of State and federal ambient air quality strategies that are protective of human health.

Construction-related activities would result in short-term, project-generated emissions of 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 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 12 months. 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).

The maximum on-site PM_{2.5} emissions, which are used to represent DPM emissions for this analysis, would occur during site preparation and grading activities. While site preparation and grading emissions represent the worst-case condition, such activities would only occur for approximately one week, which represents less than one percent of the typical health risk calculation periods of 9 years, 30 years, and 70 years. PM_{2.5} emissions would decrease for the remaining construction period because construction activities such as building construction and paving would require less construction equipment. Therefore, given the aforementioned, DPM generated by project construction is not expected to create conditions where the probability that the Maximally Exposed Individual would contract cancer is greater than ten in one million or to generate ground-level concentrations of non-carcinogenic TACs that exceed a Hazard Index greater than one for the Maximally Exposed Individual. Lastly, the project would not generate substantial trips from large or heavy-duty vehicles that could generate mobile diesel emissions due to the local-serving nature of the proposed use.

Additionally, the proposed single-family residential is not a TAC emitter and would not constitute a cancer risk to sensitive receivers. Therefore, construction and operation of the proposed project would not generate significant amounts of TACs that would adversely impact sensitive receptors in the vicinity of the project site.

As discussed in Section 3(b), the proposed project would not result in construction or operational emissions that would exceed the County's SLTs for health risk. Thus, neither construction nor operation of the project would expose sensitive receptors to an incremental health risk.

The project would use USEPA certified Tier 3 and Tier 4 construction equipment with DPF or equivalent for construction activities in accordance with County PDS requirements. Using Tier 4 construction equipment with DPF would further reduce cancer risks at all receptors surrounding the project site. It should be noted that even with the assumption that the construction fleet is represented by the average fleet for the year 2025, the impact would not exceed the County's threshold of 10 in a million. The average fleet does include equipment that is rated to Tier 3 and Tier 4; and as time progresses, more of the construction equipment in the fleet will meet more stringent standards. The risk associated with exposure to diesel particulate from construction of the project is therefore not significant. Abidance to the County of San Diego Grading Ordinance, SDAPCD Rule 55, and the application of Tier 3 and Tier 4 engines with DPF would reduce localized construction emissions. Further, exposure to construction emissions would be temporary and would not expose sensitive receptors to excessive concentrations of air pollutants. Therefore, the project would not expose sensitive receptors to an incremental health risk. Construction and operational impacts to sensitive receptors would be less than significant.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to sensitive receptors. However, the Project would have a less than significant impact to sensitive receptors. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 3(e) The GPU EIR concluded this impact to be less than significant. The Project could produce objectionable odors during the construction phases of paving and painting activities, which would require bitumen and solvents from the placement of hot asphalt and architectural coating. Exhaust from construction equipment may also generate odors. However, due to the dispersive nature of odors, these short-term impacts would be fairly short-lived and would not cause objectionable odors affecting a substantial number of people. Furthermore, the Project would be subject to SDAPCD Rule 51, Nuisance Rule, which prohibits emissions of any material that causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of any person. The Project would result in the future development of residential uses, which are not generally associated with the generation of objectionable odors. Thus, the Project would not create objectionable odors affecting a substantial number of people during construction activities or operations.

As previously discussed, the GPU EIR determined less than significant impacts from objectionable odors. As the Project would have a less than significant impact from objectionable odors for the reasons stated above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Air-2.5, Air-2.6, Air-2.7, and Air-2.9) would be applied to the Project.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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4. Biological Resources – Would the Project:

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

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- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? ☐ ☐ ☐
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☐
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ☐ ☐ ☐
- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources? ☐ ☐ ☐

Discussion

- 4(a) The GPU EIR concluded this impact to be significant and unavoidable. Biological resources on the project site were evaluated by County staff as well as review of permit history and historic aerals. The Project site has been developed previously with a single-family house and disturbed. The Project site is also surrounded by residential development as well as State Route 78 and Interstate 15. As a result of previous development and permits, the Project site has been found to be considered urban/developed and does not support habitat or sensitive species that would require mitigation as a result of impacts from the Project.

Although the Project site does not support sensitive habitat, migratory birds and raptors could potentially nest within or adjacent to areas subject to brushing, clearing, or grading. To avoid potential impacts to nesting migratory birds and raptors and ensure compliance with the Migratory Bird Treaty Act (MBTA), the grading plans will be conditioned to implement migratory bird and raptor resource avoidance measures. No brushing, clearing, or grading will be permitted within 300 feet of migratory bird nesting habitat or within 500 feet of raptor nesting habitat during the breeding season, defined as January 15 through August 31. This requirement may be waived by the Director of PDS, with written concurrence from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife, where a survey completed no more than 72 hours prior to the start of brushing, clearing, or grading demonstrates that no migratory birds or raptors are nesting in the vicinity of the proposed work.

As previously discussed, the GPU EIR determined impacts to sensitive habitat and/or species to be significant and unavoidable. However, the Project impacts were determined to be less than significant for the reasons detailed above. With implementation of the migratory bird and raptor resource avoidance condition, the Project would avoid impacts to active nests during the breeding season. Therefore, the Project would be consistent

with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(b) The GPU EIR concluded this impact to be significant and unavoidable. As detailed in response a) the Project site has been previously disturbed and developed. As a result, the Project site does not support 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.

As previously discussed, the GPU EIR determined impacts to riparian habitat or other sensitive natural community to be significant and unavoidable. However, the Project impacts were determined to be less than significant for the reasons detailed above. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(c) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project site does not contain any jurisdictional water features or wetlands as defined by Section 404 of the Clean Water Act; therefore, no impacts will occur. As previously discussed, the GPU EIR determined impacts to federally protected wetlands as significant with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(d) The GPU EIR concluded this impact to be significant and unavoidable. As detailed in response (a), Biological Resources were evaluated through a site visit by County staff as well as review of previous permits and historical aeriels. it was determined that the site is not part of a regional linkage/corridor nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. The Project site is also surrounded by development including State Route 78 and Interstate 15 as well as residential development. The project site is also not located within a pre-approved mitigation area within an adopted MSCP Subarea.

As previously discussed, the GPU EIR determined impacts to wildlife movement corridors as significant and unavoidable. However, the Project impacts were determined to be less than significant for the reasons detailed above. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(e) The GPU EIR concluded this impact to be less than significant. The project is located within the draft North County Multiple Species Conservation Program (NCMSCP) and outside of the adopted South County MSCP. Therefore, it does not require conformance with the Biological Mitigation Ordinance (BMO). The project is consistent with the County's Guidelines for Determining Significance for Biological Resources, the Resource Protection Ordinance (RPO), and the Migratory Bird Treaty Act (MBTA) as the site has been previously developed and disturbed as described in response 4(a). The Project will include a standard notice regarding breeding season avoidance in the event that nesting birds are found on the property prior to construction in order to comply with the MBTA. To ensure compliance with the MBTA and avoid impacts to nesting migratory birds and raptors, the Project will include Condition BIO#1 – Migratory Bird and Raptor Resource Avoidance. The condition prohibits brushing, clearing, and grading within 300 feet of migratory bird nesting habitat and within 500 feet of raptor nesting habitat during the January 15 through August 31 breeding season. The requirement may be waived by the

Director of PDS, with concurrence from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife, if a survey conducted no more than 72 hours prior to commencement of the activity confirms that no nesting migratory birds or raptors are present in the vicinity of the proposed work. Compliance with this condition will be required prior to and throughout grading and construction unless the requirement is waived in accordance with the condition. The Project will not 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. Therefore, the project will not 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.

As previously discussed, the GPU EIR determined impacts on local policies and ordinances as well as habitat conservation plans and natural community conservation plans as less than significant. With implementation of Condition BIO#1, the Project would comply with applicable requirements protecting nesting migratory birds and raptors. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Biological Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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5. Cultural Resources – Would the Project:

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

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

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c) Directly or indirectly destroy a unique geologic feature?

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☐

d) Directly or indirectly destroy a unique paleontological resource or site?

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☐
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e) Disturb any human remains, including those interred outside of formal cemeteries?

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Discussion

The following technical study was prepared for the Project:

A Negative Cultural Resources Survey Report For The 1434 Montiel Road Project, dated January 19, 2024, prepared by Tracy Stropes, BFS Environmental Services

5(a) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County approved archaeologist, Tracy Stropes, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, A Negative Cultural Resources Survey Report For The 1434 Montiel Road Project (January 19, 2024), prepared by Tracy Stropes. Since structures were previously located on the property, the cultural monitoring conditions discussed in part 5(b) below also include a requirement that the grading monitors work with PDS and the applicant to research the location of previous structures on the property by reviewing previous aerial photographs and other records, to ensure these areas are properly monitored for subsurface resources. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

5(b) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County-approved archaeologist, Tracy Stropes, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, A Negative Cultural Resources Survey Report For The 1434 Montiel Road Project (January 19, 2024), prepared by Tracy Stropes.

In addition, the Native American Heritage Commission (NAHC) was contacted for a listing of Native American Tribes whose ancestral lands may be impacted by the project. The NAHC response was received on October 27, 2021, indicating sacred sites, on record with the commission, were present on the project property. The NAHC recommended contacting the Kwaaymii Laguna Band of Mission Indians, the Rincon Band of Luiseño Indians, and the San Luis Rey Band of Mission Indians. All of the Native American groups and the Native American list provided by the NAHC were contacted. Only one tribe (Agua Caliente Band of Cahuilla Indians) responded identifying that the project is outside of their traditional use area, and they deferred to other tribes in the area.

Aleshanee Ventura of Saving Sacred Sites served as the Native American monitor during the cultural survey. No information has been obtained through Native American outreach or communication with the Native American monitor during fieldwork that any culturally or spiritually significant resources were present. No Traditional Cultural Properties that currently serve religious or other community practices are known to exist within the project area. During the current archaeological evaluation, no artifacts or remains were identified or recovered that could be reasonably associated with such practices.

Although no resources were identified during site surveys, responses from Native American tribes during outreach efforts by Laguna Mountain Environmental during the preparation of the cultural study, requested monitoring during earth-disturbing activities.

In addition, the potential exists for subsurface deposits because several recorded archaeological sites are located within the vicinity of the project.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: grading monitoring under the supervision of a County-approved archaeologist and a Luiseño Native American monitor and conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul 2.5. The project will be conditioned with archaeological monitoring (Cul-2.5) that includes the following requirements:

- Pre-Construction
 - Contract with a County approved archaeologist to perform archaeological monitoring and a potential data recovery program during all earth-disturbing activities. The Project Archaeologist shall perform the monitoring duties before, during and after construction.
 - Pre-construction meeting to be attended by the Project Archaeologist and Luiseño Native American monitor to explain the monitoring requirements.
 - The Project Archaeologist and monitors shall work with PDS and the applicant to research the location of previous structures on the property by reviewing previous aerial photographs and other records, to ensure these areas are properly monitored for subsurface resources.
- Construction
 - Monitoring. Both the Project Archaeologist and Luiseño Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseño Native American monitor. Both the Project Archaeologist and Luiseño Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources
 - If cultural resources are identified:
 - Both the Project Archaeologist and Luiseño Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist, and culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan at the time of discovery.
 - 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.
 - Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
 - Isolates and non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.

- Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
- If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
 - Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
 - Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
 - Measures and provisions to protect the future reburial area from any impacts in perpetuity.
 - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
 - Any reburial process shall be culturally appropriate.
 - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
 - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.
- If preservation in place or reburial is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Luiseño Native American Monitor 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.

- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseño Native American monitor.
 - If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).

- 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.
 - 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.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
 - Tribal Cultural Resources
 - If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally-affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally-affiliated tribe and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.
 - Fill Soils
 - The Project Archaeologist and Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
 - Rough Grading
 - Monitoring Report. Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.
 - Final Grading
 - Final. Report. A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center, and any culturally-affiliated tribe who requests a copy.
 - Cultural Material Conveyance
 - The final report shall include evidence that all Native American cultural materials in order of preference have been conveyed as follows:
 - Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.
- or
- Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been

repatriated identifying that the archaeological materials have been received.

- The final report shall include evidence that all historic materials have been curated at a San Diego curation facility 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.

The GPU EIR identified these mitigation measures as Cul-2.5. The environmental documentation associated with the project does not consist of a Mitigated Negative Declaration, Negative Declaration, or Environmental Impact Report which requires AB-52 consultation. The project is required to conform with Grading Ordinance Sections 87.429 and 87.430 which requires grading operations to be suspended in the event that resources are encountered and a County Official shall be informed to evaluate potentially significant resources.

- 5(c) The GPU EIR concluded this impact to be less than significant. The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

As previously discussed, the GPU EIR determined impacts on unique geologic features as less than significant. As the Project would have a less-than-significant impacts for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 5(d) The GPU EIR concluded this impact to be less than significant with mitigation. 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 do not contain unique paleontological resources. The project is required to conform with Grading Ordinance Sections 87.429 and 87.430 which requires grading operations to be suspended in the event that resources are encountered and a County Official shall be informed to evaluate potentially significant resources.

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

- 5(e) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The project is required to conform with Grading Ordinance Sections 87.429 and 87.430 which requires grading operations to be suspended in the event that resources are encountered and a County Official shall be informed to evaluate potentially significant resources. As previously discussed, the GPU EIR determined impacts to human remains as less than significant with mitigation. The proposed Project determined impacts to human remains as potentially significant.

Conclusion

With regards to the issue area of cultural/paleontological resources, the following findings can be made:

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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6. Energy Use – Would the Project:

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

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b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☐☐☐**Discussion**

Energy use was not specifically analyzed within the GPU EIR as a separate issue area under CEQA. At the time, Energy Use was contained within Appendix F of the CEQA Guidelines and since then has been moved to the issue areas within Appendix G of the CEQA Guidelines. However, the issue of energy use in general was discussed within the GPU and the GPU EIR. For example, within the Conservation and Open Space Element of the GPU, Goal COS-15 promotes sustainable architecture and building techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment. GPU Policies COS-15.1, COS-15.2, and COS-15.3 would support this goal by encouraging design and construction of new buildings and upgrades of existing buildings to maximize energy efficiency and reduce GHGs. Goal COS-17 promotes sustainable solid waste management. Policies COS-17.1 and COS-17.5 would support this goal by reducing GHG emissions through waste reduction techniques and methane recapture. The analysis below specifically analyzes the energy use of the Project.

- 6(a) The Project would increase the demand for electricity and natural gas at the Project site, and gasoline consumption in the Project area during construction and operation relative to existing conditions. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usages (PRC Section 21100, subdivision [b][3]). Neither the law nor the State CEQA Guidelines establish criteria that define wasteful, inefficient, or unnecessary use Compliance with the California Code of Regulations, Title 24, Part 6, Building Code, would result in highly energy-efficient buildings. However, compliance with

building codes does not adequately address all potential energy impacts during construction and operation. It can be expected that energy consumption, outside the California Building Code regulations, would occur through the transport of construction materials to and from the site during the construction phase, and the use of vehicles and consumption of energy by occupants.

Grading and Construction

The Project would employ standard construction activities and equipment typical of residential development projects of similar size and scale in a semi-rural setting. Construction equipment requiring electricity would primarily be gas-powered or diesel-powered, and construction activities would also generate vehicle trips associated with construction workers, vendors, and hauling operations traveling to and from the project site. Construction is anticipated to occur over approximately 12 months and would generate approximately 4 to 15 worker vehicle trips per day during most construction phases, 500 hauling trips during grading activities, and no vendor trips during the building construction phase. These trip estimates are consistent with CalEEMod defaults based on the proposed land use and project density and are considered standard for a project of this size. It is not anticipated that the onsite construction workforce would exceed that of comparable projects, and there are no unusual project characteristics that would require construction equipment or methods that are less energy efficient than those used for similar residential developments.

During grading and construction, the Project would consume energy primarily in the form of petroleum-based fuels used by construction vehicles and equipment. To a lesser extent, electricity would be consumed for temporary power needs, such as lighting and electronic equipment, and any natural gas consumption associated with construction activities would be temporary and negligible. Energy use associated with the manufacturing and transport of construction materials, such as asphalt and pipes, would also occur as part of normal construction activities. However, these activities would be temporary in nature and would not require additional energy capacity or substantially increase peak or base-period demand for electricity, natural gas, or other energy resources.

Because the Project would utilize standard construction practices and equipment typical for residential development, and because the Project is consistent with the General Plan Update (GPU) and Zoning Ordinance, construction-related energy consumption would not be considered wasteful, inefficient, or unnecessary. Therefore, impacts related to energy use during the grading and construction phases of the Project would be less than significant.

Operation

The operational impacts of the project would be comparable to similar uses in the County. Operational energy use would be associated with transportation-related fuel use and building-related energy use. New construction is required to meet mandatory energy standards in accordance with the version of the Title 24 Energy Code that is in effect at the time building permits are received. New construction and major renovations must demonstrate their compliance with the current Energy Code through submittal and approval of a Title 24 Compliance Report to the local building permit review authority and the California Energy Commission. The 2025 California Green Building Standards Code (CALGreen) institutes mandatory minimum environmental performance standards for all ground-up new construction of non-residential and residential structures. The 2025 CALGreen includes mandatory residential measures, including but not limited to

requirements for bicycle parking, parking for clean air vehicles, electric vehicle (EV) charging stations, lighting, water conservation, waste reduction, and building maintenance. Furthermore, as discussed in Section 8, Greenhouse Gas Emissions, the project would implement measures consistent with the CAP. These measures include the installation of electric vehicle (EV) charging infrastructure in each garage, all-electric appliances, increase in renewable energy per CALGreen Section A4.601.5 Tier 2, and an increase in water and wastewater efficiency. Therefore, compliance with Energy Code, CALGreen performance standards, and the County's CAP would ensure operation of the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be less than significant.

As previously discussed, the GPU EIR did not analyze energy as a separate issue area under CEQA. Energy was analyzed under the GPU and GPU EIR and has been incorporated within General Plan elements. The project would not conflict with policies within the GPU related to energy use, nor would it result in the wasteful, inefficient, or unnecessary consumption of energy resources, as specified within Appendix G of the CEQA Guidelines.

- 6(b) The applicable state and local plans that address renewable energy and energy efficiency include the 2025 CALGreen, the 2025 California Energy Code (Title 24), the Renewables Portfolio Standard (RPS), and the County of San Diego 2024 Climate Action Plan (CAP). As discussed above in Section 6(a), the Project would be required to comply with the mandatory energy requirements of the Energy Code and CALGreen in effect at the time of development. New construction would demonstrate compliance through the submittal and approval of Title 24 Compliance Reports to the local building permit review authority and the California Energy Commission.

The proposed Project incorporates several energy conservation and efficiency measures designed to reduce operational energy demand and support renewable energy use. These measures include installation of electric vehicle (EV) charging infrastructure on all residential lots, incorporation of all-electric appliances and equipment within the residential units, and installation of solar panels on all dwelling units. The Project would also comply with Tier 2 CALGreen energy efficiency standards and include renewable energy features consistent with the County's CAP. In addition, the Project would provide sidewalks and ADA-compliant curb ramps to support active transportation opportunities and reduce reliance on single-occupancy vehicle trips.

Additional conservation measures include water-efficient fixtures and landscaping features, such as EPA WaterSense-labeled water closets and shower heads, compliance with CALGreen Tier 2 water efficiency measures, and landscaping consistent with the County Landscaping Ordinance, including at least two trees per dwelling unit.

The RPS promotes diversification of California's electricity supply and decreases reliance on fossil fuel energy sources. The Project would be served by San Diego Gas and Electric (SDG&E), which, pursuant to Senate Bill 350 (2015), is required to achieve a renewable energy mix of 60 percent by 2030. According to the California Public Utilities Commission's latest report to the Legislature, SDG&E achieved approximately 59 percent renewable energy as of 2022. Implementation of the Project would not interfere with SDG&E's progress toward achieving RPS goals. Furthermore, the Project would not conflict with the County's adopted CAP, which includes policies and measures related to energy efficiency, renewable energy, and reduced greenhouse gas emissions.

As previously discussed, energy use was evaluated as part of the County General Plan Update (GPU) and GPU Environmental Impact Report (EIR) and incorporated into applicable General Plan elements. The Project would not conflict with policies within the GPU related to energy use, nor would it conflict with or obstruct any applicable state or local plan for renewable energy or energy efficiency identified in Appendix G of the CEQA Guidelines. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

Conclusion

With regards to the issue area of Energy, the following findings can be made:

5. No peculiar impacts to the Project or its site have been identified.
6. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
7. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
8. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

7. Geology and Soils – Would the Project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?

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b) Result in substantial soil erosion or the loss of topsoil?

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

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

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

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Discussion

The following technical study was prepared for the Project:

- Preliminary Geotechnical Investigation Report for Proposed Residential Subdivision, 1434 Montiel Rd., Escondido, California, prepared by ABI Engineering Consultants, dated October 25, 2022 (Attachment X).
- Steep Slope Exhibit prepared by ABI Engineering Consultants, dated June 3, 2023 (Attachment X).

The following responses have incorporated the analysis from the report.

- 7(a)(i) The GPU EIR concluded this impact to be less than significant. The Project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazard Zones in California, or located on any known active, potentially active, or inactive fault traces. The nearest active faults are the Newport-Inglewood and Elsinore Fault Zones, both located approximately 15.7 miles away. Therefore, the Geological Reconnaissance determined the potential for surface fault rupture at the site to be very low.
- 7(a)(ii) The GPU EIR concluded this impact to be less than significant. To ensure the structural integrity of all buildings and structures, the Project must conform to the Seismic Requirements as outlined within the California Building Code. In addition, a geotechnical report with proposed foundation recommendation would be required to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Building Code would ensure that the Project would not result in a significant impact.
- 7(a)(iii) The GPU EIR concluded that impacts related to liquefaction hazards would be less than significant with implementation of existing regulations. The project site is not located within a "Potential Liquefaction Area" as identified by the County Guidelines for Determining Significance for Geologic Hazards. The site is underlain by dense to very dense native Pleistocene alluvial fan deposits and is not underlain by artificial fill. Additionally, the site is not located within a 100- or 500-year FEMA-designated floodplain. The Preliminary Geotechnical Investigation determined that the potential for liquefaction is negligible due to the dense subsurface soils and the absence of shallow groundwater. Therefore, impacts related to ground failure, including liquefaction, would be less than significant. As a standard condition of approval, a site-specific geotechnical report has been prepared and includes design recommendations to ensure geologic stability consistent with Section 2.6.3.1 of the GPU EIR, which outlines applicable federal, state, and local regulatory processes addressing liquefaction.

Conditions of Approval

The following list includes the Project conditions of approval:

As part of project implementation, all grading and construction activities shall be conducted under the observation of a licensed geotechnical professional to ensure compliance with the recommendations provided in the Preliminary Geotechnical Investigation. Prior to any ground-disturbing activities, unsuitable surface soils—including vegetation, debris, and disturbed material—shall be removed and replaced with engineered fill compacted to at least 90 percent relative compaction, with pavement subgrades compacted to 95 percent. Foundations for proposed structures shall consist of shallow footings embedded a minimum of 18 inches below finished grade, designed for an allowable bearing capacity of 2,500 pounds per square foot and reinforced with a minimum of four #4 rebar (two top and two bottom). Slabs-on-grade shall be at least four inches thick, reinforced with #4 bars spaced at 18 inches each way, and constructed over a 15-mil polyethylene vapor barrier in areas where moisture-sensitive flooring is proposed.

Retaining walls shall be designed to resist lateral earth pressures and include subdrain systems to relieve hydrostatic pressure. Site grading and surface drainage shall be designed to direct water away from structures, and post-construction stormwater best management practices (BMPs) shall be located at least 10 feet from building foundations and outside the 1:1 projection from the footing base. The potential for liquefaction at the site is considered negligible due to the dense native alluvial soils and absence of shallow groundwater; therefore, no special mitigation is required beyond adherence to California Building Code (CBC) seismic design parameters, including a Site Class D and a peak ground acceleration of 0.47g. Given the moderate sulfate concentrations found in site soils, concrete in contact with native soil shall comply with CBC Section 1904 and ACI 318, including the use of Type II Portland cement and a maximum water-cement ratio of 0.50. All geotechnical recommendations shall be incorporated into final grading and building plans to ensure long-term stability and conformance with applicable state and local regulations.

- 7(a)(iv) The GPU EIR concluded that impacts related to landslide hazards would be less than significant with adherence to standard regulatory measures. The project site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards and is classified as "Generally Susceptible." The site exhibits shallow to steep slope conditions and is underlain by dense Pleistocene alluvial fan deposits and weathered Cretaceous rock, which are not generally prone to landsliding. A geologic reconnaissance of the site observed no geomorphic evidence of historical or active landslides, and there are no mapped or known landslides onsite or in the immediate vicinity. Therefore, the geotechnical investigation concluded that the potential for landsliding at the site is low.

As previously discussed, the GPU EIR determined that impacts associated with seismic hazards and unstable soils would be less than significant, provided compliance with applicable state and local regulations. The proposed project would similarly result in less than significant impacts with implementation of standard conditions of approval, including adherence to the findings and recommendations of a site-specific geotechnical (soils) report. Section 2.6.3.1 of the GPU EIR identifies the preparation and review of geotechnical investigations as part of the regulatory framework addressing potential liquefaction and soil stability hazards. Therefore, the proposed project is consistent with the GPU EIR analysis, and would not result in impacts that exceed or differ substantially from those previously evaluated.

- 7(b) The GPU EIR concluded that impacts related to soil erosion and the loss of topsoil would be less than significant with adherence to applicable County ordinances and regulations. Although site soils may include types identified in NRCS mapping as having elevated erodibility potential, the proposed project would not result in substantial erosion or topsoil loss due to mandatory compliance with the County's Watershed Protection Ordinance and Grading Ordinance. These regulations require implementation of erosion and sediment control measures, slope stabilization, and site design that prevents the exposure of unprotected erodible soils. The project site includes areas of moderate to steep slope, but all grading would be engineered and include retaining walls to ensure long-term stability. In addition, the project would implement best management practices (BMPs) for erosion and siltation control through a Storm Water Pollution Prevention Plan (SWPPP), and per Mitigation Measure BIO-5. Therefore, consistent with the conclusions of the GPU EIR, the project would result in a less-than-significant impact and would not increase the severity of impacts previously evaluated.

- 7(c) The GPU EIR concluded that impacts related to soil stability and landslide susceptibility would be less than significant with implementation of applicable County regulations. As indicated in response 7(a)(iv), the project site is located within a “Landslide Susceptibility Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards, and is considered to be “Generally Susceptible.” The site features relatively flat to steep slopes, but the Preliminary Geotechnical Investigation found no evidence of active or historic landslides and concluded that the risk of ground movement hazards is low. To ensure that proposed buildings are structurally sound, a Soils Engineering (Geotechnical) Report is required as part of the County’s grading and building permit process. This report evaluates subsurface conditions and provides design recommendations for foundation systems that must comply with the California Building Code. Final approval by the County is required prior to permit issuance. Therefore, consistent with the analysis provided in the GPU EIR, and with implementation of these standard requirements, the project would result in less-than-significant impacts related to soil stability. The report must be approved by the County prior to the issuance of a building permit. With this standard requirement, impacts would be less than significant.

As previously discussed, the GPU EIR determined impacts from soil stability to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons listed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 7(d) The GPU EIR determined that impacts related to expansive soils would be less than significant with implementation of standard regulatory measures. The geotechnical investigation conducted for the proposed project confirmed that the site is not underlain by expansive soils. Subsurface materials consist of dense to very dense Pleistocene alluvial fan deposits and weathered bedrock, which are not susceptible to significant expansion. As a standard condition of approval, the project is required to implement the recommendations of a site-specific Soils Engineering Report, prepared by a California Registered Geotechnical Engineer, which includes foundation and grading design measures to ensure soil stability. These recommendations will be incorporated into construction and grading plans. Therefore, the project would result in less-than-significant impacts related to expansive soils and would be consistent with the conclusions of the GPU EIR.

- 7(e) The Project would rely on sewer service provided by the Vallecitos Water District and would not propose septic tanks or alternative wastewater disposal systems. Therefore, the Project would not place septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting such systems. Sewer service would be provided following annexation into the District, extension of public sewer mains, and compliance with District requirements, including preparation of a wastewater study prior to plan check.

As previously discussed, the GPU EIR determined impacts related to wastewater disposal systems to be less than significant. Because the proposed Project would utilize public sewer service and would not rely on septic systems or alternative wastewater disposal methods, the Project would have a less-than-significant impact for the reasons discussed above. Accordingly, the Project would be consistent with the analysis in the GPU EIR because it would not create new or more severe impacts than those previously identified..

Conclusion

With regards to the issue area of Geology/Soils, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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8. Greenhouse Gas Emissions – Would the Project:

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

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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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Discussion

- 8(a) The GPU EIR concluded this impact to be less than significant with mitigation. Specifically, the GPU directed preparation of a County Climate Action Plan (CAP) with reduction targets; development of regulations to encourage energy efficient building design and construction; and development of regulations that encourage energy recovery and renewable energy facilities, among other actions. These planning and regulatory efforts are intended to ensure that actions of the County do not impede AB 32 and SB 375 mandates. As such, on February 14, 2018, the County Board of Supervisors (Board) adopted a CAP. On September 30, 2020, the Board voted to set aside its approval of the County's 2018 CAP and related actions because the Final Supplemental EIR was found to be out of compliance with CEQA. As a result, the County has developed a new CAP that was adopted in September of 2024. The 2024 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 that was adopted in December 2022. The 2022 Scoping Plan lays out a path to achieve statewide targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by AB 1279. The County's CAP has been prepared in accordance with CEQA Guidelines §15183.5, which allows for public agencies to analyze and mitigate GHG emissions as part of a larger "plan for the reduction of greenhouse gases." The CAP, CAP Consistency Review Checklist (Checklist), and the Supplemental EIR for the CAP collectively include the required elements of "a plan for the reduction of greenhouse gas emissions" set forth in CEQA Guidelines §15183.5(b). Therefore, the County's CAP is a CEQA qualified CAP. The purpose of the Checklist is to incorporate applicable CAP measures and actions into

projects when they are not otherwise binding and enforceable, and provide a streamlined environmental review process for GHG emissions analysis for projects that require and are not exempt from environmental review pursuant to CEQA and determined to be consistent with the CAP. The Checklist was used to determine the project's consistency with the CAP.

The Checklist establishes a two-step process that project proponents shall follow to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance. The results of the project-specific Checklist are summarized below.

Step 1 of the Checklist assesses a project's consistency with the growth projections used in the CAP to estimate future GHG emissions from activities occurring in the unincorporated area and County facilities and operations. Because the CAP uses growth projections based on implementation of the adopted General Plan, the first step in determining a project's consistency with the CAP is to demonstrate its consistency with the regional categories and land use designations of the General Plan. The current land use designation is RS (Residential – Single) and the zoning is RS (Residential – Single). The project would be consistent with these land use and zoning designations and would not require a rezone or GPA. Therefore, the project would be considered consistent for density purposes and may still utilize the CAP Consistency Checklist to determine consistency with the CAP.

Step 2 of the Checklist sets forth CAP measures and actions in the form of “consistency requirements” that project proponents are required to incorporate into their projects to demonstrate compliance with the CAP. Project proponents are required to demonstrate project consistency with the CAP consistency requirements or demonstrate why the requirements are not applicable to their project. These measures include the following:

- Electrify Loading Docks – The Project is a residential development and does not include cold storage or refrigerated warehouse facilities; therefore, this measure is not applicable.
- Install EV Charging Infrastructure – The Project would include EV charging infrastructure installations on all residential lots in compliance with applicable CALGreen Tier 2 requirements.
- Increase Active Transportation – The Project would increase active transportation by constructing sidewalks and ADA-compliant curb ramps consistent with the County's Active Transportation Plan and CAP consistency requirements.
- Reduce Single-Occupancy Vehicle Trips – The County has not yet adopted the Transportation Demand Management (TDM) Ordinance; therefore, this measure is not currently applicable to the Project. However, the Project site is located within one-quarter mile of the SPRINTER train station, which supports alternative transportation opportunities.
- Electrify Buildings and Appliances – The Project would achieve Tier 2 status as set forth in the 2025 CALGreen, Title 24, Part 11, Appendix A4 Residential Voluntary Measures, Division A4.6, Tier 2 consistent with CAP requirements. The Project would incorporate all-electric appliances and equipment within the proposed residential units and include enhanced energy efficiency, installation of Level 2 Electric Vehicle

Charging Stations, water-efficient landscaping and fixtures, and diversion of construction waste.

- Increase Renewable Energy – The Project proposes installation of solar panels on all residential dwelling units consistent with CAP renewable energy requirements and CALGreen Tier 2 measures.
- Increase Water Efficiency – The Project would comply with CALGreen Tier 2 water efficiency and conservation requirements. The Project proposes to meet flush and flow water consumption standards through installation of EPA WaterSense-labeled water closets and shower heads and implementation of applicable elective measures identified in Sections A4.303, A4.304, and A4.305 of the 2022 CALGreen Code.
- Increase Tree Preservation – The program to preserve native trees is not in effect. Therefore, this measure is not applicable. Further, the Project site is a previously disturbed residential lot and does not contain native trees.
- Increase Tree Planting – The proposed landscaping plan is consistent with the County Landscaping Ordinance and would include a minimum of two trees per dwelling unit.

As demonstrated with the Checklist, the project would be consistent with the County's CAP. Therefore, the project may rely on the CAP for the cumulative impacts analysis of GHG emissions and GHG impacts would be less than significant.

As previously discussed, the GPU EIR determined impacts to be less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

8(b) The GPU EIR concluded this impact to be less than significant.

Executive Orders S-3-05 and B-30-15 established GHG emission reduction targets for the state, and AB 32 launched the CARB Climate Change Scoping Plan that outlined the reduction measures needed to reach the 2020 target, which the state has achieved. As required by SB 32, CARB's 2017 Scoping Plan outlines reduction measures needed to achieve the interim 2030 target. AB 1279, the California Climate Crisis Act, codified the carbon neutrality target as 85 percent below 1990 levels by 2045. The 2022 Scoping Plan was adopted in December 2022. The 2022 Scoping Plan lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by AB 1279. As detailed above, the project would be consistent with the County's CAP that implements climate actions that reduce GHG emissions and establish actions to achieve a goal of net zero carbon emissions by 2045 and is consistent with these statewide GHG reduction goals.

The project was also evaluated for consistency with the SANDAG Regional Transportation Plan and Sustainable Communities Strategy that demonstrate how the region would meet its transportation-related GHG reduction goals. The growth projections used in San Diego Forward: The 2021 Regional Plan (San Diego Forward) are based on population, vehicle trends, and land use plans developed in general plans. As such, projects that propose development that is consistent with their respective general plan land use designations would be consistent with the growth projections in San Diego Forward. Therefore, because

the project development is consistent with the General Plan, it is correspondingly consistent with San Diego Forward and its goals for reducing GHG emissions on a regional level. The project proposes infill residential development and would therefore have a less than significant impact related to vehicle miles traveled (VMT), as discussed further in Section 17(b). Thus, the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of GHG emissions.

As previously discussed, the GPU EIR determined impacts to applicable regulation compliance to be less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regards to the issue area of Greenhouse Gas Emissions, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. The project will apply measures outlined within GPU EIR including but not limited to compliance with the County Groundwater Ordinance, Landscape Ordinance, as well as reduction of VMT. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR. The project will also apply project design features such as no use of natural gas as well as consistency with CALGreen Tier 2 standards for off-street parking.

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

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

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☐

b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐
☐
☐

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been

☐
☐
☐

subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

Discussion

9(a) The GPU EIR concluded this impact to be less than significant. 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 the California Department of Toxic Substances Control, the USEPA, and the San Marcos Fire Protection District.

Typically, residential uses do not generate, store, dispose of, or transport large quantities of hazardous substances. Operation of the proposed development would include the storage and use of household hazardous materials and wastes. Typical household hazardous materials associated with the residential land uses could include cleaning products, paints, solvents, adhesives, other chemical materials used in building maintenance and interior improvements, automotive lubricants, small combustion engine fuels and lubricants, expired pharmaceuticals, mercury thermometers, sharp or used needles, and electronic wastes from household and car batteries. No special permits would be required for such limited use or disposal of common agents and products. Therefore, operation of the Project would not expose on-site users or the surrounding community to any health hazards from hazardous materials.

All construction and operational 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. Therefore, 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.

As previously discussed, the GPU EIR determined impacts from transport, use and disposal of hazardous materials and accidental release of hazardous materials to be less than significant. The proposed Project would have a less-than-significant impact with standard project conditions for structure and debris removal, and lead and asbestos surveys. The Project conditions are consistent with General Plan Policy S-11.4 as analyzed in the GPU EIR. Thus, for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(b) The GPU EIR concluded this impact to be less than significant. The Project is not located within 0.25 mile of an existing or proposed school. The closest school is Rock Springs Elementary School approximately 1 mile from the project site. The Project does not propose any hazardous emissions or handling of hazardous or acutely hazardous materials or substances. Furthermore, the Project is required to comply with applicable regulations pertaining to hazardous waste to ensure that impacts related to hazardous emissions and schools is less than significant.

As previously discussed, the GPU EIR determined impacts from hazards to schools to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(c) The GPU EIR concluded this impact to be less than significant. Based on a comprehensive review of regulatory databases, the Project site has not been subject to a release of hazardous substances. Additionally, the Project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.

As previously discussed, the GPU EIR determined impacts from existing hazardous materials sites to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(d) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project is within the boundaries of the McClellan-Palomar Airport Influence Area. The proposed ten lot subdivision is consistent with the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP); therefore, the proposed project does not have any airport requirements. In addition, the Project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.

As previously discussed, the GPU EIR determined impacts on public airports to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(e) The GPU EIR concluded this impact to be a significant and unavoidable impact. The proposed Project is not within one mile of a private airstrip. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 9(f) The GPU EIR concluded this impact to be less than significant with mitigation because portions of the County would be located within adopted emergency response plan or emergency evacuation plan. For these projects, mitigation measures would be required, consistent with the GPU Mitigation Framework.
- 9(f)(i) Operational Area Emergency Plan and Multi-Jurisdictional Hazard Mitigation Plan: 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. Therefore, no new impacts would occur.
- 9(f)(ii) San Diego County Nuclear Power Station Emergency Response Plan: The property is not within the San Onofre emergency planning zone.
- 9(f)(iii) Oil Spill Contingency Element: The project is not located along the coastal zone.
- 9(f)(iv) Emergency Water Contingencies Annex and Energy Shortage Response Plan: The project would not alter major water or energy supply infrastructure that could interfere with the plan
- 9(f)(v) Dam Evacuation Plan: The project site is not located within a dam inundation zone

As previously discussed, the GPU EIR determined impacts from emergency response and evacuation plans to be less than significant with mitigation. As the project site is not one contemplated to result in an impact associated with adopted emergency response plan or emergency evacuation plan, no new impacts would occur. As the project would have a would have a less than significant impact for the reasons detailed above, the Project would be consistent with the analysis in the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

- 9(g) The GPU EIR concluded this impact to be significant and unavoidable. The Project is within the Local Responsibility Area (LRA) and within the Urban-Wildlife Interface Zone. However, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the Project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards would occur during the grading permit and/or building permit process. In addition, a fire hydrant would be constructed at Via Terramo and the proposed cul de sac for the Project. Additionally, to satisfy the five-minute fire response time requirement, fire protection services will be provided by the Escondido Fire Department through an Automatic Aid Agreement. This agreement is necessary to

mitigate the extended response time, approximately eight minutes from the nearest San Marcos Fire Department station.

Consistent with GPU EIR Mitigation Measure Pub-1.5, which requires discretionary projects to demonstrate that adequate fire protection services and acceptable emergency response times are available, the Project will obtain an Automatic Aid Agreement with the Escondido Fire Department. This agreement is necessary because the nearest San Marcos Fire Protection District station has an estimated response time of approximately eight minutes, which exceeds the County's five-minute emergency response time standard. Through the Automatic Aid Agreement, the Escondido Fire Department will also provide fire protection services to the Project, ensuring compliance with the County's fire protection requirements. The Project is also consistent with GPU EIR Mitigation Measures Haz-3.3 and Haz-4.3, which require compliance with the Consolidated Fire Code, including emergency access, fire protection infrastructure, and site design features that reduce wildfire risk.

Therefore, based on the Project's location, review by County staff, and compliance with the Consolidated Fire Code, applicable Fire Authority requirements, and implementation of GPU EIR Mitigation Measures Pub-1.5, Haz-3.3, and Haz-4.3, the Project is not anticipated to expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The Project would also not contribute to a cumulatively considerable wildfire impact because all past, present, and future development within the County is required to comply with the applicable fire protection regulations and General Plan fire protection policies.

As previously discussed, the GPU EIR determined cumulative wildfire impacts to be significant and unavoidable. However, the proposed Project would result in a less-than-significant project-level impact through compliance with the Consolidated Fire Code, applicable Fire Authority requirements, and implementation of the adopted GPU EIR mitigation measures identified above. Accordingly, the Project would not increase the severity of impacts identified in the GPU EIR and is consistent with the analysis and mitigation framework evaluated therein.

Implementation of GPU EIR Mitigation Measure Pub-1.5 (Project Condition):

Prior to Final Map approval, the applicant shall submit to the County Department of Planning & Development Services a signed Automatic Aid Agreement, or other documentation acceptable to the County and the Fire Authority Having Jurisdiction, demonstrating that fire protection services meeting the County's five-minute emergency response time standard will be provided to the Project. The agreement shall confirm that the Escondido Fire Department will provide primary fire protection services to the Project site consistent with GPU EIR Mitigation Measure Pub-1.5 and Board Policy I-84.

To ensure compliance with the County's five-minute response time requirement, the applicant must obtain a signed Automatic Aid Agreement from the Escondido Fire Department confirming it will provide primary fire protection services to the project site. This agreement is necessary to address the extended response time from the nearest San Marcos Fire Department station. A copy of the signed agreement must be submitted to and approved by the County Department of Planning & Development Services prior to Final Map approval.

- 9(h) The GPU EIR concluded this impact as less than significant. The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). The stormwater quality basins associated with the Project are tied to a Priority Development Project Stormwater Quality Management Plan which requires maintenance and installation of engineered soil in order to prevent standing water within the basins. Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats, or flies.

As previously discussed, the GPU EIR determined impacts from vectors to be less than significant with mitigation. As the proposed project would have a less than significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Hazards, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant by adhering to the Project conditions of approval, which are consistent with the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
10. Hydrology and Water Quality – Would the Project:			

a) Violate any waste discharge requirements?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐
d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of	☐	☐	☐

pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☐

f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

☐ ☐ ☐

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

☐ ☐ ☐

h) Provide substantial additional sources of polluted runoff?

☐ ☐ ☐

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

☐ ☐ ☐

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

☐ ☐ ☐

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

☐ ☐ ☐

m) Inundation by seiche, tsunami, or mudflow?

☐ ☐ ☐

Discussion

The following Technical Studies were prepared for the Project related to hydrology and water quality:

- Priority Development Project (PDP) Stormwater Quality Management Plan (SWQMP) prepared by ABI Engineering, dated March 10, 2026.

The following responses have incorporated the analysis from the report.

10(a) The GPU EIR concluded this impact to be significant and unavoidable. The Project will require a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activities. A Priority

Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by ABI Engineering dated March 10, 2026. The SWQMP demonstrates that the project would comply with all requirements of the Watershed Protection Ordinance (WPO). The project will be required to implement a combination of site design measures, source control BMPs, and structural BMPs to reduce potential pollutants and address hydromodification impacts to the maximum extent practicable. As part of this strategy, the project includes a biofiltration basin designed to treat stormwater runoff from impervious surfaces associated with project operations. The basin contains engineered soil media that facilitates pollutant removal and is subject to ongoing maintenance requirements. All proposed BMPs are detailed in the approved Priority Development Project SWQMP and will be reviewed for conformance with applicable regulations during subsequent construction permitting, including review of the Major Grading Permit. These measures ensure compliance with waste discharge requirements under the San Diego Municipal Permit, as implemented through the County's BMP Design Manual.

In addition to compliance with the County's WPO, this project is subject to the State Construction General Permit (Order No. 2009-0009-DWQ) issued by the California State Water Resources Control Board, as it involves disturbance of more than one acre of land. As such, the project is required to file a Notice of Intent (NOI) and prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). These measures, in conjunction with the project's Priority Development Project Stormwater Quality Management Plan (SWQMP), will ensure compliance with applicable waste discharge requirements under the San Diego Municipal Separate Storm Sewer System (MS4) Permit, as implemented through the County's BMP Design Manual.

- 10(b) The GPU EIR concluded that impacts to water quality could be significant and unavoidable at a programmatic level due to the cumulative degradation of regional watersheds. The proposed project is located within the Bonsall sub-basin (903.12) of the San Luis Rey Hydrologic Unit, a watershed partially identified as impaired under Clean Water Act Section 303(d). Pollutants of concern in the San Luis Rey River watershed include nutrients, salinity, and phosphorous, primarily associated with agricultural and urban runoff. In compliance with the County's WPO and consistent with Hyd-1.2 through Hyd-1.5 of the GPU EIR, the project will implement a suite of Low Impact Development (LID) strategies, source control measures, and structural BMPs designed to treat stormwater runoff and minimize pollutant discharge to the maximum extent practicable.

Specifically, the project will incorporate a biofiltration basin with engineered media to treat runoff collected from impervious surfaces, as detailed in the approved Priority Development Project SWQMP. The SWQMP ensures compliance with the San Diego Regional MS4 Permit, as implemented through the County's BMP Design Manual and reviewed during final engineering and issuance of a Major Grading Permit. With these measures in place, the proposed project would result in a less than significant impact to water quality standards, as it will not contribute additional or unmitigated pollutant loads to downstream receiving waters. Therefore, while the GPU EIR concluded that cumulative water quality impacts could be significant, the proposed project would be consistent with the GPU EIR analysis and would not result in impacts beyond those previously evaluated.

- 10(c) The GPU EIR concluded that impacts to water quality standards and groundwater resources could be significant and unavoidable at a regional, programmatic level. Potential pollutant sources associated with the proposed project include runoff from impervious surfaces, such as driveways and parking areas, and minor urban contaminants typical of residential development. Although the project does not include fuel dispensing areas or

underground storage tanks, potential pollutants such as trash, sediments, nutrients, and hydrocarbons from vehicular activity are addressed through the implementation of comprehensive site design measures, source control BMPs, and a biofiltration basin as detailed in the approved Priority Development Project SWQMP.

The biofiltration basin is designed with engineered soil media to treat stormwater runoff before it leaves the site, reducing pollutants to the maximum extent practicable in compliance with the WPO, the County's BMP Design Manual, and the San Diego Municipal Separate Storm Sewer System (MS4) Permit. These features will be reviewed again during final engineering and issuance of the Major Grading Permit. The project does not involve direct groundwater extraction, and infiltration BMPs were not proposed due to underlying geologic constraints and soil limitations. However, the combination of non-infiltrating LID BMPs and hydrologic source control still ensures protection of downstream water quality.

As discussed in prior responses, while the GPU EIR identified significant and unavoidable impacts to water quality and groundwater at a programmatic scale, the proposed project includes mitigation and regulatory compliance measures (Hyd-1.2 through Hyd-1.5) that reduce impacts to a less than significant level at the project scale. Therefore, the project is consistent with the GPU EIR's analysis and would not result in an increase in the severity of impacts identified in the County's GPU EIR.

- 10(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project does not propose the use of groundwater and would obtain water service from Vallecitos Municipal Water District as detailed in Service Availability Forms dated December 2022. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 10(e) The GPU EIR concluded that impacts related to erosion and siltation could be less than significant with mitigation. As outlined in the approved SWQMP and described in responses 10(a) and 10(b), the project will implement temporary construction-phase Best Management Practices (BMPs) to control sediment and erosion and reduce the potential for pollutants to enter stormwater runoff to the maximum extent practicable. These measures include site perimeter controls, temporary soil stabilization, and proper materials handling during grading and construction.

Site preparation will involve approximately 96 cubic yards of cut and 16,019 cubic yards of fill, as detailed in the grading plan and supported by the Preliminary Geotechnical Investigation prepared by ABI Engineering. The project site contains existing commercial development, and the land has been previously disturbed, although the precise date of initial grading is not known. The majority of new grading will occur in the rear portion of the property, where fill slopes will be reshaped and retaining walls installed to provide slope stability and support site improvements. Furthermore, a CEQA Drainage Study Report (ABI Engineering Consultants, Inc., March 11, 2026, confirms that the project will not increase off-site drainage or flow volumes, and will maintain consistency with existing drainage patterns.

Accordingly, the project will not substantially alter existing drainage conditions or contribute to downstream erosion or siltation. While the GPU EIR identified significant and unavoidable cumulative impacts to erosion and sedimentation, the proposed project includes mitigation measures consistent with Hyd-1.2 through Hyd-1.5, including compliance with the WPO and County BMP Design Manual, resulting in a less than

significant impact at the project level. Therefore, the project would be consistent with the analysis provided in the GPU EIR and would not increase the severity of impacts previously identified.

- 10(f) The GPU EIR concluded that impacts related to erosion and siltation would be less than significant with mitigation. As outlined in the project's SWQMP and in responses 10(a) and 10(b), the project will implement temporary construction-phase BMPs to minimize sediment transport and other pollutants during grading and earthwork activities. These measures will reduce pollutants to the maximum extent practicable in compliance with the Watershed Protection Ordinance (WPO) and the San Diego Regional Municipal Separate Storm Sewer System (MS4) Permit, as implemented through the County's BMP Design Manual.

As determined in the project's Priority Development Project Stormwater Quality Management Plan (ABI Engineering Consultants, Inc. 2026), the project would route onsite runoff through a lined biofiltration planter box that would reduce the unmitigated 100-year peak flow rate from 5.69 cubic feet per second (cfs) to a controlled post-project release of 2.45 cfs. The project site previously contained a single-family residence, which has since been demolished. The majority of grading will occur in the rear portion of the site, primarily in areas designated for fill slopes, and will include the construction of retaining walls to stabilize proposed slopes and support future improvements.

Additionally, the CEQA Drainage Study Report (ABI Engineering Consultants, Inc., 2026), demonstrates that the project will not increase off-site drainage or flow volumes, and that the proposed development will maintain consistency with pre-existing hydrologic conditions. The project site is not located within a 100-year floodplain, and no encroachment into flood-prone areas is proposed. Therefore, the project would not substantially alter the existing drainage pattern of the area or contribute to significant erosion or siltation.

While the GPU EIR identified erosion and sedimentation impacts as less than significant with mitigation, the proposed project incorporates measures consistent with Mitigation Measures Hyd-1.2 through Hyd-1.5, ensuring conformance with applicable local and state water quality regulations. Accordingly, the project would result in a less-than-significant impact and would be consistent with the analysis and conclusions of the GPU EIR, as it would not increase the severity or extent of previously identified impacts.

- 10(g) The GPU EIR concluded this impact to be less than significant with mitigation. As determined in the CEQA Drainage Study Report (ABI Engineering Consultants, Inc. 2026), the existing 100-year peak flow rate is approximately 2.92 cubic feet per second (cfs). With implementation of the proposed biofiltration planter box, the project's mitigated peak flow rate would be reduced to approximately 2.45 cfs. Therefore, the project would not contribute runoff water that would exceed the capacity of the existing stormwater drainage system.

As previously discussed, the GPU EIR determined impacts related to exceeding the capacity of stormwater systems to be less than significant with mitigation. With implementation of the proposed stormwater BMPs, the project would have a less-than-significant impact. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

- 10(h) The GPU EIR concluded that impacts to water quality standards could be significant and unavoidable at a regional scale due to cumulative degradation of surface waters. For the proposed project, potential pollutant sources primarily include runoff from impervious surfaces, such as driveways, parking areas, and common landscaped areas. The project does not include fuel dispensing areas or underground storage tanks. As identified in the SWQMP prepared by ABI Engineering, source control measures will be implemented, including covered and maintained trash enclosures, storm drain inlet stenciling, and proper site maintenance procedures to minimize potential pollutant exposure.

As detailed in responses 10(a) and 10(b), the project incorporates a combination of site design strategies, source control measures, and a biofiltration basin as a structural BMP to treat stormwater runoff before it leaves the site. These features are consistent with the requirements of the WPO and the County's BMP Design Manual, and will reduce pollutant discharges to the maximum extent practicable.

Although the GPU EIR identified water quality impacts as significant and unavoidable in a cumulative context, the proposed project would result in a less-than-significant impact to water quality standards at the project level with implementation of project-specific measures outlined in the SWQMP and listed in response 10(a). These measures are consistent with mitigation strategies Hyd-1.2 through Hyd-1.5 identified in the GPU EIR. Therefore, the proposed project would be consistent with the GPU EIR analysis, as it would not increase the severity or extent of water quality impacts previously evaluated.

- 10(i) The GPU EIR concluded that impacts related to housing within a 100-year flood hazard area would be less than significant with mitigation. The proposed project includes new residential development, but the project site is not located within a 100-year floodplain or designated floodway, and no development is proposed within such areas. Therefore, the risk of exposing people or structures to flood hazards, including flooding from levee or dam failure, is minimal.

As previously discussed, the GPU EIR determined that such impacts could be mitigated to a less-than-significant level through appropriate site planning and compliance with applicable floodplain regulations. Because the proposed project is outside of a designated flood hazard area and complies with all local drainage and site design requirements, it would result in a less-than-significant impact. Therefore, the project would be consistent with the analysis provided in the GPU EIR, as it would not increase the severity of impacts previously identified.

- 10(j) The GPU EIR concluded that impacts related to placement of structures within a 100-year flood hazard area would be less than significant with mitigation. The proposed project involves residential development, but the project site is not located within a designated 100-year floodplain or regulatory floodway. As confirmed in the SWQMP prepared by ABI Engineering, the project has been designed to maintain existing drainage patterns and will not result in significant alteration of flows.

Because the project does not propose any construction within a 100-year flood hazard area and incorporates drainage measures that avoid redirection or impediment of flood flows, it would not result in the placement of structures that would impede or redirect floodwaters. Therefore, the project would result in a less-than-significant impact under this criterion and would be consistent with the analysis and conclusions of the GPU EIR.

- 10(k) The GPU EIR concluded that impacts related to flood hazards would be less than significant with mitigation. The proposed construction associated with the project lies outside of any identified special flood hazard area, including 100-year floodplains or designated floodways. The project proposes residential development, and no residential structures will be placed within areas subject to flooding.

Additional information related to the project's analysis of flood hazards is provided in response 10(j). For the reasons outlined above, the proposed project would result in a less-than-significant impact with respect to flood hazard exposure and would be consistent with the analysis provided in the GPU EIR, as it would not increase the severity of impacts previously identified.

- 10(l) The GPU EIR concluded that impacts related to exposure to inundation from dam or levee failure would be less than significant with mitigation. The County Office of Emergency Services maintains Dam Evacuation Plans for each dam operational area, which include details on affected jurisdictions, evacuation routes, physical constraints, and procedures for emergency response. If a unique institution, such as a hospital, school, or retirement facility, is proposed within a mapped dam inundation area, an amendment to the applicable evacuation plan may be required.

However, as discussed in response 10(j), the project site lies outside of any mapped dam inundation area associated with major dams or reservoirs in San Diego County. Therefore, the proposed residential development would not expose people or structures to a significant risk of loss or injury due to dam failure, and the project would result in a less-than-significant impact consistent with the findings of the GPU EIR.

- 10(m) The GPU EIR concluded this impact to be less than significant with mitigation because portions of the County would be located within areas affected by seiche, tsunami and/or mudflow hazards. For these projects, mitigation measures would be required consistent with the GPU Mitigation Framework.

- 10(m)(i) SEICHE: According to the County's Guidelines for Determining Significance Hydrology and Water Quality, land within the County is unlikely to experience inundation due to a seiche (County of San Diego 2021). Further, the project site is not located adjacent to a large body of water. Therefore, no new impacts would occur

- 10(m)(ii) TSUNAMI: According to the County of San Diego Guidelines for Determining Significance Hydrology and Water Quality, land within the County is unlikely to experience inundation due to a tsunami (County of San Diego 2021). Further, the project site is not located in a tsunami hazard zone (California DOC 2025c). Therefore, no new impacts would occur..

- 10(m)(iii) MUDFLOW: Mudflow is type of landslide. See Section 7(a)(iv).

As previously discussed, the GPU EIR determined impacts from seiche, tsunami, and mudflow hazards to be less than significant with mitigation. However, the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regards to the issue area of Hydrology and Water Quality, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Hyd-1.2 through Hyd-1.5) would be applied to the Project. The mitigation measures, as detailed above, requires the Project applicant to comply with Watershed Protection Ordinance, Stormwater Standards Manual/BMP Design Manual, Groundwater Ordinance, and Guidelines for Determining Significance for Hydrology and Water Quality.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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11. Land Use and Planning – Would the Project:

a) Physically divide an established community?

☐☐☐

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

☐☐☐

Discussion

11(a) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project entails the subdivision of a 1.98-acre parcel into ten single-family residential lots through a Tentative Map application, located at 1434 Montiel Road in the North County Metropolitan Subregional Plan area. The proposed lot sizes and subdivision design are similar to the development in the surrounding area. The site was previously developed with a single-family residence, which has since been demolished, and is now vacant. The project does not involve the introduction of major new infrastructure, such as arterial roadways or regional utility corridors, that would divide or fragment surrounding development. Access to the proposed lots will be provided by a new cul-de-sac off Via Teramo, a private road that connects to Montiel Road, a public street, allowing for appropriate internal circulation.

As previously discussed, the GPU EIR determined that potential impacts related to the division of an established community could be mitigated to a less-than-significant level when development is consistent with surrounding land use patterns and adopted plans. The proposed project aligns with the site's Village Residential (VR-7.3) General Plan designation and Single Family Residential (RS) zoning. It is located within an area planned for higher-density village residential uses. Therefore, the project would result in a less-than-significant impact regarding the physical division of an existing community and would be consistent with the analysis and findings of the GPU EIR, as it would not increase the severity or scope of impacts previously identified.

- 11(b) The GPU EIR concluded that impacts related to conflicts with land use plans, policies, and regulations would be less than significant. The proposed project would subdivide a 1.98-acre parcel into 10 single-family residential lots through a Tentative Map, which is consistent with the Village Residential (VR-7.3) land use designation under the General Plan and the site's Single Family Residential (RS) zoning. The discretionary action associated with the project is a Tentative Map. The project site was previously developed with a single-family home, which has since been demolished, and the new development reflects the density anticipated by the General Plan.

As previously discussed in response 11(a), the project would be consistent with the General Plan's allowed density and zoning standards and has been accounted for in the GPU EIR's regional growth and land use projections. Therefore, the proposed project would result in a less-than-significant impact with respect to land use compatibility and consistency and would be consistent with the analysis provided in the GPU EIR, as it would not increase the scope or severity of impacts previously identified.

Conclusion

With regards to the issue area of Land Use and Planning, the following findings can be made:

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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12. Mineral Resources – Would the Project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐
☐
☐

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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☐

- 12(a) The GPU EIR determined that impacts to mineral resources would be significant and unavoidable. The California Surface Mining and Reclamation Act (SMARA) required classification of land into Mineral Resource Zones (MRZs). The Project site has not been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area for mineral resources. The Project site is primarily classified as a developed and commercially zoned land adjacent to commercial and residential uses. The Project site is also directly adjacent to Interstate 15 and near the State Route 78 and Interstate 15 Interchange. A future mining operation at the Project

site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Additionally, the Project site is less than 5 acres and in between a highway and residential uses and it would be unlikely to support a successful mining operation. Therefore, implementation of the Project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

As previously discussed, the GPU EIR determined impacts to mineral resources to be significant and unavoidable. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 12(b) The GPU EIR determined that impacts to mineral resources could be significant and unavoidable at a regional level due to the potential long-term loss of access to mineral resource areas. However, the project site is not located within an area classified by the California Department of Conservation as containing known or potentially significant mineral resources, such as Mineral Resource Zones (MRZs). According to the Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region (1997), the site is not mapped within any MRZ-2 or MRZ-3 classification, and no mineral extraction activities have occurred or are proposed for the site.

Furthermore, the surrounding land uses are urbanized and incompatible with future mineral extraction, making resource recovery impractical even if potential deposits were present. Therefore, implementation of the project would not result in the loss of availability of a known or locally important mineral resource.

As previously discussed, while the GPU EIR identified potential mineral resource impacts as significant and unavoidable in broader contexts, the proposed project would result in a less-than-significant impact with respect to mineral resources at the site-specific level. The project would therefore be consistent with the analysis provided in the GPU EIR, as it would not increase the severity or extent of impacts previously identified.

Conclusion

With regards to the issue area of Mineral Resources, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. The GPU EIR concluded significant and unavoidable impacts to mineral resources, however, the Project would have less than significant impacts for the reasons detailed above. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☐ |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☐ |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☐ |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☐ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ |

Discussion

- 13(a) The GPU EIR concluded this impact to be less than significant with mitigation. The area surrounding the Project site consists primarily of single-family residential uses. The proposed Project would subdivide a 1.98-acre site into 10 single-family residential lots and would not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards, for the following reasons:

General Plan – Noise Element:

Policy 4b of the General Plan Noise Element establishes that noise-sensitive land uses, including residential development, should not be exposed to ambient noise levels exceeding 60 Community Noise Equivalent Level (CNEL). The Project site is located near Interstate 15 and State Route 78, where existing noise levels exceed 60 CNEL. However, according to the Noise Study prepared for the Project by Eilar Associates, modeled future exterior noise levels for all proposed residential lots would be below the County's 60 CNEL threshold, with the maximum modeled level at 58.1 CNEL. Therefore, no noise mitigation such as barriers or enhanced building materials is required to achieve compliance with the General Plan Noise Element for outdoor use areas. As a residential project, noise occasionally generated by future occupants (e.g., landscape equipment or pets) is expected to fall within normal residential activity levels and would be governed by the County Noise Ordinance. Therefore, the Project would not expose existing or planned noise-sensitive areas to noise in excess of 60 dBA CNEL.

Noise Ordinance – Section 36.404:

Operational noise associated with the Project would consist of typical residential activities such as vehicle trips, HVAC systems, and landscaping equipment. These activities are consistent with surrounding residential uses and would be subject to the County Noise Ordinance limits (50 dBA daytime and 45 dBA nighttime at the property line). No commercial or industrial noise-generating uses are proposed. Therefore, operational noise would comply with Section 36.404 of the County Noise Ordinance and would not result in significant impacts.

Noise Ordinance – Section 36.410:

Temporary construction noise is subject to the County's 75 dBA eight-hour average limit at the property line of any occupied residence. According to the Noise Study prepared by Eilar Associates, worst-case construction noise levels would range from approximately 63.7 dBA during grading to 70.1 dBA during building construction at the nearest receptor, which are below the County's 75 dBA threshold. Construction activities will occur only during permitted hours (7 AM to 7 PM, Monday through Saturday), and no activities such as blasting or pile driving are proposed. The Project will also implement the following standard best management practices to further reduce temporary construction noise:

- Turn off equipment when not in use.
- Maintain equipment in proper working condition, with secure loads.
- Use equipment with effective mufflers.
- Minimize the use of backup alarms.
- Locate staging areas away from noise-sensitive occupied areas.

As previously discussed, the GPU EIR determined that impacts from excessive noise levels would be less than significant with mitigation. The proposed Project would result in a less-than-significant noise impact through compliance with County standards and incorporation of design features and standard practices. Therefore, the Project would be consistent with the analysis provided within the GPU EIR, as it would not increase the severity of previously identified impacts.

- 13(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project proposes residential uses and does not include vibration-intensive activities such as pile driving or heavy compaction. The Noise Study prepared by Eilar Associates, dated August 13, 2024 confirms that construction activities are not expected to generate excessive groundborne vibration and that vibration impacts would be less than significant. The Project does not propose any blasting or rock crushing during the grading operations. In addition, Project operation does not involve any vibration-producing equipment that would exceed applicable vibration levels at the adjoining property line.

As previously discussed, the GPU EIR determined impacts from excessive groundborne vibration to be less than significant with mitigation. However, the Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR, because it would not increase impacts identified within the GPU EIR.

- 13(c) The GPU EIR concluded this impact to be less than significant with mitigation. As indicated in the response listed under Section 13(a), the project would not expose existing or planned noise-sensitive areas to a substantial permanent increase in ambient noise levels that exceed the allowable limits of applicable noise standards. According to the Noise Study prepared by Eilar Associates, project-related traffic and typical residential activities would not generate a measurable increase in community noise levels when compared to existing ambient conditions. Additionally, the Noise Study confirms that operation of

residences included in the project would not result in an increase of 10 dB CNEL or more, which is the threshold typically considered to represent a substantial increase in ambient noise.

As previously discussed, the GPU EIR determined that impacts from permanent increases in ambient noise levels would be less than significant with mitigation. Because the proposed project would result in a less-than-significant increase in long-term noise and complies with General Plan Noise Element standards, it would be consistent with the analysis provided in the GPU EIR and would not increase the severity of impacts previously identified.

- 13(d) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the Project vicinity. As discussed in Section 13(a), construction activities associated with the project would comply with noise level limits from the County's Noise Ordinance; therefore, temporary increases in noise levels from construction activities would be less than significant. With implementation of this measure, blasting activities would comply with noise level limits from the County's Noise Ordinance.

As previously discussed, the GPU EIR determined impacts from temporary increase in ambient noise levels to be less than significant with mitigation. However, the proposed Project would have a less than significant impact with specific Project conditions (listed in response 13(a)). Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 13(e) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project is located within the boundaries of the McClellan-Palomar Airport Influence Area, as identified in the McClellan-Palomar ALUCP. The project proposes a 10-lot residential subdivision, which is a compatible land use under the applicable ALUCP policies. Therefore, the project does not trigger any additional airport-related conditions or restrictions. Additionally, the project does not propose the construction of any structure equal to or greater than 150 feet in height, and would therefore not constitute a safety hazard to aircraft operations associated with any nearby public or private airports or heliports.

As previously discussed, the GPU EIR determined that impacts related to airport land use compatibility and safety could be mitigated to a less-than-significant level. Since the proposed project is consistent with the McClellan-Palomar ALUCP and does not involve features that would pose a hazard to airport operations, the project would be consistent with the analysis provided in the GPU EIR and would not increase the severity or scope of impacts previously identified.

- 13(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within a one-mile vicinity of a private airstrip. Therefore, the proposed Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Noise, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.

2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐☐☐

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

☐☐☐

Discussion

14(a) The GPU EIR concluded this impact to be less than significant. The project site is designated in the General Plan as VR-7.3 and is zoned RS. The proposed project would subdivide a 1.98-acre site into ten single-family residential lots, which is consistent with the allowable density under the General Plan and zoning regulations. The development of this site was anticipated in the GPU and is located within an area planned for higher-density village-scale residential uses. The project does not propose any physical or regulatory changes that would remove growth restrictions or induce population growth beyond what has already been planned. It does not involve the extension of major infrastructure into undeveloped areas, and no amendments to the General Plan or zoning ordinance are required to accommodate the project.

As previously discussed, the GPU EIR determined that impacts related to population growth would be less than significant when projects align with planned growth areas and adopted land use designations. Therefore, the proposed project would result in a less-than-significant impact and would be consistent with the analysis provided within the GPU EIR, as it would not increase the scope or severity of impacts previously identified.

14(b) The GPU EIR concluded this impact to be less than significant. The Project would not displace significant numbers of existing housing. The Project would develop 10 single-family residential lots on land which is currently vacant and undeveloped. As such, replacement housing would not be required elsewhere.

As previously discussed, the GPU EIR determined impacts from displacement of housing to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis

provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 14(c) The GPU EIR concluded this impact to be less than significant. The project site previously contained a single-family residence, which has since been removed. The proposed project would develop the site with ten new single-family residential lots, resulting in a net increase in available housing. Because only one unit was previously present on the site, the project does not displace a substantial number of people, and replacement housing would not be required elsewhere.

As previously discussed, the GPU EIR determined that impacts related to the displacement of people or housing would be less than significant. The proposed project would result in a less-than-significant impact and would be consistent with the analysis provided within the GPU EIR, as it would not increase the scope or severity of impacts previously identified.

Conclusion

With regards to the issue area of Population and Housing, the following findings can be made:

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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15. Public Services – Would the Project:

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

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☐
☐

Discussion

Service availability forms were prepared for the Project for water and sewer services, fire protection and schools. The following responses have incorporated these forms.

- 15(a) The GPU EIR concluded this impact to be less than significant with mitigation, with the exception of school services, which remained significant and unavoidable at a regional level. The proposed project involves the subdivision of a 1.98-acre parcel into ten single-family residential lots. Public services for the site, including water and sewer, will be

provided by the Vallecitos Water District, which has confirmed adequate service availability for the proposed development.

The project site is located within the San Marcos Fire Protection District, but lies outside the district's required five-minute emergency response time. To address this, the applicant is required to obtain a signed Automatic Aid Agreement from the Escondido Fire Department, confirming that Escondido Fire will provide primary fire protection services to the site. This agreement is necessary to meet the County's emergency response time standard and must be approved by the Department of Planning & Development Services prior to Final Map approval.

The project also lies within the ~~San Marcos~~ Escondido Union School District and Escondido Union High School District, which has confirmed availability of school services in the completed PDS-399SC School Service Availability Form. While the GPU EIR determined that impacts to school services at the countywide scale could be significant and unavoidable due to cumulative enrollment pressures, this individual project would not require new or expanded school facilities beyond those already planned.

During public disclosure of this checklist, the San Diego County Local Area Formation Commission (LAFCO) provided comments indicating that the project site lies adjacent to the City of Escondido and within its sphere of influence, indicating LAFCO's expectation that the area will eventually come under City jurisdiction. The site is also within the San Marcos Fire Protection District, which has a zero sphere of influence, signaling anticipated detachment and transition to another fire service provider—most logically the Escondido Fire Department. During Final Engineering, the applicant may work with the City of Escondido and LAFCO to determine if annexation is appropriate. If annexation occurs at the building permit stage, the County could still complete the entitlement process and ensure compliance with all mitigation measures and conditions. The LAFCO letter indicates that if annexation did occur, it would not affect Vallecitos Water District's planned water and wastewater service.

The project does not propose the construction of any new or expanded public service facilities—such as fire stations, schools, sheriff substations, or parks—to maintain acceptable service ratios, response times, or other performance standards. The proposed development is consistent with General Plan growth projections and land use designations, and its public service impacts have already been considered in the GPU EIR. Therefore, with implementation of the Automatic Aid Agreement and confirmation of school, water, and sewer services, and because the project does not trigger construction of new or expanded governmental facilities, the project would result in a less-than-significant impact to public services and would be consistent with the analysis provided in the GPU EIR.

Conclusion

With regards to the issue area of Public Services, the following findings can be made:

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

4. Feasible mitigation measures from the GPU EIR (Pub-3.2) would be applied to the project. This mitigation measure, as detailed above, requires the project to conform to Board Policy I-84, which requires project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services.

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

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

☐☐☐

Discussion

16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project could increase the use of existing parks and other recreational facilities; however, the Project would be required to comply with the County's Park Land Dedication Ordinance (PLDO). The PLDO is the mechanism that enables the funding or dedication of local parkland in the County. The Project is a major grading plan for future residential development. To avoid any physical deterioration of local recreation facilities, the Project would be required to pay park fees prior to building permit issuance.

As previously discussed, the GPU EIR determined impacts related to deterioration of parks and recreational facilities to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

16(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the Project would have a less than significant impact from the construction or expansion of recreational facilities.

As previously discussed, the GPU EIR determined impacts related to construction of new recreational facilities to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Recreation, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

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

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

☐☐☐

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

☐☐☐

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

☐☐☐

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

☐☐☐

e) Result in inadequate emergency access?

☐☐☐

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐☐☐

Discussion

17(a) The GPU EIR concluded this impact to be significant and unavoidable. The proposed project consists of the subdivision of a 1.98-acre parcel into 10 single-family residential lots, which will generate 100 Average Daily Trips (ADT) with 8 AM and 10 PM peak hour trips.. Due to the limited number of daily and peak-hour vehicle trips, the project would not create a conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the circulation system because the addition of project traffic would not cause the circulation system to degrade below standards established in the GPU EIR.

The County standard for Mobility Element roads is Level of Service (LOS) D. Surrounding roadway segments and intersections would continue to operate at acceptable levels with implementation of the project. If any surrounding roadway segments or intersections currently operate below acceptable level, the number of project trips would be within the allowable limits per the County's 2011 Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic that accompanied the 2011 General Plan. The project would not result in a substantial increase in the number of vehicle trips, volume-to-capacity ratios, or congestion at nearby intersections relative to existing conditions. Therefore, the project would not conflict with applicable circulation system performance standards.

The North County Transit District provides transit service to the project area. The nearest transit stop is located on nearby public roadways and would remain accessible to future residents. The project would not adversely affect transit operations or access to transit services. Existing pedestrian and bicycle facilities serving the surrounding area would remain available, and the project would provide pedestrian connectivity consistent with County standards. Therefore, the project would not result in a conflict with transit, pedestrian, or bicycle facilities.

As previously discussed, the GPU EIR determined significant and unavoidable impacts related to policies establishing measures of effectiveness for the performance of the circulation system. However, the project would have a less-than-significant impact for the reasons stated above. The project would be consistent with the analysis contained in the GPU EIR because it would not create new impacts or substantially increase the severity of impacts previously identified, and there is no new information of substantial importance beyond that considered in the GPU EIR.

- 17(b) The GPU EIR concluded this impact to be significant and unavoidable. The GPU EIR includes policies in the Land Use and Mobility Elements that address traffic operations, congestion management, and transportation system performance. Relevant General Plan policies include LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.2, M-1.3, M-2.1, M-2.2, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2. These policies promote the reduction of vehicle trips, encourage efficient land use patterns and alternative transportation, require development to mitigate significant impacts to transportation facilities where feasible, establish appropriate roadway standards, and maintain acceptable transportation system performance.

General Plan Policy M-2.1 establishes the County's level of service (LOS) standard for Mobility Element roads. Policy M-2.1 requires development projects to provide roadway improvements or fair-share contributions, where applicable, necessary to achieve LOS D or better on Mobility Element roads, except where a failing LOS has been accepted by the County pursuant to the criteria identified in the General Plan. Where a failing LOS has been accepted, feasible mitigation is required in the form of roadway improvements or fair-share contributions consistent with the Mobility Element roadway network.

As discussed under Section 17(a), the proposed Project would generate approximately 100 average daily trips (ADT) and would not substantially increase traffic volumes on the surrounding roadway network. Due to the limited scale of development, surrounding roadway segments and intersections would continue to operate at acceptable levels. If any surrounding roadway segment or intersection currently operates below the County's LOS standard, the Project's traffic generation would remain within the allowable limits established by the County's 2011 Guidelines for Determining Significance and Report

Format and Content Requirements for Transportation and Traffic applicable to General Plan-consistent projects.

In addition to the applicable General Plan policies, the GPU EIR identifies mitigation measures that partially reduce the significant and unavoidable cumulative transportation impacts. The mitigation measures applicable to the Project include:

- **GPU EIR Mitigation Measure Tra-1.3**, which requires implementation of the County Public Road Standards during review of discretionary development projects. This measure ensures that roadway improvements and design standards are implemented, where applicable, to maintain safe and efficient operation of the transportation system.
- **GPU EIR Mitigation Measure Tra-1.4**, which requires implementation of the County Guidelines for Determining Significance for Transportation and Traffic to evaluate transportation impacts and require mitigation where significant impacts are identified. This measure ensures that appropriate roadway improvements and transportation measures are incorporated into projects where necessary.
- **GPU EIR Mitigation Measure Tra-1.7**, which requires implementation of the County Transportation Impact Fee (TIF) Ordinance to help fund planned transportation facilities needed to accommodate future growth. The Project will pay all applicable Transportation Impact Fees, thereby contributing its fair share toward planned regional transportation improvements.

The Project will be reviewed for consistency with the County Public Road Standards (GPU EIR Mitigation Measure Tra-1.3), will comply with the County Guidelines for Determining Significance for Transportation and Traffic (GPU EIR Mitigation Measure Tra-1.4), and will pay all applicable Transportation Impact Fees pursuant to the County Transportation Impact Fee Ordinance (GPU EIR Mitigation Measure Tra-1.7).

The designated congestion management agency for San Diego County is SANDAG. In October 2009, the San Diego region elected to be exempt from the State Congestion Management Program and has since complied with the federal congestion management process pursuant to 23 CFR 450.320.

Since certification of the GPU EIR, CEQA Guidelines Section 15064.3 was amended to establish vehicle miles traveled (VMT), rather than level of service, as the metric for evaluating transportation impacts under CEQA. Consistent with the County's updated Transportation Study Guide and Guidelines for Determining Significance, the proposed Project qualifies for screening from a detailed VMT analysis due to its limited scale and trip generation. As discussed in Section 17(a), the Project would not result in a significant direct or cumulative VMT impact, and no VMT mitigation is required.

The Project is consistent with the applicable General Plan transportation policies and would implement the relevant and feasible mitigation measures identified in the GPU EIR. Therefore, the Project would not conflict with an applicable congestion management program or other standards established by the County congestion management agency.

The Guidelines for Determining Significance for Transportation and Traffic (August 24, 2011) are the applicable guidelines and standards associated with projects consistent with the General Plan. GPU EIR Mitigation Measure Tra-1.4 requires implementation of these Guidelines to evaluate transportation impacts and require mitigation where significant impacts are identified. Following the adoption of Senate Bill 743 and CEQA Guidelines Section 15064.3, the County updated its transportation significance guidelines to evaluate

transportation impacts using VMT rather than LOS under CEQA. Consistent with CEQA Guidelines Section 15183, General Plan-consistent projects continue to rely on the GPU EIR analysis and the County's adopted transportation review procedures to ensure project-specific transportation impacts are addressed.

CEQA Guidelines Section 15183 provides that projects consistent with the development density established by the General Plan generally do not require additional environmental review except as necessary to examine whether the project would result in project-specific effects that are peculiar to the project or its site. Because the Project is consistent with the General Plan, would implement the applicable General Plan transportation policies, would comply with the County's transportation review requirements, and would implement GPU EIR Mitigation Measures Tra-1.3, Tra-1.4, and Tra-1.7, the Project would not result in new or more severe transportation impacts than those evaluated in the GPU EIR.

As previously discussed, the GPU EIR concluded this impact to be significant and unavoidable. However, because the Project would comply with applicable General Plan policies, the County Public Road Standards, the County Guidelines for Determining Significance for Transportation and Traffic, and would pay all applicable Transportation Impact Fees pursuant to the County Transportation Impact Fee Ordinance, the Project would not create new impacts, increase the severity of impacts identified in the GPU EIR, or result in new information of substantial importance beyond that identified in the GPU EIR. Accordingly, the Project would be consistent with the analysis contained in the GPU EIR.

- 17(c) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project site is located within the McClellan-Palomar Airport Influence Area, as identified in the McClellan-Palomar ALUCP. The project proposes a ten-lot single-family residential subdivision, which is a compatible land use under the ALUCP. The project does not propose any structures equal to or greater than 150 feet in height and would therefore not pose a hazard to air traffic or interfere with established flight patterns. The site is not located within an Airport Safety Zone, Aviation Easement, or Overflight Notification Area as defined in County or ALUC mapping tools.

Therefore, the project would result in a less-than-significant impact to air traffic patterns or aviation safety and would be consistent with the analysis provided within the GPU EIR, as it would not increase the severity or extent of impacts previously identified.

- 17(d) The GPU EIR concluded this impact to be significant and unavoidable. The proposed Project would not substantially alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road. The private would meet County design standards.

As previously discussed, the GPU EIR determined impacts on rural road safety to be significant and unavoidable. The project would have a less than significant impact as improvements would not result in changes to roadway design that would cause increased hazards. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR..

- 17(e) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project would not result in inadequate emergency access. According to the

Preliminary Grading Plan prepared by ABI Consultants, Inc., the project includes construction of a private cul-de-sac ("Street A") that provides direct access to each of the ten proposed single-family residential lots. This cul-de-sac connects to Via Teramo, a private road that ultimately connects to Montiel Road, a public street. The grading plan confirms that the cul-de-sac will be constructed to a minimum width sufficient to meet the San Diego County Consolidated Fire Code, and no portion of the access route exceeds the maximum cumulative dead-end road length limits under applicable code standards.

Consistent with GPU EIR mitigation measure Tra-4.2, the project will implement applicable Building and Fire Code requirements to ensure safe and unobstructed access for emergency vehicles. With the implementation of these project design elements and adherence to current fire safety standards, the project would result in a less-than-significant impact to emergency access.

As previously discussed, the GPU EIR determined impacts to emergency access would be less than significant with mitigation. The proposed project is therefore consistent with the GPU EIR analysis, as it would not increase the severity or scope of impacts previously identified.

- 17(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle, or pedestrian facilities. In addition, the Project does not generate sufficient travel demand to increase demand for transit, bicycle, or pedestrian facilities.

As previously discussed, the GPU EIR determined impacts on alternative transportation and rural safety as less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Transportation and Traffic, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible measures contained within the GPU EIR (Tra-1.4, Tra-1.7, and Tra-4.2, and) would be applied to the project. The mitigation measures, as detailed above, would require payment into the County TIF Program as well as consistency with the Building Code, Fire Code, and County Public Road Standards.

18. Tribal Cultural Resources

Would the Project:

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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- a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

☐ ☐ ☐

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

- 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.

☐ ☐ ☐

Discussion

Tribal Cultural Resources use was not specifically analyzed within the GPU EIR as a separate issue area under CEQA. At the time, archaeological resources and human remains were discussed under GPU EIR Section 2.5 Cultural and Paleontological Resources. In 2015, the issue of Tribal Cultural Resources was separated into its own section within Appendix G of the CEQA Guidelines to incorporate the two issue questions above. The GPU EIR did address these issues within the analysis; however, they were not called out as separate issue areas. Within the GPU EIR, the issue of Tribal Cultural Resources was determined to be significant with mitigation.

18(a)

As discussed in the Negative Cultural Resources Survey Report for the 1434 Montiel Road Project (BFSA 2024), and Section 5, Cultural Resources, above, a County-approved archaeologist performed a pedestrian survey of the approximately 2.05-acre project site on January 5, 2024. The County-approved archaeologist was accompanied by a Luiseño Native American monitor from Saving Sacred Sites. No prehistoric or historic archaeological material was observed within the project APE during the survey. As a precautionary measure for any inadvertent discoveries and consistent with applicable General Plan EIR mitigation measures, including Mitigation Measure Cul-2.5, the project will be conditioned to include Archaeological and Tribal Monitoring, as well as a Cultural Resources Treatment Agreement and Preservation Plan throughout all grading activities.

Consistent with General Plan EIR Mitigation Measure Cul-2.4 and applicable tribal coordination requirements, the County initiated coordination with California Native American tribes traditionally and culturally affiliated with the project site on November 5, 2024. The Rincon Band of Luiseño Indians requested further discussion regarding the project, and the County met with the Rincon Band of Luiseño Indians on March 12, 2025, May 7, 2025, July 18, 2025, December 3, 2025, February 25, 2026, April 14, 2026, and

June 16, 2026. No Tribal Cultural Resources were identified during discussions and coordination with the tribe. As such, there are no impacts to tribal cultural resources.

As previously stated, impacts to Tribal Cultural Resources analyzed within Section 2.5, Cultural and Paleontological Resources, of the GPU EIR were determined to be significant with mitigation. The project would implement measures consistent with the GPU EIR. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regard to the issue area of Tribal Cultural Resources, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Cul-2.4, Cul-2.5, and Cul-2.6) would be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
19. Utilities and Service Systems – Would the Project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ☐ ☐ ☐
- g) Comply with federal, state, and local statutes and regulations related to solid waste? ☐ ☐ ☐

Discussion

- 19(a) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project is located within the service boundaries of the Vallecitos Water District, which will provide both water and sewer services. The project does not propose the use of on-site wastewater systems (OSWS), such as septic systems, and will instead connect to the existing public sewer infrastructure maintained by Vallecitos. According to the service availability confirmation from Vallecitos Water District, the District has adequate capacity to accommodate the wastewater demands of the proposed ten-lot residential subdivision. Therefore, the project would be consistent with the wastewater treatment requirements established by the RWQCB.

As previously discussed, the GPU EIR determined that impacts to wastewater treatment systems would be less than significant with mitigation. Because the proposed project will connect to an existing public sewer system with confirmed capacity, it would result in a less-than-sign

- 19(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project involves new water and wastewater pipeline extensions. However, these extensions would be on-site, and would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis. Water and sewer service availability forms have been provided by Vallecitos Water District dated December 2022.

As previously discussed, the GPU EIR determined impacts on wastewater treatment requirements to be less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 19(c) The GPU EIR concluded this impact to be less than significant with mitigation. As outlined in the project's SWQMP and in Section 10 – Hydrology and Water Quality, the project will implement on-site temporary and construction BMPs to minimize pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering stormwater runoff. These measures are designed to ensure project-related impacts to water quality are less than significant. The project includes an on-site biofiltration basin and other permanent structural BMPs, which are required to be maintained by the property owner in perpetuity as part of stormwater compliance obligations.

Proposed earthwork quantities for the project consist of approximately 96 cubic yards of cut and 16,019 cubic yards of fill, as detailed in the Preliminary Grading Plan. The site was previously developed with a single-family home, which has since been demolished, and is now proposed for residential subdivision. The majority of grading will occur at the rear of the site in fill slope areas, and the project includes construction of retaining walls ranging from two to five feet in height to stabilize slopes and support future development.

The SWQMP by ABI Engineering includes a drainage analysis demonstrating that the project will not increase off-site drainage or flow volumes, and that the post-project

drainage patterns will remain consistent with existing conditions. The stormwater design complies with County requirements for Low Impact Development (LID), source control, and pollutant control per the BMP Design Manual.

As previously discussed, the GPU EIR determined that impacts to stormwater drainage facilities could be mitigated to a less-than-significant level. Because the project includes appropriately designed and maintained on-site drainage infrastructure and BMPs, it would result in a less-than-significant impact and would be consistent with the analysis provided within the GPU EIR, as it would not increase the severity or scope of impacts previously identified.

- 19(d) The GPU EIR concluded this impact to be significant and unavoidable. A water service availability letter dated December 2020 has been provided by the Vallecitos Municipal Water District for operations of the project and show that there is adequate service for the Project. The Project does not include the use of groundwater.

As previously discussed, the GPU EIR determined impacts to adequate water supplies be significant and unavoidable. However, the proposed Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 19(f) The GPU EIR concluded this impact to be significant and unavoidable.. All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 19(g) The GPU EIR concluded this impact to be less than significant. The project would deposit all solid waste at a permitted solid waste facility. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Utilities and Service Systems, the following findings can be made:

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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20. Wildfire – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☐ |
| c) 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 in the environment? | ☐ | ☐ | ☐ |
| d) Expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes? | ☐ | ☐ | ☐ |

Discussion

Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials. The guidelines for determining significance stated: the proposed General Plan Update would have a significant impact if it would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. In 2019, the issue of Wildfire was separated into its own section within Appendix G of the CEQA Guidelines to incorporate the four issue questions above. The GPU EIR did address these issues within the analysis; however they were not called out as separate issue areas. Within the GPU EIR, the issue of Wildland Fires was determined to be significant and unavoidable.

- 20(a) The GPU EIR concluded this impact to be significant and unavoidable with respect to wildfire risk in the unincorporated areas of San Diego County. The project site is located within the LRA and falls under the jurisdiction of the San Marcos Fire Protection District. However, the project site is located outside the five-minute emergency response time required by the County of San Diego General Plan Safety Element for new residential development.

To address this, the applicant is required to obtain a signed Automatic Aid Agreement from the Escondido Fire Department, confirming that Escondido Fire will provide primary fire protection services to the project site. This measure ensures compliance with the five-minute travel time requirement and mitigates the extended response time from the nearest San Marcos Fire station. A copy of the signed agreement must be submitted to and approved by the County Department of Planning & Development Services prior to Final Map approval.

Emergency access to the site will be provided by a new private cul-de-sac extending from Via Teramo, which connects to Montiel Road, a public street. The grading plan demonstrates that the internal access road is designed to meet fire code standards and will accommodate emergency vehicle access.

As previously discussed, wildfire risk was analyzed in the GPU EIR (Section 2.7, Hazards and Hazardous Materials) and was determined to be a significant and unavoidable impact at the countywide level. However, due to the project's location within a developed infill area, the absence of Very High Fire Hazard Severity Zone (VHFHSZ) designations, and the implementation of enhanced fire service coverage through the Automatic Aid Agreement, the proposed project would have a less-than-significant wildfire impact at the project level. Therefore, the project would be consistent with the analysis provided within the GPU EIR, as it would not increase the severity of wildfire-related impacts identified therein.

- 20(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project is within the unzoned fire hazard severity zone and within the Urban-Wildlife Interface Zone. The Project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. Implementation of these fire safety standards would occur during the building permit process and is consistent with GPU EIR mitigation measures Haz-4.2 and Haz-4.3. In addition, the Project is consistent with the Zoning Ordinance and the allowable development density established under the GPU. Therefore, for the reasons stated above, the Project would not be expected to experience exacerbated wildfire risks due to slope, prevailing, winds or other factors.

As previously stated, Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials and was determined to be significant and unavoidable. However, the proposed Project would have a less-than-significant impact with the implementation of GPU EIR mitigation measures Haz-4.2 and Haz-4.3 for the implementation of brush management and compliance with the building and fire codes. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 20(c) The GPU EIR concluded this impact to be significant and unavoidable. The Project would require the installation and maintenance of a new private cul-de-sac and driveways to provide access to the ten proposed residential lots that meet all fire district requirements. The Project also requires utility connections for water and sewer service from the Vallecitos Water District. In addition, the Project will include the installation of a fire hydrant to meet fire protection requirements and ensure adequate emergency response capability. These proposed improvements would not exacerbate fire risk. All infrastructure associated with the Project has been incorporated into this analysis. Therefore, no additional temporary or ongoing impacts to the environment related to associated infrastructure would occur that have not been analyzed in other sections of this environmental document.

As previously discussed, the GPU EIR determined impacts from wildfire to be significant and unavoidable. However, the Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 20(d) The GPU EIR concluded this impact to be significant and unavoidable. As detailed in the project's Storm Water Quality Management Plan (SWQMP) prepared by ABI Engineering, the proposed project would not result in increased off-site drainage or flow of water, and post-development conditions would maintain drainage patterns consistent with existing

conditions. Earthwork for the project will involve approximately 96 cubic yards of cut and 16,019 cubic yards of fill. The project site was previously developed with a single-family residence, which has been demolished, and is now proposed for subdivision into ten single-family residential lots.

Grading will primarily occur at the rear portion of the site and includes the construction of retaining walls ranging from two to five feet in height to support slope stability and lot layout. In addition, the project includes installation of a bioretention basin in the southwestern portion of the site, designed to treat runoff from impervious surfaces and reduce pollutants and hydromodification impacts. The project also proposes a fire hydrant to meet emergency response standards.

As noted in responses 10(i) and 10(j), the project is not located within a 100-year floodplain, floodway, or flood hazard area, and is not expected to be impacted by downstream flooding. Therefore, the project would not expose people or structures to significant risks from flooding, landslides, post-fire instability, or drainage changes.

As previously discussed, the GPU EIR determined impacts related to wildfire hazards to be significant and unavoidable at the countywide scale. The project complies with GPU EIR mitigation measure Haz-4.3, which requires adherence to applicable Building and Fire Codes, and incorporates Mitigation Measure Haz-4.2, requiring brush management as part of its standard project design features. Therefore, the project would result in a less-than-significant impact at the project level and would be consistent with the analysis provided within the GPU EIR, as it would not increase the severity of impacts previously identified.

Conclusion

The GPU EIR concluded significant and unavoidable impacts associated with wildfire under Section 2.7, Hazards and Hazardous Materials. Based on the incorporation of project design features measures, impacts associated with wildfire would be less than significant. Therefore, the project would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

With regards to the issue area of Wildfire, the following findings can be made:

5. No peculiar impacts to the Project or its site have been identified.
6. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
7. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
8. Feasible mitigation measures incorporated as standard design features associated with the project contained within the GPU EIR (Haz-4.2 and Haz-4.3) would be applied to the Project. These measures, as detailed above, requires the Project applicant to implement brush management and comply with the building and fire codes.

15183 Checklist

Attachments:

Appendix A – References

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

Appendix A

The following project-specific technical studies, plans, agency forms, and regulatory documents were used to support the environmental analysis for the Montiel Road Subdivision.

Project-Specific Technical Studies

Air Quality and Greenhouse Gas Emissions

- Montiel Road Subdivision Detailed Report, Harris & Associates, May 28, 2026.
- Climate Action Plan Consistency Checklist, March 23, 2026

Cultural Resources

- A Negative Cultural Resources Survey Report for the 1434 Montiel Road Project, BFSA Environmental Services, January 19, 2024.

Geology and Soils

- Preliminary Geotechnical Investigation Report for Proposed Residential Subdivision, 1434 Montiel Road, Escondido, California, ABI Engineering Consultants, October 25, 2022.
- Steep Slope Exhibit, ABI Engineering Consultants, June 3, 2023.

Hydrology and Water Quality

- Priority Development Project Stormwater Quality Management Plan, ABI Engineering Consultants, Inc., March 10, 2026.
- Hydrology and Hydraulics Study, ABI Engineering Consultants, Inc., March 10, 2026.

Noise

- Acoustical Analysis for Montiel Road TM, Eilar Associates, Inc., August 13, 2024.

Project Plans

- Tentative Map, Montiel Road Subdivision, PDS2022-TM-5648.
- Preliminary Grading Plan, ABI Engineering Consultants, Inc.
- Project Landscape Plan.

Project Facility Availability Forms—PDS-399

- Project Facility Availability Form—Escondido Fire Department, December 2024.
- Project Facility Availability Form—San Marcos Fire Department, March 2024.
- Project Facility Availability Form—Vallecitos Water District, Sewer Service, March 2024.
- Project Facility Availability Form—Vallecitos Water District, Water Service, December 2022.
- Project Facility Availability Form—Escondido Union School District, December 2022.
- Project Facility Availability Form—Escondido Union High School District, August 2025.

Plans, Regulations, and Other References

- California Public Resources Code, including Sections 21083.2 and 21083.3.
- California Environmental Quality Act Guidelines, including Sections 15064.5, 15183, and 15183.5 and Appendices F and G.
- County of San Diego General Plan.
- County of San Diego General Plan Update Final Program Environmental Impact Report, ER No. 02-ZA-001, SCH No. 2002111067, certified August 3, 2011.
- County of San Diego North County Metropolitan Subregional Plan.
- County of San Diego Zoning Ordinance.

- County of San Diego 2024 Climate Action Plan and CAP Consistency Review Checklist.
- County of San Diego Guidelines for Determining Significance applicable to the environmental issue areas evaluated in this checklist.
- County of San Diego Resource Protection Ordinance.
- County of San Diego Grading Ordinance.
- County of San Diego Watershed Protection Ordinance and BMP Design Manual.
- County of San Diego Light Pollution Code.
- County of San Diego Consolidated Fire Code.
- County of San Diego Water Efficient Landscape Ordinance.
- San Diego Air Pollution Control District, *2022 Regional Air Quality Strategy*.
- San Diego Air Pollution Control District Rules 20.1, 20.2, 20.3, 51, 55, and 67.0.1.
- California Air Resources Board, *California's 2017 Climate Change Scoping Plan*, December 14, 2017.
- California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality*, December 2022.
- Office of Environmental Health Hazard Assessment, *Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments*, 2015.
- California Department of Transportation, California Scenic Highway Program.
- California Department of Conservation, Farmland Mapping and Monitoring Program and applicable geologic-hazard maps.
- Federal Emergency Management Agency, applicable Flood Insurance Rate Maps.
- California Building Code, California Energy Code, and California Green Building Standards Code.
- Applicable SANDAG regional growth forecasts, Regional Transportation Plan, and Sustainable Communities Strategy.

Appendix B

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

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

Appendix C

County of San Diego Guidelines For Determining Significance and Report Format and Content Requirements, Transportation and Traffic is available on the County of San Diego's website at:

https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Traffic_Guidelines.pdf

Attachment D – Environnemental Findings

ENVIRONMENTAL FINDINGS

MONTIEL TENTATIVE MAP

PDS2022-TM-5648, LOG NO. PDS2022-ER-22-08-008

October 16, 2026

1. In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review for the reasons stated in the 15183 Statement of Reasons dated October 17, 2024, because the project is consistent with the General Plan for which an environmental impact report dated August 2011 on file with Planning & Development Services as Environmental Review Number 02-ZA-001 (GPU EIR) was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project.
2. In accordance with State CEQA Guidelines section 15183(e)2, the Planning Commission, at a duly noticed public hearing on October 16, 2026, found that feasible mitigation measures identified in the General Plan Update EIR will be undertaken.
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



County of San Diego, Planning & Development Services
Project Planning Division

TO: FILE

FROM: MICHAEL JOHNSON, GROUP PROGRAM MANAGER

SUBJECT: MONTIEL ROAD SUBDIVISION TENTATIVE MAP; PDS2022-TM-5648, PDS2022-ER-22-08-008; RESPONSE TO COMMENTS RECEIVED DURING PUBLIC DISCLOSURE OF 15183 CHECKLIST

DATE: OCTOBER 16, 2026

The following are staff's responses to comments received during the public disclosure period for the Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist pursuant to CEQA Guidelines 15183. The draft Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist was circulated for public disclosure from July 30, 2026 to August 31, 2026.

E-mail from Candice Hunt dated August 2, 2026:

- **Comment:** This e-mail comment raised concerns about several trees located within the approximate area of the proposed Lot 4. The community member indicated that they had observed an active hawk nest within the trees and requested clarification on whether the trees would be demolished/removed and whether they could be protected in any manner.
- **Response:** PDS previously visited the site and observed several Eucalyptus trees in the proximity of the northwest corner of the property. It is anticipated that the trees within the boundary of the property would be removed, since they are within the fuel modification area of existing and proposed houses and within areas proposed to be graded. To avoid impacts to migratory birds and raptors, conditions for the project include a requirement that the project grading plans include the following note requiring compliance with the Migratory Bird Treaty Act (MBTA). The 15183 checklist has been updated to reflect this condition.

BIO#1–MIGRATORY BIRD AND RAPTOR RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty (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 and 500 feet or raptor nesting habitat during the breeding season of the migratory birds and raptors. The breeding season is defined as occurring between January 15 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California

Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to the start of brushing, 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.

E-mail from Michael Boone dated August 13, 2026:

- **Comment:** This e-mail comment was received from Michael Boone. The comment states that the community member lives adjacent to proposed lots 6,7, and 8. The comment asks questions about where water will drain from the project and mentions the commenter's drainage concerns. The comment also asks if water will be attached to the current lines outside a wall on his property.
- **Response:** PDS staff and the applicant spoke with Michael Boone regarding these questions/concerns. The grading transition along the property line is shown on the Grading Plan, Sheet 3, Section C-C (Stations 0+00 to 0+25), prepared by ABI Engineering. The existing retaining/site wall along the property line will remain in place. A new retaining wall will be constructed adjacent to the existing wall to support the proposed biofiltration basin. As shown on Grading Plan Sheet 2, this new retaining wall will have a height of approximately 9 to 10 feet.

According to the CEQA Drainage Study prepared by ABI Engineering, the existing ditch/swale along the property line will be modified into a biofiltration basin designed to capture and treat on-site runoff to meet stormwater compliance requirements. The basin will discharge at the southwest corner of the site, preserving historic drainage patterns. The study also notes that the biofiltration basin will reduce peak discharge rates to levels below pre-development conditions. No changes were made to the 15183 checklist as a result of this comment.

San Diego County Local Agency Formation Commission (LAFCO) letter dated August 31, 2026:

- **Comment:** This comment states that LAFCO reviewed the project and that the comments provided focus on agency boundaries and delivery of public services. Because the project site is next to Escondido's city limits and within Escondido's sphere of influence, and because the Escondido Fire Department is expected to support emergency response, LAFCO states that the area is potentially planned for eventual annexation into the City of Escondido. The site is also currently within the San Marcos Fire Protection District, which has a zero sphere of influence.

Because of this, this area may eventually be detached from the District and shift to another fire provider.

Based on this, LAFCO recommends that the County include a condition requiring the applicant to sign a deferred annexation agreement that provides for annexation into the City of Escondido before building permit issuance. LAFCO also states that this annexation would not affect Vallecitos Water District's planned water and wastewater service. LAFCO encourages coordination among the County, City, applicant, and LAFCO staff.

- **Response:** In response to this letter, PDS shared the LAFCO letter with the applicant and discussed the potential annexation with them. A new notice was also added to the TM Resolution to notify the applicant of this comment and indicate that the applicant is encouraged to work with the City of Escondido and LAFCO regarding potential annexation into the City of Escondido (see notice below). Section 15 of the 15183 checklist was also updated to reflect the information within this letter.

Notice: Local Area Formation Commission (LAFCO) – LAFCO provided comments on TM-5648, recommending that the project applicant pursue annexation into the City of Escondido as part of future development of the property. Applicants are advised to review the LAFCO comment letter dated August 31, 2026, and PDS Staff suggests early coordination with the City of Escondido and LAFCO staff regarding potential annexation.

San Diego County Archaeological Society, Inc. letter dated August 29, 2026:

- This letter contains two comments:
 - **Comment 1:** The first comment states that the Cultural Resources Report indicated that photographs between 1947 – 2023 were inspected, and that a house existed on the property by 1942. The comment also indicates that the structure was most likely built sometime between 1901 – 1942, and that the County's 1928-1929 aerial photos were apparently not inspected and that the historic use of the property needs to be researched, including by review of the 1928- 1929 aerial and other property records.
 - **Response:** In response to this comment, PDS re-reviewed our records, including checking with the Department of Public Works Cartographic Services and the County Library, but could not locate the 1928-1929 photograph mentioned in this comment. We also reached out to the owner to discuss this comment, who also did not know the date the previous residence was built. No further information was found regarding the previous use of the property.
 - **Comment 2:** The second comment indicates that the results of the information needs to be documented for the benefit of the Tribal and archaeological monitors to alert them to where subsurface resources may be present.

- **Response:** To ensure the future monitors are aware of the previous use of the property and location of previous structures, the monitoring conditions related to the project were amended. Additional requirements were added requiring future monitors to work with the applicant and PDS to review the 1947 photograph mentioned in the project Cultural report and to research available records further to determine whether older records/aerials are available to assist with the grading monitoring. Section 5 of the 15183 Checklist was updated with this information.

From: [Candice Hunt](#)
To: [Brown, Bronwyn](#)
Subject: [External] Inquiry regarding PDS2022-TM-5648, PDS2022-ER-22-08-008
Date: Sunday, August 2, 2026 4:31:33 PM

Hello Bronwyn,

I had a question regarding the 1434 Montiel Road San Marcos project. I noticed the project didn't support a more thorough Environmental review.

We are in the neighborhood and there is an active Hawk nest that has been an active nest for as long as I can remember, and I have been in the neighborhood for 15+ years. From the tentative maps the trees are located in the area of Lot 4.

Do you know if the trees in the North west corner are impacted and could be demolished? With the fact there is an active Hawk pair that lives in those trees, could they be protected in any manner?

Thank you for your time.

Candice

From: Brown, Bronwyn <Bronwyn.Brown2@sdcounty.ca.gov>
Sent: Tuesday, August 18, 2026 10:38 AM
To: Michael Boone <mboone7191@gmail.com>
Cc: Ryan, Taylor <Taylor.Ryan@sdcounty.ca.gov>; Johnson, Michael D. <Michael.Johnson1@sdcounty.ca.gov>
Subject: RE: [External] Re: Montiel Tentative Map PDS2022-TM-5648

Hi Michael,

I followed up with Taylor Ryan and he provided the following answers to the questions you asked over the phone. Please review.

The Montiel Tentative Map Grading Plan can be found here: [Preliminary Grading Plan.pdf](#)

- **How the proposed grades will transition along his property line;** - The grading transition along the property line is shown on the Grading Plan, Sheet 3, Section C-C (Stations 0+00 to 0+25) prepared by ABI Engineering. The existing retaining/site wall located on the property line will remain in place. A new retaining wall will be constructed adjacent to the existing wall to support the proposed biofiltration basin.
- **The location/height of any retaining walls adjacent to his property;** - As shown on Grading Plan Sheet 2, the proposed retaining wall adjacent to the property line will have a height of approximately 9 to 10 feet.
- **How the existing ditch/swale and drainage along the property line will be maintained or modified; and** - According to the CEQA Drainage Study prepared by ABI Engineering, the existing ditch/swale along the property line will be modified into a biofiltration basin. This basin is designed to capture and treat on-site runoff to meet stormwater compliance requirements. The basin will discharge at the southwest corner of the site, preserving the historic drainage patterns.
- **How the proposed drainage improvements are designed to prevent runoff from being directed onto his property.** - The CEQA Drainage Study prepared by ABI Engineering states that the biofiltration basin will capture and treat runoff from the site for stormwater compliance. The basin will discharge at the southwest corner of the site, maintaining historic drainage patterns. Additionally, the basin will reduce peak discharge rates below pre-development levels.

Let us know if this answers your questions. If you would like a call with our civil engineer please let us know and we can set something up.

Thank you.



Bronwyn Brown (*she/her/hers*)
Land Use & Environmental Planner (Contractor)
Project Planning
Planning & Development Services
☎ (619) 309-9949

From: Michael Boone <mboone7191@gmail.com>
Sent: Thursday, August 13, 2026 7:46 PM
To: Brown, Bronwyn <Bronwyn.Brown2@sdcounty.ca.gov>
Subject: [External] Re: Montiel Tentative Map PDS2022-TM-5648

Hello, I Michael A Boone living at 776 Via Gordo, Escondido, CA 92026 am a boarding property to Montiel Tentative Map PDS2022-TM-5648.

Lot 6,7,& 8 look to be on my Northern border.

Steve Carpenter to my west, also a bordering parcel, are looking to see and understand where the water is going to go.

If there are retaining wall(s) where are they in relation to my current wall on my north boundary.

I have attached a previous water run off issue once the property was sold and graded back in 2023.

Will the water be attached to the current lines outside my northwest wall?

I can be reached at 760-4719-5914 most days.

Michael Boone

On Mon, Aug 3, 2026 at 10:47 AM Brown, Bronwyn <Bronwyn.Brown2@sdcounty.ca.gov> wrote:

Good Morning All,

I am reaching out to make sure you have access to the public review materials for the Montiel Tentative Map project. The public review link is provided below. Hard copies of the public notice have also been sent by mail.

Montiel TM Public Review Link:

<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5648.html>

Please feel free to reach out if you have any questions.

Thank you.



Bronwyn Brown (*she/her/hers*)

Land Use & Environmental Planner (Contractor)

Project Planning

Planning & Development Services

☎ (619) 309-9949



San Diego County Local Agency Formation Commission

Regional Service Planning | Subdivision of the State of California

August 31, 2026

Bronwyn Brown, Project Manager
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, California 92123

**SUBJECT: COMMENTS ON MONTIEL TENTATIVE MAP |
PDS2022-TM-5648; PDS2022-ER-22-08-008**

Dear Bronwyn Brown:

The San Diego County Local Agency Formation Commission (LAFCO) appreciates the opportunity to provide comments on the proposed California Environmental Quality Act (CEQA) findings associated with the Montiel Tentative Map. The project involves the subdivision of an approximately 1.98-acre parcel at 1434 Montiel Road into 10 single-family residential lots. The project description states that fire protection would be provided by the San Marcos Fire Protection District with response support from the Escondido Fire Department through an automatic aid agreement to meet the County's five-minute emergency response standard.

LAFCO's comments are limited to matters involving local agency boundaries and the efficient provision of public services. In this respect, the project site is located immediately adjacent to the City of Escondido's incorporated boundary and within the City's sphere of influence. The sphere represents the Commission's adopted plan for the City's probable future boundary and service area and anticipates the site's eventual transition to City governance. The project site is also within the San Marcos Fire Protection District, which has a zero sphere of influence. The zero sphere signals the Commission's expectation that the territory will ultimately be detached from the District and transition to another fire protection service provider. Given this governance framework, the site's location within Escondido's sphere of influence, and Escondido Fire Department's anticipated role in supporting emergency response, annexation to the City would appropriately align the project with the Commission's adopted plans for future boundaries and service provision.

Accordingly, LAFCO recommends that as part of its consideration of the tentative map, the County include a condition requiring the applicant to enter into a deferred annexation

Administration

Keene Simonds, Executive Officer
2550 Fifth Avenue, Suite 725
San Diego, California 92103
T 619.321.3380
E lafoo@sdcountry.ca.gov
www.sdlafco.org

Paloma Aguirre
County of San Diego

Joel Anderson
County of San Diego

Monica M. Steppe, Alt.
County of San Diego

Chair Kristi Becker
City of Solana Beach

Dane White
City of Escondido

John McCann Alt.
City of Chula Vista

Stephen Whitburn
City of San Diego

Marni von Wilpert, Alt.
City of San Diego

Vice Chair Barry Willis
Alpine Fire Protection

Jo MacKenzie
Vista Irrigation

David Drake, Alt.
Rincon del Diablo

Brigitte Browning
General Public

Eileen Delaney, Alt.
General Public

agreement that provides for annexation of the project site to the City of Escondido before the issuance of building permits. This approach would allow the County to complete the current entitlement process while ensuring that development occurs under City jurisdiction and that the project's governmental boundary and municipal service arrangements are appropriately aligned. Annexation would not disturb the Vallecitos Water District's proposed provision of water and wastewater services to the site.

LAFCO encourages the County, City, and applicant to coordinate with LAFCO staff regarding the recommended annexation process. We appreciate the County's consideration of these comments and are available to discuss the recommendation or provide additional information.

Sincerely,
Priscilla Mumpower
Assistant Executive Officer

cc: City of Escondido, Veronica Morones



San Diego County Archaeological Society, Inc.

Environmental Review Committee

August 29, 2026

To: Ms. Bronwyn Brown
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Findings under CEQA Section 15183
Montiel Tentative Map
PDS2022-TM-5648, PDS2022-ER-22-08-008

Dear Ms. Brown:

I have reviewed the subject Findings on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the Cultural Resources Report posted on the County's website, we have the following comments:

1. Page 4 of the Report states that aerial photos from 1947 to 2023 were inspected, and that "a residential structure was present within the property by 1942." Presumably, this means that the now-demolished structure was constructed sometime between 1901 and 1942, the dates of the two quadrangle maps. The County's 1928-29 aerial photos were apparently not inspected. The historic use of the property needs to be researched by, among other sources, reviewing those photos and the property records.
2. In addition, those results need to be documented (including on maps) for the benefit of the Tribal and archaeological monitors, to alert them to where subsurface resources may be encountered.

Other than the above, we agree with the mitigation measures defined in the Findings and that the County for this opportunity to comment.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: BFSa Environmental
SDCAS President

Attachment F – Service Availability Forms



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Shub Estates LLC (732) 552-7712
 Owner's Name Phone
 10225 Barnes Canyon Road
 Owner's Mailing Address Street
 SAN DIEGO CA 92121
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

- B. ☒ Residential Total number of dwelling units 10
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 1,980 Total lots 10 Smallest proposed lot 6,917 SF

Assessor's Parcel Number(s)
 (Add extra if necessary)

Thomas Guide. Page _____ Grid _____
 1434 Montiel Rd.
 Project address Street
 ESCONDIDO, CA 92026
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Joseph Holasek Date: 11/11/2024
 Address: 4990 North Harbor Drive, Suite 201, San Diego, CA 92106 Phone: 619-507-1001

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Escondido Fire Department

Indicate the location and distance of the primary fire station that will serve the proposed project:

Fire Sta 3 1808 N Nutmeg St 2.1 miles 45 mins.

- A. ☐ Project is in the District and eligible for service.
☒ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
C. ☐ District conditions are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: LaVona Korekve Print Name and Title: Deputy Fire Marshal Phone: 760 839 5415 Date: 12/19/24

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Shub Estates LLC (732) 552-7712
 Owner's Name Phone
 10225 Barnes Canyon Road
 Owner's Mailing Address Street
 SAN DIEGO CA 92121
 City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

- B. ☒ Residential Total number of dwelling units 10
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 1,980 Total lots 10 Smallest proposed lot 6,917 SF

Thomas Guide. Page _____ Grid _____

1434 Montiel Rd.

Project address Street

ESCONDIDO, CA 92026

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Joseph Holasek Date: 12/01/2022

Address: 4990 North Harbor Drive, Suite 201, San Diego, CA 92106 Phone: 619-507-1001

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: SAN MARCOS Fire Dept.

Indicate the location and distance of the primary fire station that will serve the proposed project:

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
 B. ☐ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
 C. ☐ District conditions are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Jason Nailon Fire Marshal 766-552-2772 3-5-24
 Print Name and Title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



SAN MARCOS FIRE DEPARTMENT COMMENTS

- 1434 Montiel Rd. – 10 Lot Subdivision / 10 New SFD – TM REVIEW,

***Updated 12/2024:**

AUTOMATIC AID AGREEMENT: Obtain agreement for service from Escondido Fire Department to mitigate extended (8-min) response time from nearest San Marcos Fire Department station.

NOTE 15-3 - AUTOMATIC FIRE SPRINKLER SYSTEM - An Automatic Fire Sprinkler System shall be installed in compliance with 2022 CRC (or most current edition) and the most current edition of NFPA 13D, and any San Marcos Fire Department requirements.

* UNDERGROUND FIRE LINE: Deferred Submittal / Separate permit required for on-site fire hydrant.

* NOTE: Hydrant(s) within the development shall be private hydrants and shall be maintained by the Community / Homeowners Association.

*** PRIOR NOTES FOR REFERENCE:**

EMERGENCY RESPONSE MAPS - Geo- Referenced Preplans: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates. Provide geo-referenced building plan in CAD (.dwg) format using the following coordinate system: NAD_1983_StatePlan_California_VI_FIPS_0406_Feet. Produce a fire preplan in (ESRI) GIS format using the pre-configured GIS Starter Package provided by City of San Marcos. A completed fire preplan shall include the GIS data and output PDF for use by San Marcos Fire Department.

MATERIALS on SITE: Prior to delivery of combustible building construction materials to the project site; the following conditions shall be completed to satisfaction of the Fire Dept.:

(1) Fire Hydrant(s) shall be installed, approved and usable.

(2) Fire Lane or Access Roads shall be in place and provide a permanent all weather surface for emergency vehicles that support weight of fire apparatus (75,000 lbs).

COMMUNITY FACILITIES DISTRICT (CFD) ANNEXATION REQUIRED: San Marcos CFD 2001-01 (Fire/Paramedic). Annexation process to be completed prior to occupancy of any home.

HYDRANT: ** OK AS NOTED ON TM, ITEM 5. (Bronze residential fire hydrant located at project entrance. Residential fire hydrant shall have One 4 inch port and one 2.5 inch port. Installation shall be as per local Water District specifications. Hydrant Type shall be Clow style, model #850. All fire hydrants shall be color coded per NFPA 291.

** Contact water district to obtain fire flow information. Minimum GPM shall be per CFC Appendix B.

** **CONFIRM ACCESS ROAD WIDTH:** Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Access roads shall be all weather surface and designed to support imposed loads of not less than 75,000 pounds.

** **TURN-AROUND:** Confirm cul-de-sac turn-around meets required inside and outside turn radii dimensions. (42ft outside turn radii; 28 ft inside turn radii)

FIRE LANE MARKING REQUIRED: 24 Feet – No parking on either side of road. 32 feet – Parking is allowed

on one side of road. 40- Feet – Parking is allowed on both sides of the road.

Single-Family residential driveways; serving no more than two single-family dwelling, shall have minimum width of 16 feet curb line to curb line.

GATES: Gates or other devices that may obstruct fire access roadways shall be provided with Knox Key switch with cover and all drive gates shall be equipped with approved emergency traffic strobe sensor(s), which opens the gate on approach of emergency vehicles. Gates shall have battery back-up or manual means of disconnect in case of power failure. CFC503.5

Note: This list is not meant to be complete. Additional fire and building code requirements may apply based on formal plan submittal, intended use of building and occupancy classification.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Shub Estates LLC (732) 552-7712
 Owner's Name Phone
 10225 Barnes Canyon Road
 Owner's Mailing Address Street
 SAN DIEGO CA 92121
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**
☐ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
☐ Rezones changing Special Area or Neighborhood Regulations
☒ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

C. ☒ Residential Total number of dwelling units 10
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☒ Total Project acreage 1.98 Total number lots 10

Assessor's Parcel Number(s)
 (Add extra if necessary)

Thomas Guide Page _____ Grid _____
 1434 montiel road
 Project address Street
 escondido, ca 92026
 Community Planning Area/Subregion Zip

Applicant's Signature: Joseph Holasek Date: 12/01/2022
 Address: 4990 North Harbor Drive, Suite 201, San Diego, CA 92106 Phone: 619-507-1001
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

Escondido Union High School District
 District Name: Escondido Union School District

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____
 High school: Escondido High School miles: _____

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Assistant Superintendent, Business Svcs.
 Authorized Signature Print Title
Amanda Phillips
 Print Name
 (760) 291-3210
 Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Kesava Pasumarthi
 Owner's Name _____ Phone _____

10225 Barnes Canyon road #A201
 Owner's Mailing Address _____ Street _____

San Diego, CA _____ 92121
 City _____ State _____ Zip _____

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT**

A. LEGISLATIVE ACT

☐ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment

B. DEVELOPMENT PROJECT

☐ Rezones changing Special Area or Neighborhood Regulations
☒ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

C. ☒ Residential Total number of dwelling units 10
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☐ Total Project acreage 2.05 Total number lots 10

Assessor's Parcel Number(s)
 (Add extra if necessary)

228-171-16-00	

Thomas Guide Page _____ Grid _____

1434 Montiel Road, Escondido, CA
 Project address _____ Street _____

North County Metro 92026
 Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: JOSEPH HOLASEK Digitally signed by JOSEPH HOLASEK
 DN: cn=JOSEPH HOLASEK, ou=NOAA GROUP, email=j.holasek@noaa.gov, c=US Date: 8/4/2025

Address: 3990 Old Town ave, suite 17-C San Diego, CA 92110 Phone: 619-507-1001

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY**TO BE COMPLETED BY DISTRICT**

ESCONDIDO UNION SCHOOL
 District Name: DISTRICT

If not in a unified district, which elementary or high school district must also fill out a form?
ESCONDIDO UNION HIGH SCHOOL D

Indicate the location and distance of proposed schools of attendance.

Elementary: ROCK SPRINGS miles: 1.0
 Junior/Middle: RINCON miles: 3.8
 High school: _____ miles: _____

☒ This project will result in the overcrowding of the ☒ elementary ☒ junior/school ☐ high school. (Check)
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Katie Terrill
 Authorized Signature _____
 FACILITIES ANALYST
 Print Title _____

KATIE TERRILL
 Print Name _____
 (760) 432-2400 x 10192
 Phone _____

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123





1 - 173

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen

Shub Estates LLC (732) 552-7712
Owner's Name Phone
10225 Barnes Canyon Road
Owner's Mailing Address Street
SAN DIEGO CA 92121
City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

S

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☐ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from _____ to _____ zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

- B. ☒ Residential Total number of dwelling units ¹⁰ _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 1.98 Total lots 10 Smallest proposed lot 6000SF

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s)
(Add extra if necessary)

Thomas Guide Page _____ Grid _____

1434 Montiel Rd.

Project address Street

ESCONDIDO, CA 92026

Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Joseph Holasek

Date: 03/04/2024

Address: 4990 North Harbor Drive, Suite 201, San Diego, CA 92106

Phone: 619-507-1001

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Vallecitos Water Distr. Service area _____

- A. ☐ Project is in the District.
☒ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and is not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____

☐ Project will not be served for the following reason(s): _____

- C. ☒ District conditions are attached. Number of sheets attached: Project Needs to submit for a wls study prior to plan check
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

- D. ☐ How far will the pipeline(s) have to be extended to serve the project? Project will need to extend mains so all new parcels have frontage

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Anne Lopez

Anne Lopez Englebach II

760-752-7141

3/5/24

Authorized Signature

Print Name and Title

Phone

Date

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

Shub Estates LLC	(732) 552-7712	ORG _____	W
Owner's Name	Phone	ACCT _____	
10225	Barnes Canyon Road	ACT _____	
Owner's Mailing Address	Street	TASK _____	
SAN DIEGO	CA 92121	DATE _____	
City	State	Zip	AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____
- B. ☒ Residential Total number of dwelling units ¹⁰ _____
☐ Commercial. Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

C. ☐ Total Project acreage ^{1.98} Total number of lots ¹⁰

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page _____ Grid _____
 1434 Montiel Rd.
 Project address Street
 ESCONDIDO, CA 92026
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Joseph Holasek Digitally signed by Joseph Holasek
 DN: cn=US, email=joholasek@vallecitos.com, o="WOAA Group", cn=Joseph Holasek
 Date: 2022.12.01 10:19:20-0800 Date: 12/01/2022
 Address: 4990 North Harbor Drive, Suite 201, San Diego, CA 92106 Phone: 619-507-1001

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

- District Name: Vallecitos Water Dist. Service area: Vallecitos Service area
- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____
- C. ☒ District conditions are attached. Number of sheets attached: Project needs to submit for a w/s study prior to plan check
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.
- D. ☒ How far will the pipeline(s) have to be extended to serve the project? approx 200-750 ft

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Anne Lopez Print Name: Anne Lopez
 Print Title: Engineering Techn Phone: 760-752-7141 Date: 12-7-22

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



Attachment G – Ownership Disclosure



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

Record ID(s) PDS2022-MPA-22-010

Assessor's Parcel Number(s) 228-171-16-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Shub Estates 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.

PASUMARTHI, KESAVA

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

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

JOSEPH HOLASEK

Signature of Applicant

Joseph Holasek

Print Name

Digitally signed by Joseph Holasek
DN: cn=US, email=jholasek@nraa.com, o="NOAA Group", cn=Joseph Holasek
Date: 2022.12.01 09:19:51-0800

----- OFFICIAL USE ONLY -----

**SDC PDS RCVD 01-04-23
TM5648**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>

