The County of San Diego

Planning Commission Hearing Report

Date:	December 4, 2026	**Case/File No.:**	Chi CC in-lieu of TM & Final Map; PDS2026-TMC-26-0029, PDS2026-ER-26-08-014
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	**Project:**	Certificate of Compliance - Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel
Time:	9:00 a.m.	**Location:**	1555 & 1557 Sunbury Court, Vista, CA 92084
Agenda Item:	Item # 1	**General Plan:**	Village Residential (VR-7.3)
Appeal Status:	Board of Supervisors	**Zoning:**	Rural Residential (RR)
Applicant/Owner:	Eugene Chi/Eugene Chi	**Community:**	North County Metro
Environmental:	Exempt – CEQA § 15061(b)3 & Public Resources Code 21159.25	**APN:**	183-074-04-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to approve, approve with modifications, or deny the proposed Certificate of Compliance – Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel (Project). The Project (PDS2026-TMC-26-0029) requires discretionary action, including approval of a Certificate of Compliance – Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel (TMC). Pursuant to Section 81.516 of the County Subdivision Ordinance, this includes a request for the Planning Commission to waive the requirement for filing a tentative subdivision map and preparing, filing, and recording a final map for a condominium project on a single parcel.

The 0.6-acre site is currently vacant and has a previously approved Density Bonus (DB) and grading permit for a residential project including seven residential units and one Accessory Dwelling Unit (ADU). This TMC does not propose any changes to the previously approved projects but would allow the units

and ADU to be sold as condominiums, instead of being for rent, and would waive the requirement for processing a tentative map and final map. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-7.3), and Zoning for the site is Rural Residential (RR), both of which permit residential development on the site.

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 the California Environmental Quality Act (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 TMC, adoption of the notice of exemption pursuant to Public Resources Code 21159.25 and Section 15061(b)(3) of CEQA (Attachment C), and adoption of the Resolution of Approval containing the requirements and conditions applicable to the Project (Attachment B).

B. REQUESTED ACTIONS

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

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from further environmental review pursuant to Public Resources Code 21159.25 and Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

2. Adopt the Resolution and Decision of Approval for Certificate of Compliance - Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel PDS2026-TMC-26-0029, which includes those findings, 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. PROJECT BACKGROUND

The project site has several recent approvals from PDS. On November 10, 2021, PDS first approved DB PDS2021-DB-20-002 on this parcel. The applicant has modified this application several times, with the most recent modification approved by PDS on August 24, 2023.

Under the current zoning, the site is allowed a maximum residential density of 7.3 dwelling units per acre (DU/ac), which would permit up to five dwelling units on the property. Through the approved DB, the project qualified for additional density because one of the seven proposed units is reserved for very low-income households. By providing one very low-income unit, the DB qualified for a 50 percent density bonus, allowing up to eight units (rounded up from 7.5).

The approved DB included two residential buildings. One building contains six attached dwelling units, and the second building contains one dwelling unit and an accessory dwelling unit (ADU). The DB approval also included one waiver and two development incentives, which are allowed under State law. The waiver waived the building type designator C requirement, which otherwise would not permit the proposed attached-unit design. In addition, the first incentive reduced setback requirements, allowing one building to encroach approximately 25 feet into the rear yard setback and permitting parking spaces and air conditioning units within the northern exterior side setback. The second incentive increased the maximum number of stories to three stories (within the allowed 35-foot allowance). This exceeds the two-story limit and would otherwise not be allowed under the site's "G" height designator.

On September 9, 2025, PDS also approved a major grading permit for this project (PDS2021-LDGRMJ-30337). Grading included the excavation of 1,423 cubic yards and fill of 1,423 cubic yards, with no import or export of material. The grading plan includes grading for the pads and driveways, as well as on-site utility installation. This permit has been approved, but the applicant has not yet pulled the permit or started grading.

On April 28, 2026, the applicant also received approval of Centerline Review PDS2026-LDREFL-01209, which evaluated the project's frontage improvements and confirmed that adjoining roads meet applicable County standards. The project fronts South Santa Fe Avenue, a public road. The review determined that South Santa Fe Avenue complies with County Public Road Standards and that no roadway improvements were required. As a condition of approval, the project was required to relinquish access along its South Santa Fe Avenue frontage. The applicant satisfied this requirement on August 13, 2026, through recordation of document No. 2026-0237349.

The applicant is also processing a building permit for the residential development. This application is still in the review phase and has not been approved.

The project being requested today would allow this development to be sold instead of being a rental project and would waive the requirement for a tentative map and final map.

D. REGIONAL SETTING AND PROJECT LOCATION

The project site is located at 1555 and 1557 Sunbury Court in the Vista area of unincorporated County of San Diego within the North County Metropolitan Subregional Plan area (Figure 1 and 2) The project site is located at the northwest corner of South Santa Fe Avenue and Sunbury Court within an area characterized primarily by single-family and multi-family residential development. South Santa Fe Avenue is located west of the Project site, with residential and commercial uses located in the surrounding area.

Surrounding land uses include multi-family residential to the north across a private road, single-family residential immediately to the east and south across Sunbury Court, and railway to the west across S. Santa Fe Avenue. Access to the site will be provided north of the site via a private shared drive. Surrounding land uses are summarized in Table D-1.

The site is comprised of an approximately 0.6-acre legal parcel with the Rural Residential (RR) 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 D-1 Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Office Professional	C31	Private Drive	Multi-Family Residential
South	Village Residential (VR-7.3)	RR	Sunbury Court	Single-Family Residential
East	Village Residential (VR-7.3)	RR	Montgomery Drive	Single-Family Residential
West	Public/Semi-Public Facilities	S94	S. Santa Fe Avenue	Railway

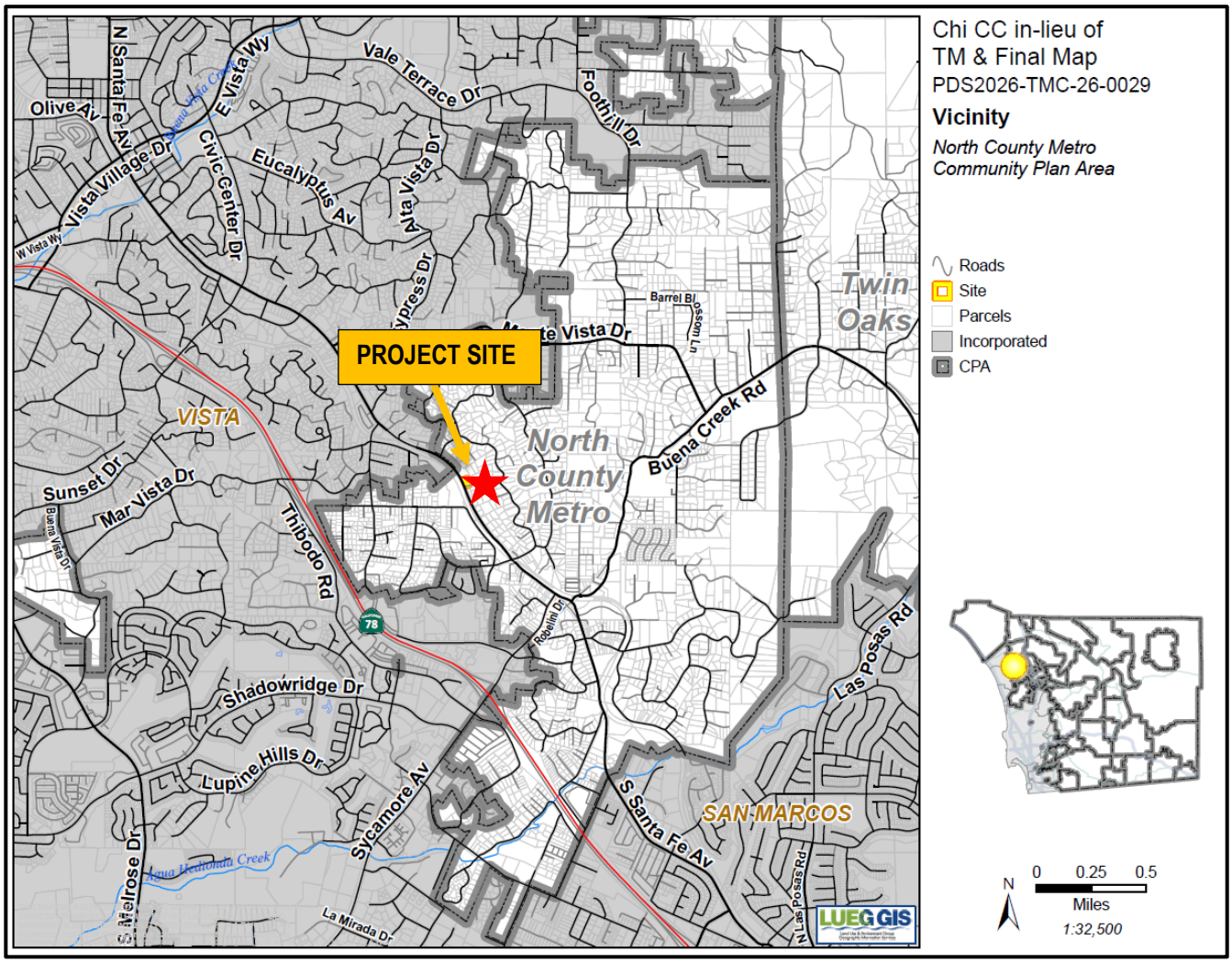


Figure 1: Vicinity Map. Approx. location of proposed development identified as red star.

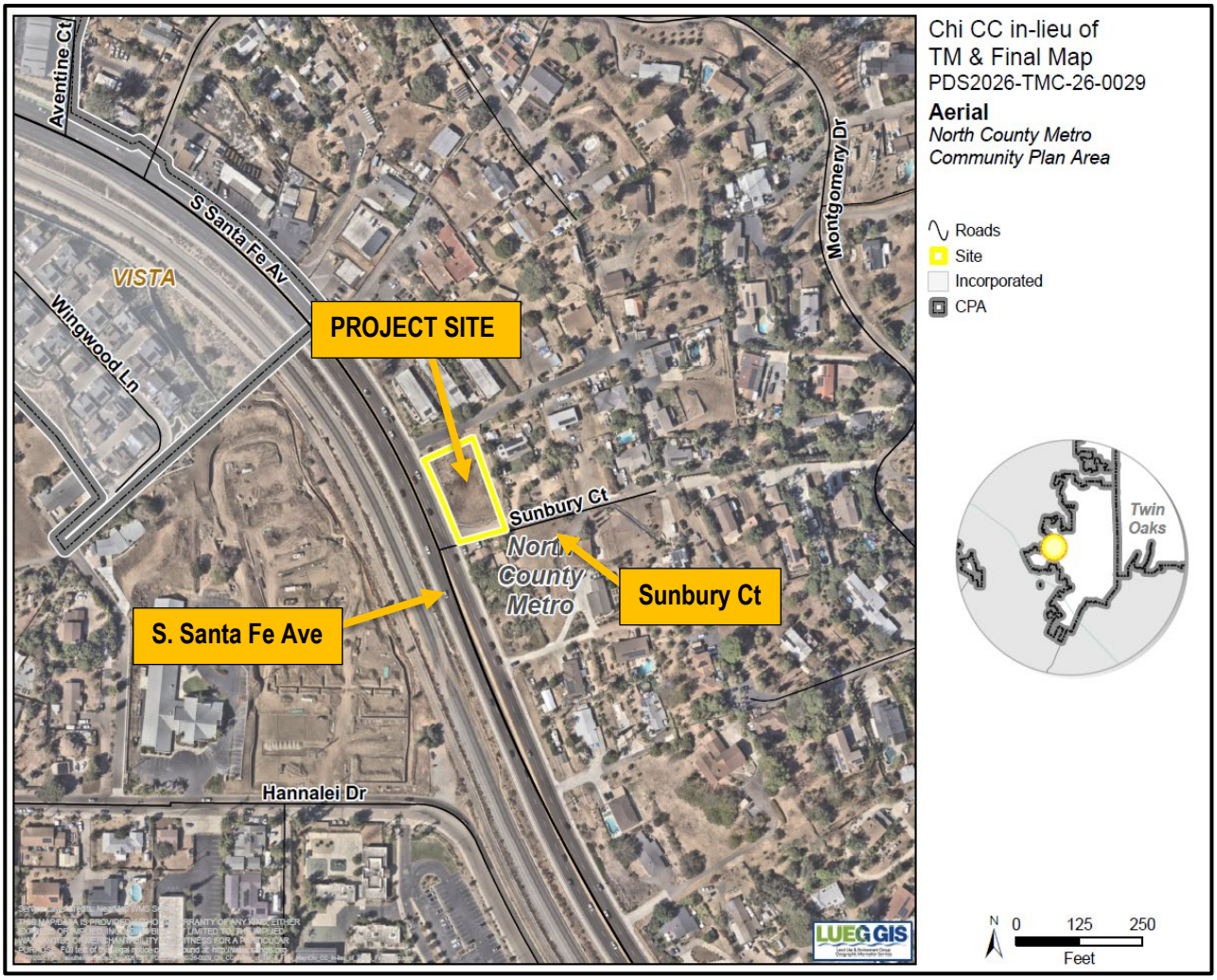


Figure 2: Aerial Map

E. DEVELOPMENT PROPOSAL

1. Project Description

The proposed project is a TMC for a Condominium project on a single parcel. Pursuant to Section 81.516 of the Subdivision Ordinance, the Project includes a request for the Planning Commission to waive the requirement for filing a tentative subdivision map and preparing, filing, and recording a final map for a condominium project on a single parcel. The site is designated Village Residential (VR-7.3) within the Village Regional Category and is zoned Rural Residential (RR), which is consistent with the proposed residential development. The proposal includes eight condominiums, including seven dwellings and one ADU.

The project site has received several recent approvals from PDS for residential development, including a DB and grading permit discussed above. These approvals established the project's allowable residential density, site design, grading, and development standards. While the grading permit has been approved, grading has not yet begun, and the building permit is still being processed.

The current application does not propose any changes to the previously approved development footprint, site layout, grading, or number of residential units. Instead, it would convert the approved

residential development consisting of seven units and one ADU into a condominium project, allowing the individual dwelling units to be separately owned and sold.

Access and Improvements

This TMC does not propose any changes to the site access, which was reviewed and approved through the DB and grading plan. Access to the project site will be provided from the private drive located north of the Project site that would serve the development. The private road connects to South Santa Fe Avenue, an existing public road.

Utilities & Services

This TMC does not propose any changes to the utilities and services for the project. The project site would be served by public water provided by Vista Irrigation District and sewer facilities provided by the Buena Sanitation District. The Vista Fire Protection District would provide fire protection services.

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 Certificate of Compliance -Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel.

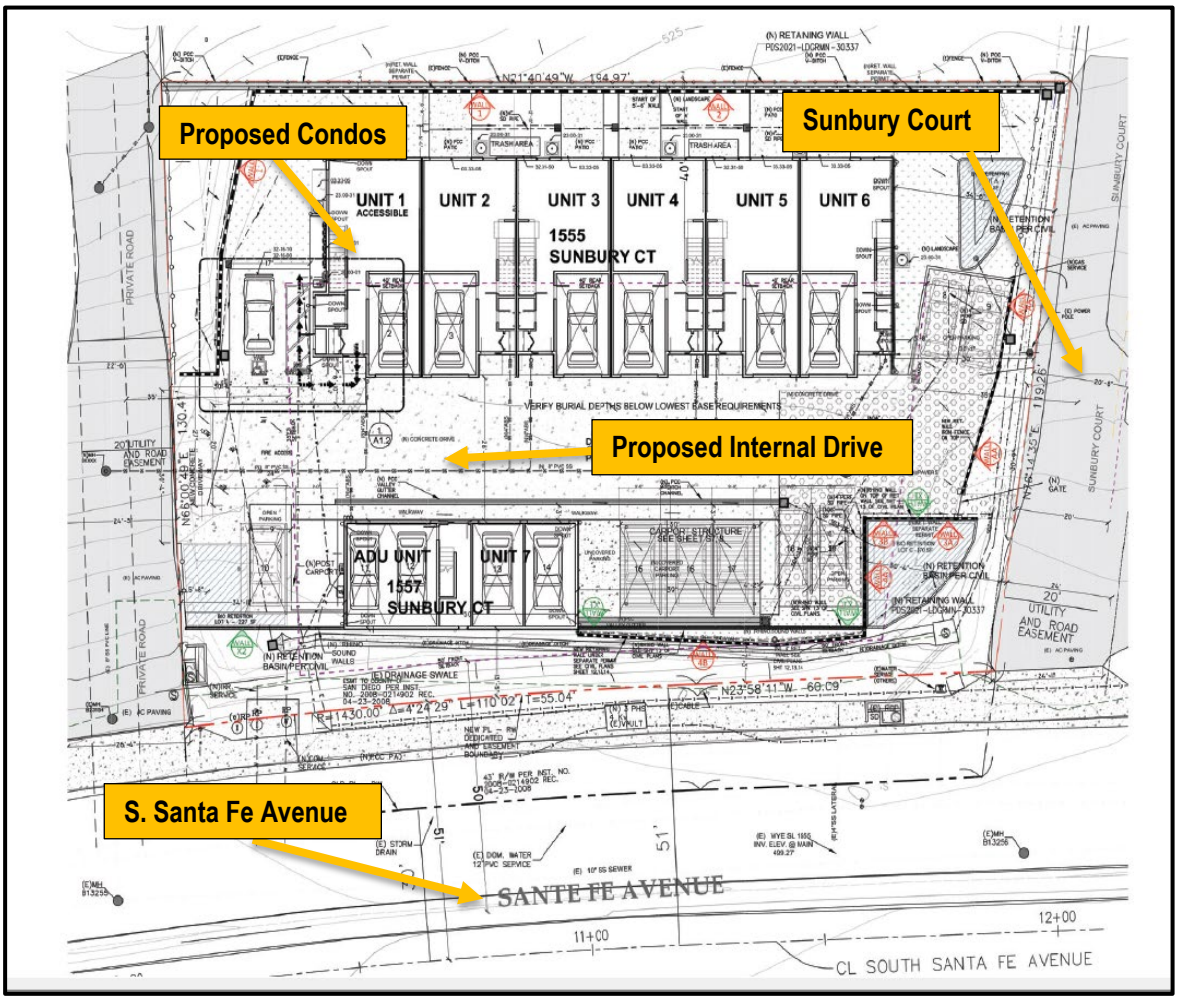


Figure 3: Project Layout

F. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the North County Metropolitan Subregional Plan, the 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 for Requested Actions

The Planning Commission should consider the requested actions and determine if the following determinations can be made:

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

b. Is the project consistent with the policies set forth under the North County Metropolitan Subregional Plan?

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

d. Is the project consistent with the Subdivision Ordinance?

e. Is the Project consistent with other applicable County regulations?

f. Does the project comply with CEQA?

2. Project Analysis

Consistency with Applicable County Plans and Ordinances

The project is consistent with the Zoning Ordinance Use Regulations and General Plan Designation. The Project site is zoned Rural Residential (RR). 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 0.6-acre site is currently vacant and previously received approval of a DB and grading permit for a seven-unit residential project with one Accessory Dwelling Unit (ADU).

This TMC would allow the units approved by the DB to be sold as condominiums. Since the project is consistent with the DB approval, Zoning, and General Plan designation, a rezone or General Plan Amendment is not required. The Project will therefore comply with the applicable General Plan land use and Zoning requirements.

Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel

Section 81.516 of the County Subdivision Ordinance provides a process for the Planning Commission to waive the requirement to file a tentative subdivision map and to prepare, file, and record a final map for a condominium project on a single parcel. This section contains four criteria that must be met to qualify for this process.

These criteria and staff's analysis of how the project complies with each are contained below:

(a) Notwithstanding any other provision of this division, the Planning Commission may waive the requirement for filing a tentative subdivision map and preparing, filing and recording a final map for a condominium project on a single parcel if it finds that the proposed subdivision complies with the requirements as to lot area, improvement and design, flood and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of this division and the SMA.

The project complies with the requirements for lot area, improvements, design, drainage, access, utility service, environmental protection, and other applicable provisions of the Subdivision Map Act (SMA) and County regulations. No changes to the lot area are proposed and the project exceeds the required 6,000 square foot minimum lot size. The Vista Irrigation District will provide potable water service, and Buena Sanitation District will provide wastewater service. The applicant obtained service availability letters from both agencies, and the conditions of approval require the applicant to obtain final service commitments before recordation.

The proposed development was also previously reviewed and approved through the DB and grading permit processes, and the only change proposed under this project is to obtain approval of a condominium development to allow for sale of the units. As part of the previous approvals, the applicant prepared and received approval for drainage and stormwater management plans in conformance with applicable regulations.

The project site is also not located within a floodplain. Access to the site, including the proposed driveway and frontage improvements, was also reviewed and approved as part of the grading permit and found to comply with applicable County and Fire Protection District standards under the approved grading permit. On April 28, 2026, the applicant received approval of Centerline Review PDS2026-LDREFL-01209, which confirmed that South Santa Fe Avenue meets applicable County standards.

Finally, the project has been reviewed and found to be exempt from CEQA pursuant to Public Resources Code 21159.25 and Section 15061(b)(3) of CEQA. Public Resources Code 21159.25. is an exemption for infill developments to certain multi-family housing projects in urbanized, unincorporated county areas. This TMC was also found to qualify for a CEQA Section 15061(b)(3) exemption. This exemption is referred to as the common sense exemption and applies when it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment. Because the TMC proposes no changes, it qualifies for this exemption. Please refer to Attachment C.

(b) An application for a waiver pursuant to this section shall contain sufficient information to enable the Planning Commission to make the findings required by this section.

This report was prepared to provide the Planning Commission with sufficient information to make the findings required for approval of the TMC. The report includes a description and analysis of the project, a summary of prior approvals, an evaluation of the project's compliance with the Subdivision Ordinance and applicable waiver requirements, and a review of the project's compliance with CEQA. A public hearing will be held to answer any questions.

(c) A tentative map and final map shall not be waived for a major subdivision for which dedications or improvements would be required.

The TMC proposes condominiums to allow for sale of the units created by the previously approved DB, and no changes are proposed. The previously approved grading plan covers installation of the required driveway and connection to a sewer line and water line located along the project frontage within the private road located directly to the north and within South Santa Fe Ave.

The applicant also previously obtained approval of Centerline Review PDS2026-LDREFL-01209,

which confirmed that South Santa Fe Avenue meets applicable County road standards and requires no additional roadway improvements. As a condition of approval, the applicant was required to relinquish direct access along the project's South Santa Fe Avenue frontage, which was completed on August 13, 2026, through Document No. 2026-0237349.

(d) The processing of any application pursuant to this section shall be subject to the same time requirements and appeal procedures as are provided in this division for tentative subdivision maps. In any case where waiver of the tentative and final map is granted the Director shall file a certificate of compliance with the County Recorder pursuant to chapter 11 of this division.

PDS has prepared a resolution approving this TMC (Attachment B). The resolution provides the applicant with the same period allowed for a tentative map to satisfy the conditions of approval and record a Certificate of Compliance: three years from the date of approval. Pursuant to Section 81.310 of the Subdivision Ordinance, the Planning Commission's decision may be appealed to the Board of Supervisors. If this TMC is approved by the Planning Commission and all conditions of approval are satisfied, PDS will record a Certificate of Compliance in accordance with Chapter 11 of the Subdivision Ordinance.

Accessory Dwelling Unit (ADU) Regulations

The project includes allowing the previously approved ADU to be sold separately. This is consistent with County Zoning Ordinance Section 6156, which authorizes the separate sale of ADUs as condominiums. On March 4, 2026, the County Board of Supervisors adopted Ordinance No. 10986, amending Section 6156.x of the Zoning Ordinance to implement Assembly Bill (AB) 1033 to allow the separate conveyance of ADUs as condominium units within the unincorporated area of San Diego. This Section of the Zoning Ordinance was most recently amended on August 19, 2026.

The project incorporates conditions of approval to ensure that the approved ADU is established, conveyed, and maintained in compliance with all applicable County and State regulations.

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 is 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 F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
LU-9.9 - Residential Development Pattern. Plan and support an efficient residential development that enhances established neighborhoods or creates new neighborhoods in identified growth areas.	The Project is located within the Village Regional Category and has a Density Bonus approval for 7-residential units and 1 Accessory Dwelling Unit (ADU) in an area characterized predominantly by built-out parcels. The previously approved residential development and proposed project would provide residential development within an established neighborhood.

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 site has a Density Bonus approval for 7-residential units and 1 Accessory Dwelling Unit (ADU) 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 South Santa Fe Avenue and being within close proximity to the Buena Creek Sprinter station. The site is served by the surrounding roadway network, including South Santa Fe Avenue and is near State Route 78. The Vista Irrigation District would provide water, Buena Sanitation District would provide sewer service and the Vista Fire Protection District would provide fire protection services.
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 approved grading permit was reviewed for driveway and site access requirements. As part of this process, the applicant incorporated all Vista Fire District requirements, and the Fire District approved the design on July 15, 2025. This TMC does not propose any changes to the project design and maintains all requirements from the Fire District.
H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for a variety of housing types, including small-lot single-family, duplex, triplex, and other multi-family building types in Villages.	The project is within a village area and has a General Plan designation of Village Residential (VR-7.3). The project includes allowing condominium units within a multi-family building and is therefore consistent with this policy.

4. **Community Plan Consistency**

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

Table F-2*: North County Metropolitan Community Plan Conformance*

Community Plan Policy	Explanation of Project Conformance
Policy 13: 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	Wastewater service for the project will be provided by the Buena Sanitation District. The use of public sewer service is consistent with the Subregional Plan's objective of directing development to areas with available urban infrastructure and reducing reliance on individual septic systems. The applicant has coordinated with the Buena Sanitation District and obtained a service availability letter. The District also reviewed the project as part of the previously approved grading permit process. As a condition of approval for this TMC, the applicant will be required to obtain a sewer service commitment from the District prior to

B. need for sewer service will expand greatly as growth continues, particularly within the County Water Authority (CWA) boundary.	recordation of the Certificate of Compliance.

5. **Zoning Ordinance Consistency**

The Project site is zoned Rural Residential (RR), which will not change the proposed project.

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes
Animal Regulation:	J	Yes
Density:	-	Yes – Please refer to the discussion above regarding the approved DB permit.
Lot Size:	6000	Yes
Building Type:	C	Yes
Maximum Floor Area:	-	
Floor Area Ratio:	-	
Height:	G	Yes
Lot Coverage:	-	
Setback:	G	Yes
Open Space:	–	
Special Area Regulations	–	

6. **Subdivision Ordinance Consistency**

The project has been reviewed for compliance with the San Diego County Subdivision Ordinance and is consistent with the requirements for a Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel, including findings that the proposed subdivision complies with the requirements as to lot area, improvement and design, flood and water drainage control, sanitary disposal facilities, water supply availability, and environmental protection as discussed above.

No other waivers or exceptions to the Subdivision Ordinance are proposed.

7. **California Environmental Quality Act (CEQA) Compliance**

The project has been reviewed for compliance with CEQA and found to be exempt from further environmental review. The previously approved grading permit was determined to be exempt pursuant to Public Resources Code Section 21159.25, which applies to qualifying infill multifamily residential projects in urbanized unincorporated areas.

The current application requests approval of a TMC to establish condominium ownership for the previously approved residential development and does not propose any changes to the approved density, site layout, grading, or building design. Accordingly, the project is also exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), known as the Common Sense Exemption, because it can be seen with

certainty that the approval of condominium ownership will not result in a significant effect on the environment. Therefore, the project is exempt from CEQA pursuant to Public Resources Code Section 21159.25 and CEQA Guidelines Section 15061(b)(3). Please refer to Attachment C.

8. **Applicable County Regulations**

Table F-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands.
b. County Consolidated Fire Code	The project has been reviewed by the Vista Fire Protection District and has been accepted in compliance with the County Consolidated Fire Code.
c. Noise Ordinance	The project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance. The project is required to remain in compliance with the County of San Diego Noise Ordinance.
d. Light Pollution Code	The project will comply outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code. The project will be reviewed for conformance with all applicable lighting requirements during the building permit process.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed project in compliance with the WPO during processing of the grading permit.
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 Conversation Program (MSCP). Therefore, conformance with the Biological Mitigation Ordinance is not required.

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

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 form a CPG nor a CSG was received.

H. 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 within 300 feet surrounding the Project site.

As a result of the notices, PDS received two inquiries regarding the project. The first was requesting for information on the proposal and clarification on what was being proposed. Staff clarified the description, and the neighbor had no further questions. The second community member was concerned with the proposed density felt the project was too dense. As discussed in staff report, the project is for the request of a TMC for a condominium project on a single parcel. This TMC proposes no changes in density, and the project is

consistent with the previously approved DB, grading permit, General Plan, and zoning ordinance. Pursuant to Government Code Section 65915 et seq. and Section 6350 through 6399 Density Bonus is permitted and the project complies with state and local requirements.

PDS also sent out a second notice to property owners located within 300 feet of the project prior to this Planning Commission hearing.

I. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from further environmental review pursuant to Public Resources Code 21159.25 and Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

2. Adopt the Resolution of Approval for Certificate of Compliance - Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel PDS2026-TMC-26-0029, 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).

Report Prepared By:	***Report Approved By:***
Benjamin Cereceres, Project Manager (619) 539-6135 Benjamin.Cereceres@sdcounty.ca.gov	Vince Nicoletti, Director (858) 694-2960 Vince.Nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

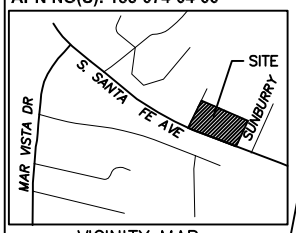
ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Resolution for PDS2026-TMC-26-0029
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F - Service Availability Forms
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

COUNTY OF SAN DIEGO
Planning and Development Services
5510 Overland Ave., Suite 110
San Diego, CA 92123

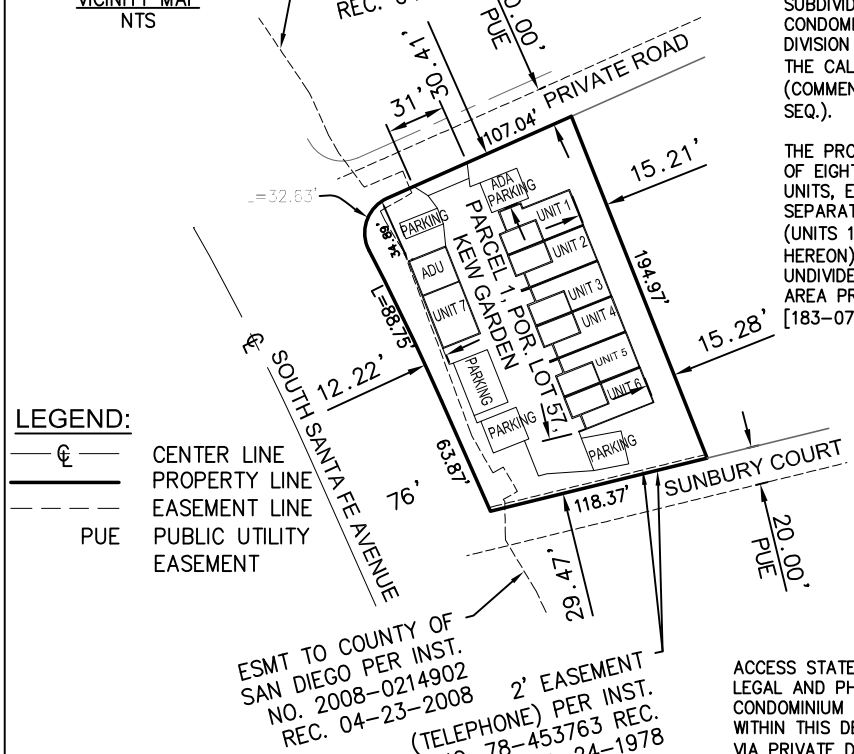
PLAT

SCALE: 1"=80'
ZONING: VR-7.3 (Min. Lot Size: 6,000 SF.)
PARCEL 1:
NET AC.: 0.51
APN NO(S): 183-074-04-00



VICINITY MAP
NTS

LEGAL:
PARCEL 1:
THAT PORTION OF LOT 57 OF KEW GARDENS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2046, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, 1927, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 57; THENCE NORTH 18°43'40" WEST ALONG THE EASTERLY LINE THEREOF 125.00 FEET; THENCE SOUTH 71°09'30" WEST 187.00 FEET; THENCE SOUTH 18°43'40" EAST 108.34 FEET TO THE SOUTHERLY LINE OF SAID LOT 57; THENCE SOUTH 76°17'00" WEST ALONG SAID SOUTHERLY LINE 115.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 21°31'00" WEST 195.69 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 57.



LEGEND:
- ℄ CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- PUE PUBLIC UTILITY EASEMENT

CONDOMINIUM STATEMENT:
THIS PROPERTY IS BEING SUBDIVIDED/DEVELOPED AS A CONDOMINIUM PROJECT PURSUANT TO DIVISION 4, PART 5, CHAPTER 1 OF THE CALIFORNIA CIVIL CODE § 4125 (COMMENCING WITH SECTION 4100 ET SEQ.).

THE PROJECT CONSISTS OF A TOTAL OF EIGHT RESIDENTIAL CONDOMINIUM UNITS, EACH CONSISTING OF A SEPARATE INTEREST IN AIRSPACE (UNITS 1 THROUGH 8 AS SHOWN HEREON), TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREA PROPERTY LOCATED UPON APN [183-074-04].

DEFERRED MONUMENTATION (SECTION 81.406(C)):
SURFACE GRADING OR UTILITY TRENCHING COULD DESTROY INTERIOR LOT PINS OR BOUNDARY MONUMENTS DURING CONSTRUCTION, REQUESTING DEFERRED SETTING OF INTERIOR PARCEL MONUMENTS UNTIL AFTER GRADING AND SITE WORK ARE FINISHED.

ACCESS STATEMENT:
LEGAL AND PHYSICAL ACCESS TO ALL CONDOMINIUM UNITS AND COMMON AREAS WITHIN THIS DEVELOPMENT IS PROVIDED VIA PRIVATE DRIVEWAY / ACCESS EASEMENT CONNECTING VIA THE PRIVATE ROADWAY SHOWN HEREON, SUBJECT TO THE RIGHTS AND RESTRICTIONS SET FORTH IN THE APPLICABLE RECORDED DOCUMENTS.

DATE FILED October 28, 2026
REC'D BY: Benjamin Cereceres
PRELIMINARY ACTION DATE:
SIGNED BY:
FINAL ACTION DATE:
SIGNED BY:
PLAT NO.

HEALTH DEPARTMENT CERTIFICATION (if nec.)

NOTE:
Proposed Boundary:
Existing Boundary:
Different Zones

CHECKLIST
Fill in all items above.
Vicinity map/Engr. scale
Legal description (abbrv)
Label "Parcel A", etc.
Assessors Parcel No.
Label Existing line
Label Proposed line
All owners must sign
Sign as Trustee if Trust
Parcel(s) net area only
Parcel(s) dimensions
Existing structures
Structure setback*
*(if less than 100')
Structure(s) Use
Street name & width
Dedicated Open Space
No utility easements
No bearings/curve data

OPTIONAL USE AREA: Vicinity map, details, License Seal Stamp, etc.

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
3/31/2027
CIVIL
STATE OF CALIFORNIA

PARCEL 1: OWNER(S) EUGENE & AMY CHI LIVING TRUST

ADDRESS: 1555 SUNBUTY COURT

CITY: VISTA ZIP 92084 PHONE: (949)-444-9294

THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT: (Owner's sign here:) EUGENE & AMY CHI LIVING TRUST

Eugene Chi, TTE Amy Chi, TTE

MAP PREPARED BY:(SIGN) J Singer RE/LS# C26900
JOANNE C. SINGER

ADDRESS: PO. BOX 4428

CITY: PALM SPRINGS ZIP 92263 PHONE: (206)-734-7765

County of San Diego

DAHVIA LYNCH
DIRECTOR

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

VINCE NICOLETTI
ASSISTANT DIRECTOR

~~November 10, 2021~~
~~January 7, 2022~~
~~April 5, 2023~~
August 24, 2023

Eugene Chi
2 Sugarcane Lane
Ladera Ranch, CA 92694

RECORD ID: PDS2020-DB-20-002
PROJECT ADDRESS: 1555 Sunbury Court, within North County Metro Subregional Plan area
APNs: 183-074-04-00

DENSITY BONUS APPLICATION

Dear Mr. Chi:

Planning & Development Services (PDS) has reviewed your application for compliance with the Density Bonus Program pursuant to Government Code Section 65915 et seq. and Section 6350 through 6399 of the Zoning Ordinance. PDS has determined the project is eligible for the requested density bonus and incentives/waivers as noted below.

NOTE: The project was reviewed for compliance with the Density Bonus Program only. Additional project comments and corrections will be issued during the grading and building permit reviews.

PROJECT DESCRIPTION:
The applicant is requesting to utilize the Density Bonus Program to construct a seven-unit multifamily development at 1555 Sunbury Court within the North County Metro Subregional Plan area (APN: 183-070-04-00). The seven units will be constructed within two buildings. Building 1 will contain six units and Building 2 “Carriage House”, will include 2 units. Currently, the subject site is undeveloped. The applicant proposes to set aside one (1) unit or approximately 20% of the base units as affordable to low-income households. The following are requested: 1) a waiver of the building type designator C on building; ~~and~~ 2) an incentive for setback reductions; and 3) an incentive to construct a 3-story Building 2 “Carriage House”, where 2-story residential units are allowed by the “G” height designator.

BASE UNITS:
The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential 7.3 (VR-7.3), 7.3 dwelling units per acre.

The number of base units is calculated at: 0.6 acres x 7.3 units/acre = 4.38, which rounds up to 5 units.

DENSITY BONUS ALLOWANCE:
The applicant is proposing to reserve 20% (1 unit) of the base units for very low-income households; therefore, the project is eligible for a 50% density bonus.

Density Bonus Calculation: 5 base units x 50% density bonus = 7.5 units, which rounds up to 8 units.

A maximum of 8 units may be constructed pursuant to the Density Bonus Program.

WAIVER OF DEVELOPMENT STANDARDS:
The project site has a "C" Building Type Designator, which allows for the construction of one single-family detached dwelling unit per lot. Staff has determined the "C" Building Type Designator would physically preclude the construction of the development at the densities permitted by the Density Bonus Program. The request to waive the standard is approved in accordance with Section 6367 of the Zoning Ordinance.

INCENTIVES:
Based on the project reserving 20% of the base units for very low-income households, the project qualifies for three incentives. The applicant is requesting two incentives, one for encroachment into the setbacks and the second for an increase in maximum building stories on one of the buildings:

1. Setback Reduction
   The project site has a required 50' front yard setback, 10' interior side yard setback, 35' exterior side yard setback, and 40' rear yard setback. The front yard setback is measured from the public road, which is Santa Fe Ave. If the project site has access to both private road easements, the setbacks would be determined as Santa Fe Ave as the front yard, both private roads as exterior side yards, and the eastern lot line as the rear yard.
   - Building 1 (which contains Units 1 – 6) encroaches approximately 25’ into the rear yard setback.
   - Five parking spaces encroach into the northern and southern exterior side yard setbacks.
   - Three AC compressor units encroach into the northern exterior side yard setback.

2. Increase in Maximum Number of Building Stories
   The property has a “G” height designation, which allows for a maximum height of 35 feet and a maximum number of 2 stories.
   - Building 2 (which contains Units 7-8) is designed as a 3-story building that is no taller than 35’.
     Note: Updated plans have not been submitted by the applicant to reflect this change. The applicant may reflect this change on their building plans. Updated fire district and building code requirements may apply and must be addressed during the plan check process. PDS suggests coordination with the Building Services Division and Fire District to ensure the plans are updated and comply with the building and fire code.

AFFORDABLE HOUSING AGREEMENT:
Pursuant to Section 7430(a) of the Zoning Ordinance, prior to building permit issuance, the applicant shall enter into a contract with the Department of Housing and Community Development Services,

agreeing to specific terms and conditions of the Density Bonus Program and to periodic inspections of the housing by County employees.

PERMITS:
The project was reviewed for compliance with the Density Bonus Program. Additional project comments will be provided during the grading and building permit process.

The issuance of this permit by the County of San Diego does not authorize the applicant for said permit to violate any Federal, State, or County laws, ordinances, regulations or policies.

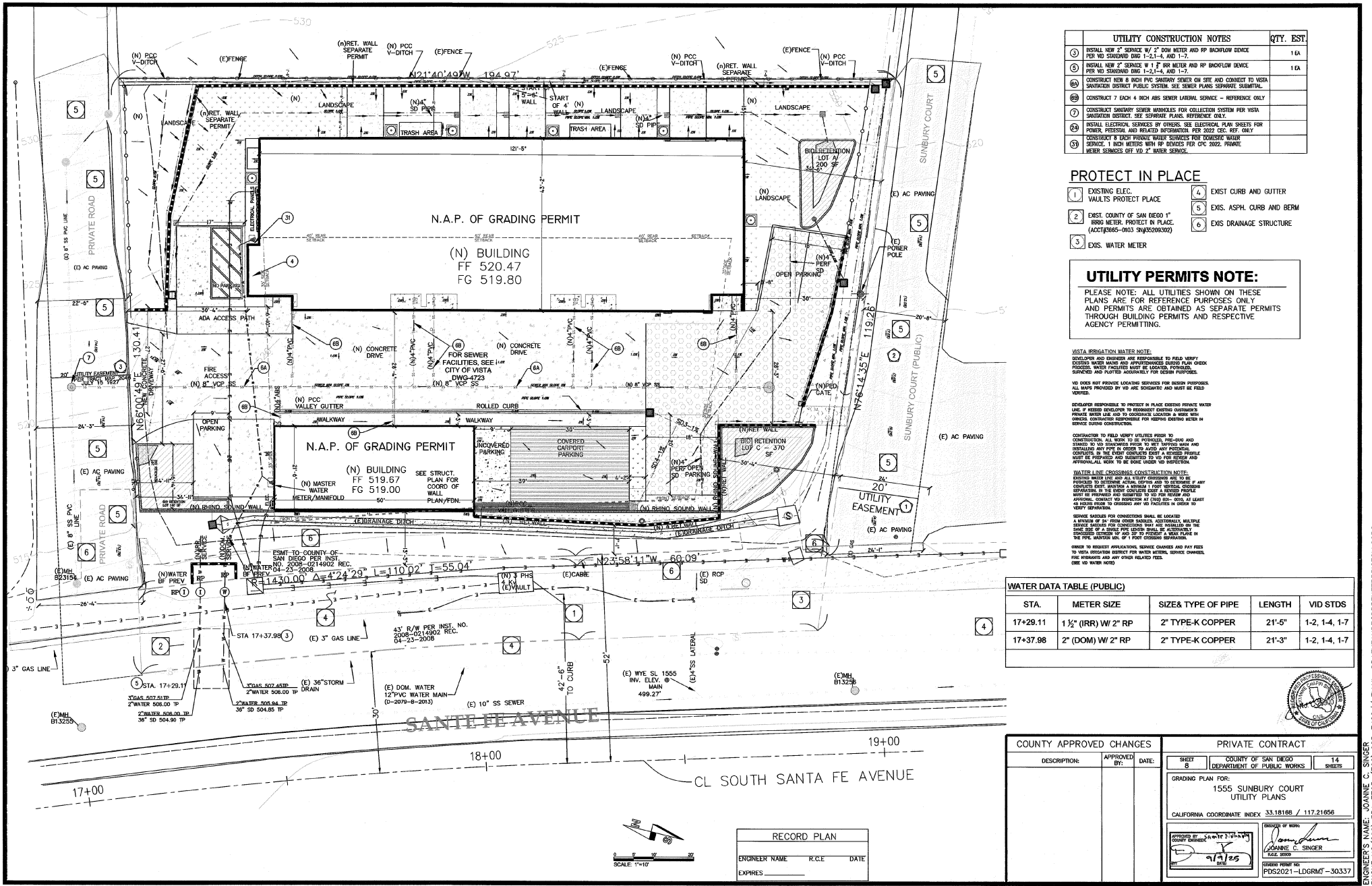
If you have any questions regarding this determination, please contact Hani Baker at 619-772-1824 or Hani.Baker@sdcounty.ca.gov.

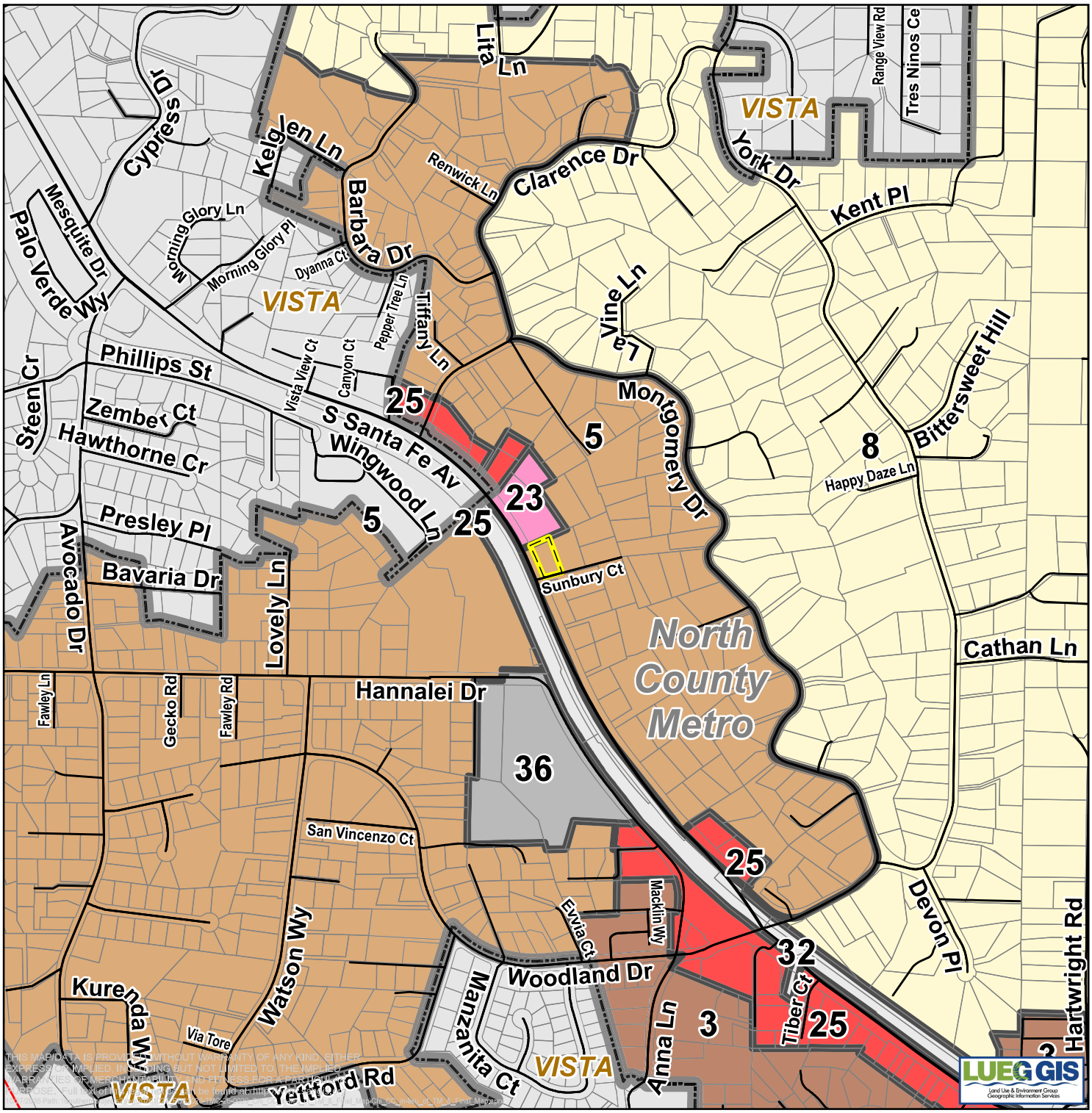
PLANNING & DEVELOPMENT SERVICES, DAHVIA LYNCH, DIRECTOR



By:

Michael Johnson, Group Program Manager,
Project Planning Division


N.A.P. OF GRADING PERMIT
(N) BUILDING
FF 520.47
FG 519.80
N.A.P. OF GRADING PERMIT
(N) BUILDING
FF 519.67
FG 519.00
SEE STRUCT. PLAN FOR COORD OF WALL PLAN/FDN.
PRIVATE ROAD
SUNBURY COURT
SUNBURY COURT (PUBLIC)
SANTE FE AVENUE
CL SOUTH SANTA FE AVENUE
17+00
18+00
19+00
BIO RETENTION LOT N 200 SF
BIO RETENTION LOT C - 370 SF
COVERED CARPORT PARKING
UNCOVERED PARKING
OPEN PARKING
ADA ACCESS PATH
TRASH AREA
(N) MASTER WATER METER/MANIFOLD
(N) RHINO SOUND WALL
(E) RHINO SOUND WALL
(N) RET. WALL
(E) RET. WALL
(N) CONCRETE DRIVE
ROLLED CURB
WALKWAY
(N) PCC VALLEY GUTTER
(E) DRAINAGE DITCH
(N) PCC V-DITCH
(E) FENCE
(N) LANDSCAPE
(N)RET. WALL SEPARATE PERMIT
(N)4" SD PIPE
(N)4" PERF SD
(N) 8" VCP SS
(N)4" PVC
(N)4" ABS
(N) 8" WATER
(N)FIRE ACCESS
(N)FIRE SERVICE
(N)FDC
(N)FIRE HYDRANT
(N)FIRE DEPARTMENT CONNECTION
(N)FIRE SPRINKLER RISER
(N)FIRE SERVICE VAULT
(N)FIRE DEPARTMENT CONNECTION VAULT
(N)FIRE SPRINKLER RISER VAULT
(N)FIRE SERVICE



Chi CC in-lieu of
TM & Final Map
PDS2026-TMC-26-0029

General Plan

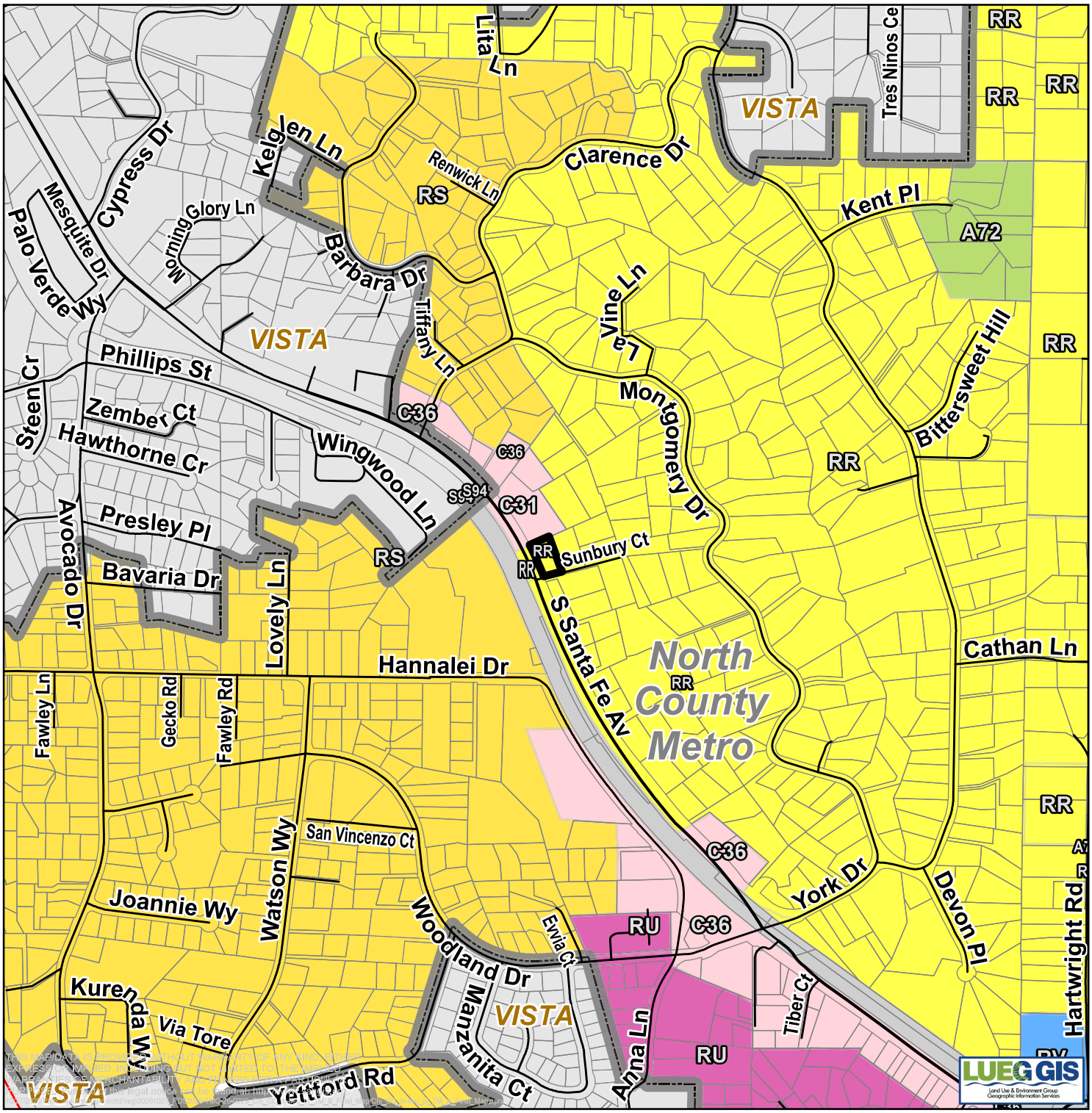
North County Metro
Community Plan Area

- Roads
- Site
- Parcels
- Incorporated
- CPA

General Plan

- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (8) Village Residential (VR-2)
- (23) Office Professional
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation)

N 0 295 590
Feet



Chi CC in-lieu of
TM & Final Map
PDS2026-TMC-26-0029

Zoning

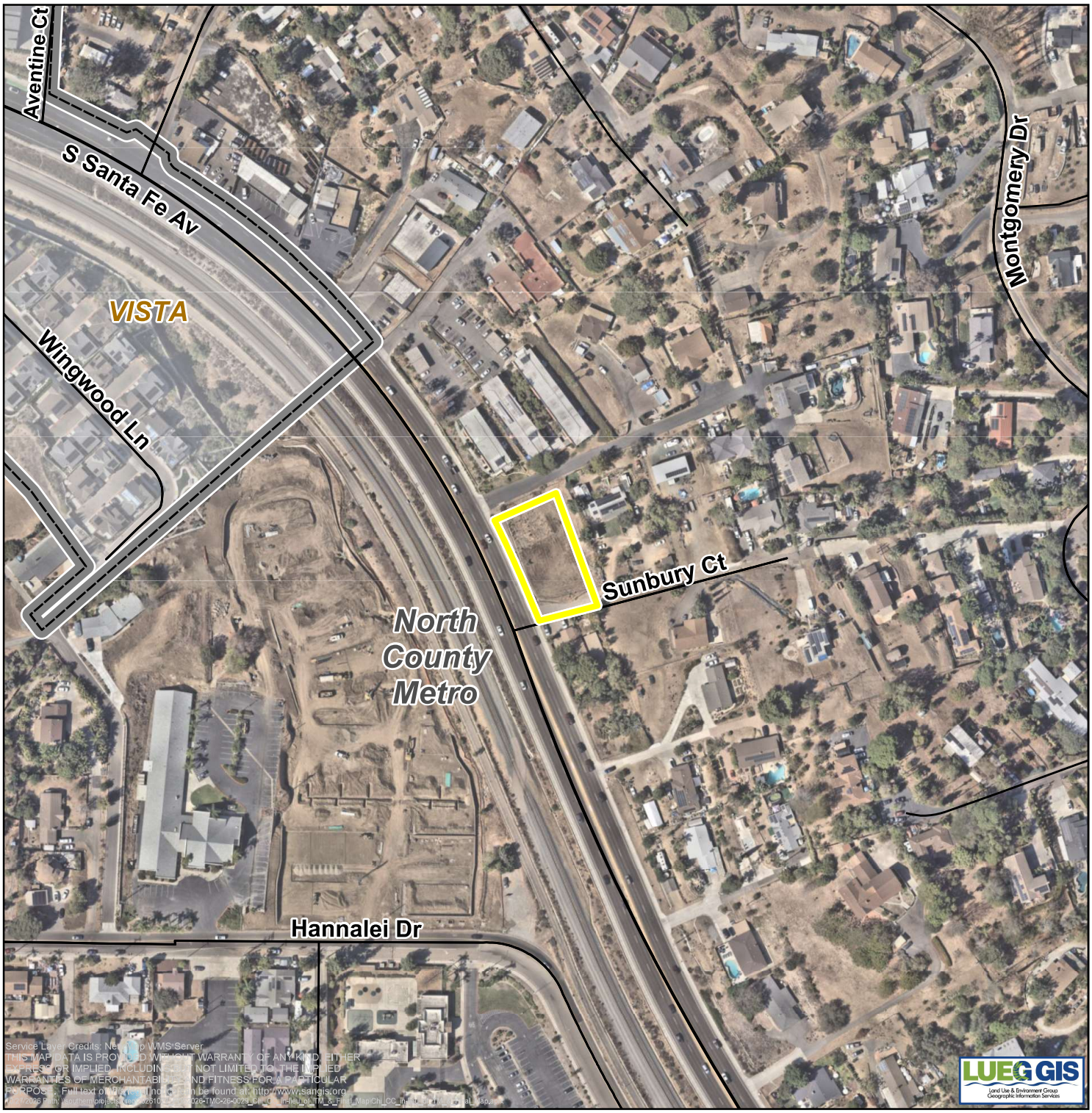
North County Metro
Community Plan Area

- Roads
- Site
- Parcels
- Incorporated
- CPA

Zoning

- (A) Agriculture
- (C##) Commercial and Office
- (RS) Residential - Single
- (RU) Residential - Urban
- (RV) Residential - Variable
- (RR) Rural Residential
- (S##) Transportation and Utility

N 0 295 590
Feet



Chi CC in-lieu of
TM & Final Map
PDS2026-TMC-26-0029

Aerial

North County Metro
Community Plan Area

Roads
Site
Incorporated
CPA



N

0 125 250
Feet



Chi CC in-lieu of
TM & Final Map
PDS2026-TMC-26-0029

Aerial

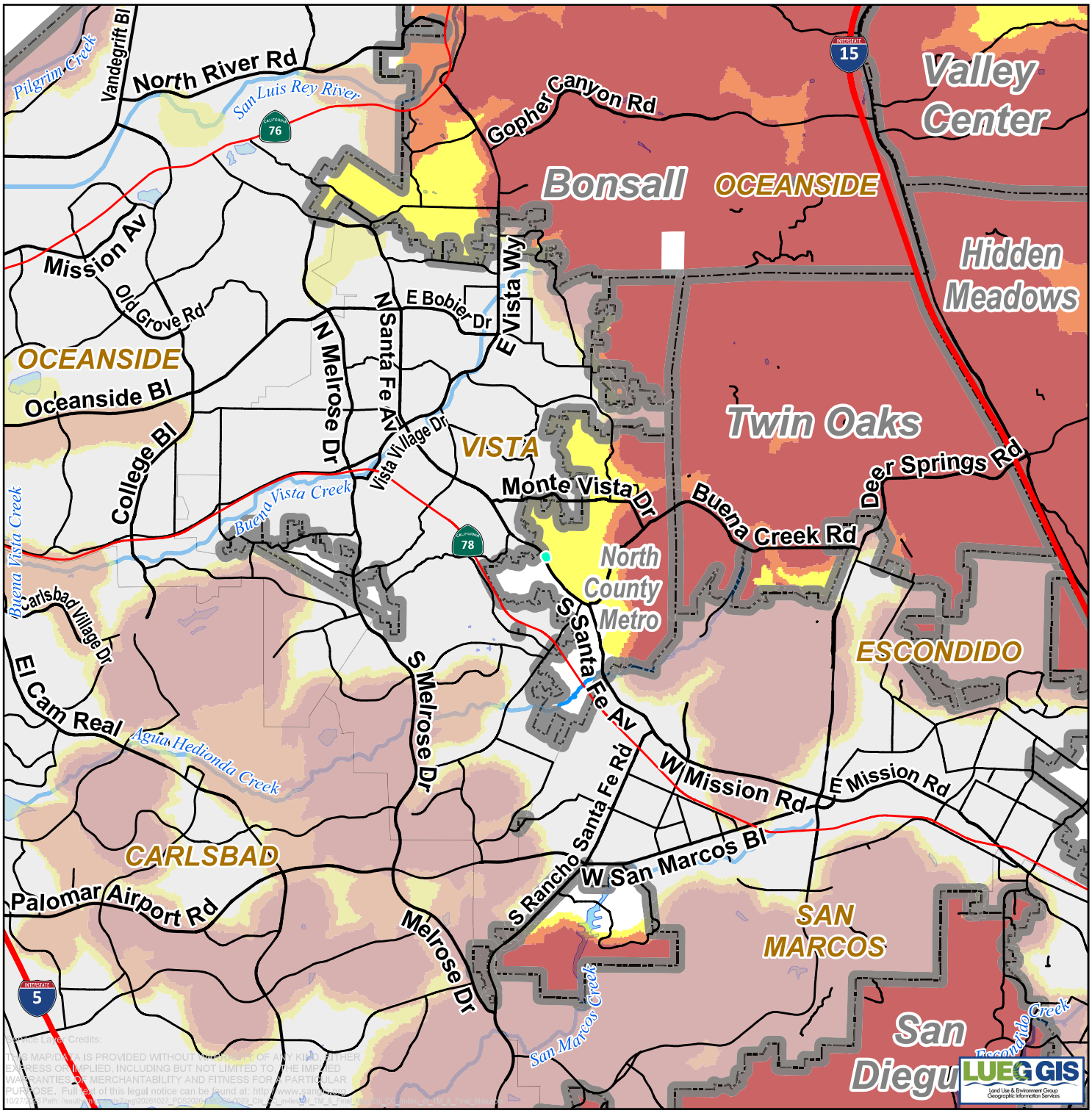
North County Metro
Community Plan Area

Roads
Site
Incorporated
CPA



N

0 0.5 1
Miles



Chi CC in-lieu of
TM & Final Map
PDS2026-TMC-26-0029

Fire Severity

North County Metro Community Plan Area

Roads
Site
Incorporated
CPA

Fire Hazard Zones

Very High
High
Moderate

N 0 0.65 1.3
Miles

Attachment B –
Resolution for PDS2026-TMC-26-0029

December 4, 2026
RESOLUTION OF SAN DIEGO COUNTY)
PLANNING COMMISSION)
CONDITIONALLY APPROVING)
Certificate of Compliance - Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel No. TMC-26-0029)

WHEREAS, Certificate of Compliance - Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel No. TMC-26-0029 proposes a condominium project for seven units and one accessory dwelling unit on a single parcel located at the northwest corner of South Santa Fe Avenue Sunbury Court, and generally described as:

> THAT PORTION OF LOT 57 OF KEW GARDENS IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 2046 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, 1927, LYING SOUTHWESTERLY THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 57; THENCE NORTH 18°43'40'' WEST ALONG THE EASTERLY LINE THEROF 125.00 FEET; THENCE SOUTH 71°09'30'' WEST 187.00 FEET; THENCE SOUTH 18°43'40'' EAST 108.34 FEET TO THE SOUTHERLY LINE OF SAID LOT 57; THENCE SOUTH 76°17'00'' WEST 195.69 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 57.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on May 29, 2026; and

WHEREAS, on December 4, 2026, the Planning Commission of the County of San Diego pursuant to Section 81.516 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Certificate of Compliance – Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel 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 Certificate of Compliance – Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel No. TMC-26-0029 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 Certificate of Compliance- Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel is hereby approved subject to the following conditions:

MAP EXPIRATION: The approval of this Certificate of Compliance- Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel 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.

CERTIFICATE OF COMPLIANCE – WAIVER OF TENTATIVE AND FINAL SUBDIVISION MAPS FOR CONDOMINIUM PROJECTS ON A SINGLE PARCEL

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 1: This condition requires the subdivider to submit plans and specifications for improvements within public and private street rights-of-way, drainage easements, culverts, drainage structures, and drainage channels to the Department of Public Works for approval. The proposed Tentative Map Change (TMC) does not include any physical improvements and is limited to the creation of condominium lots. Improvements associated with the project, including the private driveway and drainage facilities, have already been addressed through the approved grading permit.

(2) Standard Condition 2: Said condition states street alignments and grades, including the change of any existing or proposed street alignment and grade, shall be as required by the Director Of Public Works. [DPW - Development Review Section]. The proposed TMC does not include any improvements. The improvements are being addressed through the approved grading permit. This TMC is conditioned to ensure the site access meets the requirements of the Vista Fire Protection District.

(3) Standard Condition 3: Said condition states the exact depth of imported base material shall be based on soil tests which have been approved by the Director Of Public Works. [DPW - Development Review Section] - The proposed TMC does not include any improvements. The improvements are being addressed through the approved grading permit. This TMC is conditioned to ensure the site access meets the requirements of the Vista Fire Protection District.

(4) 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.

(5) Standard Condition 12: Said condition states, if dedicated, or if shown as nontitle information on the Final Map, improve the Riding and Hiking Trail system to the following design standards to the satisfaction Of the Director of Public Works: [DPW - Development Review Section] - No trail improvements are included in the project.

(6) Standard Condition 22: Said conditions apply to a septic sewer system. The project proposes to use a public sewer system.

(7) 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.

(8) Standard Condition 24: Said condition applies to projects outside the boundaries of a fire protection agency. This project is within the City of Vista Fire Department service area.

(9) Standard Condition 25 through 28: These conditions pertain to Final Map requirements, including information that must be shown on the map and verification that the project has commitments for public services, such as water and sewer. Waiver of these standard conditions is requested because the project includes a Final Map Waiver. A plat has been prepared for the project, and project-specific conditions ensure that all required information is shown on the plat. In addition, conditions have been incorporated into this resolution to require that utility commitment forms be provided by the applicable service providers prior to recordation of the Certificate of Compliance.

APPROVAL OF MAP: The conditions shall be complied with before a Certificate of Compliance 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#2–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. **HCDS#1 CONVERSION TO CONDOMINIUMS - AFFORDABLE HOUSING AGREEMENT**

INTENT: In order to comply with Density Bonus Law, on February 28, 2024, Eugine Chi and the County of San Diego entered into a Density Bonus Regulatory Agreement for 1555 Sunbury Ct., Vista, CA 92082 (DOC# 2024-0085338). The Agreement restricts one (1) three-bedroom rental unit for an eligible low-income household. **DESCRIPTION OF REQUIREMENT:** No unit currently covered under the Density Bonus Regulatory Agreement may be converted into a condominium or in any other way made alienable separate from all other units or sold separately from all other units at the Project unless the Developer enters into a new density bonus agreement approved by the County. **DOCUMENTATION**: The new Density Bonus Regulatory Agreement shall be recorded on the Property. TIMING: No building permit shall be issued for a residential unit until the applicant has demonstrated recordation of the new Affordable Housing Agreement, including providing a copy of the recorded restriction. **MONITORING**: A recorded copy of the new Affordable Housing Agreement shall be provided to Housing and Community Development and PDS project planning staff.

4. **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 PDS2026-TMC-26-0029, 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 Recorders Office [PDS, LDR]. TIMING: Prior to the recordation of the Certificate of Compliance, recordation of this agreement shall be completed. MONITORING: The [PDS, LDR] shall review the agreement for consistency with the condition and County Standards.

5. **PAC#2PROPERTY 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 condominiums created by the Certificate of Compliance/Final Map Waiver. **DESCRIPTION OF REQUIREMENT:** The applicant shall include the following note on the Certificate of Compliance/Final Map Waiver: “This Certificate of Compliance/Final Map Waiver and the condominiums created by this Certificate of Compliance/Final Map Waiver 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 Certificate of Compliance/Final Map Waiver to the satisfaction of the [PDS, LDR], [PDS, PPD], and the Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall prepare the Certificate of Compliance/Final Map Waiver 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 Certificate of Compliance/Final Map Waiver to verify that the required note has been included and complies with this condition.

6. **GEN#1 -PLAT**

INTENT: To verify the accuracy of the dimensions shown on the plat. **DESCRIPTION OF REQUIREMENT:** The applicant shall coordinate with the Land Development Division of the Department of Planning & Development Services (PDS) to verify the accuracy of all dimensions shown on the plat and address all corrections identified in the redlined plat provided by PDS, dated November 17, 2026, to the satisfaction of PDS. Any discrepancies in dimensions shall be resolved. If necessary to establish or verify property boundaries and dimensions, the applicant may be required to prepare and record a Record of Survey (ROS). **DOCUMENTATION:** The applicant shall submit a revised plat incorporating all comments and corrections identified by the County Land Surveyor. **TIMING:** Prior to recordation of the Certificate of Compliance. **MONITORING:** PDS Land Development (PDS-LD) shall verify that a revised plat has been submitted and that all County Land Surveyor comments and corrections have been satisfactorily addressed.

7. **ROADS#1–PRIVATE ROAD CERTIFICATION**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404, and the requirements of the San Miguel Fire Protection District, the improved quality for all private access roads shall be certified. **DESCRIPTION OF REQUIREMENT:** The private access roads shall be certified to ensure that it is a minimum improved width of twenty-four feet (24') with asphalt concrete pavement over approved base and is to the satisfaction of the City of Vista Fire Department. If the road does not currently meet this standard, the private road shall be improved to meet design standards of San Diego County Standard Conditions for Tentative Subdivision Maps Condition 11.b, to the satisfaction of the Director of DPW. **DOCUMENTATION:** The applicant shall have a Registered Civil Engineer certify that the road width meets the minimum improved width of twenty-four feet (24') to the satisfaction of the Vista Fire Protection District. The engineer shall further certify that the road meets all San Diego County Standard Conditions for Tentative Subdivision Maps Condition 11 (approved June 16, 2000). **TIMING:** Prior to the recordation of the Certificate of Compliance, the road shall be certified by a register Civil Engineer with the State of California. **MONITORING:** The [*PDS, LDR*] shall review the certification for consistency with the condition and County Standards.

8. **ROADS#2–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 private easement road 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 ***Santa Fe Avenue*** and the private road 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 Certificate of Compliance, 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.

9. **ROADS#3–QUITCLAIM OFFSITE ACCESS**

INTENT: In order to ensure that the access to the subdivision complies with the County Subdivision Ordinance Section 81.703 and 81.704, all existing private road easements shall be quitclaimed. **DESCRIPTION OF REQUIREMENT:** All offsite parcel access rights from the existing private road easement known as Sunbury Court shall be quitclaimed. The easement rights along Sunbury Court for utility purposes need not be quitclaimed. **DOCUMENTATION:** The applicant shall quitclaim all offsite parcel access rights from the existing private road easement pursuant to this condition. **TIMING:** Prior to the recordation of the Certificate of Compliance, this requirement shall be completed. **MONITORING:** The *[PDS, LDR]* shall verify that all existing easements have been quitclaimed.

10. **ROADS#4–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 and place a note on the Final Map as to the final title status of said roads.

c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

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

Compliance for the following lots 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.

11. **ROADS#5–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 Certificate of Compliance for the following lots, 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.

12. **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 signed and notarized by the applicant and recorded by the County. **DOCUMENTATION:** The applicant shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Certificate of Compliance execution of the agreements and securities shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

13. **UTILITIES#1–COMMITMENT TO SERVE SEWER**
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, a sewer commitment shall be obtained. **DESCRIPTION OF REQUIREMENT:** A commitment to serve each parcel must be obtained/purchased from the Buena Sanitation District. In addition to the capacity commitment fees, the appropriate district fees shall be paid at the time of issuance of the waste−water discharge permit. No sewer permit shall be issued until all conditions in this Final Decision have been satisfied, the Parcel Map, grading plan, and improvement plan have been approved by PDS, and all fees and deposits paid and improvement security posted.

DOCUMENTATION: The applicant shall provide the commitment letter or completed and signed PDS-400S form and pay all required fees, to the satisfaction of the San Diego County Sanitation District and the Director of PDS. **TIMING:** Prior to recordation of the Certificate of Compliance, the sewer commitment letter shall be provided. **MONITORING:** The [*PDS, LDR*] shall review all documents provided to prove the sewer commitment has been completed, to ensure compliance with this condition.

14. **UTILITIES#2–WATER COMMITMENT**
INTENT: In order to ensure that the proposed subdivision has the required water services, and to comply with County Subdivision Ordinance Sec. 81.404 and 81.405, a water commitment shall be obtained. **DESCRIPTION OF REQUIREMENT:** Obtain a commitment to provide water service for each parcel from the Vista Irrigation District. **DOCUMENTATION:** The applicant shall complete and obtain a PDS-400W form signed from the agency referenced above and comply with any conditions of said commitment. The applicant shall provide the commitment to the [*PDS, LDR]* for review and approval. **TIMING:** Prior to the recordation of the Certificate of Compliance, the applicant shall comply with this condition. **MONITORING:** The [*PDS, LDR*] shall review the commitment letter for compliance with this condition.

15. **UTILITIES#3–UTILITY CONCURRENCE LETTERS**
INTENT: In order to provide adequate notice to the serving utility companies that an easement is going to possibly affect their utilities; letters of concurrence shall be provided. **DESCRIPTION OF REQUIREMENT:** Where private easement roads are not being dedicated, or where each of the proposed parcels is not on a public street, letters shall be obtained from each serving utility company. The letters shall state that the arrangements are satisfactory to the utility for which the parcels being created serve. **DOCUMENTATION:** The applicant shall obtain the letters and submit them to the [*PDS, LDR*] for review and approval. **TIMING:** Prior to the approval of the improvement plans and approval of the Final Map, the letters shall be submitted. **MONITORING:** The [*PDS, LDR*] shall review the signed letters.

16. **ROADS#6–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 sphall be verified. **DESCRIPTION OF REQUIREMENT:**

a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is 400 feet of unobstructed intersectional sight distance in both direction from the proposed driveway along Santa Fe Avenue 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 400 feet as described in Table 5 based on a speed of 40 mph, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

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 Certificate of Compliance and prior to the approval of any plan, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications.

17. **STRMWTR#2–STORMWATER FACILITIES MAINTENANCE AGREEMENT**

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

a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners’ association or other private entity.

b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP’s). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

DOCUMENTATION: The applicant shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Certificate of Compliance and prior to the approval of any Grading or Improvement plan for the following lots, execution of the agreements and securities shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

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

18. **ROADS#7–DEBRIS MANAGEMENT PLAN (DMP)**

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential

excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5,000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

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

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

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

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

c. Exemption:

- Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (I) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner’s direction for

recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code

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

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

19. **ROADS#8–DEBRIS MANAGEMENT REPORT (DMR)**
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov.
DESCRIPTION OF REQUIREMENT: Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

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

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

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 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

DURING CONTRUCTION: *(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:

J. Identify the project location.
K. Log date that material was transported off the site.
L. Log type of grading or clearing material.
M. Weight of the material or its approximate tonnage or cubic yards
N. Name of the party transporting the materials
O. 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.
P. Each log entry shall correspond with the 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.
Q. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
R. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement.

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

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

DPW RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the *[DPW, CO*] and shall include:

a. Project name.
b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a infill.
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.

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

STRMWTR#3–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER
INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with *[DPW, WPP].* **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*DPW, WPP*] is responsible for compliance of this permit. **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:

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

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the 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, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing, or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

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.

Section 81.516 of the County Subdivision Ordinance Findings in Support of a Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel No. TMC-26-0029

(a) *Notwithstanding any other provision of this division, the Planning Commission may waive the requirement for filing a tentative subdivision map and preparing, filing and recording a final map for a condominium project on a single parcel if it finds that the proposed subdivision complies with the requirements as to lot area, improvement and design, flood and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of this division and the SMA.*

The project complies with the requirements for lot area, improvements, design, drainage, access, utility service, environmental protection, and other applicable provisions of the Subdivision Map Act (SMA) and County regulations. No changes to the lot area are proposed and the project exceeds the required 6,000 square foot minimum lot size. The Vista Irrigation District will provide potable water service, and Buena Sanitation District will provide wastewater service. The applicant obtained service availability letters from both agencies, and the conditions of approval require the applicant to obtain final service commitments before recordation.

The proposed development was also previously reviewed and approved through the DB and grading permit processes, and the only change proposed under this project is to obtain approval of a condominium development to allow for sale of the units. As part of the previous approvals, the applicant prepared and received approval for drainage and stormwater management plans in conformance with applicable regulations.

The project site is also not located within a floodplain. Access to the site, including the proposed driveway and frontage improvements, was also reviewed and approved as part of the grading permit and found to comply with applicable County and Fire Protection District standards under the approved grading permit. On April 28, 2026, the applicant received approval of Centerline Review PDS2026-LDREFL-01209, which confirmed that South Santa Fe Avenue meets applicable County standards.

Finally, the project has been reviewed and found to be exempt from CEQA pursuant to Public Resources Code 21159.25 and Section 15061(b)(3) of CEQA. Public Resources Code 21159.25. is an exemption for infill developments to certain multi-family housing projects in urbanized, unincorporated county areas. This TMC was also found to qualify for a CEQA Section 15061(b)(3) exemption. This exemption is referred to as the common sense exemption and applies when it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment.

Because the TMC proposes no changes, it qualifies for this exemption. Please refer to Attachment C.

(b) An application for a waiver pursuant to this section shall contain sufficient information to enable the Planning Commission to make the findings required by this section.

The project was brought to the Planning Commission with sufficient information to make the findings required for approval of the TMC on December 4, 2026. The report included a description and analysis of the project, a summary of prior approvals, an evaluation of the project's compliance with the Subdivision Ordinance and applicable waiver requirements, and a review of the project's compliance with CEQA. A public hearing will be held to answer any questions.

(c) A tentative map and final map shall not be waived for a major subdivision for which dedications or improvements would be required.

The TMC proposes condominiums to allow for sale of the units created by the previously approved DB, and no changes are proposed. The previously approved grading plan covers installation of the required driveway and connection to a sewer line and water line located along the project frontage within the private road located directly to the north and within South Santa Fe Ave.

The applicant also previously obtained approval of Centerline Review PDS2026-LDREFL-01209, which confirmed that South Santa Fe Avenue meets applicable County road standards and requires no additional roadway improvements. As a condition of approval, the applicant was required to relinquish direct access along the project's South Santa Fe Avenue frontage, which was completed on August 13, 2026, through Document No. 2026-0237349.

(d) The processing of any application pursuant to this section shall be subject to the same time requirements and appeal procedures as are provided in this division for tentative subdivision maps. In any case where waiver of the tentative and final map is granted the Director shall file a certificate of compliance with the County Recorder pursuant to chapter 11 of this division.

PDS has prepared this resolution approving the TMC. This resolution provides the applicant with the same period allowed for a tentative map to satisfy the conditions of approval and record a Certificate of Compliance: three years from the date of approval.

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 4th day of December 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) (Above Space For Recorder's Use)

PROPERTY CONDITION AGREEMENT PCA PDS2026-TMC-26-0029
ISSUED BY COUNTY OF SAN DIEGO

The County of San Diego Planning Commission on December 4, 2026, hereby grants Property Condition Agreement ("PCA") TMC-26-0029, subject to the terms and conditions listed below, relating to TMC-26-0029 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

December 4, 2026

PERMITTEE: Eugene Chi
PROPERTY CONDITION AGREEMENT: PDS2026-TMC-26-0029
E.R. NUMBER: PDS2026-ER-26-08-014
PROPERTY:1555 & 1557 SUNBURY COURT, VISTA, CA, WITHIN THE NORTH COUNTY METRO COMMUNITY PLANNING AREA
APN(S): 187-074-04-00

This Property Condition Agreement (PCA) is in conjunction with Certificate of Compliance – Waiver of Tentative and Final Subdivision Maps for Condominium Projects on a Single Parcel No. TMC-26-0029 , which proposes seven units and one accessory dwelling unit. This Agreement is for the purpose of ensuring Compliance with Section 6156.x.D for Accessory Dwelling Units (ADUs) sold as condominiums, and only applies to the ADU. 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 Certificate of Compliance in-lieu of TM & Final Map TMC-26-0029 . Recordation of a Certificate of Compliance pursuant to TMC-26-0029 shall be deemed to establish commencement of construction and/or use of the property in reliance on this Agreement.

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

1. **COMPLIANCE WITH ADU CONDOMINIUM REGULATIONS:**
INTENT: In order to comply with Section 6156.x of the County of San Diego Zoning Ordinance, which pertains to Accessory Dwelling Units (ADUs). **DESCRIPTION OF REQUIREMENT:** The following conditions must be complied with prior to recordation of a Certificate of Compliance and apply to subsequent sales of the ADU:

   a. Before recordation of the subdivision map or condominium plan, the property owner or applicant shall submit to Planning and Development Services proof that final inspection of the ADU was conducted as evidenced either through a certificate

of occupancy from the County or a housing quality standards report from a building inspector certified by the United States Department of Housing and Urban Development.

b. Lienholder Consent.

(1) Neither a subdivision map nor a condominium plan shall be recorded with the County Recorder without each lienholder's consent. The following shall apply to the consent of a lienholder:

a. A lienholder may refuse to give consent.

b. A lienholder may consent provided that any terms and conditions required by the lienholder are satisfied.

(2) Prior to recordation of the initial or any subsequent modifications to the condominium plan, written evidence of the lienholder's consent shall be provided to the County Recorder along with a signed statement from each lienholder that states as follows:

"(Name of lienholder) hereby consents to the recording of this condominium plan in their sole and absolute discretion and the borrower has or will satisfy any additional terms and conditions the lienholder may have."

(3) The lienholder's consent shall be included on the condominium plan or a separate form attached to the condominium plan that includes the following information:

i. The lienholder's signature.

ii. The name of the record owner or ground lessee.

iii. The legal description of the real property.

iv. The identities of all parties with an interest in the real property as reflected in the real property records.

v. The lienholder's consent shall be recorded in the office of the County Recorder.

(4) The County shall include the following notice to consumers on any ADU or JADU submittal checklist or public information issued describing requirements and permitting for ADUs, including as standard condition of any ADU building permit or condominium plan approval:

"NOTICE: If you are considering establishing your primary dwelling unit and accessory dwelling unit as a condominium, please ensure that your building permitting agency allows this practice. If you decide to establish your primary dwelling unit and accessory dwelling unit as a condominium, your condominium plan or any future modifications to the condominium plan must be recorded with the County Recorder. Prior to recordation or modification of your subdivision map and condominium plan, any lienholder with a lien on your title must provide a form of written consent either on the condominium plan, or on the lienholder's consent form attached to the condominium plan, with text that clearly states that the lender approves recordation of the condominium plan and that you have satisfied their terms and conditions, if any.

In order to secure lender consent, you may be required to follow additional lender requirements, which may include, but are not limited to, one or more of the following:

i. Paying off your current lender.

You may pay off your mortgage and any liens through a refinance or a new loan. Be aware that refinancing or using a new loan may result in changes to your interest rate or tax basis. Also, be aware that any subsequent modification to your subdivision map or condominium plan must also be consented to by your lender, which consent may be denied.

ii. Securing your lender's approval of a modification to their loan collateral due to the change of your current property legal description into one or more condominium parcels.

iii. Securing your lender's consent to the details of any construction loan or ground lease.

This may include a copy of the improvement contract entered in good faith with a licensed contractor, evidence that the record owner or ground lessee has the funds to complete the work, and a signed statement made by the record owner or ground lessor that the information in the consent above is true and correct."

(5) Notification to Utility Providers. Applicants seeking to file a parcel map or final map for the creation of a condominium must notify providers of utilities, including water, sewer, gas, and electricity, of the condominium creation and separate conveyance.

(6) Fire Safety Requirements.

(1) Before a condo map establishing an ADU as a condominium under this section may be recorded, the applicant must provide documentation of concurrence from the associated local fire district agency. The associated local fire district agency may require a secondary access if the ADU is located on a road that exceeds the maximum dead-end fire apparatus road length at the agency's discretion.

(2) Setbacks in High Fire Risk Areas may be expanded to between 30 and 100 feet from any wildland urban interface (WUI) boundary, at the discretion of the local fire district agency.

(3) Any easements that are in place must be designated as shared space identified on the condominium map and not assigned to any single unit. Access to any condo through any easement must remain unobstructed and maintained by the HOA.

(7) Right of First Refusal. Each condominium owner must establish a Right of First Refusal (ROFR) contract with an active rent-paying tenant or a condominium owner on the same lot, to be effective only while the affiliated occupancy or ownership on the lot is active, and to be reestablished with another occupant or owner if the original ROFR holder is no longer applicable. Before a condominium owner accepts a purchase offer, written notice of the offer must be provided to the

ROFR holder, who shall have 30 days in which to execute a sales agreement which matches the original offer.

(8). Owner Occupancy Statement. Each new buyer of an ADU condominium must sign an affidavit stating that either they themselves or a family member will occupy the unit as their primary residence for at least 1 year from the purchase date.

(9). Required Public Posting Period. Each new time an ADU condominium is listed for sale, the owner shall offer the ADU through at least two publicly accessible real estate websites or databases that source listings directly from the MLS (Multiple Listing Service), for a minimum period of 30 days, with a disclosure stating that the ADU is being offered for at least 30 days to buyers intending to use the ADU as a primary residence for themselves or a family member. At the Director's discretion, this requirement may be waived based on a written statement from the seller explaining why the posting period represents an undue burden to the seller's marketing practices which adequately prioritize owner-occupant buyers.

DOCUMENTATION: The applicant shall comply with the requirements of this condition and Section 6156.x of the San Diego County Zoning Ordinance. In the event that the above regulations are amended, owners are responsible for complying with the most up-to-date County of San Diego Zoning Codes as they apply to ADU's. **TIMING**: These requirements shall be complied with prior to recordation of a Certificate of Compliance and apply to subsequent sales of the ADU. **MONITORING:** The [PDS, LDR] and [PDS, ZO, PCC] shall ensure compliance prior to Recordation of a Certificate of Compliance, and future owners of the ADU shall ensure compliance with these requirements.

PLANNING AND DEVELOPMENT SERVICES
VINCE NICOLETTI, DIRECTOR

BY:

Michael Johnson, Group Program Manager
Project Planning Division

Attachment C – Environmental Documentation

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: Chi CC in-lieu of TM & Final Map; PDS2026-TMC-26-0029; PDS2026-ER-26-08-014

Project Location: 1555 Sunbury Court, North County Metro Plan Area, within unincorporated San Diego County, APN: 183-074-04-00

Project Applicant: Eugene Chi, 2 Sugarcane Lane, Ladera Ranch, CA 92694, (949) 444-9294

Project Description: The project proposes a Certificate of Compliance (CC) in Lieu of a Tentative Map (TM) and Final Map for a condominium project on a single parcel. The 0.6-acre site is currently vacant and has a previous Density Bonus and grading permit approval for 7-units plus 1 Accessory Dwelling Unit (ADU) residential project. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-7.3) and Zoning for the site is Rural Residential (RR), both of which permit residential development on the site. The grading permit for this project has already been approved (PDS2021-LDGRMJ-30337) and was found to be exempt pursuant to Section 21159.25 of the Public Resources Code. The applicant's new request is to allow for a condominium development instead of a for-rent project. The previous analysis for Section 21159.25 exemption is consistent and applies to this project (attached).

Agency Approving Project: County of San Diego
County Contact Person: Benjamin Cereceres Telephone Number: (619) 539-6135
Date Form Completed: December 4, 2026

This is to advise that the County of San Diego Planning Commission has approved the above described project on December 4, 2026 and found the project to be exempt from the CEQA under the following criteria:

1. 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: **Section: 21159.25 Residential or Mixed-Use Housing Projects**
   - ☒ 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.
2. Mitigation measures ☐ were ☐ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☐ was not adopted for this project.

Statement of reasons why project is exempt: The project qualifies for a 15061(b)(3) due to the project changing to condominiums instead of for-rent project. There are no other changes proposed with the project so there would be no environmental impacts. The grading permit for this project has already been approved and was found to be exempt pursuant to Section 21159.25 of the Public Resource Code.

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

Signature: _____ Telephone: (619) 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.

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: Sunbury Court Multi-residential Major Grading Plan, PDS2021-LDGRMJ-30337

Project Location: 1555 Sunbury Court, North County Metro Plan Area, within unincorporated San Diego County, APN: 183-074-04

Project Applicant: Eugene Chi, 2 Sugarcane Lane, Ladera Ranch, CA 92694, (949) 444-9294

Project Description: The project is a Major Grading Plan for a multi-residential development of a vacant parcel. The project involves the excavation of 1,423 cubic yards, fill of 1,423 cubic yards with no import or export of material.

Agency Approving Project: County of San Diego

County Contact Person: Souphalak Sakdarak Telephone Number: (619) 323-4869

Date Form Completed: November 1, 2024

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above described project on November 1, 2024 and found the project to be exempt from the CEQA under the following criteria:

1. 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: 21159.25 Residential or Mixed-Use Housing Projects**
   - ☐ 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.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: See attached CEQA Findings.

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

Signature: _____ Telephone: (619) 323-4869

Name (Print): Souphalak Sakdarak Title: 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.

County of San Diego

PROJECT NAME: Sunbury Apartment Major Grading Plan
RECORD ID: PDS2021-LDGRMJ-30337
APN: 183-074-04-00
CEQA SECTION(S): 21159.25

In 2019, new California state law (PRC § 21159.2) came into effect, which extended much of the current CEQA Guidelines Class 32 categorical exemption for infill developments to certain multi-family housing projects in urbanized, unincorporated county areas (PRC § 21159.25). In order to qualify for this new CEQA exemption, the multi-family housing project must demonstrate compliance with the criteria outlined in PRC § 21159.25. The Sunbury Apartment project qualifies for the CEQA exemption for Residential or Mixed-Use Housing Projects and the following analysis details the Project's compliance with the requirements of PRC § 21159.25.

PRC § 21159.25 EXEMPTION: RESIDENTIAL OR MIXED-USE HOUSING PROJECTS

a) For purposes of this section, the following definitions apply:

1) **"Residential or mixed-use housing project" means a project consisting of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.**

   Discussion: The Project complies with this requirement as it is a 7-unit multi-family residential and one accessory dwelling unit (ADU) project located within an urbanized area of the unincorporated County of San Diego (County). No other land uses are proposed as part of the Project.

2) **"Substantially surrounded" means at least 75 percent of the perimeter of the project site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. The remainder of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an environmental impact report was certified**.

Discussion: The Project complies with this requirement as it is substantially surrounded by qualified urban uses. Properties to the north, east, and south of the Project site are developed with residential uses. West of the Project is South Santa Fe Avenue and the Escondido Subdivision Railway. The property on the other side of the road and rail is developed with a residential, park, and commercial uses.

b) Without limiting any other statutory exemption or categorical exemption, this division does not apply to a residential or mixed-use housing project if all of the following conditions described in this section are met:

1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Discussion: The Project complies with this requirement as it is consistent with the County of San Diego General Plan land use designation of Village Residential VR-7.3, and the County's zoning designation of Rural Residential (RR). The Project would be developed with seven (7) multi-family residential units and one ADU on a 0.6-acre property. Under the current zoning, the maximum allowable density is 7.3 dwelling units per acre (DU/ac), which would result in 5 units for the Project site. The Project is eligible for a density bonus given that one (1) of the seven (7) units would be dedicated to affordable very low-income housing, this is consistent with the County's Zoning Ordinance and certified by the General Plan Update Environmental Impact Report (EIR). With the one (1) very low-income unit, the Project is eligible for two (2) additional units. Therefore, the Project is eligible for seven (7) total units (Attachment 1). Because the Project is eligible for a density bonus, which is consistent with the County's Zoning Ordinance, the Project is consistent with the development density established by existing zoning, community plan, or General Plan policies.

2) (A) The public agency approving or carrying out the project determines, based upon substantial evidence, that the density of the residential portion of the project is not less than the greater of the following:

i. The average density of the residential properties that adjoin, or are separated only by an improved public right-of-way from, the perimeter of the project site, if any.

ii. The average density of the residential properties within 1,500 feet of the project site.

County of San Diego

iii. Six dwelling units per acre.

Discussion: The Project complies with this requirement as the proposed density of the Project is greater than the average density of residential properties in the surrounding area. The average density of the adjacent residential properties is 7.3 DU/ac, and the average density of the residential properties within the 1,500 feet is 4.6 DU/ac. The Project is utilizing the Density Bonus Program and proposes 7 dwelling units and one ADU on a 0.6-acre site, which would result in a density of 11.6 DU/ac.

(B) The residential portion of the project is a multifamily housing development that contains six or more residential units.

Discussion: The Project complies with this requirement as the Project proposes 7 dwelling units and one ADU.

3) The proposed development occurs within an unincorporated area of a county on a project site of no more than five acres substantially surrounded by qualified urban uses.

Discussion: The Project complies with this requirement as the lot size is 0.6 acres, is located in an unincorporated San Diego County, and is surrounded by qualified urban uses, those being single, multi-family dwellings, school, park, and commercial uses within an urbanized area.

4) The project site has no value as habitat for endangered, rare, or threatened species.

Discussion: The Project site is located in an urban, developed area and is surrounded by developed uses, such as residential development and transportation infrastructure. Based on an analysis of the County's Geographic Information System (GIS) records and aerial imagery of the site, it has been determined that no native vegetation communities or habitats exist on or adjacent to the site. The Project site is not within the County of San Diego Multiple Species Conservation Plan (MSCP) boundary and is not subject to the County of San Diego MSCP requirements. Based on these considerations, no direct or indirect impacts to sensitive natural communities supporting candidate, sensitive, or special status species would occur. It has also been determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general Project vicinity. Adjoining properties surrounding the Project site are already developed with

residential, park, and commercial uses. The proposed Project would develop multi-family residential units, which would be compatible with surrounding land uses.

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

5) Approval of the project would not result in any significant effects relating to transportation, noise, air quality, greenhouse gas emissions, or water quality.

Discussion: The Project would not result in any significant effects relating to transportation, noise, air quality, greenhouse gas (GHG) emissions, or water quality. These resource areas are discussed further below.

Transportation

Per Senate Bill (SB) 743 and CEQA Guidelines Section 15064.3, Determining the Significance of Transportation Impacts, land use projects should be evaluated based on vehicle miles traveled (VMT). CEQA Guidelines Section 15064.3 states that for many projects, a qualitative analysis of construction traffic may be appropriate. Since construction traffic is temporary and workers are either travelling to the project jobsite or another jobsite elsewhere, the impact on VMT is considered less than significant.

In accordance with the County's 2022 Transportation Study Guidelines, the requirements to prepare a detailed transportation VMT analysis apply to all land development projects, except those that meet at least one of the screening criteria. A project that meets at least one of the screening criteria below would have a less than significant VMT impact due to project characteristics and/or location:

1. Projects Located in a VMT Efficient Area
2. Projects located in Infill Village Area (in Transit Opportunity Areas and Outside of High/Very High Fire Severity Areas)
3. Small Residential and Employment Projects
4. Projects Located in a Transit Accessible Area
5. Locally Serving Retail/Service Projects
6. Locally Serving Public Facilities and Other Uses
7. Redevelopment Projects with Greater VMT Efficiency
8. Affordable Housing

Based on the County's Location-Based Screening Maps, the Project is located within a VMT efficient area and meets the screening criterion 1, Projects Located in a VMT Efficient Area (Attachment 2). The Project is a 7-unit multi-family residence, which would generate 56 Average Daily Trips.

Noise

The nearest sensitive noise receptors to the Project site are residences to the north, east, and south of the Project site, with the nearest residence at approximately 10 feet to the east. The Project is a residential development and would generate noise that is consistent with similar development. All construction noise would be consistent with the limitations set forth in Sections 36.308 through 36.410 of the Noise Ordinance and less than significant. Section 36.409 of the County of San Diego Noise Ordinance states that it is unlawful to operate construction equipment that exceeds an average sound level of 75 decibels (dB) for an eight-hour period between 7 a.m. and 7 p.m. when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is being received. General BMPs should also be followed, including reasonable maintenance of equipment, conservative planning of simultaneous equipment operation, and using equipment with effective mufflers. Equipment operation must also be limited to the allowable hours of operation set by the County of San Diego. With implementation of general construction BMPs and compliance with the County of San Diego Noise Ordinance, it is expected that construction equipment noise levels will be at or below an average eight-hour equivalent noise level of 75 dB, in compliance with County of San Diego regulations.

The primary noise source in the vicinity of the Project site is automobile and truck traffic noise from S. Santa Fe Avenue. Due to the size of the Project, Project-generated traffic is not anticipated to create any direct noise impacts at off-site receivers.

The Project would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Air Quality

Construction activities would also be subject to several control measures per the requirements of the County, San Diego Air Pollution Control District rules, and the California Air Resources Board's Airborne Toxic Control Measures. Therefore, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

County of San Diego

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

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

SDAPCD Rules 20.2 and 20.3 do not have AQIA thresholds for emissions of volatile organic compounds (VOCs) and Particulate Matter less than or equal to 2.5 microns (PM2.5). The use of the SLT for VOCs specified by the South Coast Air Quality Management District (SCAQMD), which generally has stricter emissions thresholds than the SDAPCD, is recommended for evaluating projects in San Diego County. For PM2.5, the U.S. Environmental Protection Agency (USEPA) "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005, which quantifies significant emissions as 10 tons per year, will be used as the SLT as shown in Table 1 below:

Table 1. San Diego County Screening-Level Thresholds for Air Quality Impact Analysis

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

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

Currently, San Diego County is in "non-attainment" status for the NAAQS and CAAQS federal and state Ozone (O_3) and state Particulate Matter less than or equal to 10 microns and less than or equal to 2.5 microns (PM_{10} and $PM_{2.5}$). O_3 is formed when 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 PM_{10} in both urban and rural areas include the following: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The Project would result in criteria pollutant emissions associated with construction activities and operation. Project grading would include a balanced cut and fill of approximately 1,422.5 cubic yards (cy). Site grading for the Project is required for the construction of the multi-family residential buildings, drive aisles, parking, and landscaped areas (Attachment 3). Grading operations associated with the Project would be subject to the County of San Diego Grading Ordinance and the SDAPCD Rule 55, which requires the implementation of dust control measures (e.g., watering, application of surfactants, control of vehicle speeds) during grading activities. In addition, architectural coating would be subject to SDAPCD Rule 67.0.1 and the County's condition of approval, which requires the use of low-VOC paint with VOC content of 100 g/L or less for interior paint, exterior paint, and parking lot paint in order to reduce VOC emissions during construction. The County is also requiring no wood stoves and no fireplaces as a condition of approval, which would substantially reduce operational VOC, CO, and PM emissions.

An analysis of estimated construction and operational emissions from implementation of the Project was completed using SCAQMD's California Emissions Estimator Model (CalEEMod; Attachment 4). The construction schedule was assumed based on the default values in CalEEMod for site preparation, grading, building construction, paving, and architectural coating (no demolition activities). The analysis assumes the soil import values included in the grading plan (a balanced cut and fill of approximately 1,422.5 cy). The analysis also included the County's conditions of approval related to the use of low-VOC paint during construction and no woodstoves or fireplaces. As shown in Table 2 and Table 3 below, construction-related and operational air emissions from Project implementation are not anticipated to reach SLTs identified in Table 1 as established by the SDAPCD. Therefore, the Project would not result in

substantial emissions such that any criteria pollutant air quality standard would be violated. Therefore, the Project would not result in a cumulatively considerable net increase of any criteria pollutant; impacts would be less than significant.

Table 2. Estimated Project-Related Construction Air Emissions

Pollutant	Project Emissions (Lbs. per Day)	Screening-Level Thresholds (Lbs. per Day)	Above Threshold?
Respirable Particulate Matter (PM_{10})	21.2	100	No
Fine Particulate Matter ($PM_{2.5}$)	11.4	55	No
Nitrogen Oxides (NO_x)	31.7	250	No
Sulfur Oxides (SO_x)	0.06	250	No
Carbon Monoxide (CO)	31.0	550	No
Volatile Organic Compounds (VOCs)	6.66	75	No

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

Table 3. Estimated Project-Related Operational Air Emissions

Pollutant	Project Emissions (Lbs. per Day)	Screening-Level Thresholds (Lbs. per Day)	Above Threshold?
Respirable Particulate Matter (PM_{10})	0.55	100	No
Fine Particulate Matter ($PM_{2.5}$)	0.31	55	No
Nitrogen Oxides (NO_x)	0.28	250	No
Sulfur Oxides (SO_x)	0.01	250	No
Carbon Monoxide (CO)	3.63	550	No
Volatile Organic Compounds (VOCs)	1.40	75	No

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

GHG Emissions

The County of San Diego Board of Supervisors recently adopted a new Climate Action Plan (CAP) on September 11, 2024. The Draft Supplemental Environmental Impact Report and Draft Climate Action Plan were circulated for public review at the end of 2023 and the beginning of 2024. Due to the absence of an adopted CAP when the project was submitted with a complete application in 2021, compliance with the CAP was not utilized as the threshold in determining potential greenhouse gas (GHG) emission impacts. It should be notes that the thresholds summarized below are reflexive of several of the CAP's overarching goals including building decarbonization and the electrification of the on-road vehicle fleet.

State CEQA Guidelines Section 15064.4 states that "the determination of the significance of greenhouse gas emissions (GHG) calls for careful judgment by the lead agency, consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of greenhouse gas emissions resulting from a project." Section 15064.4(b) further states that a lead agency should consider the following non-exclusive factors when assessing the significance of GHG emissions:

1. The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting;
2. Whether the project emissions exceed a threshold of significance that the lead agency applies to the project; and
3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

State CEQA Guidelines Section 15064(h)(1) states that "the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable." A cumulative impact may be significant when the project's incremental effect, though individually limited, is cumulatively considerable.

The County General Plan incorporates smart growth and land planning principles intended to reduce vehicle miles traveled, and thereby reduce GHG emissions. Specifically, the General Plan directed preparation of a County Climate Action Plan (CAP) with reduction targets; development of regulations to encourage energy efficient building design and construction; and development of regulations that encourage energy recovery and renewable energy facilities, among other actions. These planning and regulatory efforts are intended to ensure that actions of the County do not impede AB 32 and SB 375 mandates.

As such, on February 14, 2018, the County Board of Supervisors (Board) adopted a CAP, which identifies specific strategies and measures to reduce GHG emissions in the largely rural, unincorporated areas of San Diego County as well as County government operations (County of San Diego 2017). The CAP aims to meet the state's 2020 and 2030 GHG reduction targets (AB 32 and SB 32, respectively), and demonstrate progress towards the 2050 GHG reduction goal.

On September 30, 2020, the Board voted to set aside its approval of the County's 2018 CAP and related actions because the Final Supplemental Environmental Impact

Report (2018 CAP SEIR) was found to be out of compliance with CEQA. In response to this Board action, the County is preparing a CAP Update to revise the 2018 CAP and correct the items identified by the 4th District Court of Appeal in San Diego within the Final 2018 CAP SEIR that were not compliant.

The County does not currently have locally adopted screening criteria or GHG thresholds. Pending adoption of a new CAP, appropriate GHG emissions thresholds were considered for purposes of this analysis. Based on the specific characteristics of this project including its low generation of VMT (refer to the Transportation discussion above), current guidance provided by the Bay Area Air Quality Management District (BAAQMD) was used to evaluate GHG emissions. For land use development projects, the BAAQMD recommends using the approach endorsed by the California Supreme Court in Center for Biological Diversity v. Department of Fish & Wildlife (2015) (62 Cal.4th 204), which evaluates a project based on its effect on California's efforts to meet the state's long-term climate goals. As the Supreme Court held in that case, a project that would be consistent with meeting those goals can be found to have a less than significant impact on climate change under CEQA. If a project would contribute its "fair share" of what would be required to achieve those long-term climate goals, then a reviewing agency can find that the impact would not be significant because the project would help to solve the problem of global climate change (62 Cal.4th 220–223). If a land use project incorporates all of the design elements necessary for it to be carbon neutral by 2045, then it would contribute its portion of what is needed to achieve the state's climate goals and would help to solve the cumulative problem. It can therefore be found to make a less than cumulatively considerable climate impact. Because this guidance supports how a project would contribute its "fair share" of the statewide long-term GHG reduction goals, it is not specific to the BAAQMD region and can also be applied in the San Diego region. BAAQMD's Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plan (Justification Report), adopted April 2022, analyzes what would be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045 (A5). A new land use development project being built today needs to incorporate the following design elements to do its "fair share" of implementing the goal of carbon neutrality by 2045:

A) Projects must include, at a minimum, the following project design elements:

1. Buildings
    a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
    b. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.

2. Transportation
    a. Achieve a reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted SB 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA:
        i. Residential projects: 15 percent below the existing VMT per capita
        ii. Office projects: 15 percent below the existing VMT per employee
        iii. Retail projects: no net increase in existing VMT
    b. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of the California Green Building Standards (CALGreen) Tier 2.

With incorporation of the design features listed below, the Project would contribute its fair share to help the State meet carbon neutrality as codified in AB 1279, and would not hinder the County from meeting GHG reduction benchmarks. Therefore, applying BAAQMD significance thresholds, the Project would generate a less than significant GHG impact.

The Project would be required to implement the following design features (included as conditions of approval by the County):

1. Comply with the County's Grading Ordinance and SDAPCD's fugitive dust rules outlined in Section 87.426 of the County's Grading Ordinance.
2. The Project will utilize low-VOC architectural coatings with VOC content of 100 g/L or less in accordance with and exceeding the requirements of SDAPCD Rule 67.
3. Install high-efficiency LED street and area lighting to achieve reduction in overall lighting energy.
4. In accordance with AB 939, and to be consistent with AB 341's statewide 75 percent diversion policy, the Project will seek to also achieve a 75 percent diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion.
5. The Project applicant will be required to comply with County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in outdoor use and will submit a Landscape Document Package to show such compliance.
6. Project will not include natural gas appliances or natural gas plumbing.

7. The Project would have a less-than-significant impact from VMT (see *Transportation* discussion above).
8. Landscaped and screened parking areas consistent with the County's Parking Design Manual, including Section 7 (Landscaping) and the "cool parking" mitigation requirements identified by the California Air Resources Board.
9. Building efficiency features, such as HVAC systems, sealed (tight) air ducts that minimize heating and cooling HVAC losses, tankless electric water heaters, and Low E dual pane windows.

Water Quality

There are no wetland or water features located on or adjacent to the Project site. A riverine feature, as mapped by the U.S. Fish and Wildlife Service National Wetlands Inventory, is located more than 250 feet west of the site across S. Santa Fe Avenue. Given the distance and intervening roadway and rail infrastructure, no direct or indirect impacts to this riverine feature would occur as a result of the Project grading. No other offsite wetlands would be impacted by the Project.

The Project would prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) during construction and a Stormwater Quality Management Plan (SWQMP) post-construction. The SWPPP and SWQMP specify and describe the implementation process of all BMPs that would address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any on-site and downstream receiving waters. Therefore, the Project will not cause significant impacts to water quality.

The Project would occur in compliance with the County's Grading Ordinance, including BMPs for stormwater quality and control, protection of utilities, and compliance with Federal and State requirements (e.g., NPDES General Permit No. CAS000001; the state General Permit for Construction Activities Associated With Construction Activities [SWRCB Order 99-08-DWQ, NPDES General Permit No. CAS000002]; the State Ocean Plan; Inland Surface Waters Plan; the State Comprehensive Water Quality Control Plan for the San Diego Basin).

6) The site can be adequately served by all required utilities and public services.

Discussion: The Project will require water service from the Vista Irrigation District, which has indicated it has adequate water resources and entitlement available to serve the Project (Attachment 6). In addition, the Project site would be served by the Buena Sanitation Maintenance District, which has indicated it has sufficient capacity to serve the Project (Attachment 7). Additionally, there are five permitted active landfills in the County with remaining capacity to adequately serve the Project.

Fire and emergency protection would be provided by the Vista Fire Protection District, which has indicated that it has sufficient capacity to serve the Project (Attachment 8). The nearest fire station is the San Miguel Fire Protection District Station 4, located at 200 Civic Center Drive, approximately 0.95 mile (driving) southwest of the Project site. Police protection would be provided by the San Diego County Sheriff's Department. The Project site would be serviced by the Unified Vista School District. The Project would incrementally increase the use of existing parks and other recreational facilities for new Project residents; however, the Project would be subject to Park Land Dedication Ordinance fees.

Prior to issuance of the building permit, the applicant will be required to submit agency clearance letter. The Project would be required to also pay all applicable fees prior to issuance of the building permit to start constructing the proposed development on the Project site.

7) The project is located on a site that is a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

Discussion: The Project site is located at 1555 Sunbury Court on APN 183-074-04-00 in the Vista Community Planning area, within the unincorporated San Diego County. The U.S Census Bureau now defines urban areas as areas that encompass at least 5,000 people or at least 2,000 housing units. As of the 2022 Census, the population of Vista was estimated at 97,766 by the U.S Census Bureau. Therefore, the Project site is located on legal parcel wholly within the boundaries of an urbanized area, as designated by the United States Census Bureau.

c) Subdivision (b) does not apply to a residential or mixed-use housing project if any of the following conditions exist:

1) The cumulative impact of successive projects of the same type in the same place, over time is significant.

Discussion: The geographic area to evaluate a cumulative impact under consideration for this exception is smaller than the geography (area) of potential cumulative impacts that is implicated where an agency has prepared a Mitigated Negative Declaration or EIR. (See, e.g., *San Francisco Beautiful v. City and County of San Francisco* (2014) 226 Cal.App.4th 1012, 1030 [in considering a proposal to install 726 metal utility boxes housing telecommunications equipment on sidewalks in order to expand its fiber-optic network, the City and County of San Francisco was not required to consider similar projects throughout the entire City because, if there were such a requirement, "the exception would swallow the rule, and the

utility of the ... exemption would be vitiated"], citing *Robinson v. City and County of San Francisco* (2012) 208 Cal.App.4th 950, 958; see also *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720, 733 [in upholding the use of a categorical exemption for the construction of a single home, court rejects the petitioner's invocation of the cumulative impact exception, stating that "[n]o serious argument or evidence was presented to the City that more than one house could be constructed on the lot or that as the last house to be constructed in this otherwise fully developed neighborhood, any sort of cumulative impact could be anticipated"].) Here, there is no indication or substantial evidence that successive projects of the same type (multi-family residential) in the same place (vicinity of the Project site) would result in cumulative impacts. Indeed, no successive projects of the same type in the same place are contemplated in the vicinity of the Project or within the Vista community. The Project would not result in cumulatively considerable impacts to biological resources, geology and soils, GHG emissions, water resources, air quality, or noise. As such, the Project is not subject to the exception to the use of categorical exception that exists when the cumulative impact of successive projects of the same type in the same place, over time is significant.

2) **There is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances.**

Discussion: Case law makes clear that application of this exception must proceed in two steps. The first is to determine whether a proposed project involves "unusual circumstances." If the answer to that question is in the affirmative, the second step is to consider whether those unusual circumstances will give rise to potentially significant environmental effects. (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1097-1105).) As explained below, the Project does not involve any unusual circumstances with respect to its location, size, environmental setting, physical attributes, surrounding land uses, or planning context - factors considered relevant under case law. (See Berkeley Hillside, supra, 60 Cal.4th at pp. 1118-1119; *San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.* (2006) 139 Cal.App.4th 1356, 1381; *McQueen v. Bd. of Directors* (1988) 202 Cal.App.3d 1136, 1149; *Lewis v. Seventeenth Dist. Agricultural Assn.* (1985) 165 Cal.App.3d 823, 828-829; *City of Pasadena v. State of California* (1993) 14 Cal.App.4th 810, 826-827; *Bloom v. McGurk* (1994) 26 Cal.App.4th 1307, 1315-1316; and *Voices for Rural Living v. El Dorado Irrigation Dist.* (2012) 209 Cal.App.4th 1096, 1109.)

The Project is consistent with the County of San Diego General Plan land use designation of Village Residential VR-7.3, and the County's zoning designation of

Rural Residential (RR). The Project site has been previously disturbed and is surrounded by residential development within the community of Vista. There is nothing unusual about the Project site as a typical residential project site. Multi-family projects of this size (7 units) is common within the County of San Diego and California. The Project features (e.g., outdoor common area, parking spaces) are typical project features that do not differ from other similar multi-family residential projects. The total amount of grading required for the Project (1,422.50 cubic yards) is typical and within the range of grading quantities associated with approved projects within the County.

The Project site is surrounded by residential, commercial, park, and school development to the north, east, west, and south within the community of Vista. The closest residential uses to the construction activities would be approximately 10 feet; however, there is nothing unusual about residences located adjacent to construction of new residential uses. This is common to many residential construction projects in California. There are no conditions in the immediate vicinity of the Project site that indicate unusual circumstances. Therefore, there are no unusual circumstances regarding conditions of the Project site or in the immediate vicinity and, therefore, the first step to determine this exception is not satisfied. Even if there were unusual circumstances, the second step is to consider whether those unusual circumstances will give rise to potentially significant environmental effects. (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1097-1105*).* Compliance with all applicable rules, regulations, and ordinances would ensure there would be no potentially significant impacts on the environment.

As such, the Project is not subject to the exception to the use of categorical exemption that exists where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances.

3) **The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.**

Discussion: This exception only applies to projects that may result in damage to scenic resources "within a highway officially designated as a state scenic highway." The nearest state-designated scenic highway to the Project site is Twins N. Oak Valley Road, located approximately 3.5 miles northeast of the Project site. As such, the Project site is not within the vicinity of a state-designated scenic highway, and therefore, would not have any impacts to scenic resources within a state scenic highway.

County of San Diego

4) **The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

Discussion: The Project site is not included on the California Department of Toxic Substances Control's EnviroStor list or on the State Regional Water Quality Control Board's GeoTracker list. As the Project site is not on any such list (i.e., not a designated hazardous waste site), the hazardous waste site exception does not apply to the Project.

5) **The project may cause a substantial adverse change in the significance of a historical resource.**

Discussion: This exception only applies to projects that may cause a substantial, adverse change in the significance of a historical resource. A field survey conducted on October 8, 2021 by a County staff archaeologist determined that there are no cultural resources present on the Project site. Therefore, the Project would not cause a substantial adverse change in the significance of a historical resource, and the historical resource exception does not apply to the Project.

ATTACHEMENTS:
ATTACHMENT A- DENSITY BONUS
ATTACHMENT B- VEHICLE MILES TRAVELED (VMT) EFFICIENT AREA
ATTACHMENT C- GRADING PLAN
ATTACHMENT D- CALEEMOD RESULTS
ATTACHMENT E- BAAQMD JUSTIFICATION REPORT
ATTACHMENT F- VISTA IRRIGATION DISTRICT SERVICES AVAILABILTIY FORM
ATTACHMENT G- VISTA FIRE PROTECTION DISTRICT SERVICE AVAILABILITY FORM

ATTACHMENT A
DENSITY BONUS

County of San Diego

DAHVIA LYNCH
DIRECTOR

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

VINCE NICOLETTI
ASSISTANT DIRECTOR

~~November 10, 2021~~
~~January 7, 2022~~
~~April 5, 2023~~
August 24, 2023

Eugene Chi
2 Sugarcane Lane
Ladera Ranch, CA 92694

RECORD ID: PDS2020-DB-20-002
PROJECT ADDRESS: 1555 Sunbury Court, within North County Metro Subregional Plan area
APNs: 183-074-04-00

DENSITY BONUS APPLICATION

Dear Mr. Chi:

Planning & Development Services (PDS) has reviewed your application for compliance with the Density Bonus Program pursuant to Government Code Section 65915 et seq. and Section 6350 through 6399 of the Zoning Ordinance. PDS has determined the project is eligible for the requested density bonus and incentives/waivers as noted below.

NOTE: The project was reviewed for compliance with the Density Bonus Program only. Additional project comments and corrections will be issued during the grading and building permit reviews.

PROJECT DESCRIPTION:
The applicant is requesting to utilize the Density Bonus Program to construct a seven-unit multifamily development at 1555 Sunbury Court within the North County Metro Subregional Plan area (APN: 183-070-04-00). The seven units will be constructed within two buildings. Building 1 will contain six units and Building 2 “Carriage House”, will include 2 units. Currently, the subject site is undeveloped. The applicant proposes to set aside one (1) unit or approximately 20% of the base units as affordable to low-income households. The following are requested: 1) a waiver of the building type designator C on building; ~~and~~ 2) an incentive for setback reductions; and 3) an incentive to construct a 3-story Building 2 “Carriage House”, where 2-story residential units are allowed by the “G” height designator.

BASE UNITS:
The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential 7.3 (VR-7.3), 7.3 dwelling units per acre.

The number of base units is calculated at: 0.6 acres x 7.3 units/acre = 4.38, which rounds up to 5 units.

DENSITY BONUS ALLOWANCE:
The applicant is proposing to reserve 20% (1 unit) of the base units for very low-income households; therefore, the project is eligible for a 50% density bonus.

Density Bonus Calculation: 5 base units x 50% density bonus = 7.5 units, which rounds up to 8 units.

A maximum of 8 units may be constructed pursuant to the Density Bonus Program.

WAIVER OF DEVELOPMENT STANDARDS:
The project site has a "C" Building Type Designator, which allows for the construction of one single-family detached dwelling unit per lot. Staff has determined the "C" Building Type Designator would physically preclude the construction of the development at the densities permitted by the Density Bonus Program. The request to waive the standard is approved in accordance with Section 6367 of the Zoning Ordinance.

INCENTIVES:
Based on the project reserving 20% of the base units for very low-income households, the project qualifies for three incentives. The applicant is requesting two incentives, one for encroachment into the setbacks and the second for an increase in maximum building stories on one of the buildings:

1. Setback Reduction
   The project site has a required 50' front yard setback, 10' interior side yard setback, 35' exterior side yard setback, and 40' rear yard setback. The front yard setback is measured from the public road, which is Santa Fe Ave. If the project site has access to both private road easements, the setbacks would be determined as Santa Fe Ave as the front yard, both private roads as exterior side yards, and the eastern lot line as the rear yard.
   - Building 1 (which contains Units 1 – 6) encroaches approximately 25’ into the rear yard setback.
   - Five parking spaces encroach into the northern and southern exterior side yard setbacks.
   - Three AC compressor units encroach into the northern exterior side yard setback.

2. Increase in Maximum Number of Building Stories
   The property has a “G” height designation, which allows for a maximum height of 35 feet and a maximum number of 2 stories.
   - Building 2 (which contains Units 7-8) is designed as a 3-story building that is no taller than 35’.
     Note: Updated plans have not been submitted by the applicant to reflect this change. The applicant may reflect this change on their building plans. Updated fire district and building code requirements may apply and must be addressed during the plan check process. PDS suggests coordination with the Building Services Division and Fire District to ensure the plans are updated and comply with the building and fire code.

AFFORDABLE HOUSING AGREEMENT:
Pursuant to Section 7430(a) of the Zoning Ordinance, prior to building permit issuance, the applicant shall enter into a contract with the Department of Housing and Community Development Services,

agreeing to specific terms and conditions of the Density Bonus Program and to periodic inspections of the housing by County employees.

PERMITS:
The project was reviewed for compliance with the Density Bonus Program. Additional project comments will be provided during the grading and building permit process.

The issuance of this permit by the County of San Diego does not authorize the applicant for said permit to violate any Federal, State, or County laws, ordinances, regulations or policies.

If you have any questions regarding this determination, please contact Hani Baker at 619-772-1824 or Hani.Baker@sdcounty.ca.gov.

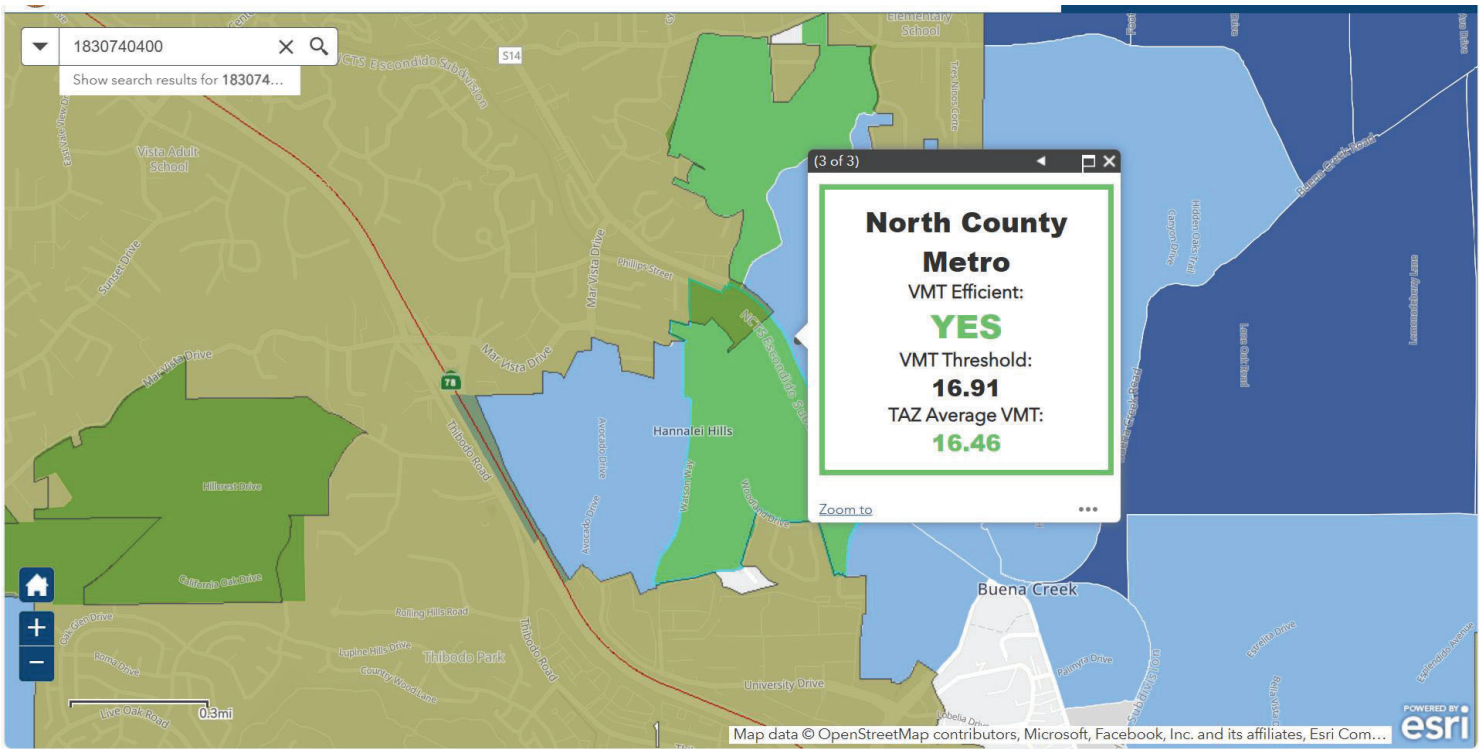
PLANNING & DEVELOPMENT SERVICES, DAHVIA LYNCH, DIRECTOR



By:

Michael Johnson, Group Program Manager,
Project Planning Division

ATTACHMENT B
VEHICLES MILES TRAVELED (VMT) EFFICIENT AREA


1830740400
Show search results for 183074...
(3 of 3)
North County Metro
VMT Efficient:
YES
VMT Threshold:
16.91
TAZ Average VMT:
16.46
Zoom to
Vista Adult School
Hannalei Hills
Buena Creek
Thibodo Park
Mar Vista Drive
Thibodo Road
University Drive
Rolling Hills Road
Live Oak Road
0.3mi
Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Com...
esri

ATTACHMENT C
GRADING PLAN

REVISED GRADING PLAN
APN: 183-074-04
1555 SUNBURY COURT, VISTA, CA 92804
COUNTY OF SAN DIEGO

GENERAL NOTES

1. ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF COUNTY GRADING ORDINANCE SECTION 87.101 THROUGH 87.804.
2. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
3. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
4. 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:
5.

	PHONE NUMBER:
SAN DIEGO GAS AND ELECTRIC	1-800-611-7343
AT&T TELEPHONE	1-855-565-0251
CATV (AGENCY NAME)	TBD
SEWER (BUENA VISTA SANITATION)	1-760-726-1340
WATER (CITY OF VISTA)	1-760-726-1340

6. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL OVER 12" IN DEPTH. PDS FORM 73 MINOR GRADING CERTIFICATION AND A COPY OF THE COMPACTION REPORT IS REQUIRED TO BE SUBMITTED PRIOR TO ROUGH GRADING APPROVAL.
7. NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
8. ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING SAN DIEGO COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:

   D5-08 LOT GRADING
   D5-10 GRADING OF SLOPES
   D5-11 REQUIRED SETBACKS
   D-40 RIP RAP ENERGY DISSIPATER
   D-75 DRAINAGE DITCH
9. APPROVAL OF THESE PLANS BY THE DIRECTOR OF DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES (PDS) DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED. ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS.
10. THE DIRECTOR'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 DEVELOPMENT SERVICES (PDS).
11. 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.
12. 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.
13. 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.
14. SLOPE RATIOS:

    CUT--1 ½: 1 FOR MINOR SLOPES (SLOPES < 15'), 2:1 FOR MAJOR SLOPES.

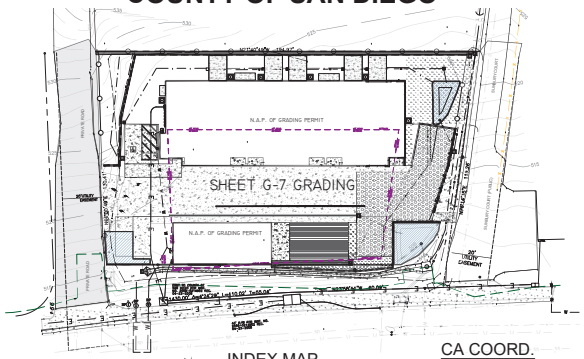
    FILL--2:1

    EXCAVATION: 1,422.50C. Y. FILL: 1,422.50 C. Y. WASTE/IMPORT 0_C. Y.

    (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS BEFORE PERMIT TO BE ISSUED).
15. 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.
16. PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC OF WORKS.
17. REGARDLESS OF WHICH BMPS ARE IMPLEMENTED, ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED AND MAINTAINED WITH GROUND COVER OR OTHER PLANTING IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED.

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF SAN DIEGO

BASIS OF BEARINGS IS THE NORTHERLY LINE OF LOT 57, KEY GARDENS MAP 2046 BEING N66°00'49"E PER PARCEL MAP 3609



INDEX MAP

CA COORD.
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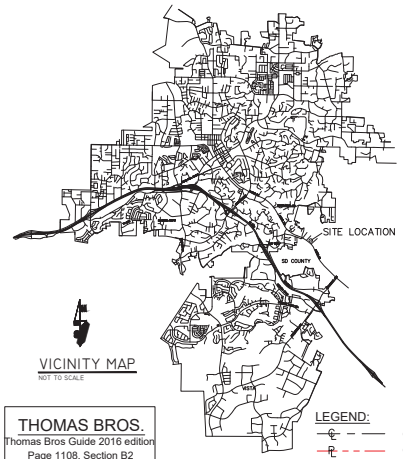


VICINITY MAP
NOT TO SCALE

THOMAS BROS.
Thomas Bros Guide 2016 edition
Page 1108, Section B2

INDEX OF DRAWINGS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	GENERAL, GRADING NOTES
3	WATER NOTES
4	GRADING SECTIONS
5	GRADING DETAILS
6	EXISTING CONDITIONS
7	GRADING PLAN
8 & 9	EROSION CONTROL DETAILS
10	EROSION CONTROL PLAN
11	RHINO SOUND WALL DETAILS
12	RET. WALL DET./SECTIONS
13	RET. WALL PROFILES

SUMMARY AREA CALCULATIONS:

SITE AREA CALCULATIONS	
DESCRIPTION	SF
EXISTING LOT AREA	26,136.00
(N) RESIDENCES / IMPERVIOUS 1ST FLOOR ONLY	6,216 SF
(N) HARDSCAPE/IMPERVIOUS	6,915 SF
(N) PERMEABLE IMPERVIOUS PAVERS	1,140 SF
(N) LANDSCAPE -MISC - PERVIOUS	11,865 SF
BUILDING LOT COVERAGE	23.7%

18. THE ENGINEER-OF-WORK SHALL COMPLY WITH ALL PROJECT APPLICABLE LAWS THAT INCLUDE, BUT ARE NOT LIMITED TO, HEALTH, SAFETY, AND ENVIRONMENTAL LAWS, ORDINANCES, AND REGULATIONS RELATING TO THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND U.S. FEDERAL GOVERNMENT. THE PROJECT IS SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) AND THE COUNTY OF SAN DIEGO WATERSHED PROTECTION, STORMWATER MANAGEMENT, AND DISCHARGE CONTROL ORDINANCE NO. 10410, COUNTY OF SAN DIEGO HYDRAULIC DESIGN MANUAL, 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 STORM WATER QUALITY MANAGEMENT PLAN (SWQMP), ALL REQUIREMENTS FOR LOW IMPACT DEVELOPMENT (LID), HYDROMODIFICATION, DETENTION FACILITIES, MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON THE PROJECT SITE.
19. THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR THE PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO THE FEDERAL ENDANGERED SPECIES ACT AND CLEAN WATER ACT. GRADING AND/OR FURTHER DEVELOPMENT ARE PROHIBITED WITHIN THE AREAS DESIGNATED "LIMITS OF JURISDICTIONAL HABITAT" UNTIL FEDERAL PERMITS AND STATE PERMITS (IF ANY) HAVE BEEN ACQUIRED.
20. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
21. FINAL APPROVAL OF THIS GRADING PLAN IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES TO THESE PLANS.
22. THE APPLICANT IS RESPONSIBLE FOR THE ROAD MAINTENANCE (SWEEPING AS NECESSARY) AND REPAIR OF ANY DAMAGE CAUSED BY THEM TO THE ON-SITE AND OFF-SITE COUNTY MAINTAINED OR PRIVATE ROADS THAT SERVE THE PROPERTY EITHER DURING CONSTRUCTION OR SUBSEQUENT OPERATIONS. THE APPLICANT WILL REPAIR THOSE PORTIONS OF THE ROUTE THAT WOULD BE DAMAGED BY THE HEAVY LOADS THAT LOADED TRUCKS ON THE ROUTE IDENTIFIED.

WORK TO BE DONE:

GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND PER SAN DIEGO COUNTY GRADING ORDINANCE.

SEC. 87.429. HUMAN REMAINS OR NATIVE AMERICAN ARTIFACTS.

IF, IN THE PROCESS OF GRADING OPERATIONS, HUMAN REMAINS OR NATIVE AMERICAN ARTIFACTS ARE ENCOUNTERED, GRADING OPERATIONS SHALL BE SUSPENDED IN THAT AREA AND THE OPERATOR SHALL IMMEDIATELY INFORM THE COUNTY OFFICIAL, AND THE REQUIREMENTS OF HEALTH AND SAFETY CODE SECTION 7050.5 AND PUBLIC RESOURCES CODE SECTION 5097.99 SHALL BE COMPLIED WITH.

87.430. PALEONTOLOGICAL RESOURCES.

THE COUNTY OFFICIAL MAY REQUIRE THAT A QUALIFIED PALEONTOLOGIST BE PRESENT DURING ALL OR SELECTED GRADING OPERATIONS, TO MONITOR FOR THE PRESENCE OF PALEONTOLOGICAL RESOURCES. IF FOSSILS GREATER THAN TWELVE INCHES IN ANY DIMENSION ARE ENCOUNTERED, THEN ALL GRADING OPERATIONS IN THE AREA WHERE THEY WERE FOUND SHALL BE SUSPENDED IMMEDIATELY AND NOT RESUMED UNTIL AUTHORIZED BY THE COUNTY OFFICIAL. THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE COUNTY OFFICIAL OF THE DISCOVERY. THE COUNTY OFFICIAL SHALL INVESTIGATE AND DETERMINE THE APPROPRIATE RESOURCE RECOVERY OPERATIONS, WHICH THE PERMITTEE SHALL CARRY OUT PRIOR TO THE TY OFFICIAL'S AUTHORIZATION TO RESUME NORMAL GRADING OPERATIONS.

PUBLIC UTILITY LEGEND:

PROPOSED QTY		VID STD. DWG
1	2" IRRIGATION SERVICE LATERAL WITH A 1½" (IRR) WATER METER. CONNECTION W/2" RP BACKFLOW	I-2,I-4,I-7
1	2" SERVICE LATERAL WITH A WITH A 2" DOM. METER AND RP BACKFLOW DEVICE.	I-2,I-4,I-7

LEGEND:

(E) CENTERLINE
(E) PROPERTY LINE
(E) CHAIN LINK FENCE
(N) IRON FENCE
CONTOUR LINE
SPOT ELEVATION
(E) (N)WATER LINE
(E) (N)SANITTARY SEWER
(N)ELECTRICAL
(N)GAS LINE
(E)(N)CABLE/TV/INTERNET
(N)SETBACK/EASEMENT
(N)GRADING LIMITS
(E)FIRE HYDRANT PER VID STD 4-1
(E)GAS VALVE
(E)WATER VALVE PER VID STD
(E)POWER POLE
(E)SIGN
(E)MISCELLANEOUS BOX
(E)TREE
(N)WATER METER PER VID STD
(N)DRAINAGE PATTERN
(N) DRAIN SWALE
(E) STREET LIGHT PER STD E-01
(E) STORM DRAIN C/O PER STD D-09
PROPOSED 12" CATCH BASIN PER STD D-29 TYPE I
(E)STORM DRAIN BOX
(N)AREA GARDEN DRAIN
(N)SEWER MANHOLE
(E)STORM DRAIN MH
(N)LANDSCAPE AREA
(N)PCC CONCRETE SURFACES
(N)PERVIOUS CONCRETE
(N)PCC V-DITCH PER COUNTY STD D-75
BMP BIO RETENTION
PROPOSED CMU RET. WALLS
PROPOSED RHINO WALL
PROPOSED 4 HDPE/PVC SD PERF.
PROPOSED 6 HDPE/PVC SD

ARCHITECTURE:

XXXXXXXXXXX

SURVEY - TOPOGRAPHY:

HESS DEVELOPMENT INC.
43020 BLACKDEER LOOP, #206
TEMECULA, CA 92590
(951) 440-8149

SOIL ENGINEER:

ADVANCED GEOTECHNICAL SOLUTIONS, INC.
485 CORPORATE DRIVE, SUITE B
ESCONDIDO, CA 92029
(619) 867-0487

NOTE:
OWNER TO REQUEST APPLICATION, SERVICE CHANGES AND PAY FEES TO VISTA IRRIGATION DISTRICT FOR WATER METERS, SERVICES CHANGES, FIRE HYDRANTS AND ANY OTHER RELATED FEE. FIRE DEPARTMENT APPROVAL REQUIRED FOR 3/4" METER. (SEE VID WATER NOTE)

GEOTECHNICAL ENGINEER STATEMENT
This plan has been reviewed by the undersigned and found to be in conformance with the recommendations of the Geotechnical Report dated 1-11-2021 and all subsequent reports and addendums prepared by

PAUL DERISI DATE
Q.S.P. G.E. 2536 SEAL

FOR IMPORT/EXPORT EARTHWORK Q>1,000 C.Y., NOTES REQUIRED AS FOLLOWS:

PUBLIC/PRIVATE ROAD REPAIR NOTES:

THE APPLICANT WILL REPAIR THOSE PORTIONS OF THE ROUTE THAT WOULD BE DAMAGED BY THE HEAVY LOADS THAT LOADED TRUCKS PLACE ON THE ROUTE IDENTIFIED PRIOR THE IMPORT/EXPORT ALL AFFECTED PROPERTY OWNERS SHALL BE NOTIFIED: NO EQUIPMENT OR MATERIAL STORAGE ON PUBLIC ROADS WILL BE ALLOWED, AND SWEEPING TO BE PREFORMED AT THE END OF EACH WORK SHIFT.

DWELLING UNITS
INDICATE THE NUMBER OF DWELLING UNITS IN PROJECT: 7 w/ ADU
INDICATE THE NUMBER OF GRADED PADS IN PROJECT: 2

PLOT DATE: 9-15-24

VISTA IRRIGATION DISTRICT
APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT COMMIT DISTRICT TO SUPPLYING WATER TO THIS PROJECT OR GUARANTEE THAT WATER WILL BE AVAILABLE
DISTRICT ENGINEER RCE DATE
APPROVAL VALID FOR TWO (2) YEARS FROM DATE

IF =1 AC, PROVIDE WDID# : N/A

OWNER'S CERTIFICATE

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETIONS OF THE IMPROVEMENTS.

BY: _____ DATE: _____
ASSESSOR'S PARCEL NO 183-074-04
NAME: EUGENE CHI
ADDRESS: 1555 SUNBURY DR
PHONE NUMBER: (949) 444-9294

STORMWATER STRUCTURAL POLLUTANT CONTROL & HYDROMODIFICATION CONTROL BMPs

DESCRIPTION/TYPE	PLAN SHEET	BMP ID#	MAINTENANCE CATEGORY	MAINTENANCE AGREEMENT RECORDED DOC#

* BMP'S APPROVED AS PART OF THIS STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) DATED XX/XX/XXXX ON FILE WITH DPW. ANY CHANGES TO THE ABOVE BMP'S WILL REQUIRE SWQMP REVISION AND PLAN CHANGE APPROVALS.

CIVIL ENGINEER

DRP ENTERPRISES LLC
DANIEL PATNEAUDE
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
JOANNE C. SINGER RCE 26900
760-625-7426

DRP Enterprises

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2025 CIVIL STATE OF CALIFORNIA

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

BY: J Singer DATE: 4-27-24
N/ARC
RCE NO: 26900 EXPIRES: 3-31-25

DIG ALERT 811

OWNER / PERMITTEE

NAME: EUGENE CHI
ADDRESS: 2 SUGARCANE LANE, LADERA RANCH CA 92694
TELEPHONE NO: (949) 444-9294
SHORT LEGAL DESCRIPTION: PARCEL 1 - THAT PORTION OF LOT 57 OF KEW GARDENS IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF FILED AS 2046 ON JULY 15, 1927
A.P.N. NO: 183-074-04
SITE ADDRESS: 1550 SUNBURY CT, VISTA, CA 92804

FIRE DEPARTMENT APPROVAL

FIRE DEPT. / DISTRICT _____
APPROVED BY: _____
DATE: _____

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN

BY: _____ DATE: 9-15-2024
RCE NO: 26900 EXP. 3-31-2025

PDS ENVIRONMENTAL REVIEW

APPROVED FOR COMPLIANCE WITH THE ENVIRONMENTAL REVIEW.

APPROVED BY: _____
DATE: _____

THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR THE PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO THE FEDERAL ENDANGERED SPECIES ACT AND CLEAN WATER ACT. GRADING AND/OR FURTHER DEVELOPMENT ARE PROHIBITED WITHIN THE AREAS DESIGNATED "LIMITS OF JURISDICTIONAL HABITAT" UNTIL FEDERAL PERMITS AND STATE PERMITS (IF ANY) HAVE BEEN ACQUIRED.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. _____
WDID/NOI NO. _____ SWPPP RISK LEVEL _____
TENTATIVE MAP NO. _____

BENCH MARK

DESCRIPTION: NGS BM R 307 RESET AT 721 SOUTH SANTE FOUND A DISK IN TOP OF CURB MARKED R 307 RESET 1971
LOCATION: _____
RECORD FROM: _____
ELEVATION: 345.60 DATUM: NAVD 1988
DATUM: _____

PRIVATE CONTRACT

SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

TITLE SHEET FOR:
1555 SUNBURY COURT
TITLE SHEET

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.
BY: DATE:

ENGINEER OF WORK:
JOANNE C. SINGER
R.C.E.: 26900. DATE: 8-14-2021

GRADING PERMIT NO:
PDS2021-LDGRMN-30337

ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734-7765, (760) 625-7426// EMAIL: DPATNEAUDE@DRPENTERPRISESLLC.ORG

GR_MJ_PDS_LD (REV. 9/30/24)

SDC PDS RCVD 10-14-24 LN: 2021-039 H-17 VID MAP:118
PDS2021-LDGRMJ-30337

EROSION CONTROL, SWMP AND BMP NOTES REQUIRED ON PLAN

STORM WATER MANAGEMENT NOTES

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125 % SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.

2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY D.P.W. DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.

3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. THE B.M.P.'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE MAINTENANCE OF THE B.M.P.'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE B.M.P.'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED B.M.P.'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.

4. ON PROJECTS OF GREATER THAN ONE ACRES ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID#] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED], THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

EMERGENCY EROSION CONTROL MEASURES NOTES:

1. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF THE SLOPES.
3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1, AND APRIL 15, APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
5. CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.

6. GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
3. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION LEVEL WITH, AND TWO GRAVEL BAGS BELOW, THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

8. PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.

GRADE OF STREET	INTERVAL	NUMBER OF BAGS HIGH
LESS THAN 2%	AS REQUIRED	
	200 FEET MAX	1
2% TO 4%	100 FEET	1
4% TO 6%	50 FEET	1
6% TO 10%	50 FEET	2
OVER 10%	25 FEET	2

9. PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
12. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR IMPERVIOUS SURFACES.

13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES; I.E., COUNTY ENGINEER, DEPARTMENT OF ENVIRONMENTAL HEALTH, FLOOD CONTROL AND OFFICE OF ENVIRONMENTAL MANAGEMENT ETC.

THE USE OF BFM'S IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:

1. APPLICATION RATES SHALL BE 3500 POUNDS PER ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.
2. BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.
3. THE SITE MUST BE PROTECTED WITH BROW DITCHES AND / OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.
4. BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLICATION FROM MULTIPLE ANGLES).
5. FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION.
6. A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THAT THE BFM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED APPLICATION RATES AND COVERAGE REQUIREMENTS SHALL BE SUBMITTED TO THE COUNTY INSPECTOR FOR APPROVAL.

Special on the sheet with Bio-swales

NOTE:

PERMANENT POST-CONSTRUCTION BMP DEVICES (BIO-SWALES SHOWN ON THIS SHEET) SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL OF THE COUNTY OF SAN DIEGO.

BMP STENCIL PLACEMENT NOTES to be shown on plans:

A) ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS: NO DUMPING- I LIVE IN <<NAME RECEIVED WATER>>") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.
B) SIGNS AND PROJIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.
C) LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

ABBREVIATIONS

ABBREVIATION	DEFINITION
A.C.	ASPHALTIC CONCRETE
AC.	ACRE
AREA	AREA
AVE.	AVENUE
AVG.	AVERAGE
B.C.	BEGINNING OF CURVE
B.C.R.	BEGINNING OF CURB RETURN
B.M.	BENCH MARK
B.V.C.	BEGINNING OF VERTICAL CURVE
BLVD.	BOULEVARD
C	CENTER
C&G	CURB & GUTTER
C.B.	CATCH BASIN
C.F.	CURB FACE
C.I.	CAST IRON
C.M.P.	CORRUGATED METAL PIPE
C.M.P.A.	CORRUGATED METAL PIPE ARCH
C.O.	CLEANOUT
C.P.	CONCRETE PIPE
C.R.	CURB RETURN
C.T.B.	CEMENT TREATED BASE
C.Y.	CUBIC YARDS
CALC.	CALCULATED
CB.	CURB
C-C	CENTER TO CENTER
CIR.	CIRCLE
℄	CENTER LINE
CO.	COUNTY OR COMPANY
CONC.	CONCRETE
CONST.	CONSTRUCT
COR.	CORNER
CU. FT.	CUBIC FEET
D.G.	DECOMPOSED GRANITE
D/W	DRIVEWAY
DR.	DRIVE
E.	EAST
E.C.	END OF CURVE
E.C.R.	END OF CURB RETURN
E.P.	EDGE OF EXISTING PAVING
E.V.C.	END OF VERTICAL CURVE
ELEV.	ELEVATION
E'LY	EASTERLY
EST.	ESTIMATE
EXC.	EXCAVATION
EXIST	EXISTING
F.B.	FIELD BOOK
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
FD.	FOUND
FT.	FOOT
GUY	GUY WIRE OF POLE
HOR.	HORIZONTAL
I.B.M.	IMPORTED BASE MATERIAL
INV.	INVERT
L.F.	LINEAR FEET
LAT.	LATERAL
LT.	LEFT
M.H.	MANHOLE
M.O.	MIDDLE ORDINATE
M.O.C.	MIDDLE OF CURVE

ABBREVIATION	DEFINITION
M.V.	MERCURY VAPOR
MAX.	MAXIMUM
MIN.	MINIMUM
N.	NORTH
N.T.S.	NOT TO SCALE
NE'LY	NORTHEASTERLY
N'LY	NORTHERLY
NO.	NUMBER
NW'LY	NORTHWESTERLY
O.C.	ON CENTER
OPP.	OPPOSITE
P.B.	PULL BOX
P.C.	POINT OF CURVATURE
P.C.C.C./P.C.C.	POINT OF COMPOUND CURVATURE OR PORTLAND CEMENT CONCRETE
P.C.V.C.	POINT OF COMPOUND VERTICAL CURVE
P.I.	POINT OF INTERSECTION
P.P.	POWER POLE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.V.C.	POINT OF REVERSE VERTICAL CURVE
P.T.	POINT OF TANGENCY
℄	PROPERTY LINE
PT.	POINT
R.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R.E.	REGISTERED ENGINEER
R.S.	RECORD OF SURVEY
R.W. HDR.	REDWOOD HEADER
R/R	RAILROAD
R/W	RIGHT OF WAY
RD.	ROAD
REC.	RECORD
RIV.	RIVERSIDE
RT.	RIGHT
S.	SOUTH
S.B.	SAN BERNARDINO
S.D.	STORM DRAIN
S/W	SIDEWALK
SEC.	SECTION
SE'LY	SOUTHEASTERLY
S'LY	SOUTHERLY
SPEC.	SPECIFICATIONS
SPK.	SPIKE
SQ.	SQUARE
SBB&M	SAN BERNARDINO BASE & MERIDIAN
ST.	STREET
STA.	STATION
STD.	STANDARD
STK.	STAKE
SW'LY	SOUTHWESTERLY
T.C.	TOP OF CURB
T.P.	TOP OF PAVEMENT
TLW	TOP OF LAND. WALL
TRW	TOP OF RET. WALL
TSW	TOP OF SOUND WALL (RHINO)
TEL.	TELEPHONE
TYP.	TYPICAL
V.C.	VERTICAL CURVE
V.C.P.	VITRIFIED CLAY PIPE
V.P.I.	VERTICAL POINT OF INTERSECTION
VERT.	VERTICAL
W.	WEST
W'LY	WESTERLY

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2025 STATE OF CALIFORNIA

RECORD PLAN

ENGINEER NAME R.C.E DATE

EXPIRES _____

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

GRADING PLAN FOR:
1555 SUNBURY COURT
GENERAL GRADING NOTES

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.
BY: DATE:

ENGINEER OF WORK:
JOANNE C. SINGER
R.C.E. 26900

GRADING PERMIT NO:
PDS2021-LDGRMN-30337

ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734-7765, (760) 625-7426// EMAIL: DPATNEAUDE@ORPENTERPRISESLLC.ORG

VISTA IRRIGATION DISTRICT (DISTRICT) STANDARD PLAN NOTES

1. THE DISTRICT'S APPROVAL GIVEN HERE IS NOT AN APPROVAL TO BEGIN THE INSTALLATION OR CONSTRUCTION OF WATER FACILITIES. APPROVAL FOR THE INSTALLATION OR CONSTRUCTION OF THE WATER FACILITIES IS ONLY GIVEN AFTER PROPER APPLICATION AND/OR EXECUTION OF A CONSTRUCTION CONTRACT AND PAYMENT OF ALL APPLICABLE FEES TO THE DISTRICT. TO BE ACCEPTED THE APPLICATIONS AND/OR THE CONSTRUCTION CONTRACT MUST BE SIGNED BY THE GENERAL MANAGER.

2. ANY WATER FACILITIES THAT WILL BE UNDER THE JURISDICTION OF THE DISTRICT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS SIGNED BY THE DISTRICT AND WITH THE DISTRICT'S CURRENT "STANDARD SPECIFICATIONS" APPROVED BY THE BOARD OF DIRECTORS AND POSTED ON OUR WEBSITE AT WWW.VIDWATER.ORG. THE SIGNED "ORIGINAL" PLANS ON FILE AT THE DISTRICT OFFICE ARE THE ONLY PLANS RECOGNIZED BY THE DISTRICT AS "APPROVED." A SIGNED SET OF PLANS AND A COPY OF THE "STANDARD SPECIFICATIONS" MUST BE ON THE JOB SITE DURING CONSTRUCTION OR INSPECTION OR WATER FACILITIES MAY NOT BE RENDERED.

3. THE CONTRACTOR SHALL NOTIFY THE DISTRICT'S ENGINEERING DEPARTMENT OF ANY DISCREPANCIES BETWEEN THE APPROVED PLANS AND ACTUAL FIELD CONDITIONS. THIS INCLUDES THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND SUBSTRUCTURES DURING CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. THE ACTUAL LOCATION AND DEPTH OF ALL UTILITIES, SUBSTRUCTURES, AND CONNECTION POINTS ARE TO BE VERIFIED (EXCAVATED OR POTHOLED) BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK, AND ANY DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE DEVELOPER'S ENGINEER FOR CORRECTION AND THEN SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL. ALL PROPOSED CHANGES TO THE "APPROVED" PLANS MUST BE REVIEWED AND SIGNED BY THE DISTRICT PRIOR TO THE INSTALLATION OF SUCH CHANGES AND SHALL BE INCORPORATED INTO THE "ORIGINAL" PLANS.

4. THE CONTRACTOR SHALL OBTAIN THE DISTRICT'S APPROVAL FOR THE INSTALLATION OF ANY OTHER UTILITY TO BE INSTALLED WITHIN ANY DISTRICT EASEMENT. THE APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION AND MUST BE INSPECTED BY THE DISTRICT'S INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE DISTRICT ALL WORK WITHIN THE DISTRICT'S EASEMENTS OR IN CLOSE PHYSICAL PROXIMITY TO DISTRICT FACILITIES. STAND-BY PERSONNEL MAY BE REQUIRED DURING ALL PHASES OF WORK AS DETERMINED BY THE DISTRICT.

5. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR, AND ANY SUBCONTRACTOR, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE DISTRICT, ITS DIRECTORS, OFFICERS, EMPLOYEES, AND AUTHORIZED VOLUNTEERS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS TO DEFEND ARISING OUT OF OR RESULTING FROM OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK OR CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE WHOSE ACTS ANY OF THEM MAY BE LIABLE.

6. BEFORE ANY WORK IS ALLOWED TO BEGIN WITHIN DISTRICT RIGHT-OF-WAY, INCLUDING GRADING AND NON-WATER RELATED FACILITY CONSTRUCTION, THE CONTRACTOR SHALL PROCURE AND MAINTAIN INSURANCE AS REQUIRED BY THE DISTRICT AND NAME THE DISTRICT AS ADDITIONAL PRIMARY INSURED. PRIOR TO ANY WORK THAT WOULD NECESSITATE CROSSING ANY DISTRICT UNDERGROUND FACILITIES, INCLUDING GRADING AND NON-WATER RELATED FACILITY CONSTRUCTION, THE DEVELOPER OR CONTRACTOR SHALL EXECUTE A TEMPORARY ENCROACHMENT PERMIT AS REQUIRED BY THE DISTRICT AND PAY ANY ASSOCIATED FEES. FOLLOWING INSURANCE AND ENCROACHMENT APPROVALS BY THE DISTRICT, THE CONTRACTOR IS TO CONTACT THE DISTRICT'S ENGINEERING DEPARTMENT AT (760) 597- 3116 TO DETERMINE WHEN OR IF WORK CAN BEGIN AND TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE DISTRICT'S ENGINEERING INSPECTOR AT (760) 597-3126. INSPECTION REQUESTS SHALL BE MADE AT LEAST 24 HOURS IN ADVANCE.

7. THE DISTRICT REQUIRES ALL NEW AND EXISTING WATER LINES TO HAVE 36 TO 42 INCHES OF FINAL COVER OR A MINIMUM OF 24 INCHES OF COVER FROM THE BOTTOM OF THE SUB-GRADE, WHICHEVER IS GREATER. THE 24-INCH COVER DOES NOT RELIEVE THE CONTRACTOR FROM LOCATING AND PROTECTING EXISTING UTILITIES DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED WHEN STREET STRUCTURAL SECTIONS ARE DETERMINED BY THE APPROPRIATE ROAD AGENCY HAVING JURISDICTION OVER THE STREET. THE CONTRACTOR SHALL, AT HIS SOLE EXPENSE, COMPLY WITH THAT AGENCY'S REQUIREMENTS AND OBTAIN THE DISTRICT'S WRITTEN APPROVAL ON THE PLANS OF ANY COVER CHANGES BEFORE THE INSTALLATION OF THE WATER LINE OR BEFORE REMOVING EXISTING COVER.

8. UNAUTHORIZED CONNECTIONS TO THE DISTRICT'S WATER SYSTEM FOR CONSTRUCTION WATER OR ANY OTHER PURPOSE IS STRICTLY FORBIDDEN AND ARE SUBJECT TO ENFORCEMENT UNDER THE DISTRICT'S RULES AND REGULATIONS. THE CONTRACTOR WILL BE CHARGED A MINIMUM FEE (REFER TO CURRENT FEE SCHEDULE) FOR EACH UNAUTHORIZED CONNECTION AS THE ESTIMATED AMOUNT OF WATER USED THROUGH ANY UNAUTHORIZED CONNECTION AND THE DISTRICT MAY CONFISCATE ANY HOSES, VALVES OR OTHER APPURTENANCES USED TO MAKE ANY UNAUTHORIZED CONNECTION.

9. ANY PROPOSED FENCING OR GATES WITHIN DISTRICT RIGHT-OF-WAY MUST BE IDENTIFIED ON THE IMPROVEMENT/GRADING PLAN AND DISTRICT ACCESS COORDINATED PER THE DISTRICT'S REQUIREMENTS. FENCES WILL NOT BE PERMITTED ACROSS THE EASEMENT UNLESS GATES SATISFACTORY TO DISTRICT ARE PROVIDED AND MAINTAINED BY OWNER FOR DISTRICT USE.

10. THESE PLANS ARE SUBJECT TO ADDITIONAL WATER NOTES CONTAINED IN THE "STANDARD SPECIFICATIONS." THOSE NOTES WILL ALSO BE DISPENSED TO THE CONTRACTOR AT THE REQUIRED PRECONSTRUCTION MEETING.

11. ALL PVC PIPE SHALL BE INSTALLED USING A COME-A-LONG JACK OR SIMILAR. NO BACKHOE OR HEAVY MACHINERY ALLOWED UNLESS AUTHORIZED BY VID INSPECTOR.USE HIGH DEFLECTION COUPLINGS TO ACHIEVE RADII WITH A MAXIMUM OF 2-1/2 DEGREE TOTAL DEFLECTION PER COUPLING USING A MINIMUM OF 10' PIPE LENGTHS.

GRADING PLAN COUNTY NOTES:

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: *(PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)*

CULT#GR-1 - ARCHAELOGICAL 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 LUISEÑO NATIVE AMERICAN MONITOR SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE PROJECT ARCHAEOLOGIST AND LUISEÑO NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE PROJECT ARCHAEOLOGIST, AND LUISEÑO NATIVE AMERICAN MONITOR SHALL ALSO EVALUATE FILL SOILS TO DETERMINE THAT THEY ARE CLEAN OF CULTURAL RESOURCES. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES AND AS OUTLINED IN THE TREATMENT AGREEMENT AND PRESERVATION PLAN. **DOCUMENTATION:** THE APPLICANT SHALL HAVE THE CONTRACTED PROJECT ARCHEOLOGIST AND LUISEÑO NATIVE AMERICAN ATTEND THE PRECONSTRUCTION MEETING TO EXPLAIN THE MONITORING REQUIREMENTS. **TIMING:** PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. **MONITORING:** THE *[DPW, PDCI]* SHALL CONFIRM THE ATTENDANCE OF THE APPROVED PROJECT ARCHAEOLOGIST.

DURING CONTRUCTION: *(THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).*

CULT#GR-2 - ARCHAEOLOGICAL MONITORING - DURING CONSTRUCTION

INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, A CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE PROJECT ARCHAEOLOGIST AND LUISEÑO NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS DURING EARTH-DISTURBING ACTIVITIES:

a. **MONITORING.** DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE PROJECT ARCHAEOLOGIST AND LUISEÑO NATIVE AMERICAN MONITOR SHALL BE ONSITE AS DETERMINED NECESSARY BY THE PROJECT ARCHAEOLOGIST. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED, AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE LUISEÑO NATIVE AMERICAN MONITOR. MONITORING OF THE CUTTING OF PREVIOUSLY DISTURBED DEPOSITS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE LUISEÑO NATIVE AMERICAN MONITOR.

b. **INADVERTANT DISCOVERIES.** IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED:

1. THE PROJECT ARCHAEOLOGIST OR THE LUISEÑO NATIVE AMERICAN MONITOR, SHALL HAVE THE AUTHORITY TO DIVERT OR TEMPORARILY HALT GROUND DISTURBANCE OPERATIONS IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES.
2. AT THE TIME OF DISCOVERY, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE PDS STAFF ARCHAEOLOGIST AND CULTURALLY AFFILIATED TRIBES AS IDENTIFIED IN THE TREATMENT AGREEMENT AND PRESERVATION PLAN.
3. ALL GROUND DISTURBANCE ACTIVITIES WITHIN 100 FEET OF THE DISCOVERED CULTURAL RESOURCE SHALL BE HALTED UNTIL A MEETING IS CONVENED BETWEEN THE DEVELOPER, THE PROJECT ARCHAEOLOGIST, TRIBAL MONITOR(S), AND THE TRIBAL REPRESENTATIVE(S) TO DISCUSS THE SIGNIFICANCE OF THE FIND. OPTIONALLY, THE COUNTY ARCHAEOLOGIST MAY ATTEND THE MEETING TO DISCUSS THE SIGNIFICANCE OF THE FIND.
4. 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. 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.
6. 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.
7. 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, 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.

GRADING PLAN COUNTY NOTES CONTINUED:

c. **HUMAN REMAINS.** IF ANY HUMAN REMAINS ARE DISCOVERED:

1. THE PROPERTY OWNER OR THEIR REPRESENTATIVE SHALL CONTACT THE COUNTY CORONER AND THE PDS STAFF ARCHAEOLOGIST.
2. UPON IDENTIFICATION OF HUMAN REMAINS, NO FURTHER DISTURBANCE SHALL OCCUR IN THE AREA OF THE FIND UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN. IF THE HUMAN REMAINS ARE TO BE TAKEN OFFSITE FOR EVALUATION, THEY SHALL BE ACCOMPANIED BY THE LUISEÑO NATIVE AMERICAN MONITOR.
3. IF THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE NAHC SHALL IMMEDIATELY CONTACT THE MOST LIKELY DESCENDANT (MLD).
4. THE IMMEDIATE VICINITY WHERE THE NATIVE AMERICAN HUMAN REMAINS ARE LOCATED IS NOT TO BE DAMAGED OR DISTURBED BY FURTHER DEVELOPMENT ACTIVITY UNTIL CONSULTATION WITH THE MLD REGARDING THEIR RECOMMENDATIONS AS REQUIRED BY PUBLIC RESOURCES CODE SECTION 5097.98 HAS BEEN CONDUCTED.
5. THE MLD MAY WITH THE PERMISSION OF THE LANDOWNER, OR THEIR AUTHORIZED REPRESENTATIVE, INSPECT THE SITE OF THE DISCOVERY OF THE NATIVE AMERICAN HUMAN REMAINS AND MAY RECOMMEND TO THE OWNER OR THE PERSON RESPONSIBLE FOR THE EXCAVATION WORK MEANS FOR TREATMENT OR DISPOSITION, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS. THE DESCENDANTS SHALL COMPLETE THEIR INSPECTION AND MAKE RECOMMENDATIONS OR PREFERENCES FOR TREATMENT WITHIN 48 HOURS OF BEING GRANTED ACCESS TO THE SITE.
6. PUBLIC RESOURCES CODE §5097.98, CEQA §15064.5 AND HEALTH & SAFETY CODE §7050.5 SHALL BE FOLLOWED IN THE EVENT THAT HUMAN REMAINS ARE DISCOVERED.

d. **TRIBAL CULTURAL RESOURCES.** IF TRIBAL CULTURAL RESOURCES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST SHALL CONDUCT CONSULTATION WITH CULTURALLY AFFILIATED TRIBES TO DETERMINE THE MOST APPROPRIATE MITIGATION. SHOULD THE TWO PARTIES NOT BE ABLE TO REACH CONSENSUS, THEN THE COUNTY ARCHAEOLOGIST SHALL CONSIDER THE CONCERNS OF THE CULTURALLY AFFILIATED TRIBE AND THE PROJECT ARCHAEOLOGIST, AND THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES SHALL MAKE A FINAL DECISION REGARDING APPROPRIATE MITIGATION.

e. **FILL SOILS.** THE PROJECT ARCHAEOLOGIST AND LUISEÑO NATIVE AMERICAN MONITOR SHALL EVALUATE FILL SOILS TO DETERMINE THAT THEY ARE CLEAN OF CULTURAL RESOURCES.

f. **MONTHLY REPORTING.** THE PROJECT ARCHAEOLOGIST SHALL SUBMIT MONTHLY STATUS REPORTS TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES STARTING FROM THE DATE OF THE NOTICE TO PROCEED TO TERMINATION OF IMPLEMENTATION OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE REPORT SHALL BRIEFLY SUMMARIZE ALL ACTIVITIES DURING THE PERIOD AND THE STATUS OF PROGRESS ON OVERALL PLAN IMPLEMENTATION. UPON COMPLETION OF THE IMPLEMENTATION PHASE, A FINAL REPORT SHALL BE SUBMITTED DESCRIBING THE PLAN COMPLIANCE PROCEDURES AND SITE CONDITIONS BEFORE AND AFTER CONSTRUCTION.

DOCUMENTATION: THE APPLICANT SHALL IMPLEMENT THE ARCHAEOLOGICAL MONITORING PROGRAM PURSUANT TO THIS CONDITION. **TIMING:** THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE EARTH DISTURBING ACTIVITIES. **MONITORING:** THE *[DPW, PDCI]* SHALL MAKE SURE THAT THE PROJECT ARCHEOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE *[DPW, PDCI]* SHALL CONTACT THE *[PDS, PPD]* IF THE PROJECT ARCHEOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING: *(PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT).*

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 LUISEÑO NATIVE AMERICAN MONITOR MUST BE INCLUDED IN THE NEGATIVE MONITORING REPORT.

b. **ARCHAEOLOGICAL RESOURCES ENCOUNTERED.** IF ARCHAEOLOGICAL RESOURCES WERE ENCOUNTERED DURING THE EARTH DISTURBING ACTIVITIES, THE PROJECT ARCHAEOLOGIST SHALL PROVIDE AN ARCHAEOLOGICAL MONITORING REPORT STATING THAT THE FIELD MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE REPORT SHALL DETAIL ALL CULTURAL ARTIFACTS AND DEPOSITS DISCOVERED DURING MONITORING AND THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE 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).*

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:

GRADING PLAN COUNTY NOTES CONTINUED:

(1) EVIDENCE THAT ALL PREHISTORIC MATERIALS COLLECTED DURING THE ARCHAEOLOGICAL MONITORING PROGRAM HAVE BEEN REBURIED.

OR

(2) 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.

c. EVIDENCE THAT ALL HISTORIC CULTURAL MATERIALS HAVE BEEN CONVEYED AS FOLLOWS:

HISTORIC MATERIALS SHALL BE CURATED AT A SAN DIEGO CURATION FACILITY AND SHALL NOT BE CURATED AT A TRIBAL CURATION FACILITY OR REPATRIATED. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE HISTORIC MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

d. IF NO CULTURAL RESOURCES ARE DISCOVERED, A NEGATIVE MONITORING REPORT MUST BE SUBMITTED STATING THAT THE 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.

REGISTERED PROFESSIONAL ENGINEER — JOANNE C. SINGER — C 26900 — 3/31/2025 — CIVIL — STATE OF CALIFORNIA

RECORD PLAN

ENGINEER NAME R.C.E DATE

EXPIRES _____

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

WATER NOTES FOR:

1555 SUNBURY COURT
GENERAL GRADING NOTES
VISTA IRR. WATER NOTES

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.

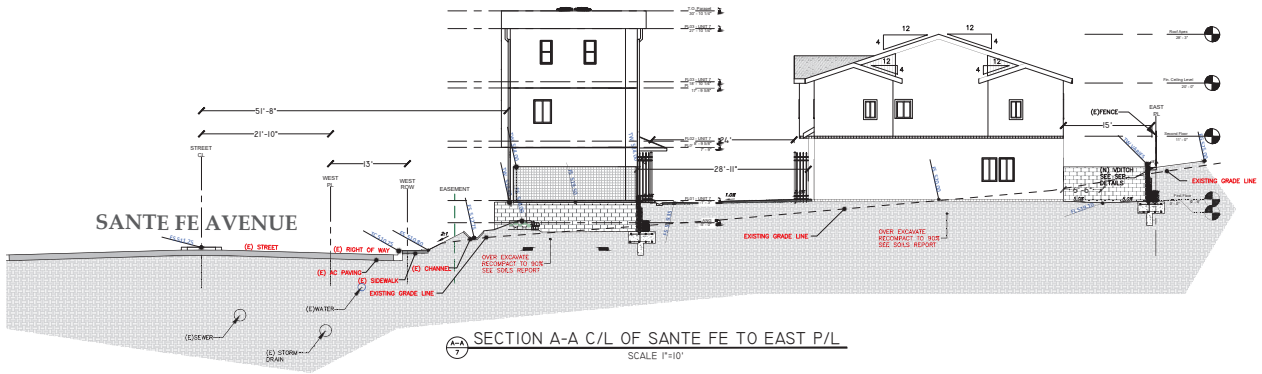
BY: DATE:

ENGINEER OF WORK:

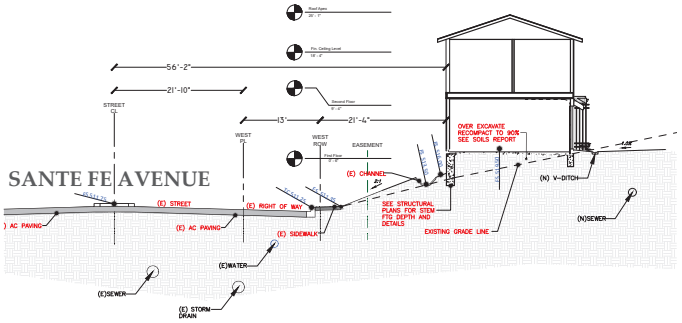
JOANNE C. SINGER
R.C.E. 26900

GRADING PERMIT NO: PDS2021-LDGRMN-30337

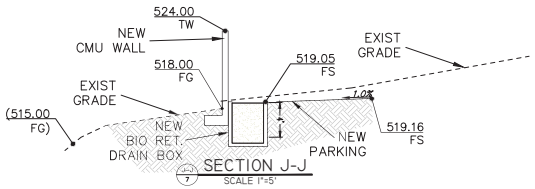
ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734-7765, (760) 625-7426// EMAIL: DPATNEAUDE@ORPENTERPRISESLLC.ORG



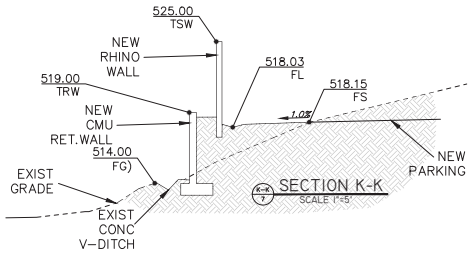
A-A / 7 SECTION A-A C/L OF SANTE FE TO EAST P/L
SCALE 1"=10'



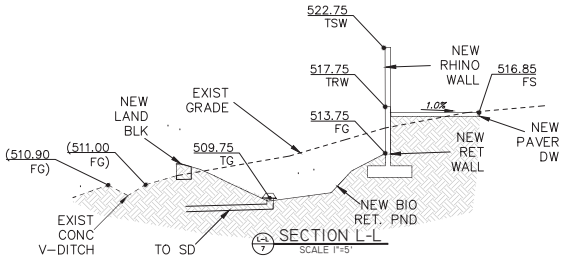
B-B / 7 SECTION B-B C/L OF SANTE FE TO PRIVATE DR.
SCALE 1"=10'



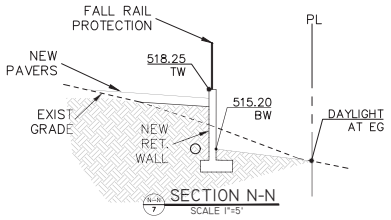
J-J / 7 SECTION J-J
SCALE 1"=5'



K-K / 7 SECTION K-K
SCALE 1"=5'



L-L / 7 SECTION L-L
SCALE 1"=5'



N-N / 7 SECTION N-N
SCALE 1"=5'

COUNTY APPROVED CHANGES		
DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

GRADING PLAN FOR:
1555 SUNBURY COURT
GRADING SECTIONS

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.
BY: DATE:

ENGINEER OF WORK:
JOANNE C. SINGER
R.C.E. 26900

GRADING PERMIT NO.
PDS2021-LDGRMN-30337

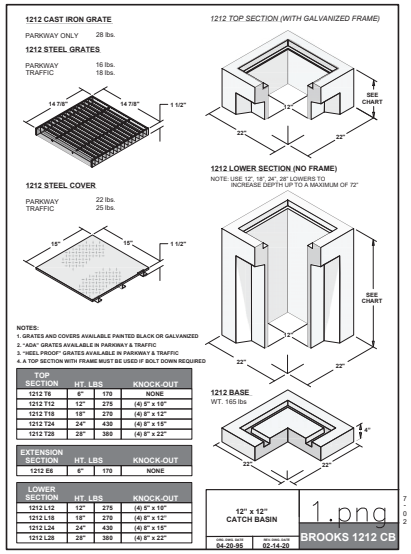
REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2025 CIVIL STATE OF CALIFORNIA

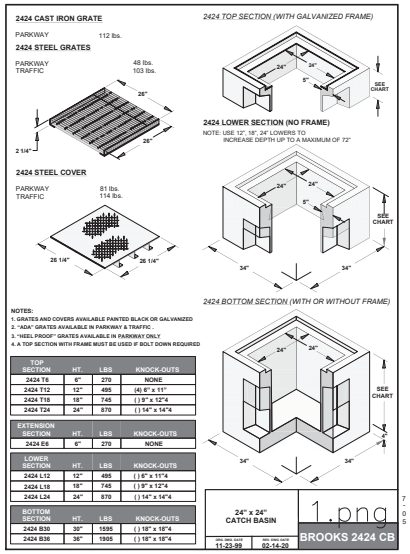
RECORD PLAN

ENGINEER NAME R.C.E DATE

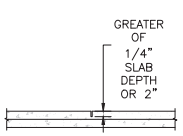
EXPIRES _____

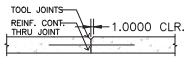
ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 625-7426// EMAIL: DPATNEAUDE@DRPENTERPRISESLLC.ORG



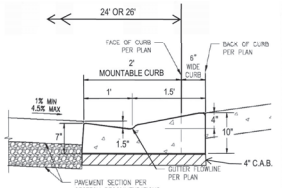


10 JENSEN PRECAST DETAILS
NOT TO SCALE





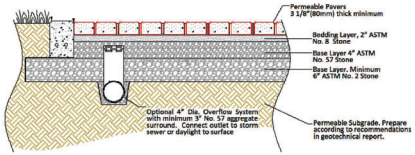
1 25 27 PERM. PAVERS
NOT TO SCALE



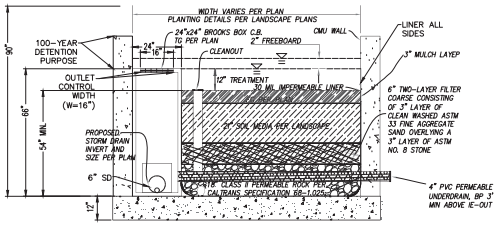
4" MOUNTABLE CURB AND GUTTER
N.T.S.

15 ROLLED CURB
NOT TO SCALE

PERMEABLE PAVER TYPICAL SECTION

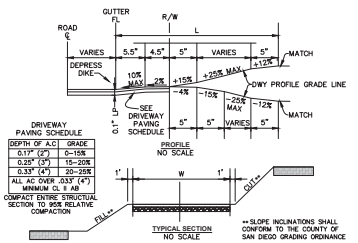


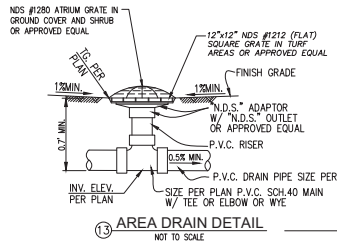
30 PERM. PAVERS
NOT TO SCALE



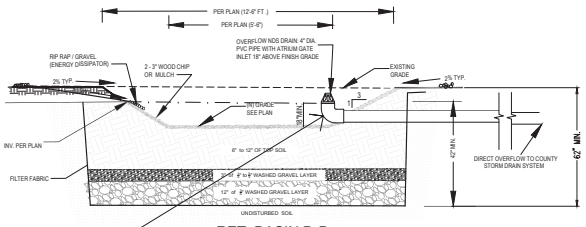
SECTION X-X: BIOFILTRATION BASIN W/ SHALLOW PLANTING
NOT TO SCALE

ALL MEDIA LAYERS SHALL MEET THE DESIGN CRITERIA OF BF-1 IN APP. E OF THE CURRENT SWSM SIZING AND LOCATION OF ORIFICE AND FLOW CONTROL FACILITIES PER SWQMP AND GRADING AND IMPROVEMENT DWG# 100190-D BIORETENTION PLANTER "BIOSWALE PLANTER MEDIA/SOIL" MANUFACTURED LOAMY SAND PER USDA SOIL CLASSIFICATION CRITERIA WITH REQUIRED PERCOLATION RATE OF 5IN/HR. AND WELL AGED HUMIC COMPOST, AS MANUFACTURED BY GAIL MATERIALS (951) 667-6106.
1. UPPER LAYER MIX PROPORTIONS: 75% LOAMY SAND, 25% SATURATED WEIGHT: 115 LBS.
2. LOWER LAYER MIX PROPORTIONS: 95% LOAMY SAND, SATURATED WEIGHT: 130 LBS.

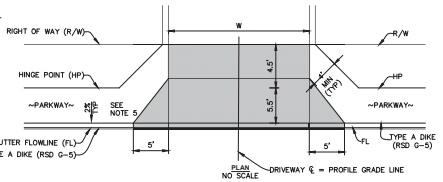




13 AREA DRAIN DETAIL
NOT TO SCALE

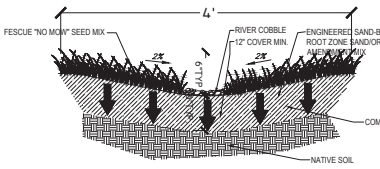


18 RET. BASIN D-D
NOT TO SCALE

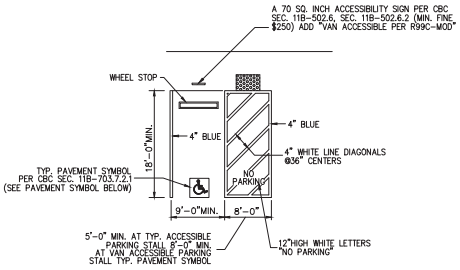


1. DRIVEWAY PROFILE, WIDTH (W) AND LENGTH (L) SHALL BE SHOWN ON PLANS.
2. DRIVEWAYS WITH GRADES GREATER THAN 15% SHALL BE SURFACED WITH ASPHALT CONCRETE (AC) OR PORTLAND CEMENT CONCRETE (pcc).
3. MAXIMUM GRADE BREAK 14'/D (5' MINIMUM VERTICAL CURVE PREFERRED).
4. SEE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS C-15 & C-16 FOR DRIVEWAY LOCATION & WIDTH REQUIREMENTS AND G-14 SERIES FOR PCC DRIVEWAYS.
5. WHEN ROADWAY GRADE EXCEEDS 5% THE DOWNSLOPE PARKWAY SHALL BE SURFACED WITH 0.17" (2") THICK A.c. BETWEEN THE A.c. DIKE AND HINGE POINT FOR A DISTANCE OF 15 FROM THE EDGE OF DRIVEWAY. THE A.c. SURFACING SHALL MATCH THE PARKWAY GRADE.
6. ALL DRIVEWAYS SHALL SATISFY COUNTY SIGHT DISTANCE REQUIREMENTS.

2 CTY DW STD.
NOT TO SCALE



7 DRAINAGE SWALE - SECTION C-C
NTS



26 ACCESSIBLE PARKING DETAIL
NOT TO SCALE

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

GRADING PLAN FOR:
1555 SUNBURY COURT
SECTIONS AND DETAILS

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.
BY: DATE:

ENGINEER OF WORK:
JOANNE C. SINGER
R.C.E. 26900

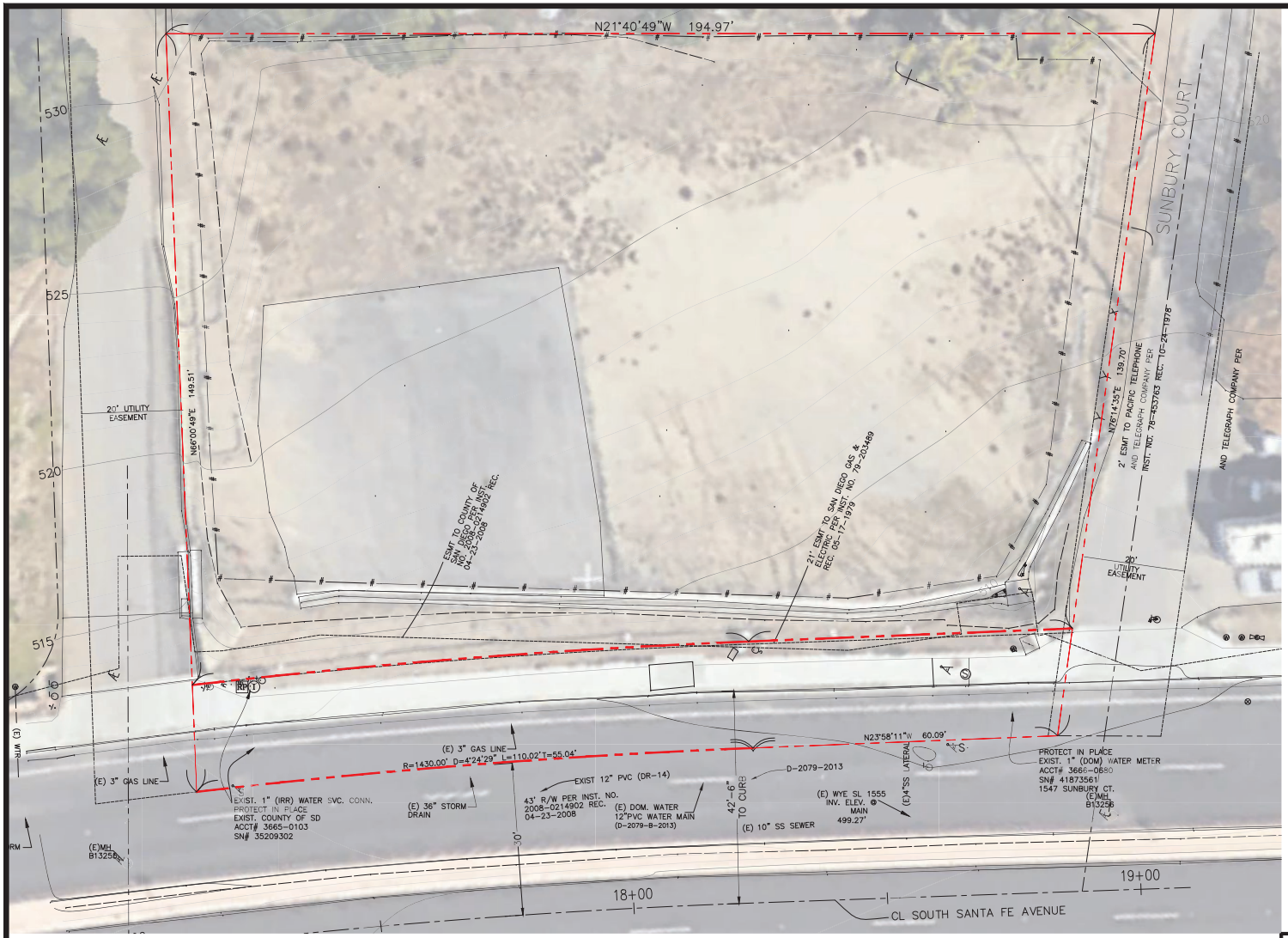
GRADING PERMIT NO:
PDS2021-LDGRMN-30337

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2025 CIVIL STATE OF CALIFORNIA

RECORD PLAN

ENGINEER NAME	R.C.E	DATE
EXPIRES		

ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734-7765, (760) 625-7426 // EMAIL: DPATNEAUDE@RPPENTERPRISESLLC.ORG



ABBREVIATIONS:

AC	ASPHALT CONCRETE	FS	FINISH SURFACE
ANT PT	ANGLE POINT	GS	GROUND
BCR	BEGIN CURB RETURN	HC	HANDICAP
BW	BACK OF SIDEWALK	IFOW	INSIDE FACE OF WALL
CL	CENTERLINE	INT	INTERSECTION
COR	CORNER	INV	INVERT ELEV. PIPE
CLF	CHAIN LINK FENCE	LP	LOW POINTS
CP	CONTROL POINT	LT	LIGHT
CONC.	CONCRETE	MOC	MIDDLE OF CURB
ECR	END CURB RETURN	OFOW	OITSIDE FACE OF WALL
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE
ER	EDGE OF ROAD	PI	POINT OF INTERSECTION
EW	EDGE OF WALK	PIP	PROTECT IN PLACE
EW	EDGE OF WALK	PP	POWER POLE
FH	FIRE HYDRANT	SMH	SEWER MANHOLE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	TB	TOP OF BERM
FND	FOUND	TC	TOP OF CURB
		TG	TOP OF GRATE
		TF	TOP OF FOOTING
		TW	TOP OF WALL
		P-WI	POST/WROUGH IRON FENCE

SCALE: 1"=10'

RECORD PLAN

ENGINEER NAME R.C.E DATE

EXPIRES _____

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 6	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

GRADING PLAN FOR:

1555 SUNBURY COURT
EXISTING CONDITIONS

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.

BY: DATE:

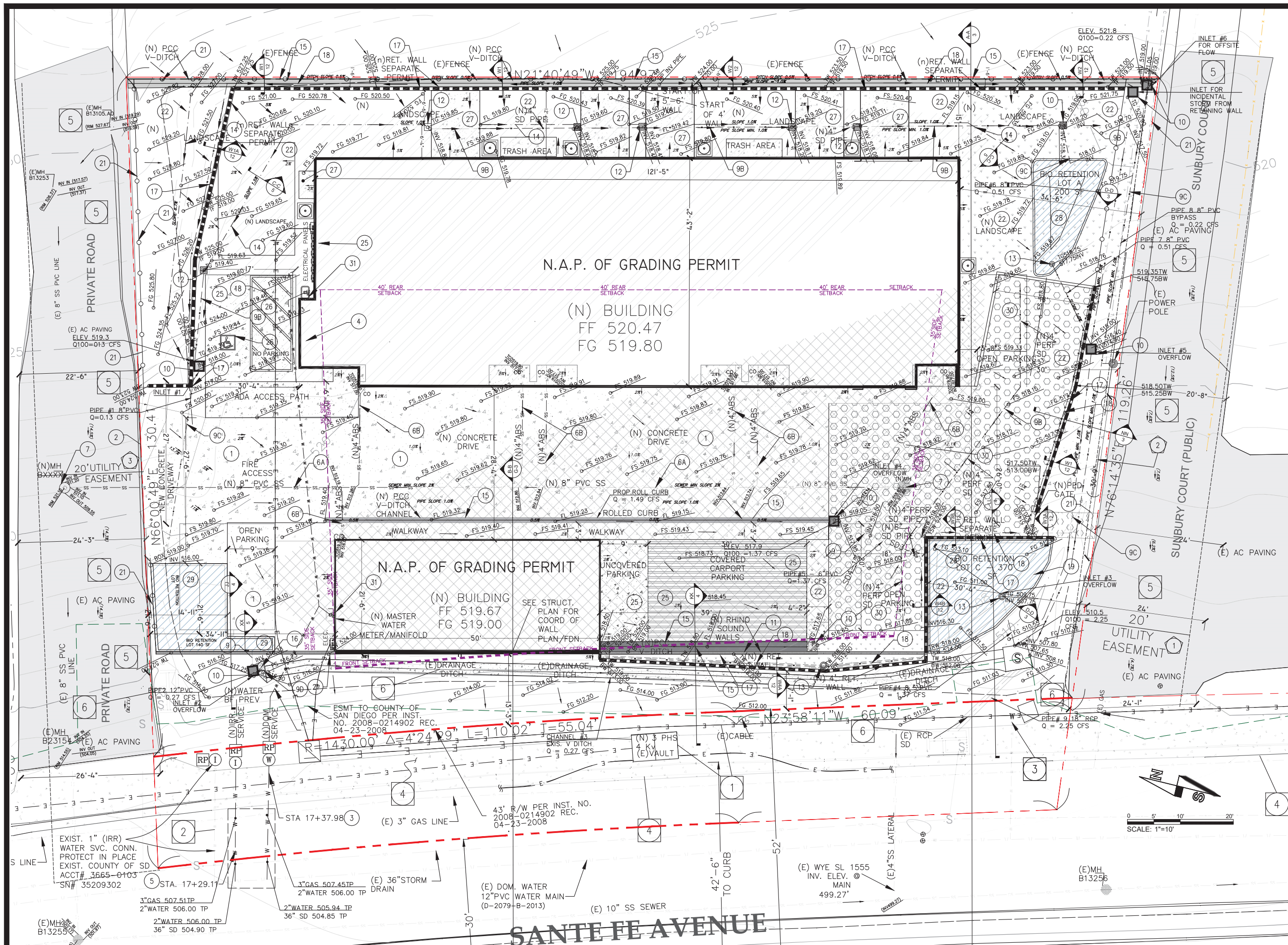
ENGINEER OF WORK:

JOANNE C. SINGER
R.C.E. 26900

GRADING PERMIT NO:

PDS2021-LDGRMN-30337

ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734-7765, (760) 625-7426// EMAIL: DPATNEAUDE@ORPENTERPRISESLLC.ORG



VISTA IRRIGATION WATER NOTE:

DEVELOPER AND ENGINEER ARE RESPONSIBLE TO FIELD VERIFY EXISTING WATER MAINS AND APPURTENANCES DURING PLAN CHECK PROCESS. WATER FACILITIES MUST BE LOCATED, POTHOLED, SURVEYED AND PLOTTED ACCURATELY FOR DESIGN PURPOSES.

VID DOES NOT PROVIDE LOCATING SERVICES FOR DESIGN PURPOSES. ALL MAPS PROVIDED BY VID ARE SCHEMATIC AND MUST BE FIELD VERIFIED.

DEVELOPER RESPONSIBLE TO PROTECT IN PLACE EXISTING PRIVATE WATER LINE. IF NEEDED DEVELOPER TO RECONNECT EXISTING CUSTOMER'S PRIVATE WATER LINE AND TO COORDINATE LOCATION & WORK WITH OWNERS. CONTRACTOR RESPONSIBLE FOR KEEPING EXISTING METER IN SERVICE DURING CONSTRUCTION.

CONTRACTOR TO FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION. ALL WORK TO BE POTHOLED, PRE-DUG AND STAKED TO VID STANDARDS PRIOR TO WET TAPPING MAIN AND INSTALLING ANY PIPE IN ORDER TO AVOID ANY POTENTIAL CONFLICTS. IN THE EVENT CONFLICTS EXIST A REVISED PROFILE MUST BE PREPARED AND SUBMITTED TO VID FOR REVIEW AND APPROVAL. ALL WORK TO BE DONE UNDER VID INSPECTION.

WATER LINE CROSSINGS CONSTRUCTION NOTE:

EXISTING WATER LINE AND ALL UTILITY CROSSINGS ARE TO BE POTHOLED TO DETERMINE ACTUAL DEPTHS AND TO DETERMINE IF ANY CONFLICTS EXIST. MAINTAIN A MINIMUM 1 FOOT CROSSING SEPARATION. IN THE EVENT CONFLICTS EXIST A REVISED PROFILE MUST BE PREPARED AND SUBMITTED TO VID FOR REVIEW AND APPROVAL. CONTACT VID INSPECTOR AT (760) 801- 0010, AT LEAST 48 HOURS PRIOR TO CROSSING ANY VID FACILITIES IN ORDER TO VERIFY SEPARATION.

SERVICE SADDLES FOR CONNECTIONS SHALL BE LOCATED A MINIMUM OF 24" FROM OTHER SADDLES. ADDITIONALLY, MULTIPLE SERVICE SADDLES FOR CONNECTIONS THAT ARE INSTALLED ON THE SAME SIDE OF A SINGLE PIPE LENGTH SHALL BE ALTERNATELY STAGGERED BETWEEN 10° AND 30° TO PREVENT A WEAK PLANE IN THE PIPE. MAINTAIN MIN. OF 1 FOOT CROSSING SEPARATION.

OWNER TO REQUEST APPLICATIONS, SERVICE CHANGES AND PAY FEES TO VISTA IRRIGATION DISTRICT FOR WATER METERS, SERVICE CHANGES, FIRE HYDRANTS AND ANY OTHER RELATED FEES.
(SEE VID WATER NOTE)

GRADING AND STORM DRAIN NOTES:

1. PRIOR TO CONNECT TO PUBLIC STORM DRAIN SYSTEM A TELEVISION INSPECTION OF STROM DRAIN SYSTEM DOWNSTREAM IS REQUIRED.
2. THERE ARE EXISTING FILTER INSERTS AT THE STORM DRAIN INLETS. VERIFY CONDITIONS AND PROVIDE NOTES.
3. THE CONTRACTOR SHALL PROTECT IN PLACE EXISTING STORM DRAIN PIPES OR REPLACE IN KIND IF DAMAGED DURING CONSTRUCTION.
4. AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK IN THE COUNTY RIGHT-OF-WAY. IF PRIVATE DRAINAGE IS PROPOSED TO TIE INTO A PUBLIC DRAINAGE FACILITY (E.G. BACK OF CURB INLET) WITHIN THE ROAD R/W, AN ENCROACHMENT PERMIT IS REQUIRED FOR THE STORM DRAIN WITHIN THE ROAD R/W.

	CONSTRUCTION NOTES	QTY. EST
1	CONSTRUCT 6 INCH THK. CONCRETE SECTION FOR DRIVEWAY AND RELATED PCC PARKING LOT IMPROVEMENTS PER PLAN – SEE SECTION ON SHEET 5	4,266 SF
2	CONSTRUCT CONCRETE COMMERCIAL DRIVEWAY APPROACHES PER COUNTY OF SAN DIEGO STD DS-07, REVISED FOR ANGLE DRIVE ENTRY. SEE SHT 5	322 SF
3	INSTALL NEW 2" SERVICE W/ 2" DOM METER AND RP BACKFLOW DEVICE PER VID STANDARD DWG 1-2,1-4, AND 1-7.	1 EA
4	NOT USED	
5	INSTALL NEW 2" SERVICE W 1 ½" IRR METER AND RP BACKFLOW DEVICE PER VID STANDARD DWG 1-2,1-4, AND 1-7.	1 EA
6A	CONSTRUCT NEW 8 INCH PVC SANITARY SEWER ON SITE AND CONNECT TO VISTA SANITATION DISTRICT PUBLIC SYSTEM. SEE SEWER PLANS SEPARATE SUBMITTAL.	
6B	CONSTRUCT 7 EACH 4 INCH ABS SEWER LATERAL SERVICE – REFERENCE ONLY	
7	CONSTRUCT SANITARY SEWER MANHOLES FOR COLLECTION SYSTEM PER VISTA SANITATION DISTRICT. SEE SEPARATE PLANS. REFERENCE ONLY.	
8	INSTALL EXTENDED 12 INCH JENSEN PRECAST CATCH BASIN WITH 8 INCH PVC PIPE MUST BE LOCATED DURING PLACEMENT OF RETAINING WALL.	1 EA
9	CONSTRUCT AND INSTALL 6 INCH PVC STORM DRAIN PIPE PER PLANS.	44 LF
9B	CONSTRUCT AND INSTALL 4 INCH PVC STORM DRAIN PIPE PER PLANS.	312 LF
9C	CONSTRUCT AND INSTALL 8 INCH PVC STORM DRAIN PIPE PER PLANS.	279 LF
9D	CONSTRUCT AND INSTALL 12 INCH PVC STORM DRAIN PIPE PER PLANS.	10 LF
10	CONSTRUCT 12 INCH X 12 INCH JENSEN PRECAST CATCH BASIN AND PER DETAIL 1 ON SHEET 5.	8 EA
11	CONSTRUCT NEW 6' SOUND WALL – RHINO WALL OR EQUAL. WALL IS PRE CAST SET IN PLACE. SEE SHT 11 FOR DETAILS.	104 LF
12	CONSTRUCT AND INSTALL 12 INCH CATCH BASIND NDS DRAIN BOX STD, MODEL	7 EA
13	INSTALL AREA DRAINS IN LANDSCAPING AS NEEDED. DETAIL IF REQUIRED SEE SHEET 5	1 LS
14	CONSTRUCT DRAINAGE AND BIO SWALE AS SHOWN ON PLAN PER SECTION C-C ON SHEET 5.	222 LF
15	CONSTRUCT PCC 4" MOUNTABLE CURB AND GUTTER PER DETAIL SHEET 5.	243 SF
16	CONSTRUCT TRANSITION TO (E) CONCRETE DRAINAGE DITCH. FROM JENSEN BOX WITH PVC PIPE.	1 LS
17	CONSTRUCT CMU RETAINING WALLS PER WALL ID # AND DETAILS AS SHOWN ON SHEET 12. SEE RHINO COMBO WALL SHEET 11.	313 LF
18	INSTALL 4 INCH HDPE PERFORATED STORM DRAIN PIPE FOR RETAINING WALL DRAINAGE AND OTHER APPLICABLE DRAINAGE FOR WALLS.	328 LF
19	CONSTRUCT SMALL RAIN GARDEN AND RETENTION LOT FOR AREA OVERFLOW. SEE DETAIL 5 SECTION D-D ON SHEET 5	627 CF
20	INSTALL MAN GATE FOR PRIVATE ACCESS ONLY AND FOR MAINTENANCE.	1 EA
21	CONSTRUCT EXTERIOR FENCING AND PRIVACY FENCING. SEE ARCHITECTURAL PLANS FOR DETAILS.	354 LF
22	CONSTRUCT AND INSTALL LANDSCAPING PER ARCHITECTURAL AND LANDSCAPE PLANS.	1 LS
23	REMOVED FROM SET	
24	INSTALL ELECTRICAL SERVICES BY OTHERS. SEE ELECTRICAL PLAN SHEETS FOR POWER, PEDESTAL AND RELATED INFORMATION. PER 2022 CEC. REF. ONLY	
25	CONSTRUCT 6 INCH THK. PCC PARKING STALLS 6 INCHES THK AS SHOWN ON PLAN SETS. SEE DETAIL SHEET 5.	2649 SF
26	ADD APPLICABLE ADA STRIPING AND STANDARD SIGNAGE. SEE BUILDING PLANS FOR DETAILS. DETAIL ON SHEET 5.	1 LS
27	CONSTRUCT 6 INCH THK. CONCRETE PATIOS PER PLAN. SEE NOTE 25	6 EA-584 SF
28	CONSTRUCT BIO RETENTION AREA PER DETAIL SEC. D-D ON SHEET 3	2 EA
29	CONSTRUCTION BIO RETENTION BOXES PER SEC X-X AND DETAILS ON SHEET 5	1 EA
30	CONSTRUCT PERMEABLE PAVER SYSTEM PER DETAIL ON SHEET 5.	1140 SF
31	CONSTRUCT 7 EACH SERVICES FOR DOMESTIC WATER SERVICE. 1 INCH METERS WITH RP DEVICES PER CPC 2022. PRIVATE METER SERVICES OFF 4" DOM WATER SVC.	

UTILITY NOTES:

CONTRACTOR TO POTHOLE AND VERIFY LOCATIONS OF EXISTING PRIVATE WATER UTILITIES

SETBACKS
PROPERTY LINE
(N) PERMEABLE PAVERS
ROLLED CURB AND GUTTER
BMP BIO RETENTION

PROTECT IN PLACE

1. EXISTING ELEC. VAULTS PROTECT PLACE
2. EXIST. COUNTY OF SAN DIEGO 1" IRRIG METER. PROTECT IN PLACE. (ACCT#3665-0103 SN#35209302)
3. EXIS. WATER METER
4. EXIST CURB AND GUTTER
5. EXIS. ASPH. CURB AND BERM
6. EXIS DRAINAGE STRUCTURE

WATER DATA TABLE (PUBLIC)

STA.	METER SIZE	SIZE& TYPE OF PIPE	LENGTH	VID STDS
17+29.11	1 ½" (IRR) W/ 2" RP	2" TYPE-K COPPER	21'-5"	1-2, 1-4, 1-7
17+37.98	2" (DOM) W/ 2" RP	2" TYPE-K COPPER	21'-3"	1-2, 1-4, 1-7

EASEMENT NOTES:

1. 2 FOOT EASEMENT TO PACIFIC AND TELEGRAPH COMPANY PER INSTRUMENT NO. 78-453763 REC. 1-24-1978
2. AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES, UTILITY LINE AND APPURTENANCES THERETO OVER, UPON AND UNDER THE SOUTHEASTERLY 20 FEET OF LOT 58 OF KEW GARDENS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2046 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, 1927. SAID EASEMENT IS APPURTENANT TO AND FOR THE BENEFIT OF ALL OR ANY PORTION OF THE ABOVE DESCRIBED PARCEL I.
3. AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES, UTILITY LINES AND APPURTENANCES THERETO OVER, UPON AND UNDER THE NORTHERLY 20 FEET OF LOT 56 OF KEW GARDENS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2046 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, 1927. SAID EASEMENT IS APPURTENANT TO AND FOR THE BENEFIT OF ALL OR ANY PORTION OF THE ABOVE DESCRIBED PARCEL I.

STORM DRAIN SCHEDULE AND INFORMATION

	STRUCT/DRAINAGE	LENGTH	SLOPE	MATERIAL	QUEUE
1	PIPE #1	51.5'	0.5%	8"PVC	0.13 CFS
2	PIPE #2	10'	0.5%	12"PVC	0.27 CFS
3	CHANNEL #3 EXIST. V DITCH	139.5'	4.1%	PCC DITCH	0.27 CFS
4	PIPE #4	43.7'	2.0%	8" PVC	1.37 CFS
5	PIPE #5	44.0'	20.0%	6" PVC	1.37 CFS
6	PIPE #6	25.5'	4.5%	8" PVC	0.51 CFS
7	PIPE #7	48.9'	12%	8" PVC	0.51 CFS
8	PIPE #8	109.0'	1.0%	8" PVC	0.22 CFS
9	PIPE #9 EXISTING	16.0'	6.9%	18" RCP	2.25 CFS

SITE AREA CALCULATIONS

DESCRIPTION	SF
EXISTING LOT AREA	26,136.00
(N) RESIDENCES / IMPERVIOUS IST FLOOR ONLY	6,216 SF
(N) HARDSCAPE/IMPERVIOUS	6,915 SF
(N) PERMEABLE IMPERVIOUS PAVERS	1,140 SF
(N) LANDSCAPE -MISC - PERVIOUS	11,865 SF
BUILDING LOT COVERAGE	23.7%

RECORD PLAN

ENGINEER NAME R.C.E DATE

EXPIRES ______

LANDSCAPE NOTES:

"THERE ARE NO NEW ADDED SLOPES IN EXCESS OF 3 FEET IN HEIGHT ON THIS PROJECT SITE. LANDSCAPE PLANS PROVIDED ON SEPARATE PLAN AND SUBMITTAL.

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2025 CIVIL STATE OF CALIFORNIA

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 7 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 13 SHEETS

GRADING PLAN FOR:
1555 SUNBURY COURT
PRECISE GRADING PLANS

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.
BY: DATE:

ENGINEER OF WORK:
JOANNE C. SINGER
R.C.E. 26900

GRADING PERMIT NO:
PDS2021-LDGRMN-30337

ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734-7765, (760) 625-7426// EMAIL: DPATNEAUDE@DRPENTERPRISESLLCORG

PERMANENT POST-CONSTRUCTION SOURCE CONTROL AND SITE DESIGN BMP NOTES:

SOURCE CONTROL BMP REQUIREMENTS:

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMPS 4.2.1 THROUGH 4.2.6 WHERE APPLICABLE AND FEASIBLE. SEE CHAPTER 4.2 AND APPENDIX E OF THE COUNTY BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT SOURCE CONTROL BMPS SHOWN BELOW:

- [4.2.1] PREVENT ILLICIT DISCHARGES INTO THE MS4.
- [4.2.2] IDENTIFY THE STORM DRAIN SYSTEM USING STENCILING AND SIGNAGE
- [4.2.3] PROTECT OUTDOOR MATERIAL STORAGE AREAS FROM RAINFALL, RUN-ON, RUN-OFF, AND WIND DISPERSAL
- [4.2.4] PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUN-OFF, AND WIND DISPERSAL
- [4.2.5] PROTECT TRASH STORAGE FROM RAINFALL, RUN-ON, RUN-OFF, AND WIND DISPERSAL
- [4.2.6] USE OF ANY ADD'L BMPS DETERMINED TO BE NECESSARY BY THE COUNTY TO MINIMIZE POLLUTANT GENERATION AT EACH PROJECT SITE

SOURCE CONTROL BMP NOTES:

[SC-A] ON-SITE STORM DRAIN INLETS

1. MARK ALL INLETS WITH THE WORDS "NO DUMPING DRAINS TO WATERWAYS" OR SIMILAR. SEE STENCIL TEMPLATE PROVIDED ON THE SHEET.

[SC-B] INTERIOR DRAINS PLUMBED TO SANITARY SEWER

1. INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS SHALL BE PLUMBED TO SANITARY SEWER.

[SC-C] INTERIOR PARKING GARAGES TO SANITARY SEWER

1. PARKING GARAGE FLOOR DRAINS SHALL BE PLUMBED TO THE SANITARY SEWER.

[SC-D] NEED FOR FUTURE INDOOR AND STRUCTURAL PEST CONTROL

1. NOTE BUILDING DESIGN FEATURES THAT DISCOURAGE ENTRY OF PESTS.
2. PRESERVE EXISTING DROUGHT TOLERANTTREES, SHRUBS, AND GROUND COVER TO THE MAXIMUM EXTENT POSSIBLE.
3. DESIGN LANDSCAPING TO MINIMIZE IRRIGATION AND RUNOFF, TO PROMOTE SURFACE INFILTRATION WHERE APPROPRIATE, AND TO MINIMIZE THE USE OF FERTILIZERS AND PESTICIDES THAT CAN CONTRIBUTE TO STORM WATER POLLUTION.
4. WHERE LANDSCAPED AREAS ARE USED TO RETAIN OR DETAIN STORM WATER, SPECIFY PLANTS THAT ARE TOLERANT OF PERIODIC SATURATED SOIL CONDITIONS.
5. CONSIDER USING PEST-RESISTANT PLANTS, ESPECIALLY ADJACENT TO HARDSCAPE.
6. TO ENSURE SUCCESSFUL ESTABLISHMENT, SELECT PLANTS APPROPRIATE TO SITE SOILS, SLOPES, CLIMATE, SUN, WIND, RAIN, LAND USE, AIR MOVEMENT, ECOLOGICAL CONSISTENCY, AND PLANT INTERACTIONS.

[SC-G] PLAZAS, SIDEWALKS, AND PARKING LOTS

1. IDENTIFY AREAS AND PROVIDE ADEQUATE DRAINAGE. PROVIDE STORM WATER QUALITY MEASURES OR EXPLANATION.

SITE DESIGN BMP REQUIREMENTS:

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMPS 4.3.1 THROUGH 4.3.8 WHERE APPLICABLE AND FEASIBLE. SEE CHAPTER 4.3 AND APPENDIX E OF THE COUNTY BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT SITE DESIGN BMPS SHOWN IN THIS CHECKLIST.

[4.3.1] MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES

1. A SETBACK OF 50 TO 200 FEET IS REQUIRED FOR DEVELOPMENT ADJACENT TO WATERS OF THE U.S. NO STRUCTURAL BMPS ARE TO BE PLACED IN BUFFER ZONES.
2. USE A CONSTRUCTION FENCE OR SILT FENCE AROUND THE BUFFER ZONE TO PREVENT CONSTRUCTION EQUIPMENT FROM ENTERING.

[4.3.2] CONSERVE NATURAL AREAS, SOILS AND VEGETATION

[4.3.3] MINIMIZE IMPERVIOUS AREA

[4.3.4] MINIMIZE SOIL COMPACTION

[4.3.5] DISPERSE IMPERVIOUS AREAS

[4.3.6] COLLECTION OF RUN-OFF

[4.3.7] LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES

ADDITIONAL BMP NOTES:

1. THESE BMPS ARE MANDATORY TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OR THESE PLANS.
2. NO CHANGES TO THE PROPOSED BMPS ON THIS SHEET WITHOUT PRIOR APPROVAL FROM THE COUNTY.
3. NO SUBSTITUTIONS TO THE MATERIAL, TYPES, OR PLANTING TYPES WITHOUT PRIOR APPROVAL FROM THE COUNTY ENGINEER.
4. NO OCCUPANCY WILL BE GRANTED UNTIL THE COUNTY STAFF HAS INSPECTED THIS PROJECT FOR APPROPRIATE BMP CONSTRUCTION AND INSTALLATION.
5. ALL VEGETATED BMPS SHALL BE SHOWN ON LANDSCAPE PLANS PER PERMIT #TBD IN PROCESS.
6. REFER TO THE MAINTENANCE PLAN IN ATTACHMENT 3 OF SWQMP FOR ACCESS TO STRUCTURAL BMPS TO INSPECT AND PERFORM MAINTENANCE, FEATURES PROVIDED TO FACILITATE INSPECTION, MAINTENANCE THRESHOLDS, RECOMMENDED EQUIPMENT TO PERFORM MAINTENANCE, AND SPECIAL TRAINING OR CERTIFICATION REQUIREMENTS FOR INSPECTION AND MAINTENANCE PERSONNEL.
7. ALL GRADING CONTOURS SHALL BE CONSISTENT WITH DMA EXHIBIT.
8. SEE PROJECT SWQMP FOR ADDITIONAL INFORMATION.

BMP STORMWATER MANAGEMENT NOTES:

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LON-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. ON PROJECTS OF GREATER THAN 1 ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (R9-2015-0001 AND R9-2015-0100, NPDES NO. CAS0109266) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID#] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED], THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

SOURCE CONTROL BMPS

SYMBOL	QUANTITY	BMP TYPE	BMP DM FACT SHEET ID	SHEET NO. (S)
[SC-B]	1 LS	WORK AREA	BL-5	9
[SC-E]	1 LS	CONT. STOR.	BL-6	9
[SC-F]	1 LS	SIGNAGE	BL-7	9

SITE DESIGN BMPS

SYMBOL	QUANTITY	BMP TYPE	BMP DM FACT SHEET ID	SHEET NO. (S)
SD-B	6216 SF	ROOF TOP	BL-3	7,9
SD-I	1140 SF	PERM. PAVEMENT	BL-2	7,9
SD-K	5303 SF	SUS. LANDSCAPE	BL-4	7,9
SD-B	592 SF	BIO BASIN	BF-1	7
SD-B	74 SF	BIOFILT-PLANTER	FT-2	7

EROSION CONTROL CONSTRUCTION NOTES SHT 9	QTY	UNIT
(1) INSTALL SILT FENCE PER CASQA SE-1	273	LF
(2) INSTALL FIBER ROLL PER CASQA SE-5	315	LF
(3) INSTALL GRAVEL BAG (2 BAGS) VELOCITY REDUCER PER CASQA SE-6 AND DETAIL SHEET 8	100	BAGS
(4) INSTALL INLET PROTECTION (1 BAG) PER CASQA SE-10 AND DETAIL HEREON	64	BAGS
(5) INSTALL SOLID WASTE MANAGEMENT PER CASQA WM-5 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(6) INSTALL WATERPROOFED CONCRETE WASHOUT AREA PER CASQA WM-8 AND DETAIL SHEET 8, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(7) INSTALL SANITARY/SEPTIC WASTE MANAGEMENT PER CASQA WM-9 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	2	EA
(8) INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA TC-1 AND DETAIL SHEET 8, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA

REGISTERED PROFESSIONAL ENGINEER — JOANNE C. SINGER — C 26900 — 03/31/2025 — CIVIL — STATE OF CALIFORNIA

RECORD PLAN

ENGINEER NAME R.C.E DATE

EXPIRES _____

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 8	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

SOURCE CONTROL AND SITE DESIGN BMP NOTES:

1555 SUNBURY COURT
BMP INFORMATION

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.

BY: DATE:

ENGINEER OF WORK:

JOANNE C. SINGER
R.C.E. 26900

GRADING PERMIT NO:

PDS2021-LDGRMN-30337

ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734-7765, (760) 625-7426// EMAIL: DPATNEAUDE@ORPENTERPRISESLLCORG

EROSION CONTROL NOTES

1. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.

2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.

3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.

4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS BETWEEN OCTOBER 1 AND APRIL 15. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.

5. CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.

6. SAND BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

PLANTING & IRRIGATION NOTES

ALL PERMANENT AND TEMPORARY EROSION CONTROL PLANTING AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY SECTIONS 87.417 AND 87.418 OF THE COUNTY'S GRADING ORDINANCE AND SHALL BE COMPLIANT WITH THE COUNTY'S WATER CONSERVATION IN LANDSCAPE ORDINANCE, THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL, AND THE BMP DESIGN MANUAL:

A. SLOPE EROSION CONTROL:

1. AT A MINIMUM, ALL MANUFACTURED SLOPE AREAS SHALL BE COVERED WITHIN 10 DAYS OF COMPLETION OF GRADING WITH HYDROSEED/MULCH, PUNCHED STRAW MULCH, JUTE NETTING OR OTHER APPROVED GEOTEXTILE MATERIAL CAPABLE OF CONTROLLING SURFACE SOIL EROSION:

   a. EXCEPT WHERE APPROVED OTHERWISE, ALL SLOPES AND ANY OTHER AREAS DISTURBED IN CONJUNCTION WITH GRADING ACTIVITIES SHALL BE MAINTAINED UNTIL VEGETATION IS WELL ESTABLISHED, WITH COVERAGE EQUAL TO AT LEAST 70 PERCENT OF COVERAGE, AS COMPARED TO THE NATIVE BACKGROUND PLANTS IS ACHIEVED. THIS THRESHOLD MUST BE MET BEFORE OCCUPANCY OF THE SITE WILL BE PERMITTED;

   b. A MINIMUM OF 50 PERCENT OF THE TOTAL SLOPE AREAS OF MANUFACTURED SLOPES SHALL BE PLANTED WITH DEEP ROOTING PLANTINGS (I.E., THOSE WITH A TYPICAL ROOT DEPTH OF APPROXIMATELY 5 FEET OR GREATER). FOR SEEDED PLANTINGS, AT LEAST 50 PERCENT OF THE VIABLE SEED COUNT SHALL BE DEEP ROOTING SPECIES;

2. ALL PLANT MATERIALS ON MANUFACTURED SLOPES SHALL BE APPROPRIATE TO THE SITE CONDITIONS, SHALL BE WATER EFFICIENT WHEN ESTABLISHED AND SHALL BE ADEQUATELY SPACED TO CONTROL SOIL EROSION;

   a. ALL SLOPES IN EXCESS OF 15 FEET SHALL BE PLANTED WITH ROOTED CONTAINER STOCK AT AN AVERAGE RATE OF ONE PER 100 SQUARE FEET UNLESS APPROVED OTHERWISE. CONTAINERS SHALL BE A MINIMUM OF ONE GALLON FOR SHRUBS AND FIVE GALLON FOR TREES. ALL CONTAINER STOCK SHALL BE PROVIDED WITH A TEMPORARY IRRIGATION SYSTEM;

   b. SLOPES GREATER THAN 25 PERCENT SHALL NOT BE IRRIGATED WITH AN IRRIGATION SYSTEM WITH A PRECIPITATION RATE EXCEEDING 0.75 INCHES PER HOUR.

B. IRRIGATION

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED TO AVOID RUNOFF, SEEPAGE, LOW HEAD DRAINAGE, OVER-SPRAY OR OTHER SIMILAR CONDITIONS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS,WALKS, ROADWAYS OR STRUCTURES;

2. APPROVED BACKFLOW PREVENTION UNITS ARE REQUIRED ON ALL POTABLE WATER IRRIGATION SYSTEMS;

3. AFTER PLANT ESTABLISHMENT, THE IRRIGATION SYSTEM IS TO PROVIDE SUFFICIENT WATER TO SUSTAIN PLANTS IN A HEALTHY, GROWING CONDITION;

4. LANDSCAPE WATER METERS, SHALL BE INSTALLED FOR ALL NON-RESIDENTIAL IRRIGATED LANDSCAPES OF 1,000 SQ. FT. OR MORE, AND FOR ALL RESIDENTIAL IRRIGATED LANDSCAPES OF 5,000 SQ. FT. OR GREATER. A LANDSCAPE WATER METER SHALL BE EITHER A CUSTOMER SERVICE METER DEDICATED TO LANDSCAPE USE PROVIDED BY THE LOCAL WATER PURVEYOR; OR A PRIVATELY OWNED METER OR SUB-METER;

5. FLOW SENSORS THAT DETECT AND REPORT HIGH FLOW CONDITIONS CREATED BY SYSTEM DAMAGE OR MALFUNCTION ARE REQUIRED FOR ALL NON-RESIDENTIAL LANDSCAPES, AND RESIDENTIAL LANDSCAPES OF 5,000 SQ. FT. OR LARGER;

6. MASTER SHUT-OFF VALVES ARE REQUIRED;

7. AUTOMATIC CONTROL SYSTEMS ARE REQUIRED, AND MUST BE ABLE TO ACCOMMODATE ALL ASPECTS OF THE INSTALLED EROSION CONTROL LANDSCAPE, INCLUDING MULTIPLE SCHEDULES, REPEAT CYCLES, EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING AND RAIN SENSING OVERRIDE DEVICES. CONTROL MECHANISMS FOR AN EVAPOTRANSPIRATION (WEATHER BASED) SYSTEM OR SOIL MOISTURE DETECTING SYSTEMS, UTILIZING NON-VOLATILE MEMORY SHALL BE ACCOMMODATED WITHIN THE CONTROLLER ENCLOSURE. BATTERY OPERATED VALVES OR SOLAR POWERED CONTROLLERS MAY BE USED IN AREAS WHERE ELECTRICITY IS NOT YET AVAILABLE, HOWEVER, WHEN AVAILABLE, SYSTEMS SHALL BE CONVERTED;

8. ALL IRRIGATION SYSTEMS SHALL BE ADJUSTED SEASONALLY AND AS WEATHER AND PLANT CONDITIONS WARRANT;

9. SHUTOFF VALVES SHALL BE PROVIDED AT POINTS OF CONNECTION TO DIVIDE THE IRRIGATION SYSTEM INTO CONTROLLABLE UNITS. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED FOR ALL IRRIGATION SYSTEMS;

10. ALL PIPE AND WIRE UNDER VEHICULAR PAVING SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLES TO BE ENCLOSED;

11. PERMANENT ON-GRADE SYSTEMS MAY ONLY BE ALLOWED FOR AREAS WITH HIGHLY EROSIVE OR ROCKY SOILS AND SHALL NOT BE ALLOWED ADJACENT TO PEDESTRIAN TRAFFIC;

12. ALL ON-GRADE LINES SHALL BE SECURED TO SLOPES EVERY TEN FEET OR LESS. THE ENDS OF ALL LATERALS SHALL ALSO BE STAKED;

13. ON-GRADE LATERAL PIPING IS ALLOWED FOR TEMPORARY SYSTEMS;

14. ALL REQUIRED LANDSCAPING SHALL BE PLANTED AND IRRIGATION SYSTEMS INSTALLED PRIOR TO THE ROUGH GRADING INSPECTION. THE COUNTY OFFICIAL SHALL DETERMINE AT FINAL GRADING INSPECTION THAT PLANTING IS ESTABLISHED AND THAT ALL IRRIGATION SYSTEMS ARE OPERATIONAL;

C. SLOPE HYDROSEEDING MIX SHALL CONSIST OF THE FOLLOWING:

1. NON-IRRIGATED SEED MIX SHALL NOT BE ALLOWED AND NO INVASIVE, FIRE PRONE SPECIES SHALL BE INCLUDED;

2. SEED MIX SHALL CONSIST OF NO LESS THAN:

   a. ALL SEED MATERIALS SHALL BE TRANSPORTED TO THE JOBSITE IN UNOPENED CONTAINERS WITH THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE CERTIFICATION TAG ATTACHED TO, OR PRINTED ON SAID CONTAINERS.
   b. NON-PHYTO-TOXIC WETTING AGENTS MAY BE ADDED TO THE HYDROSEED SLURRY AT THE DISCRETION OF THE CONTRACTOR.

3. TYPE 1 MULCH APPLIED AT THE RATE OF NO LESS THAN 2000 LBS. PER ACRE. TYPE 6 MULCH (STRAW) MAY BE SUBSTITUTED, ALL OR PART, FOR HYDRAULICALLY APPLIED FIBER MATERIAL. WHEN STRAW IS USED IT MUST BE ANCHORED TO THE SLOPE BY MECHANICALLY PUNCHING NO LESS THAN 50% OF THE STRAW INTO THE SOIL.

4. FERTILIZER CONSISTING OF AMMONIUM PHOSPHATE, SULFATE, 16-20-0, WITH 15% SULPHUR APPLIED AT THE RATE OF 500 LBS. PER ACRE.

5. AREAS TO BE HYDROSEEDED SHALL BE PREPARED PRIOR TO HYDROSEEDING BY:

   a. ROUGHENING THE SURFACE TO BE PLANTED BY ANY OR COMBINATION OF:

      a.a. TRACK WALKING SLOPES STEEPER THAN 6:1
      a.b. HARROWING AREAS 6:1 OR FLATTER THAT ARE SUFFICIENTLY FRIABLE.
      a.c. RIPPING AREAS THAT WILL NOT BREAK UP USING ITEMS a.a. OR a.b. ABOVE.

6. CONDITION THE SOILS SO THAT IT IS SUITABLE FOR PLANTING BY:

   a. ADJUSTING THE SURFACE SOIL MOISTURE TO PROVIDE A DAMP BUT NOT SATURATED SEED BED.
   b. THE ADDITION OF SOIL AMENDMENTS, PH ADJUSTMENT, LEACHING OR COVERING SALINE SOILS TO PROVIDED VIABLE CONDITIONS FOR GROWTH.

7. HYDROSEEDED AREAS SHALL BE MAINTAINED TO PROVIDE A VIGOROUS GROWTH UNTIL THE PROJECT IS PERMANENTLY LANDSCAPED OR, FOR AREAS WHERE HYDROSEEDING IS THE PERMANENT LANDSCAPING, UNTIL THE PROJECT IS COMPLETED AND ALL GRADING BONDS RELEASED.

HYDROSEED NOTES:

1. PRIOR TO THE ACCEPTANCE OF THE HYDROSEEDED AREAS BY THE COUNTY , A CERTIFICATION REPORT MUST BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT, STATING THAT THE HYDROSEEDING WAS DONE ACCORDING TO THE PROJECT SPECIFICATIONS AND THAT THE GROWTH IS ADEQUATELY ESTABLISHED TO PREVENT EROSION.

2. ALL DISTURBED SLOPES TO BE HYDROSEEDED UNLESS OTHERWISE NOTED.

PLANT LEGEND:

** PROVIDE A PLANT LEGEND WITH BOTH BOTANICAL AND COMMON NAMES LISTED ALONG WITH SYMBOLS FOR IDENTIFICATION AND LOCATION. PROVIDE CONTAINER SIZES, QUANTITIES OF EACH SPECIES, AND ON CENTER SPACE REQUIREMENTS. NO INVASIVE OR FIRE PRONE SPECIES SHALL BE INTRODUCED TO THE SITE.

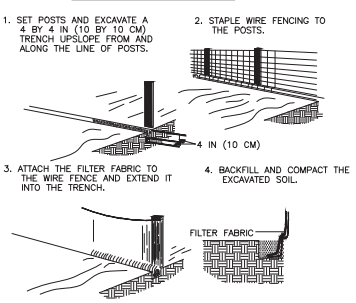
** PROVIDE A PLANT LEGEND OF ALL PROPOSED HYDROSEED SPECIES WITH BOTH BOTANICAL AND COMMON NAMES LISTED. INCLUDE POUNDS PER ACRE FOR EACH SEED SPECIES. NO INVASIVE OR FIRE PRONE SPECIES SHALL BE INTRODUCED TO SITE.

NOTE:

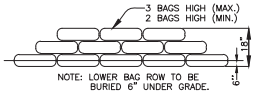
VEGETATION STABILIZATION (PLANTING OR HYDROSEEDING) MAY BE INSTALLED BETWEEN MAY 1ST AND AUGUST 15TH. SLOPE IRRIGATION MUST BE IN PLACE AND TO BE OPERABLE FOR SLOPES >3'. VEGETATION MUST BE WATERED AND ESTABLISHED PRIOR TO OCTOBER 1ST. THE OWNER SHALL SUPPLEMENT VEGETATION WITH BARK OR MULCH BY OCTOBER 1ST IF VEGETATION ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION SHALL HAVE A SUBSURFACE MAT OF INTERTWINED MATURE ROOTS WITH A UNIFORM VEGETATION COVERAGE OF 70% OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.

ALL SLOPES OVER THREE FEET MUST HAVE ESTABLISHED VEGETATIVE COVER PRIOR TO FINAL PERMIT APPROVAL

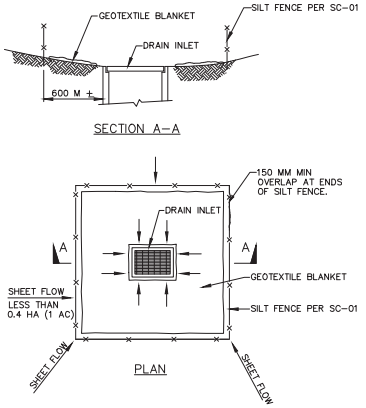
TYPICAL BMP DETAILS



SILT FENCE
NO SCALE

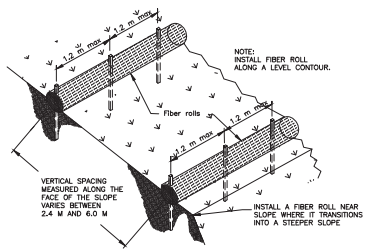


GRAVEL BAG CHECK DAM
NO SCALE

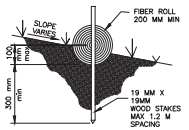


NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING.
2. NOT APPLICABLE IN PAVED AREAS.
3. NOT APPLICABLE WITH CONCENTRATED FLOWS.

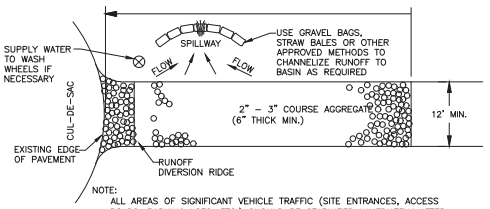
DRAIN INLET PROTECTION TYPE 1
NO SCALE



TYPICAL FIBER ROLL INSTALLATION
NO SCALE



ENTRENCHMENT DETAIL
NO SCALE



NOTE:
ALL AREAS OF SIGNIFICANT VEHICLE TRAFFIC (SITE ENTRANCES, ACCESS ROADS, PARKING LOTS, ETC.) SHOULD BE STABILIZED IMMEDIATELY AFTER GRADING TO PREVENT EROSION AND CONTROL DUST. SITE ENTRANCES AND EXITS ARE ESPECIALLY IMPORTANT. USE GRAVEL APPROACHES TO LIMIT TRACKING OF SEDIMENT OFFSITE.

STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

REGISTERED PROFESSIONAL ENGINEER — JOANNE C. SINGER — C 26900 — 3/31/2025 — CIVIL — STATE OF CALIFORNIA

RECORD PLAN

ENGINEER NAME R.C.E DATE

EXPIRES _____

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 9	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

EROSION CONTROL NOTES AND DETAILS FOR:
1555 SUNBURY COURT
BMP - SOURCE DETAILS

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

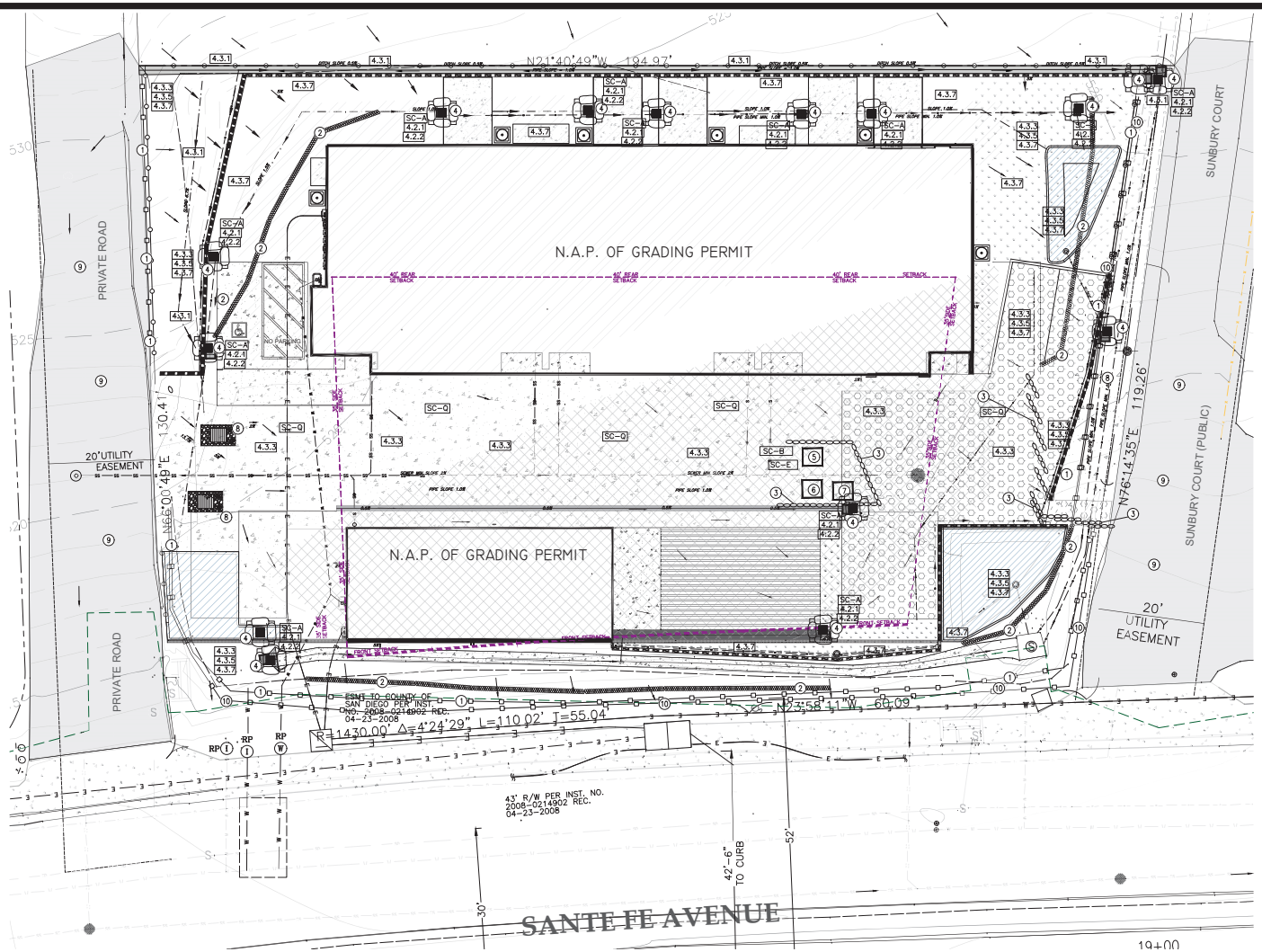
APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.

BY: DATE:

ENGINEER OF WORK:
JOANNE C. SINGER
R.C.E. 26900

GRADING PERMIT NO's
PDS2021-LDGRMN-30337

ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734-7765, (760) 625-7426// EMAIL: DPATNEAUDE@ORPENTERPRISESLLC.ORG



CONSTRUCTION STORMWATER BMP LEGEND:

ITEMS	FACT SHEET/DETAILS	SYMBOL
MATERIAL DELIVERY & STORAGE	WM-1	WM-1
SPILL PREVENTION AND CONTROL	WM-4	WM-4
CONCRETE WASTE MANAGEMENT	WM-8	WM-8
SOLID WASTE MANAGEMENT	WM-5	WM-5
SANITARY WASTE MANAGEMENT	WM-9	WM-9
HAZARDOUS WASTE MANAGEMENT	WM-6	WM-6
PRESERVATION OF EXISTING VEGETATION	SS-2	PEV PEV
BONDED OR STABILIZED FIBER MATRIX (WINTER)	SS-3	M M M
HYDROSEEDING (SUMMER)	SS-4	TSP TSP
STRAW OR WOOD MULCH	SS-6, SS-8	S/W S/W
PHYSICAL STABILIZATION (WINTER)	SS-7	EBM EBM
ENERGY DISSIPATOR	SS-10	
SILT FENCE	SC-1, DETAIL SHEET 4.	
SEDIMENT / DESILTING BASIN	SC-2	
FIBER ROLLS	SC-5, DETAIL SHEET 4.	FR FR
GRAVEL OR SAND BAGS	SC-6, SC-8, DETAIL SHEET 4	
STREET SWEEPING AND VACUUMING	SC-7	SC-7
STORM DRAIN INLET PROTECTION	SC-10, DETAIL SHEET 4.	
DEWATERING FILTRATION	NS-2	DW DW
STABILIZED CONSTRUCTION ENTRANCE	TC-1, DETAIL SHEET 4.	
CONSTRUCTION ROAD STABILIZATION	TC-2	
ENTRANCE / EXIT TIRE WASH	TC-3	

EROSION CONTROL CONSTRUCTION NOTES	QTY	UNIT
(1) INSTALL SILT FENCE PER CASQA SE-1	273	LF
(2) INSTALL FIBER ROLL PER CASQA SE-5	315	LF
(3) INSTALL GRAVEL BAG (2 BAGS) VELOCITY REDUCER PER CASQA SE-6 AND DETAIL SHEET 8	100	BAGS
(4) INSTALL INLET PROTECTION (1 BAG) PER CASQA SE-10 AND DETAIL HEREON	64	BAGS
(5) INSTALL SOLID WASTE MANAGEMENT PER CASQA WM-5 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(6) INSTALL WATERPROOFED CONCRETE WASHOUT AREA PER CASQA WM-8 AND DETAIL SHEET 8, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(7) INSTALL SANITARY/SEPTIC WASTE MANAGEMENT PER CASQA WM-9 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	2	EA
(8) INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA TC-1 AND DETAIL SHEET 8, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(9) STREET SWEEPING AS APPLICABLE FOR DUST CONTROL AND TRACK OUT.	1	LS
(10) INSTALL WIND AND DUST FENCING	300	LF

LEGEND:

- FLOW DIRECTION
- SILT FENCE BMP SE-1
- GRAVEL BAGS BMP SE-6
- FIBER ROLL BMP SE-5
- STABILIZED CONSTRUCTION ENTRANCE/EXIT BMP TC-1
- FIBER ROLL BMP SE-10

SCALE: 1"=10'

COUNTY APPROVED CHANGES		
DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 10 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 13 SHEETS

EROSION CONTROL AND STORM WATER QUALITY BMP PLAN FOR:
1555 SUNBURY COURT
EROSION CONTROL PLANS
CALIFORNIA COORDINATE INDEX 33.18166 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.
BY: DATE:

ENGINEER OF WORK: JOANNE C. SINGER R.C.E. 26900

GRADING PERMIT NO: PDS2021-LDGRMN-30337

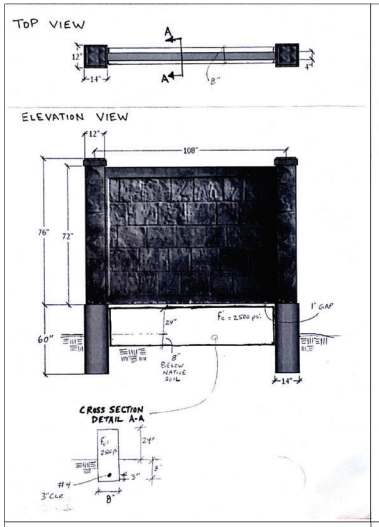
REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2025 CIVIL STATE OF CALIFORNIA

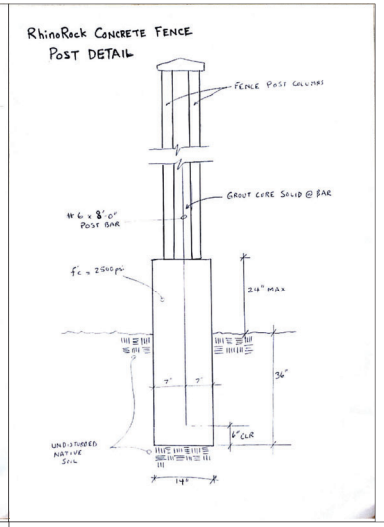
RECORD PLAN

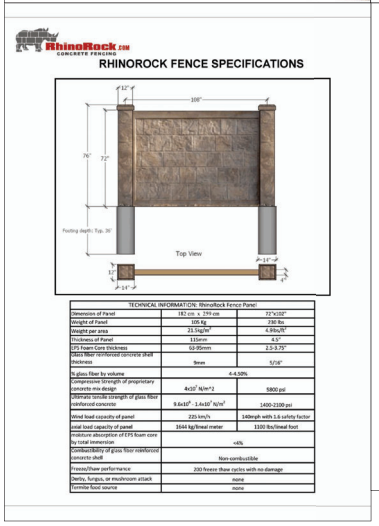
ENGINEER NAME R.C.E DATE

EXPIRES _____

ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734-7765, (760) 625-7426 // EMAIL: DPATNEAUDE@ORPENTERPRISESLLC.ORG







TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 199 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	25.1kg/m²	4.99psf/ft²
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	50-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	4x10⁷ N/m^2	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10⁶ - 1.4x10⁷ N/m²	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
Axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
Moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Decay, fungus, or mushroom attack	none	
Termite food source	none	

SECTION 03 4900

PRECAST FENCING

PART 1 – GENERAL

1.1 SUMMARY

A. Includes But Not Limited To:
1. Furnish and install precast fencing elements as described in Contract Documents.
2. Furnish and install concrete system for fencing.

B. Related Requirements:
1. Section under 03 3053: miscellaneous cast-in-place concrete

1.2 REFERENCES

A. Reference Standards
1. ASTM International
a. ASTM C33/C33M-08, "Standard Specification for Concrete Aggregates."
b. ASTM C150-07, "Standard Specification for Portland Cement."

PART 2 – PRODUCTS

2.1 PERFORMANCE

A. Capacities of glass fiber reinforced concrete fencing panel
1. min. of 3,500 psi concrete
2. Ultimate tensile strength of glass fiber reinforced concrete: 1,000-1,700 psi.
3. min flexural load of gfrc fencing panel: 35lbs/sqft
4. Min. wind load capacity of gfrc fencing panel: 120 mph exposure B.

2.2 MANUFACTURED UNITS

A. Materials
1. Glass Fiber Reinforced Concrete with Expanded Polystyrene Foam Core Fencing 'panels
a. Cement ASTM C150, Type II
b. Glass fibre: Alkali resistance glass fiber(min. 3.75% by volume)
c. Expanded Polystyrene foam core
d. Min. 5/16" thick GFRC skin that completely encapsulates foam core
e. Fence panel dimensions: 72" tall x min. 102" long x min. 4.25" thick at edges
2. Columns(min. 9' center spacing)
a. Solid precast with minimum compressive strength of 3000 psi
b. 4-6% air entrainment
c. Dimension of column (min. 12"x72"x min. 10")
3. Column Caps
a. Dimension of cap(min. 14" x min. 12" x 4" tall)
b. Cap to have brick tie cast in to bottom of cap that is used for mechanical attachment to column grout cell.

B. Approved manufacturers
1. RhinoRock Concrete Fencing: PO Box 971178 Orem, Utah **(801) 735-8877 www.hinorock.com**
2. Others if approved prior to bidding

PART 3—EXECUTION

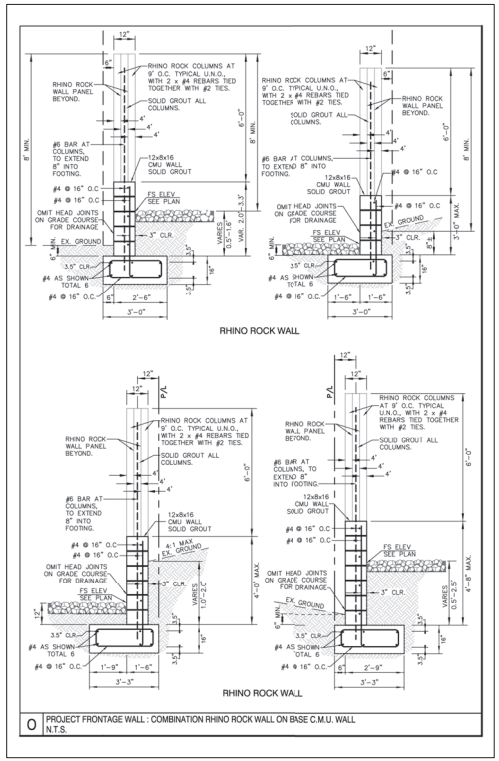
3.1 INSTALLATION
A. Footing
1. min. 14" diameter round pier footing minimum depth of 36" or as recommended by local engineer.
2. min. 3000 psi concrete
3. place one 3"x4" metal tube either galvanized with min. 50 micron coating or 6061 aluminum with minimum wall thickness of 0.10" into min. 3000 psi concrete pier boting. May be wet mixed concrete or may by dry bagged.

B. Fence Installation
1. set fence panels level within 1/4" over 48"
2. set columns plumb within 3/8" over 72"
3. set caps level and ensure that brick tie cast into column cap is set into grouted column cell while grout in plastic state to ensure mechanical connection between column and cap.

C. Structural Screws
1. All structural fasteners must be provided by Rhinorock.

D. General
1. Fence height from grade to be 69-72"
2. Both sides of fence to have same texture

Installation video is available at www.rhinorock.com



1 CMU/RHINO COMBO
NOT TO SCALE

RHINO WALL NOTE:

RHINO CMU WALL CONNECTION SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. ACTUAL CMU WALL DETAILS AND SPECIFICATIONS ARE NOTED ON SHEET 11 OF THIS PLAN SET FOR DETAILS AND SPECIFICS DIRECTLY RELATED TO THE CMU RETAINING WALLS.

COUNTY APPROVED CHANGES		
DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 11	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

GRADING PLAN FOR:
1555 SUNBURY COURT
RHINO WALL AND COMBO WALL DETAILS

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.
BY: DATE:

ENGINEER OF WORK:
JOANNE C. SINGER
R.C.E. 26900

GRADING PERMIT NO:
PDS2021-LDGRMN-30337

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2025 CIVIL STATE OF CALIFORNIA

RECORD PLAN

ENGINEER NAME R.C.E DATE

EXPIRES _____

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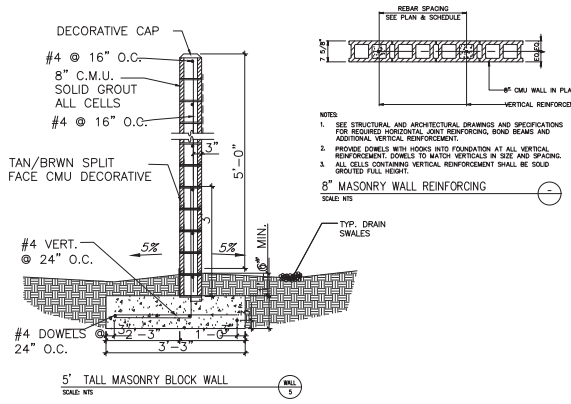


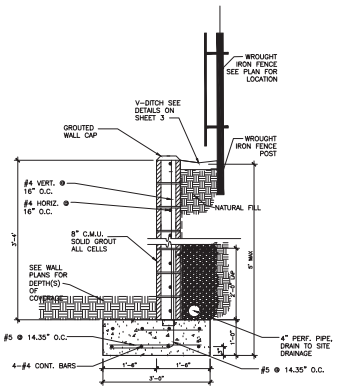
5' TALL MASONRY BLOCK WALL
SCALE: NTS
WALL 5

CMU PERIMETER WALL 5
WALL 5
NTS

8" MASONRY WALL REINFORCING
SCALE: NTS

BLOCK WALL TECHNICAL SPECIFICATIONS:

- CONCRETE BLOCK SHALL BE GRADE N HOLLOW LOAD–BEARING MASONRY UNITS CONFORMING TO ASTM C90–70, F'M = 1500 PSI.
- NO SPECIAL INSPECTION REQUIRED FOR MASONRY RETAINING WALLS .
- MORTAR MIX SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
  THE MIX SHALL BE 1 PART CEMENT TO 1/2 PART LIME TO 4–1/2 PARTS DAMP LOOSE SAND, F'M = 1500 PSI. MORTAR TYPE S.
- GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. MIX SHALL BE 1 PART CEMENT TO 3 PARTS SAND TO WHICH MAY BE ADDED NOT MORE THAN 1/10 PART LIME.
  SUFFICIENT WATER TO BE ADDED TO PROVIDE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT MAY CONTAIN 2 PARTS PEA GRAVEL, MAXIMUM SIZE OF 3/8".
- ALL CELLS IN THE CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT. CELLS SHALL BE IN VERTICAL ALIGNMENT.
- PROVIDE A MINIMUM OF 1/2" GROUT BETWEEN MAIN REINFORCEMENT AND MASONRY UNITS.
- LOW LIFT CONSTRUCTION, MAXIMUM GROUT POUR HEIGHT IS 4 FEET.
- ALL FILL OR BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM 90% RELATIVE COMPACTION AS DETERMINED BY ASTM METHOD D–1557.
- REINFORCING STEEL TO BE DEFORMED AND CONFORM TO ASTM SPECIFICATIONS A 615 GRADE 60.
- STEEL SPLICE REQUIREMENTS (40 BAR DIAMETERS)
- ALL CELLS CONTAINING HORIZONTAL OR VERTICAL REINFORCING STEEL, BOLTS, OR INSERTS SHALL BE GROUTED. WHERE REINFORCING STEEL, ETC. OCCURS IN OR ADJACENT TO MORTAR BE GROUTED, WHERE BLOCK WALL IS RETAINING EARTH OR IN CONTACT WITH EARTH, SUCH PORTION OF WALL SHALL BE GROUTED SOLID. CLEAN OUT OPENINGS SHALL BE PROVIDE AT BOTTOM OF ALL VERTICALLY GROUTED SOLID.
- CLEANOUT OPENINGS SHALL BE PROVIDED AT BOTTOM OF ALL VERTICALLY GROUTED CELLS IF GROUT EXCEEDS 4'–0".
- WALL SHALL NOT BE GROUTED UNLESS SO SPECIFIED ON THE PLANS. WIRE MESH SHALL BE USED TO FORM HORIZONTALLY (PAPER, CARDBOARD, ETC., SHALL NOT BE USED).
- ALL CONCRETE BLOCKS UNITS TO BE STAGGERED. PROVIDE UNOBSTRUCTED CONTINUITY OF THE CELLS. ALL CELLS WHERE REINFORCING STEEL OR ANCHOR BOLTS OCCUR, OR BELOW RETAINED EARTH BE SOLID GROUTED. ALL REINFORCING STEEL SHALL BE SECURED IN PLACE.
- CONSTRUCTION JOINTS: WHEN GROUTING IS STOPPED FOR A PERIOD OF ONE HOUR OR LONGER, FROM HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT POUR 1 – 1/2" MINIMUM BELOW THE UPPERMOST.
- NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY WALL, UNLESS SPECIFICALLY NOTED OR DETAILED.



CMU RET. WALL 2
WALL 5
NTS

WALL NOTE:

SEE SHEET 4.12 FOR CMU WALL SECTIONS. STRUCTURAL CALCULATIONS PROVIDED SEPARATE SUBMITTAL.

TW HEIGHTS ARE MAX. UNLESS OTHERWISE NOTED.

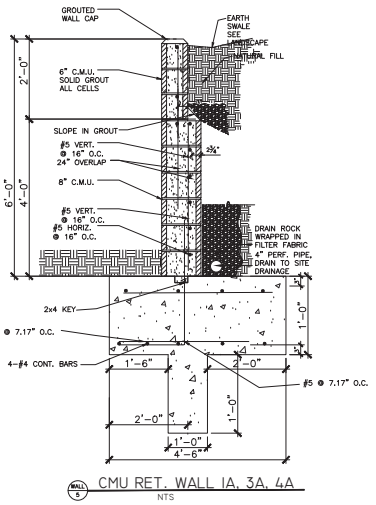
RHINO WALL INFO SHEET 11. WALL 3B. 4B COMBO WALLS

LEGEND:

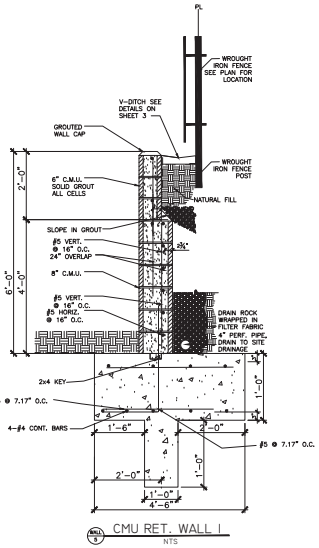
WALL 5 SHT

WALL LEGEND - (N) NEW

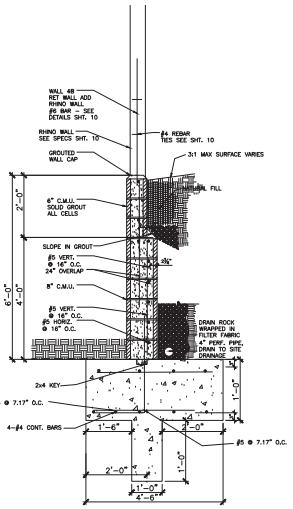
WALL #	HEIGHT	LENGTH	WALL SYSTEM	TYPE OF BLOCK	LOCATION
1	4'-6"	87'	CMU WALL RETAIN.	CMU RET.	REAR WALL
2	3'-4"	8'	CMU WALL RETAIN.	CMU RET.	WEST CORNER
3A	6"	5'	CMU WALL RETAIN.	CMU RET.	WEST SIDE
3B	6"	19'	CMU RET/RHINO	CMU RET./RHINO	WEST SIDE
4A	6"	63'	CMU WALL RETAIN.	CMU RET.	WEST DRIVE WAY
4B	6"	24'	CMU RET/RHINO	CMU RET./RHINO	WEST DRIVE WAY
5	6"	34'	CMU BLOCK PRIVACY	CMU PERM. WALL	BLDG 7



CMU RET. WALL 1A, 3A, 4A
WALL 5
NTS



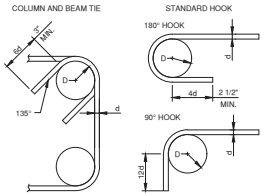
CMU RET. WALL 1
WALL 5
NTS



CMU RET. WALL 3B, 4B
WALL 5
NTS

STATEMENT OF SPECIAL INSPECTIONS NOTES

THE CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY CALIFORNIA BUILDING CODE (CBC). THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE IN ADDITION TO, AND NOT A SUBSTITUTE FOR THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A COUNTY OF SAN DIEGO (COUNTY), DEPARTMENT OF PUBLIC WORKS (DPW), PRIVATE DEVELOPMENT CONSTRUCTION INSPECTION (PDCI) INSPECTOR. SPECIALLY INSPECTED WORK WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE COUNTY PDCI INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE. . SPECIAL INSPECTION IS REQUIRED DURING THE PERFORMANCE OF THE WORK PER CBC REFERENCED ABOVE. Ú. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST TWO WORKING DAYS PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT SPECIAL INSPECTION IS SUBJECT TO REMOVAL.. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE DPW PDCI. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE COUNTY IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE COUNTY DPW MATERIALS LABORATORY FOR TESTING OF MATERIALS SYSTEMS, COMPONENTS AND EQUIPMENT. Ú PROPERTY OWNER'S FINAL REPORT FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNER, PROPERTY OWNER'S AGENT OF RECORD, ARCHITECT AND/OR ENGINEER OF RECORD AND SUBMITTED TO THE COUNTY DPW PDCI OFFICIAL Special Inspection Notes 1. 'NOTICE TO THE APPLICANT/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMMPLY WITH THE REQUIREMENTS OF COUNTY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF–SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.'Ò. 'NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB–CONTRACTOR/OWNER–BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF COUNTY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF–SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE COUNTY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY WORK REQUIRED TO HAVE SPECIAL INSPECTION. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE COUNTY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIAL, SYSTEMS, COMPONENTS AND EQUIPMENTS. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY COUNTY'S PDCI.



"D" DIA.	(IN NO CASE SHALL DIA. "D" BE LESS THAN LONGIT. OR VERTICAL BAR DIA.)	
BAR SIZE	"D" FOR TIES & STIRRUPS ONLY	"D" FOR NON-TIES & NON-STIRRUPS ONLY
#3	1 1/2"	2 1/4"
#4	2"	3"
#5	2 1/2"	3 3/4"
#6	4 1/4"	4 1/2"
#7 - #8	-	6D
#9 - #11	-	8D
#14 - #18	-	10D

REBAR STANDARD HOOK DETAILS
NTS

REBAR SCHEDULE

		BAR AREA (SQ. IN.)	0.11		0.20		0.31		0.44	
		BAR DIAMETER db	0.375		0.500		0.625		0.750	
DEVELOPMENT TYPE	CATEGORY	NORMAL WEIGHT CONCRETE fc (psi)	#3		#4		#5		#6	
			TOP	BOTT	TOP	BOTT	TOP	BOTT	TOP	
TENSION LAP		2000	27	21	35	27	44	34	53	
		3000	21	16	28	23	36	27	43	
		4000	18	16	25	19	31	24	37	
		5000	17	16	22	17	28	21	33	
HOOK EMBEDMENT	STANDARD	2000	10		14		17		20	
		3000	8		11		14			
		4000	7		10		12			
		5000	6		9		11			

NOTES:

1. ALL VALUES SHOWN IN SHCEDULE ARE IN INCHES.
2. ALL LAP SPLICES ARE TO BE CLASS B TENSION LAP SPLICES U.N.O. ON DRAWINGS
3. TOP BAR IS DEFINED AS A HORIZONTAL BAR WITH 12" OR MORE OF CONCRETE PLACED BELOW THE BAR.

REBAR BEND SCHEDULE

RET. WALL DRAINAGE NOTE:

THE WALL BACKDRAIN SHALL CONSIST OF A 4–INCH MINIMUM DIAMETER SCHEDULE 40 PVC PERFORATED PIPE (PERFORATIONS ORIENTED DOWN) INCLINED AT A MINIMUM 1–PERCENT GRADIENT. THE BACKDRAIN PIPE SHALL BE ENCASED IN A 1–FOOT WIDE BY 1–FOOT TALL ENVELOPE (MINIMUM) OF 3/4" TO 1–1/2 INCH CRUSHED ROCK, WRAPPED IN A FILTER FABRIC ENVELOPE CONSISTING OF MIRAFI 140N OR AN APPROVED EQUIVALENT WITH A MINIMUM 6–INCH FABRIC OVERLAP. THE NEW WALL BACKDRAIN SHALL EITHER BE DISCHARGED VIA 4–INCH DIAMETER SCHEDULE 40 PVC PIPES.

RET. WALL WATERPROOF NOTE:

IN ORDER TO REDUCE THE INFILTRATION OF WATER THROUGH THE WALL FACE, WE RECOMMEND THE BACK OF THE NEW RETAINING WALL BE CLEANED, DRIED, PREPARED, AND WATERPROOF SEALED (WITH PRODUCTS SUCH AS VULKEM 201, OR BT TYPE-2 BY PACIFIC POLYMER, AND AMACO PB-4 (GREEN FOAM BOARD) OR APPROVED EQUIVALENT) INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2025 CIVIL STATE OF CALIFORNIA

RECORD PLAN

ENGINEER NAME R.C.E DATE

EXPIRES

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 12	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

GRADING PLAN FOR:
1555 SUNBURY COURT
RETAINING AND PERIMETER WALL DETAILS

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

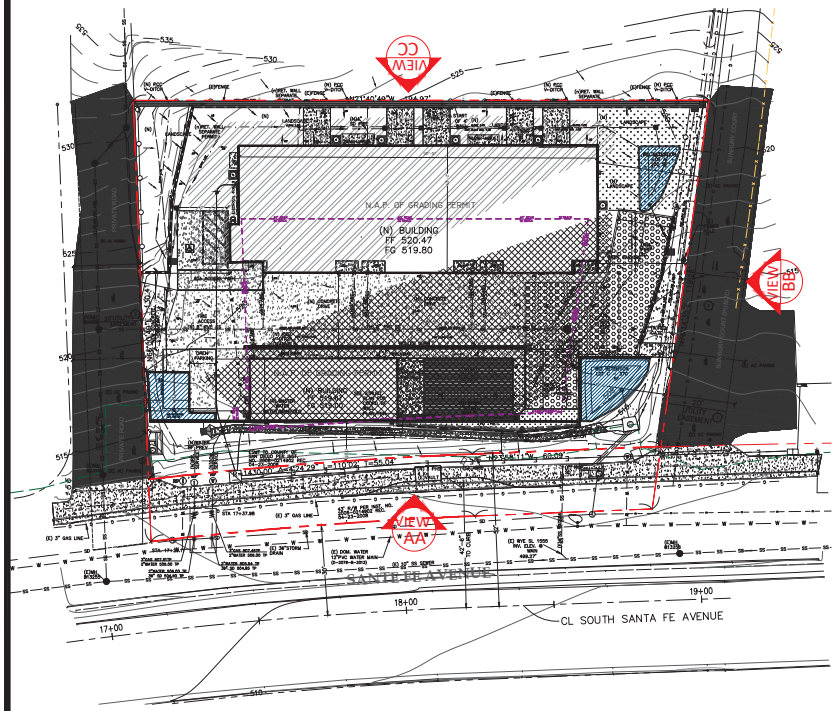
APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.

BY: DATE:

ENGINEER OF WORK:
JOANNE C. SINGER
R.C.E. 26900

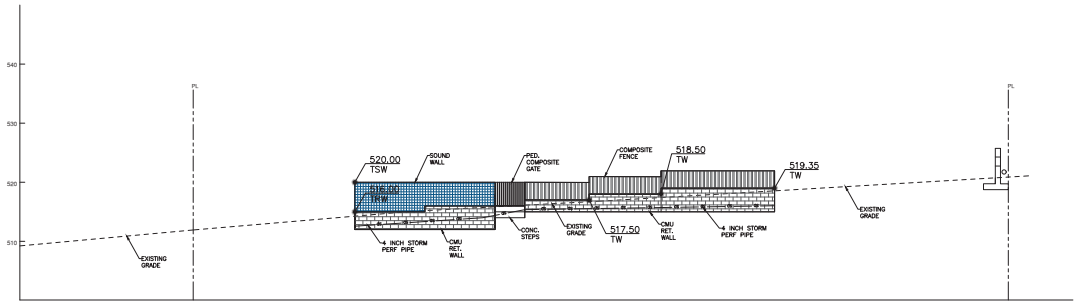
GRADING PERMIT NO:
PDS2021–LDGRMN–30337

ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734–7765, (760) 625–7426// EMAIL: DPATNEAUDE@RPENTERPRISES.LLCORG

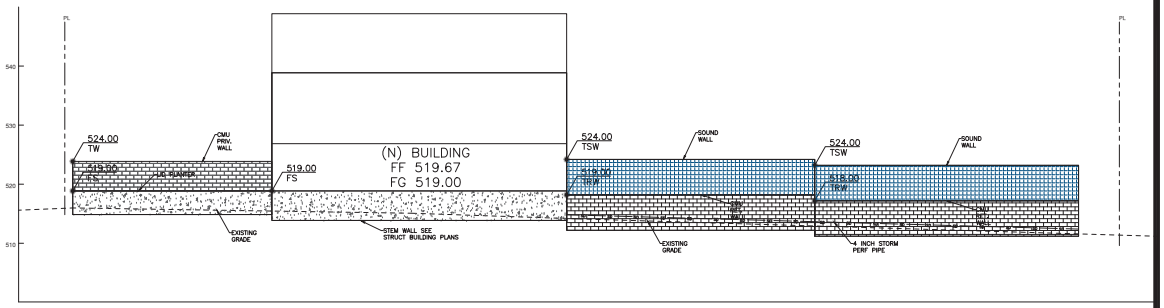


SCALE 1"=20'

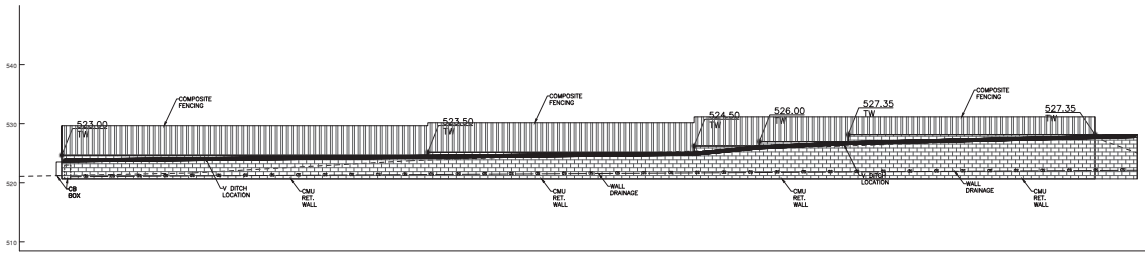
WALL VIEWS



WALL VIEW BB
SCALE 1"=10'



WALL VIEW AA
SCALE 1"=10'



WALL VIEW CC
SCALE 1"=10'

WALL NOTE:

SEE SHEET 4, 12 FOR CMU WALL SECTIONS. STRUCTURAL CALCULATIONS PROVIDED SEPARATE SUBMITTAL.

TW HEIGHTS ARE MAX. UNLESS OTHERWISE NOTED.

RHINO WALL INFO SHEET 11. WALL 3B. 4B COMBO WALLS

LEGEND: WALL # VIEW

WALL LEGEND - (N) NEW

WALL #	HEIGHT	LENGTH	WALL SYSTEM	TYPE OF BLOCK	LOCATION
1	4'-6'	87'	CMU WALL RETAIN.	CMU RET.	REAR WALL
2	3'-6'	81'	CMU WALL RETAIN.	CMU RET.	WEST CORNER
3A	6'	5'	CMU WALL RETAIN.	CMU RET.	WEST SIDE
3B	6'	19'	CMU RET/RHINO	CMU RET./RHINO	WEST SIDE
4A	6'	63'	CMU WALL RETAIN.	CMU RET.	WEST DRIVE WAY
4B	6'	24'	CMU RET/RHINO	CMU RET./RHINO	WEST DRIVE WAY
5	6'	34'	CMU BLOCK PRIVACY	CMU PERM. WALL	BLDG 7

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 13	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

GRADING PLAN FOR:
1555 SUNBURY COURT
RETAINING AND PERIMETER WALL PROFILES

CALIFORNIA COORDINATE INDEX 33.18168 / 117.21656

APPROVED BY WILLIAM P. MORGAN COUNTY ENGINEER.
BY: DATE:

ENGINEER OF WORK:
JOANNE C. SINGER
R.C.E. 26900

GRADING PERMIT NO:
PDS2021-LDGRMN-30337

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2025 CIVIL STATE OF CALIFORNIA

RECORD PLAN

ENGINEER NAME R.C.E DATE

EXPIRES _____

ENGINEER'S NAME: JOANNE C. SINGER
PHONE NO.(206) 734-7765, (760) 625-7426 // EMAIL: DPATNEAUDE@RPPENTERPRISESLLC.ORG

ATTACHMENT D
CALEEMOD RESULTS

Sunbury Apt Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

3.3. Demolition (2025) - Unmitigated

3.5. Site Preparation (2025) - Unmitigated

3.7. Grading (2025) - Unmitigated

3.9. Grading (2026) - Unmitigated

3.11. Grading (2027) - Unmitigated

3.13. Building Construction (2027) - Unmitigated

3.15. Building Construction (2028) - Unmitigated

3.17. Building Construction (2029) - Unmitigated

3.19. Building Construction (2030) - Unmitigated

3.21. Building Construction (2031) - Unmitigated

3.23. Building Construction (2032) - Unmitigated

3.25. Building Construction (2033) - Unmitigated

3.27. Building Construction (2034) - Unmitigated

3.29. Building Construction (2035) - Unmitigated

3.31. Building Construction (2036) - Unmitigated

3.33. Building Construction (2037) - Unmitigated

3.35. Building Construction (2038) - Unmitigated

3.37. Paving (2038) - Unmitigated

3.39. Paving (2039) - Unmitigated

3.41. Architectural Coating (2039) - Unmitigated

3.43. Architectural Coating (2040) - Unmitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Sunbury Apt
Construction Start Date	8/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.20
Precipitation (days)	19.4
Location	1555-57 Sunbury Ct, Vista, CA 92084, USA
County	San Diego
City	Unincorporated
Air District	San Diego County APCD
Air Basin	San Diego
TAZ	6263
EDFZ	12
Electric Utility	San Diego Gas & Electric
Gas Utility	San Diego Gas & Electric
App Version	2022.1.1.24

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Apartments Low Rise	7.00	Dwelling Unit	0.11	7,420	6,205	—	20.0	—
Parking Lot	1.14	1000sqft	0.03	0.00	0.00	—	—	—
Other Non-Asphalt Surfaces	5,024	1000sqft	115	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.67	6.66	31.7	31.0	0.06	1.37	19.8	21.2	1.26	10.1	11.4	—	6,784	6,784	0.28	0.06	0.65	6,810
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.67	6.66	31.7	30.9	0.06	1.37	19.8	21.2	1.26	10.1	11.4	—	6,778	6,778	0.28	0.06	0.02	6,803
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.78	2.77	20.0	20.2	0.04	0.84	7.79	8.63	0.78	3.83	4.61	—	4,840	4,840	0.20	0.04	0.20	4,858
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.51	0.51	3.64	3.69	0.01	0.15	1.42	1.58	0.14	0.70	0.84	—	801	801	0.03	0.01	0.03	804

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.19	2.68	24.9	22.5	0.03	1.06	0.13	1.19	0.98	0.03	1.01	—	3,570	3,570	0.15	0.03	0.58	3,584
2025	4.02	3.38	31.7	31.0	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	5,461	5,461	0.22	0.05	0.62	5,482
2026	3.71	3.12	27.3	28.4	0.06	1.12	9.37	10.5	1.03	3.69	4.73	—	6,784	6,784	0.28	0.06	0.65	6,810
2027	1.25	1.05	9.43	13.2	0.02	0.34	0.05	0.38	0.31	0.01	0.32	—	2,461	2,461	0.10	0.02	0.19	2,471
2028	1.21	1.01	8.96	13.1	0.02	0.30	0.05	0.35	0.28	0.01	0.29	—	2,460	2,460	0.10	0.02	0.17	2,470
2029	1.17	0.98	8.61	13.1	0.02	0.28	0.05	0.32	0.25	0.01	0.27	—	2,458	2,458	0.10	0.02	0.15	2,468
2030	1.14	0.96	8.42	13.1	0.02	0.26	0.05	0.31	0.24	0.01	0.25	—	2,457	2,457	0.10	0.02	0.14	2,467
2031	1.11	0.93	8.15	13.0	0.02	0.24	0.05	0.29	0.22	0.01	0.24	—	2,456	2,456	0.10	0.02	0.12	2,465
2032	1.09	0.91	7.90	12.9	0.02	0.22	0.05	0.27	0.21	0.01	0.22	—	2,454	2,454	0.10	0.02	0.11	2,464
2033	1.06	0.89	7.69	12.9	0.02	0.20	0.05	0.25	0.19	0.01	0.20	—	2,453	2,453	0.10	0.02	0.09	2,463
2034	1.05	0.88	7.54	12.9	0.02	0.19	0.05	0.24	0.18	0.01	0.19	—	2,452	2,452	0.10	0.02	0.08	2,461
2035	1.03	0.86	7.36	12.8	0.02	0.18	0.05	0.23	0.17	0.01	0.18	—	2,451	2,451	0.10	0.02	0.07	2,460
2036	1.01	0.84	7.14	12.7	0.02	0.17	0.05	0.22	0.16	0.01	0.17	—	2,451	2,451	0.10	0.02	0.06	2,460
2037	0.99	0.83	7.01	12.6	0.02	0.16	0.05	0.21	0.15	0.01	0.16	—	2,450	2,450	0.10	0.02	0.05	2,459
2038	0.98	0.82	6.91	12.6	0.02	0.15	0.05	0.20	0.14	0.01	0.15	—	2,449	2,449	0.10	0.02	0.04	2,458
2039	6.67	6.66	5.32	10.1	0.01	0.11	0.13	0.24	0.10	0.03	0.13	—	1,628	1,628	0.06	0.01	0.09	1,633
2040	6.67	6.66	0.74	1.12	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	0.01	—	141	141	0.01	< 0.005	0.01	142
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.19	2.68	24.9	22.4	0.03	1.06	0.13	1.19	0.98	0.03	1.01	—	3,562	3,562	0.15	0.03	0.02	3,576
2025	4.02	3.38	31.7	30.9	0.06	1.37	19.8	21.2	1.26	10.1	11.4	—	6,778	6,778	0.28	0.06	0.02	6,803
2026	3.70	3.12	27.3	28.3	0.06	1.12	9.37	10.5	1.03	3.69	4.73	—	6,774	6,774	0.28	0.06	0.02	6,799
2027	3.58	3.01	25.6	28.0	0.06	1.04	9.37	10.4	0.96	3.69	4.65	—	6,771	6,771	0.28	0.06	0.02	6,796

2028	1.20	1.01	8.96	13.1	0.02	0.30	0.05	0.35	0.28	0.01	0.29	—	2,458	2,458	0.10	0.02	< 0.005	2,467
2029	1.17	0.98	8.62	13.1	0.02	0.28	0.05	0.32	0.25	0.01	0.27	—	2,456	2,456	0.10	0.02	< 0.005	2,465
2030	1.14	0.96	8.42	13.0	0.02	0.26	0.05	0.31	0.24	0.01	0.25	—	2,455	2,455	0.10	0.02	< 0.005	2,464
2031	1.11	0.93	8.15	13.0	0.02	0.24	0.05	0.29	0.22	0.01	0.24	—	2,453	2,453	0.10	0.02	< 0.005	2,463
2032	1.09	0.91	7.90	12.9	0.02	0.22	0.05	0.27	0.21	0.01	0.22	—	2,452	2,452	0.10	0.02	< 0.005	2,462
2033	1.06	0.89	7.69	12.9	0.02	0.20	0.05	0.25	0.19	0.01	0.20	—	2,451	2,451	0.10	0.02	< 0.005	2,460
2034	1.05	0.88	7.54	12.9	0.02	0.19	0.05	0.24	0.18	0.01	0.19	—	2,450	2,450	0.10	0.02	< 0.005	2,459
2035	1.03	0.86	7.36	12.8	0.02	0.18	0.05	0.23	0.17	0.01	0.18	—	2,449	2,449	0.10	0.02	< 0.005	2,458
2036	1.01	0.84	7.15	12.7	0.02	0.17	0.05	0.22	0.16	0.01	0.17	—	2,448	2,448	0.10	0.02	< 0.005	2,457
2037	0.99	0.83	7.01	12.6	0.02	0.16	0.05	0.21	0.15	0.01	0.16	—	2,448	2,448	0.10	0.02	< 0.005	2,457
2038	0.98	0.82	6.92	12.6	0.02	0.15	0.13	0.24	0.14	0.03	0.15	—	2,447	2,447	0.10	0.02	< 0.005	2,456
2039	6.67	6.66	5.32	10.0	0.01	0.11	0.13	0.24	0.10	0.03	0.13	—	1,621	1,621	0.06	0.01	< 0.005	1,627
2040	6.67	6.66	0.74	1.11	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	0.01	—	141	141	0.01	< 0.005	< 0.005	141
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.95	0.80	7.47	6.71	0.01	0.32	0.04	0.36	0.29	0.01	0.30	—	1,067	1,067	0.04	0.01	0.08	1,071
2025	2.57	2.16	20.0	19.2	0.03	0.84	7.79	8.63	0.78	3.83	4.61	—	3,587	3,587	0.15	0.03	0.19	3,601
2026	2.64	2.22	19.5	20.2	0.04	0.80	6.69	7.49	0.74	2.64	3.37	—	4,840	4,840	0.20	0.04	0.20	4,858
2027	0.90	0.76	6.80	9.44	0.02	0.24	0.07	0.31	0.22	0.02	0.25	—	1,773	1,773	0.07	0.02	0.06	1,780
2028	0.86	0.72	6.42	9.40	0.02	0.22	0.03	0.25	0.20	0.01	0.21	—	1,761	1,761	0.07	0.02	0.05	1,767
2029	0.84	0.70	6.15	9.34	0.02	0.20	0.03	0.23	0.18	0.01	0.19	—	1,754	1,754	0.07	0.02	0.05	1,761
2030	0.81	0.68	6.02	9.32	0.02	0.19	0.03	0.22	0.17	0.01	0.18	—	1,754	1,754	0.07	0.02	0.04	1,760
2031	0.80	0.67	5.82	9.29	0.02	0.17	0.03	0.21	0.16	0.01	0.17	—	1,753	1,753	0.07	0.02	0.04	1,759
2032	0.78	0.65	5.66	9.26	0.02	0.16	0.03	0.19	0.15	0.01	0.16	—	1,757	1,757	0.07	0.02	0.03	1,763
2033	0.76	0.64	5.50	9.23	0.02	0.15	0.03	0.18	0.13	0.01	0.14	—	1,751	1,751	0.07	0.02	0.03	1,758
2034	0.75	0.63	5.39	9.21	0.02	0.14	0.03	0.17	0.13	0.01	0.13	—	1,750	1,750	0.07	0.02	0.02	1,757
2035	0.73	0.61	5.26	9.15	0.02	0.13	0.03	0.16	0.12	0.01	0.13	—	1,750	1,750	0.07	0.02	0.02	1,756
2036	0.72	0.60	5.12	9.11	0.02	0.12	0.03	0.15	0.11	0.01	0.12	—	1,754	1,754	0.07	0.02	0.02	1,760

2037	0.71	0.59	5.01	9.01	0.02	0.11	0.03	0.15	0.10	0.01	0.11	—	1,749	1,749	0.07	0.02	0.02	1,755
2038	0.67	0.57	4.82	8.79	0.02	0.11	0.04	0.14	0.10	0.01	0.11	—	1,684	1,684	0.07	0.01	0.02	1,690
2039	1.58	1.52	2.94	5.50	0.01	0.06	0.07	0.13	0.05	0.02	0.07	—	880	880	0.03	0.01	0.02	883
2040	2.78	2.77	0.31	0.46	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	58.8	58.8	< 0.005	< 0.005	< 0.005	59.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.17	0.15	1.36	1.22	< 0.005	0.06	0.01	0.06	0.05	< 0.005	0.05	—	177	177	0.01	< 0.005	0.01	177
2025	0.47	0.39	3.64	3.50	0.01	0.15	1.42	1.58	0.14	0.70	0.84	—	594	594	0.02	0.01	0.03	596
2026	0.48	0.41	3.56	3.69	0.01	0.15	1.22	1.37	0.13	0.48	0.62	—	801	801	0.03	0.01	0.03	804
2027	0.16	0.14	1.24	1.72	< 0.005	0.04	0.01	0.06	0.04	< 0.005	0.04	—	294	294	0.01	< 0.005	0.01	295
2028	0.16	0.13	1.17	1.71	< 0.005	0.04	0.01	0.05	0.04	< 0.005	0.04	—	291	291	0.01	< 0.005	0.01	293
2029	0.15	0.13	1.12	1.70	< 0.005	0.04	0.01	0.04	0.03	< 0.005	0.03	—	290	290	0.01	< 0.005	0.01	292
2030	0.15	0.12	1.10	1.70	< 0.005	0.03	0.01	0.04	0.03	< 0.005	0.03	—	290	290	0.01	< 0.005	0.01	291
2031	0.15	0.12	1.06	1.69	< 0.005	0.03	0.01	0.04	0.03	< 0.005	0.03	—	290	290	0.01	< 0.005	0.01	291
2032	0.14	0.12	1.03	1.69	< 0.005	0.03	0.01	0.04	0.03	< 0.005	0.03	—	291	291	0.01	< 0.005	0.01	292
2033	0.14	0.12	1.00	1.68	< 0.005	0.03	0.01	0.03	0.02	< 0.005	0.03	—	290	290	0.01	< 0.005	< 0.005	291
2034	0.14	0.11	0.98	1.68	< 0.005	0.03	0.01	0.03	0.02	< 0.005	0.02	—	290	290	0.01	< 0.005	< 0.005	291
2035	0.13	0.11	0.96	1.67	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	290	290	0.01	< 0.005	< 0.005	291
2036	0.13	0.11	0.93	1.66	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	290	290	0.01	< 0.005	< 0.005	291
2037	0.13	0.11	0.91	1.64	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	289	289	0.01	< 0.005	< 0.005	291
2038	0.12	0.10	0.88	1.60	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	279	279	0.01	< 0.005	< 0.005	280
2039	0.29	0.28	0.54	1.00	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	146	146	0.01	< 0.005	< 0.005	146
2040	0.51	0.51	0.06	0.08	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.73	9.73	< 0.005	< 0.005	< 0.005	9.76

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.60	1.40	0.28	3.63	0.01	0.24	0.31	0.55	0.23	0.08	0.31	41.4	532	574	0.54	0.02	1.42	594
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.56	1.36	0.29	3.15	0.01	0.24	0.31	0.55	0.23	0.08	0.31	41.4	515	556	0.54	0.02	0.09	575
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.27	1.21	0.20	1.93	< 0.005	0.06	0.28	0.33	0.05	0.07	0.12	11.9	417	429	0.40	0.02	0.58	444
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.23	0.22	0.04	0.35	< 0.005	0.01	0.05	0.06	0.01	0.01	0.02	1.97	69.1	71.0	0.07	< 0.005	0.10	73.5

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.25	0.23	0.16	1.61	< 0.005	< 0.005	0.31	0.32	< 0.005	0.08	0.08	—	375	375	0.02	0.01	1.37	381
Area	1.35	1.16	0.09	2.00	0.01	0.23	—	0.23	0.22	—	0.22	38.0	82.1	120	0.18	< 0.005	—	125
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	71.5	71.5	< 0.005	< 0.005	—	71.7
Water	—	—	—	—	—	—	—	—	—	—	—	0.47	3.67	4.14	0.05	< 0.005	—	5.71
Waste	—	—	—	—	—	—	—	—	—	—	—	2.86	0.00	2.86	0.29	0.00	—	10.00
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	1.60	1.40	0.28	3.63	0.01	0.24	0.31	0.55	0.23	0.08	0.31	41.4	532	574	0.54	0.02	1.42	594

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.25	0.23	0.17	1.53	< 0.005	< 0.005	0.31	0.32	< 0.005	0.08	0.08	—	359	359	0.02	0.02	0.04	364
Area	1.31	1.13	0.09	1.61	0.01	0.23	—	0.23	0.22	—	0.22	38.0	81.1	119	0.18	< 0.005	—	124
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	71.5	71.5	< 0.005	< 0.005	—	71.7
Water	—	—	—	—	—	—	—	—	—	—	—	0.47	3.67	4.14	0.05	< 0.005	—	5.71
Waste	—	—	—	—	—	—	—	—	—	—	—	2.86	0.00	2.86	0.29	0.00	—	10.00
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	1.56	1.36	0.29	3.15	0.01	0.24	0.31	0.55	0.23	0.08	0.31	41.4	515	556	0.54	0.02	0.09	575
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.22	0.20	0.15	1.37	< 0.005	< 0.005	0.28	0.28	< 0.005	0.07	0.07	—	323	323	0.02	0.01	0.53	328
Area	1.05	1.01	0.02	0.56	< 0.005	0.05	—	0.05	0.05	—	0.05	8.55	18.7	27.3	0.04	< 0.005	—	28.3
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	71.5	71.5	< 0.005	< 0.005	—	71.7
Water	—	—	—	—	—	—	—	—	—	—	—	0.47	3.67	4.14	0.05	< 0.005	—	5.71
Waste	—	—	—	—	—	—	—	—	—	—	—	2.86	0.00	2.86	0.29	0.00	—	10.00
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	1.27	1.21	0.20	1.93	< 0.005	0.06	0.28	0.33	0.05	0.07	0.12	11.9	417	429	0.40	0.02	0.58	444
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.04	0.04	0.03	0.25	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	53.5	53.5	< 0.005	< 0.005	0.09	54.4
Area	0.19	0.18	< 0.005	0.10	< 0.005	0.01	—	0.01	0.01	—	0.01	1.41	3.10	4.52	0.01	< 0.005	—	4.69
Energy	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.8	11.8	< 0.005	< 0.005	—	11.9
Water	—	—	—	—	—	—	—	—	—	—	—	0.08	0.61	0.69	0.01	< 0.005	—	0.94
Waste	—	—	—	—	—	—	—	—	—	—	—	0.47	0.00	0.47	0.05	0.00	—	1.65
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.23	0.22	0.04	0.35	< 0.005	0.01	0.05	0.06	0.01	0.01	0.02	1.97	69.1	71.0	0.07	< 0.005	0.10	73.5

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.93	0.78	7.45	6.51	0.01	0.32	—	0.32	0.29	—	0.29	—	1,026	1,026	0.04	0.01	—	1,029
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.36	1.19	< 0.005	0.06	—	0.06	0.05	—	0.05	—	170	170	0.01	< 0.005	—	170
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.05	0.74	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	145	145	0.01	0.01	0.58	147
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	0.65	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	137	137	0.01	0.01	0.02	139
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.20	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	41.4	41.4	< 0.005	< 0.005	0.08	42.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.85	6.85	< 0.005	< 0.005	0.01	6.95
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Demolition (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3,425	3,425	0.14	0.03	—	3,437
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3,425	3,425	0.14	0.03	—	3,437
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.72	0.60	5.56	4.99	0.01	0.23	—	0.23	0.21	—	0.21	—	858	858	0.03	0.01	—	861
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	1.01	0.91	< 0.005	0.04	—	0.04	0.04	—	0.04	—	142	142	0.01	< 0.005	—	143
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.05	0.69	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	142	142	0.01	< 0.005	0.53	144
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.05	0.61	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	134	134	0.01	0.01	0.01	136

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	34.0	34.0	< 0.005	< 0.005	0.06	34.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.62	5.62	< 0.005	< 0.005	0.01	5.71
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movemen	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movemen	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.30	1.09	10.4	9.92	0.02	0.45	—	0.45	0.41	—	0.41	—	1,741	1,741	0.07	0.01	—	1,747
Dust From Material Movemen	—	—	—	—	—	—	6.46	6.46	—	3.32	3.32	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.24	0.20	1.90	1.81	< 0.005	0.08	—	0.08	0.08	—	0.08	—	288	288	0.01	< 0.005	—	289
Dust From Material Movemen	—	—	—	—	—	—	1.18	1.18	—	0.61	0.61	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.05	0.81	0.00	0.00	0.15	0.15	0.00	0.03	0.03	—	166	166	0.01	0.01	0.62	169
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.06	0.71	0.00	0.00	0.15	0.15	0.00	0.03	0.03	—	157	157	0.01	0.01	0.02	159
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.24	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	52.0	52.0	< 0.005	< 0.005	0.09	52.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.61	8.61	< 0.005	< 0.005	0.01	8.74
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.80	3.20	29.7	28.3	0.06	1.23	—	1.23	1.14	—	1.14	—	6,599	6,599	0.27	0.05	—	6,622

Dust From Material Movement	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.51	0.43	3.95	3.77	0.01	0.16	—	0.16	0.15	—	0.15	—	878	878	0.04	0.01	—	881
Dust From Material Movement	—	—	—	—	—	—	1.22	1.22	—	0.49	0.49	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.08	0.72	0.69	< 0.005	0.03	—	0.03	0.03	—	0.03	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	—	0.22	0.22	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.07	0.81	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	179	179	0.01	0.01	0.02	182
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	24.1	24.1	< 0.005	< 0.005	0.04	24.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.98	3.98	< 0.005	< 0.005	0.01	4.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.62	3.04	27.2	27.6	0.06	1.12	—	1.12	1.03	—	1.03	—	6,599	6,599	0.27	0.05	—	6,621
Dust From Material Movement	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.62	3.04	27.2	27.6	0.06	1.12	—	1.12	1.03	—	1.03	—	6,599	6,599	0.27	0.05	—	6,621

Dust From Material Movement	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.59	2.17	19.4	19.7	0.04	0.80	—	0.80	0.74	—	0.74	—	4,713	4,713	0.19	0.04	—	4,729
Dust From Material Movement	—	—	—	—	—	—	6.57	6.57	—	2.61	2.61	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.47	0.40	3.55	3.59	0.01	0.15	—	0.15	0.13	—	0.13	—	780	780	0.03	0.01	—	783
Dust From Material Movement	—	—	—	—	—	—	1.20	1.20	—	0.48	0.48	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.06	0.86	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	186	186	0.01	0.01	0.65	189
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.08	0.07	0.06	0.76	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	176	176	0.01	0.01	0.02	178
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.04	0.55	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	127	127	0.01	0.01	0.20	128
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	20.9	20.9	< 0.005	< 0.005	0.03	21.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Grading (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.51	2.95	25.6	27.3	0.06	1.04	—	1.04	0.96	—	0.96	—	6,598	6,598	0.27	0.05	—	6,621
Dust From Material Movemen	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.10	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	25.8	25.8	< 0.005	< 0.005	—	25.9
Dust From Material Movement	—	—	—	—	—	—	0.04	0.04	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.28	4.28	< 0.005	< 0.005	—	4.29
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.06	0.72	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	173	173	0.01	0.01	0.02	175
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.68	0.68	< 0.005	< 0.005	< 0.005	0.69
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.11	0.11	< 0.005	< 0.005	< 0.005	0.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23	1.03	9.39	12.9	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23	1.03	9.39	12.9	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.87	0.73	6.67	9.19	0.02	0.24	—	0.24	0.22	—	0.22	—	1,703	1,703	0.07	0.01	—	1,709
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.16	0.13	1.22	1.68	< 0.005	0.04	—	0.04	0.04	—	0.04	—	282	282	0.01	< 0.005	—	283
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.21	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	46.1	46.1	< 0.005	< 0.005	0.15	46.8
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	18.0	18.0	< 0.005	< 0.005	0.04	18.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.18	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	43.5	43.5	< 0.005	< 0.005	< 0.005	44.1
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	18.0	18.0	< 0.005	< 0.005	< 0.005	18.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	31.2	31.2	< 0.005	< 0.005	0.05	31.6
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.8	12.8	< 0.005	< 0.005	0.01	13.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.16	5.16	< 0.005	< 0.005	0.01	5.23
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.12	2.12	< 0.005	< 0.005	< 0.005	2.21
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Building Construction (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18	0.99	8.92	12.9	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18	0.99	8.92	12.9	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.85	0.71	6.39	9.26	0.02	0.22	—	0.22	0.20	—	0.20	—	1,717	1,717	0.07	0.01	—	1,723
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.17	1.69	< 0.005	0.04	—	0.04	0.04	—	0.04	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.20	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	45.2	45.2	< 0.005	< 0.005	0.14	45.9
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	17.5	17.5	< 0.005	< 0.005	0.04	18.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.17	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	42.7	42.7	< 0.005	< 0.005	< 0.005	43.2
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	17.6	17.6	< 0.005	< 0.005	< 0.005	18.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	30.9	30.9	< 0.005	< 0.005	0.04	31.3
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.6	12.6	< 0.005	< 0.005	0.01	13.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.11	5.11	< 0.005	< 0.005	0.01	5.18
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.08	2.08	< 0.005	< 0.005	< 0.005	2.17
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.17. Building Construction (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.15	0.97	8.58	12.9	0.02	0.28	—	0.28	0.25	—	0.25	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.15	0.97	8.58	12.9	0.02	0.28	—	0.28	0.25	—	0.25	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.82	0.69	6.13	9.22	0.02	0.20	—	0.20	0.18	—	0.18	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.12	1.68	< 0.005	0.04	—	0.04	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.18	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	44.5	44.5	< 0.005	< 0.005	0.12	45.1
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	17.0	17.0	< 0.005	< 0.005	0.03	17.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.16	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	42.0	42.0	< 0.005	< 0.005	< 0.005	42.5
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	17.1	17.1	< 0.005	< 0.005	< 0.005	17.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	30.3	30.3	< 0.005	< 0.005	0.04	30.7
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.2	12.2	< 0.005	< 0.005	0.01	12.7

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.01	5.01	< 0.005	< 0.005	0.01	5.08
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.02	2.02	< 0.005	< 0.005	< 0.005	2.10
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.19. Building Construction (2030) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.12	0.94	8.39	12.9	0.02	0.26	—	0.26	0.24	—	0.24	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.12	0.94	8.39	12.9	0.02	0.26	—	0.26	0.24	—	0.24	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.80	0.67	5.99	9.20	0.02	0.19	—	0.19	0.17	—	0.17	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.15	0.12	1.09	1.68	< 0.005	0.03	—	0.03	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.17	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	43.7	43.7	< 0.005	< 0.005	0.11	44.3
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	16.5	16.5	< 0.005	< 0.005	0.03	17.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.15	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	41.3	41.3	< 0.005	< 0.005	< 0.005	41.8
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	16.5	16.5	< 0.005	< 0.005	< 0.005	17.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	29.8	29.8	< 0.005	< 0.005	0.03	30.2
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.8	11.8	< 0.005	< 0.005	0.01	12.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.93	4.93	< 0.005	< 0.005	0.01	4.99
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.95	1.95	< 0.005	< 0.005	< 0.005	2.04
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.21. Building Construction (2031) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.10	0.92	8.12	12.8	0.02	0.24	—	0.24	0.22	—	0.22	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.10	0.92	8.12	12.8	0.02	0.24	—	0.24	0.22	—	0.22	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.78	0.66	5.80	9.18	0.02	0.17	—	0.17	0.16	—	0.16	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.12	1.06	1.67	< 0.005	0.03	—	0.03	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.16	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	42.9	42.9	< 0.005	< 0.005	0.10	43.5
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.9	15.9	< 0.005	< 0.005	0.02	16.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.01	0.14	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	40.5	40.5	< 0.005	< 0.005	< 0.005	41.0
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.9	15.9	< 0.005	< 0.005	< 0.005	16.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	29.2	29.2	< 0.005	< 0.005	0.03	29.6
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.4	11.4	< 0.005	< 0.005	0.01	11.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.84	4.84	< 0.005	< 0.005	< 0.005	4.90
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.89	1.89	< 0.005	< 0.005	< 0.005	1.97
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.23. Building Construction (2032) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	0.90	7.87	12.8	0.02	0.22	—	0.22	0.21	—	0.21	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.07	0.90	7.87	12.8	0.02	0.22	—	0.22	0.21	—	0.21	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.77	0.64	5.64	9.16	0.02	0.16	—	0.16	0.15	—	0.15	—	1,717	1,717	0.07	0.01	—	1,723
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.12	1.03	1.67	< 0.005	0.03	—	0.03	0.03	—	0.03	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	42.3	42.3	< 0.005	< 0.005	0.09	42.5
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.4	15.4	< 0.005	< 0.005	0.02	16.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	39.9	39.9	< 0.005	< 0.005	< 0.005	40.4
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.4	15.4	< 0.005	< 0.005	< 0.005	16.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.9	28.9	< 0.005	< 0.005	0.03	29.2
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.0	11.0	< 0.005	< 0.005	0.01	11.5

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.78	4.78	< 0.005	< 0.005	< 0.005	4.84
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.82	1.82	< 0.005	< 0.005	< 0.005	1.90
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.25. Building Construction (2033) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.05	0.88	7.67	12.8	0.02	0.20	—	0.20	0.19	—	0.19	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.05	0.88	7.67	12.8	0.02	0.20	—	0.20	0.19	—	0.19	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.75	0.63	5.48	9.13	0.02	0.15	—	0.15	0.13	—	0.13	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.14	0.11	1.00	1.67	< 0.005	0.03	—	0.03	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	41.8	41.8	< 0.005	< 0.005	0.08	42.0
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	14.8	14.8	< 0.005	< 0.005	0.02	15.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	39.5	39.5	< 0.005	< 0.005	< 0.005	39.6
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	14.9	14.9	< 0.005	< 0.005	< 0.005	15.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.5	28.5	< 0.005	< 0.005	0.02	28.6
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	10.6	10.6	< 0.005	< 0.005	0.01	11.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.71	4.71	< 0.005	< 0.005	< 0.005	4.73
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.76	1.76	< 0.005	< 0.005	< 0.005	1.83
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.27. Building Construction (2034) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.03	0.86	7.52	12.8	0.02	0.19	—	0.19	0.18	—	0.18	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.03	0.86	7.52	12.8	0.02	0.19	—	0.19	0.18	—	0.18	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.74	0.62	5.37	9.12	0.02	0.14	—	0.14	0.13	—	0.13	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.98	1.66	< 0.005	0.03	—	0.03	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.14	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	41.3	41.3	< 0.005	< 0.005	0.07	41.4
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	14.3	14.3	< 0.005	< 0.005	0.01	15.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.12	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	39.0	39.0	< 0.005	< 0.005	< 0.005	39.1
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	14.4	14.4	< 0.005	< 0.005	< 0.005	15.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.1	28.1	< 0.005	< 0.005	0.02	28.2
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	10.2	10.2	< 0.005	< 0.005	< 0.005	10.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.65	4.65	< 0.005	< 0.005	< 0.005	4.67
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.70	1.70	< 0.005	< 0.005	< 0.005	1.77
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.29. Building Construction (2035) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.01	0.85	7.34	12.7	0.02	0.18	—	0.18	0.17	—	0.17	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.01	0.85	7.34	12.7	0.02	0.18	—	0.18	0.17	—	0.17	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.72	0.61	5.24	9.06	0.02	0.13	—	0.13	0.12	—	0.12	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.96	1.65	< 0.005	0.02	—	0.02	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	40.8	40.8	< 0.005	< 0.005	0.06	41.0
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.9	13.9	< 0.005	< 0.005	0.01	14.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.12	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.5	38.5	< 0.005	< 0.005	< 0.005	38.7
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.9	13.9	< 0.005	< 0.005	< 0.005	14.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27.8	27.8	< 0.005	< 0.005	0.02	27.9
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.90	9.90	< 0.005	< 0.005	< 0.005	10.3

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.60	4.60	< 0.005	< 0.005	< 0.005	4.61
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.64	1.64	< 0.005	< 0.005	< 0.005	1.71
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.31. Building Construction (2036) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.99	0.83	7.12	12.6	0.02	0.17	—	0.17	0.16	—	0.16	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.99	0.83	7.12	12.6	0.02	0.17	—	0.17	0.16	—	0.16	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71	0.60	5.10	9.03	0.02	0.12	—	0.12	0.11	—	0.11	—	1,717	1,717	0.07	0.01	—	1,723
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.13	0.11	0.93	1.65	< 0.005	0.02	—	0.02	0.02	—	0.02	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.12	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	40.3	40.3	< 0.005	< 0.005	0.05	40.5
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.4	13.4	< 0.005	< 0.005	0.01	14.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.1	38.1	< 0.005	< 0.005	< 0.005	38.2
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.4	13.4	< 0.005	< 0.005	< 0.005	14.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27.5	27.5	< 0.005	< 0.005	0.02	27.6
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.62	9.62	< 0.005	< 0.005	< 0.005	10.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.56	4.56	< 0.005	< 0.005	< 0.005	4.58
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.59	1.59	< 0.005	< 0.005	< 0.005	1.66
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.33. Building Construction (2037) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.98	0.82	6.99	12.5	0.02	0.16	—	0.16	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.98	0.82	6.99	12.5	0.02	0.16	—	0.16	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.70	0.58	4.99	8.93	0.02	0.11	—	0.11	0.10	—	0.10	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.91	1.63	< 0.005	0.02	—	0.02	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.12	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	40.0	40.0	< 0.005	< 0.005	0.04	40.1
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.0	13.0	< 0.005	< 0.005	0.01	13.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	37.8	37.8	< 0.005	< 0.005	< 0.005	37.9
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.0	13.0	< 0.005	< 0.005	< 0.005	13.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.08	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27.2	27.2	< 0.005	< 0.005	0.01	27.3
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.31	9.31	< 0.005	< 0.005	< 0.005	9.72
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.50	4.50	< 0.005	< 0.005	< 0.005	4.52
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.54	1.54	< 0.005	< 0.005	< 0.005	1.61
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.35. Building Construction (2038) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.97	0.81	6.89	12.5	0.02	0.15	—	0.15	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.97	0.81	6.89	12.5	0.02	0.15	—	0.15	0.14	—	0.14	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	0.52	4.38	7.93	0.01	0.10	—	0.10	0.09	—	0.09	—	1,524	1,524	0.06	0.01	—	1,530
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.80	1.45	< 0.005	0.02	—	0.02	0.02	—	0.02	—	252	252	0.01	< 0.005	—	253
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	39.6	39.6	< 0.005	< 0.005	0.04	39.8
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.7	12.7	< 0.005	< 0.005	0.01	13.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	37.4	37.4	< 0.005	< 0.005	< 0.005	37.6
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.7	12.7	< 0.005	< 0.005	< 0.005	13.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.06	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	24.0	24.0	< 0.005	< 0.005	0.01	24.1
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.07	8.07	< 0.005	< 0.005	< 0.005	8.43

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.98	3.98	< 0.005	< 0.005	< 0.005	3.99
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.34	1.34	< 0.005	< 0.005	< 0.005	1.40
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.37. Paving (2038) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.59	0.50	5.38	9.76	0.01	0.11	—	0.11	0.10	—	0.10	—	1,511	1,511	0.06	0.01	—	1,516
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.42	0.76	< 0.005	0.01	—	0.01	0.01	—	0.01	—	118	118	< 0.005	< 0.005	—	119
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.08	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.6	19.6	< 0.005	< 0.005	—	19.6

Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.30	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	111	111	< 0.005	< 0.005	< 0.005	112
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.80	8.80	< 0.005	< 0.005	< 0.005	8.83
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.46	1.46	< 0.005	< 0.005	< 0.005	1.46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.39. Paving (2039) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.58	0.49	5.31	9.75	0.01	0.11	—	0.11	0.10	—	0.10	—	1,511	1,511	0.06	0.01	—	1,516
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.58	0.49	5.31	9.75	0.01	0.11	—	0.11	0.10	—	0.10	—	1,511	1,511	0.06	0.01	—	1,516
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	0.26	2.79	5.13	0.01	0.06	—	0.06	0.05	—	0.05	—	795	795	0.03	0.01	—	798
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.51	0.94	< 0.005	0.01	—	0.01	0.01	—	0.01	—	132	132	0.01	< 0.005	—	132
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.33	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	117	117	< 0.005	< 0.005	0.09	117
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.29	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	111	111	< 0.005	< 0.005	< 0.005	111
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.15	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	58.7	58.7	< 0.005	< 0.005	0.02	58.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.72	9.72	< 0.005	< 0.005	< 0.005	9.75
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.41. Architectural Coating (2039) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.74	1.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.57	6.57	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.74	1.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.57	6.57	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.14	0.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	25.1	25.1	< 0.005	< 0.005	—	25.2
Architectural Coatings	1.23	1.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.15	4.15	< 0.005	< 0.005	—	4.17
Architectural Coatings	0.23	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.86	7.86	< 0.005	< 0.005	0.01	7.89

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.43	7.43	< 0.005	< 0.005	< 0.005	7.45
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.41	1.41	< 0.005	< 0.005	< 0.005	1.41
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.23	0.23	< 0.005	< 0.005	< 0.005	0.23
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.43. Architectural Coating (2040) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.74	1.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.57	6.57	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.74	1.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.57	6.57	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.04	0.31	0.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	55.7	55.7	< 0.005	< 0.005	—	55.8
Architectural Coatings	2.74	2.74	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.21	9.21	< 0.005	< 0.005	—	9.25
Architectural Coatings	0.50	0.50	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.81	7.81	< 0.005	< 0.005	0.01	7.84

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.38	7.38	< 0.005	< 0.005	< 0.005	7.40
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.10	3.10	< 0.005	< 0.005	< 0.005	3.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.51	0.51	< 0.005	< 0.005	< 0.005	0.52
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	0.25	0.23	0.16	1.61	< 0.005	< 0.005	0.31	0.32	< 0.005	0.08	0.08	—	375	375	0.02	0.01	1.37	381
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.25	0.23	0.16	1.61	< 0.005	< 0.005	0.31	0.32	< 0.005	0.08	0.08	—	375	375	0.02	0.01	1.37	381
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.25	0.23	0.17	1.53	< 0.005	< 0.005	0.31	0.32	< 0.005	0.08	0.08	—	359	359	0.02	0.02	0.04	364
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.25	0.23	0.17	1.53	< 0.005	< 0.005	0.31	0.32	< 0.005	0.08	0.08	—	359	359	0.02	0.02	0.04	364
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.04	0.04	0.03	0.25	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	53.5	53.5	< 0.005	< 0.005	0.09	54.4
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.04	0.04	0.03	0.25	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	53.5	53.5	< 0.005	< 0.005	0.09	54.4

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	39.5	39.5	< 0.005	< 0.005	—	39.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	1.61	1.61	< 0.005	< 0.005	—	1.62
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	41.1	41.1	< 0.005	< 0.005	—	41.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	39.5	39.5	< 0.005	< 0.005	—	39.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	1.61	1.61	< 0.005	< 0.005	—	1.62
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	41.1	41.1	< 0.005	< 0.005	—	41.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	6.53	6.53	< 0.005	< 0.005	—	6.56
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	0.27	0.27	< 0.005	< 0.005	—	0.27

Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	6.80	6.80	< 0.005	< 0.005	—	6.82

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	30.4	30.4	< 0.005	< 0.005	—	30.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	30.4	30.4	< 0.005	< 0.005	—	30.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	30.4	30.4	< 0.005	< 0.005	—	30.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	30.4	30.4	< 0.005	< 0.005	—	30.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartment Low Rise	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.04	5.04	< 0.005	< 0.005	—	5.05
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.04	5.04	< 0.005	< 0.005	—	5.05

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.36	0.18	0.09	1.61	0.01	0.23	—	0.23	0.22	—	0.22	38.0	81.1	119	0.18	< 0.005	—	124
Consumer Products	0.55	0.55	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.40	0.40	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.04	0.04	< 0.005	0.40	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.06	1.06	< 0.005	< 0.005	—	1.07
Total	1.35	1.16	0.09	2.00	0.01	0.23	—	0.23	0.22	—	0.22	38.0	82.1	120	0.18	< 0.005	—	125
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.36	0.18	0.09	1.61	0.01	0.23	—	0.23	0.22	—	0.22	38.0	81.1	119	0.18	< 0.005	—	124

Consum Products	0.55	0.55	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	0.40	0.40	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.31	1.13	0.09	1.61	0.01	0.23	—	0.23	0.22	—	0.22	38.0	81.1	119	0.18	< 0.005	—	124
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.01	0.01	< 0.005	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	1.41	3.02	4.43	0.01	< 0.005	—	4.60
Consum er Products	0.10	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	0.07	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landsca pe Equipme nt	< 0.005	< 0.005	< 0.005	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.09	0.09	< 0.005	< 0.005	—	0.09
Total	0.19	0.18	< 0.005	0.10	< 0.005	0.01	—	0.01	0.01	—	0.01	1.41	3.10	4.52	0.01	< 0.005	—	4.69

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartme nts Low Rise	—	—	—	—	—	—	—	—	—	—	—	0.47	3.67	4.14	0.05	< 0.005	—	5.71

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.47	3.67	4.14	0.05	< 0.005	—	5.71
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	0.47	3.67	4.14	0.05	< 0.005	—	5.71
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.47	3.67	4.14	0.05	< 0.005	—	5.71
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	0.08	0.61	0.69	0.01	< 0.005	—	0.94
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.08	0.61	0.69	0.01	< 0.005	—	0.94

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	2.86	0.00	2.86	0.29	0.00	—	10.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.86	0.00	2.86	0.29	0.00	—	10.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	2.86	0.00	2.86	0.29	0.00	—	10.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.86	0.00	2.86	0.29	0.00	—	10.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	0.47	0.00	0.47	0.05	0.00	—	1.65
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Total	—	—	—	—	—	—	—	—	—	—	—	0.47	0.00	0.47	0.05	0.00	—	1.65

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	8/1/2024	5/8/2025	5.00	200	—
Site Preparation	Site Preparation	5/9/2025	10/24/2025	5.00	120	—
Grading	Grading	10/25/2025	1/2/2027	5.00	310	—
Building Construction	Building Construction	1/3/2027	11/21/2038	5.00	3,100	—
Paving	Paving	11/22/2038	9/26/2039	5.00	220	—
Architectural Coating	Architectural Coating	9/27/2039	7/31/2040	5.00	220	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74

Building Construction	Tractors/Loaders/Backh	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	12.0	LDA,LDT1,LDT2
Demolition	Vendor	—	7.63	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	12.0	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.63	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	12.0	LDA,LDT1,LDT2
Grading	Vendor	—	7.63	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—

Building Construction	Worker	5.04	12.0	LDA,LDT1,LDT2
Building Construction	Vendor	0.75	7.63	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	12.0	LDA,LDT1,LDT2
Paving	Vendor	—	7.63	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.01	12.0	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.63	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	15,026	5,009	0.00	0.00	301,508

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	0.00	0.00	180	0.00	—
Grading	0.00	0.00	930	0.00	—
Paving	0.00	0.00	0.00	0.00	115

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Low Rise	—	0%
Parking Lot	0.03	100%
Other Non-Asphalt Surfaces	115	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	589	0.03	< 0.005
2025	0.00	589	0.03	< 0.005
2026	0.00	589	0.03	< 0.005
2027	0.00	589	0.03	< 0.005
2028	0.00	589	0.03	< 0.005
2029	0.00	589	0.03	< 0.005
2030	0.00	589	0.03	< 0.005
2031	0.00	589	0.03	< 0.005
2032	0.00	589	0.03	< 0.005
2033	0.00	589	0.03	< 0.005

2034	0.00	589	0.03	< 0.005
2035	0.00	589	0.03	< 0.005
2036	0.00	589	0.03	< 0.005
2037	0.00	589	0.03	< 0.005
2038	0.00	589	0.03	< 0.005
2039	0.00	589	0.03	< 0.005
2040	0.00	589	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Low Rise	51.2	57.0	44.0	18,622	398	442	341	144,534
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Low Rise	—
Wood Fireplaces	0
Gas Fireplaces	4
Propane Fireplaces	0

Electric Fireplaces	0
No Fireplaces	1
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
15025.5	5,009	0.00	0.00	301,508

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Low Rise	24,453	589	0.0330	0.0040	94,958
Parking Lot	999	589	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	589	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Low Rise	245,932	113,335
Parking Lot	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Low Rise	5.30	—
Parking Lot	0.00	—
Other Non-Asphalt Surfaces	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Low Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Low Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	11.0	annual days of extreme heat
Extreme Precipitation	3.95	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	7.44	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A

Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	1	1	1	2
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	42.6
AQ-PM	21.5
AQ-DPM	18.1
Drinking Water	32.6
Lead Risk Housing	46.4
Pesticides	66.2
Toxic Releases	18.1
Traffic	21.6
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	0.00
Haz Waste Facilities/Generators	40.9
Impaired Water Bodies	43.8
Solid Waste	0.00
Sensitive Population	—
Asthma	23.7
Cardio-vascular	27.9
Low Birth Weights	14.8
Socioeconomic Factor Indicators	—
Education	28.8
Housing	17.9
Linguistic	15.6
Poverty	29.5
Unemployment	92.2

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	49.51879892
Employed	37.23854741
Median HI	66.9190299
Education	—
Bachelor's or higher	37.80315668
High school enrollment	9.880662133
Preschool enrollment	4.106249198
Transportation	—
Auto Access	61.56807391
Active commuting	13.44796612
Social	—
2-parent households	66.38008469
Voting	74.47709483
Neighborhood	—
Alcohol availability	59.06582831
Park access	2.194276915
Retail density	13.74310278
Supermarket access	15.33427435
Tree canopy	61.65789811
Housing	—
Homeownership	50.21172847
Housing habitability	77.46695753
Low-inc homeowner severe housing cost burden	57.01270371

Low-inc renter severe housing cost burden	83.036058
Uncrowded housing	59.34813294
Health Outcomes	—
Insured adults	35.82702425
Arthritis	6.3
Asthma ER Admissions	66.6
High Blood Pressure	21.8
Cancer (excluding skin)	14.0
Asthma	32.2
Coronary Heart Disease	9.0
Chronic Obstructive Pulmonary Disease	9.6
Diagnosed Diabetes	43.0
Life Expectancy at Birth	42.9
Cognitively Disabled	17.4
Physically Disabled	54.0
Heart Attack ER Admissions	72.9
Mental Health Not Good	39.0
Chronic Kidney Disease	14.8
Obesity	49.6
Pedestrian Injuries	19.6
Physical Health Not Good	38.5
Stroke	22.5
Health Risk Behaviors	—
Binge Drinking	25.3
Current Smoker	39.2
No Leisure Time for Physical Activity	51.7
Climate Change Exposures	—

Wildfire Risk	27.6
SLR Inundation Area	0.0
Children	62.5
Elderly	53.8
English Speaking	19.2
Foreign-born	37.8
Outdoor Workers	13.1
Climate Change Adaptive Capacity	—
Impervious Surface Cover	83.9
Traffic Density	30.0
Traffic Access	23.0
Other Indices	—
Hardship	35.3
Other Decision Support	—
2016 Voting	75.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	14.0
Healthy Places Index Score for Project Location (b)	40.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

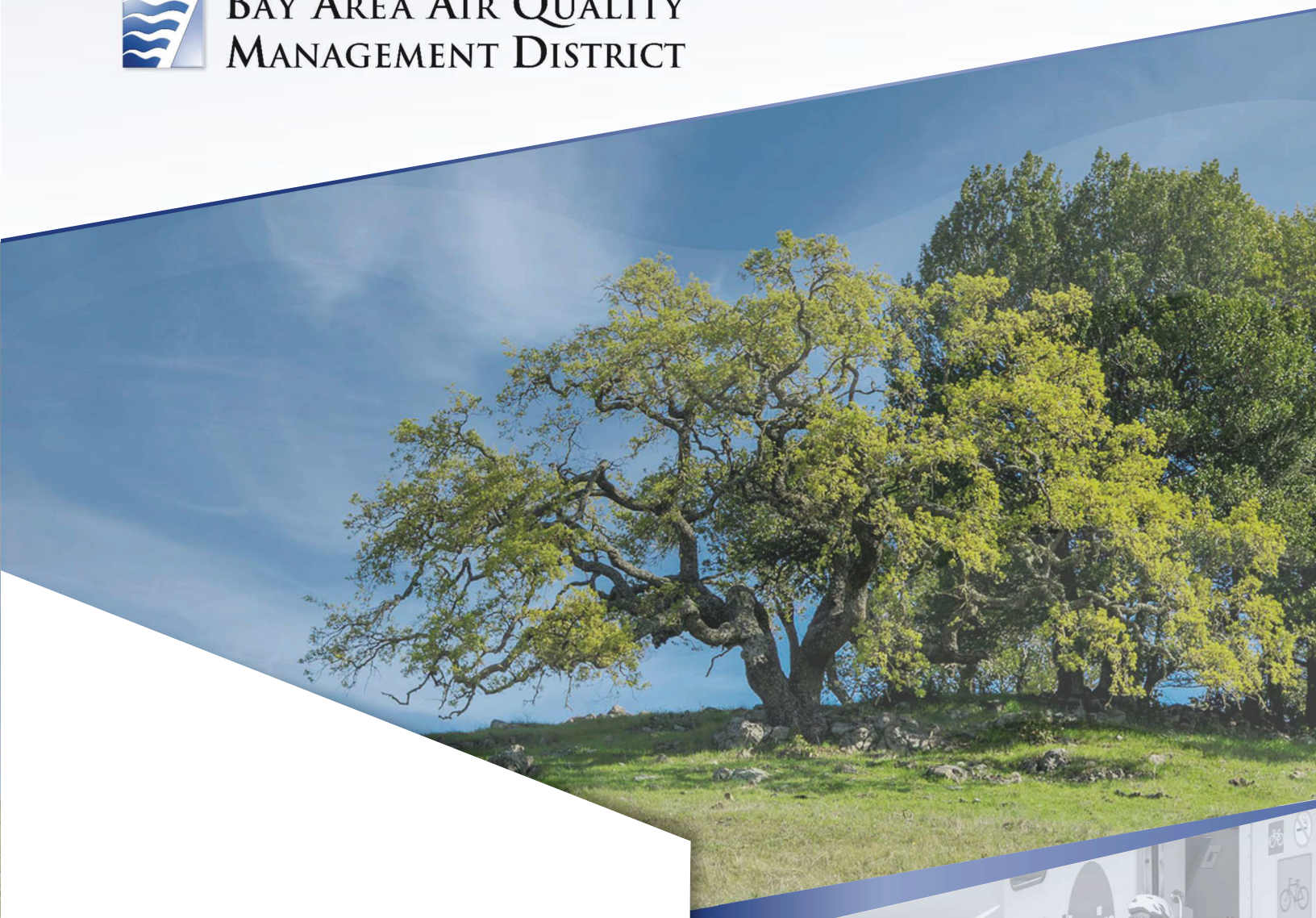
No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Per grading plans
Construction: Demolition	No demo
Operations: Hearths	No wood burning stoves/fireplaces

ATTACHMENT E
BAAQMD JUSTIFICATION REPORT

Bay Area Air Quality Management District



Justification Report:

CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans



April 2022

BAY AREA AIR QUALITY MANAGEMENT DISTRICT

Justification Report

CEQA Thresholds for Evaluating the Significance of Climate Impacts

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TABLE OF CONTENTS

Section	Page
List of Abbreviations	iii
1 Introduction and Executive Summary	1
1.1 Thresholds for Land Use Projects	1
1.2 Thresholds for General Plans and Related Planning Documents	3
1.3 Important Considerations for Using These Thresholds	3
2 Framework for Analyzing Impacts under CEQA	4
3 Analyzing Impacts on Global Climate Change	6
4 Thresholds For Land Use Development Projects	7
4.1 The Supreme Court's "Fair Share" Analysis and Consistency with California's Long-Term Climate Goals	7
4.2 Using the Executive Order B-55-18 and the 2045 Carbon Neutrality Goal in the "Fair Share" Analysis	8
4.3 Determining a Land Use Project's "Fair Share" for Getting to Carbon Neutrality by 2045	9
4.3.1 Building Energy Use	11
Electricity	11
Natural Gas	12
4.3.2 Transportation	13
EV Charging Infrastructure	14
Vehicle Miles Traveled	16
5 Thresholds for General Plans and Similar Long-Term Community-Wide Planning Documents	19
5.1 Reducing GHG Emissions to Meet GHG Reduction Targets	19
5.2 Climate Action Plans	19
6 References	22

Figures

Figure 1 Effectiveness of CEC-Modeled Electrification Scenarios at Achieving Carbon Neutrality by 2045 13
Figure 2 Statewide Light-Duty Vehicle Technology Penetration in the On-Road Fleet 15

Tables

Table 1 Per-Capita VMT Reductions Necessary to Attain 2050 GHG Reduction Target 18

LIST OF ABBREVIATIONS

ºC	degrees Celsius
AB	Assembly Bill
Air District	Bay Area Air Quality Management District
CALGreen	California Green Building Standards Code
CARB	California Air Resources Board
CEC	California Energy Commission
CEQA	California Environmental Quality Act
DC	direct current
EIR	environmental impact report
EV	electric vehicle
GHG	greenhouse gas
HCD	California Department of Housing and Community Development
OPR	Governor's Office of Planning and Research
RPS	Renewables Portfolio Standard
SB	Senate Bill
VAC	voltage of alternating current
VMT	vehicle miles traveled
ZEV	zero-emission vehicle

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1 INTRODUCTION AND EXECUTIVE SUMMARY

This report presents the Bay Area Air Quality Management District's (Air District's) recommended thresholds of significance for use in determining whether a proposed project will have a significant impact on climate change. The Air District recommends that these thresholds of significance be used by public agencies to comply with the California Environmental Quality Act (CEQA).

Evaluating climate impacts under CEQA can be challenging because global climate change is inherently a cumulative problem. Climate change is not caused by any individual emissions source but by a large number of sources around the world emitting greenhouse gases (GHGs) that collectively create a significant cumulative impact. CEQA requires agencies in California to analyze such impacts by evaluating whether a proposed project would make a "cumulatively considerable" contribution to the significant cumulative impact on climate change. (See CEQA Guidelines Sections 15064[h] and 15064.4[b].)[1] But CEQA does not provide any further definition of what constitutes a cumulatively considerable contribution in this context. These thresholds of significance are intended to assist public agencies in determining whether proposed projects they are considering would make a cumulatively considerable contribution to global climate change, as required by CEQA.

The Air District's recommended thresholds of significance are summarized below, with a detailed discussion of the basis for the thresholds presented in the remainder of this report. The information provided in this report is intended to provide the substantial evidence that lead agencies will need to support their determinations about significance using these thresholds. This information also provides the substantial evidence to support adoption of these thresholds by the Air District's Board of Directors. (See CEQA Guidelines Section 15064.7 [thresholds must be adopted by the Board of Directors through a public review process and be supported by substantial evidence].)

1.1 THRESHOLDS FOR LAND USE PROJECTS

For land use development projects, the Air District recommends using the approach endorsed by the California Supreme Court in *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) (62 Cal.4th 204), which evaluates a project based on its effect on California's efforts to meet the State's long-term climate goals. As the Supreme Court held in that case, a project that would be consistent with meeting those goals can be found to have a less-than-significant impact on climate change under CEQA. If a project would contribute its "fair share" of what will be required to achieve those long-term climate goals, then a reviewing agency can find that the impact will not be significant because the project will help to solve the problem of global climate change (62 Cal.4th 220–223).

[1] The 2021 State CEQA Guidelines, including Appendices F and G, can be found at the following website: https://www.califaep.org/docs/CEQA_Handbook_2021.pdf.

Applying this approach, the Air District has analyzed what will be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality[2] by 2045. The Air District has found, based on this analysis, that a new land use development project being built today needs to incorporate the following design elements to do its "fair share" of implementing the goal of carbon neutrality by 2045:

Thresholds for Land Use Projects (Must Include A or B)
A. Projects must include, at a minimum, the following project design elements: 1. Buildings a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development). b. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines. 2. Transportation a. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA: i. Residential projects: 15 percent below the existing VMT per capita ii. Office projects: 15 percent below the existing VMT per employee iii. Retail projects: no net increase in existing VMT b. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
B. Projects must be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

If a project is designed and built to incorporate these design elements, then it will contribute its portion of what is necessary to achieve California's long-term climate goals—its "fair share"—and an agency reviewing the project under CEQA can conclude that the project will not make a cumulatively considerable contribution to global climate change. If the project does not incorporate these design elements, then it should be found to make a significant climate impact because it will hinder California's efforts to address climate change. These recommended thresholds for land use projects are discussed in more detail in Section 4.

[2] "Carbon neutrality" is defined in Executive Order B-55-18 as the point at which the removal of carbon pollution from the atmosphere meets or exceeds carbon emissions. Carbon neutrality is achieved when carbon dioxide and other GHGs generated by sources such as transportation, power plants, and industrial processes are less than or equal to the amount of carbon dioxide that is stored, both in natural sinks and mechanical sequestration.

1.2 THRESHOLDS FOR GENERAL PLANS AND RELATED PLANNING DOCUMENTS

The Air District recommends a similar approach for cities and counties adopting general plans and related planning documents that will guide long-range development in their jurisdictions. The Air District recommends that cities and counties evaluate such plans based on whether they will be consistent with California's long-term climate goal of achieving carbon neutrality by 2045. To be consistent with this goal, these plans should reduce GHG emissions in the relevant jurisdiction to meet an interim milestone of 40 percent below the 1990 emission levels by 2030, consistent with Senate Bill (SB) 32, and to support the State's goal of carbon neutrality by 2045. Cities and counties planning to develop in a manner that is not consistent with meeting these GHG reduction targets will have a significant climate impact because they will hinder California's efforts to address climate change.

Thresholds for Plans (Must Include A or B)
A. Meet the State's goals to reduce emissions to 40 percent below 1990 levels by 2030 and carbon neutrality by 2045; or
B. Be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

The Air District also strongly recommends that cities and counties adopt climate action plans to document specific strategies and implementation measures to achieve these 2030 and 2045 goals. Robust climate action plans that meet the requirements of CEQA Guidelines Section 15183.5(b) can provide such jurisdictions with a number of benefits. If properly developed, they will provide the substantial evidence a jurisdiction needs to demonstrate that its general plan updates and related planning documents will not have a significant climate impact as outlined in the preceding paragraph. In addition, a jurisdiction can use a qualified climate action plan to evaluate individual land use projects under CEQA. This gives the local jurisdiction the flexibility to tailor requirements for land use projects in its community to the specific circumstances of that community rather than use the Air District's general thresholds for land use projects described above. In addition, a jurisdiction can adopt a climate action plan immediately, without having to wait for its next general plan update cycle.

Thresholds for general plans and related planning documents are discussed in more detail in Section 5. Guidance from the Air District on how to develop and adopt a comprehensive climate action plan that satisfies the detailed requirements of CEQA Guidelines Section 15183.5(b) is set forth in Appendix C to the Air District's Air Quality Guidelines.

1.3 Important Considerations for Using These Thresholds

The Air District has developed these thresholds of significance based on typical residential and commercial land use projects and typical long-term communitywide planning documents such as general plans and similar long-range development plans. As such, these thresholds may not be appropriate for other types of projects that do not fit into the mold of a typical residential or commercial project or general plan update.

Lead agencies should keep this point in mind when evaluating other types of projects. A lead agency does not necessarily need to use a threshold of significance if the analysis and justifications that were used to develop the threshold do not reflect the particular circumstances of the project under review. Accordingly, a lead agency should not use these thresholds if it is faced with a unique or unusual project for which the analyses supporting the thresholds as described in this report do not squarely apply. In such cases, the lead agency should develop an alternative approach that would be more appropriate for the particular project before it, considering all of the facts and circumstances of the project on a case-by-case basis.

In addition, lead agencies should keep in mind that the science of climate change – and California's regulatory and policy responses to it – are constantly evolving. As the technical and policy considerations on which these thresholds of significance are based advance in the future, lead agencies may need to make adjustments to the thresholds as set forth herein to be consistent with the most current information. As the California Supreme Court has explained, lead agencies are required to "ensure that CEQA analysis stays in step with evolving scientific knowledge and state regulatory schemes" (*Cleveland National Forest Foundation v. SANDAG* (2017) 3 Cal.5th 497, 519). Making appropriate adjustments to these thresholds in light of future developments will ensure that lead agencies comply with this important CEQA mandate.

2 FRAMEWORK FOR ANALYZING IMPACTS UNDER CEQA

The central requirement of the CEQA environmental analysis is to determine whether implementing a project will result in any significant adverse impact on the environment, either individually or cumulatively.

This mandate requires the reviewing agency first to evaluate whether the project will have a significant impact by itself and then to consider whether the project may contribute to a significant cumulative impact in conjunction with other past, present, and reasonably foreseeable future projects that also contribute to the impact.[3]

In the cumulative context, the analysis has two parts. To evaluate cumulative impacts, the agency must assess (1) whether the overall cumulative impact will be significant and, (2) if the overall impact is significant, whether the incremental contribution that the individual project under review will add to the overall cumulative problem will be cumulatively considerable. As Section 15064(h)(1) of the CEQA Guidelines states:

> When assessing whether a cumulative effect requires an EIR [environmental impact report], the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable. An EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable.

Both parts of this test must be met for a project's impact to be treated as significant under CEQA. If the overall cumulative impact does not rise to the level of a "significant" impact, or if the project's incremental

[3] A cumulative impact is the change in the environment that results from the incremental impact of the project under review in conjunction with other past, present, and reasonably foreseeable probable future projects (CEQA Guidelines Section 15355).

contribution is not cumulatively considerable, then the project's impact is not treated as significant. (See *San Francisco Baykeeper, Inc. v. State Lands Commission* [2015] [242 Cal.App.4th 202, 222] [project not significant if "the cumulative impact is insignificant or if the project's incremental contribution to the impact is not cumulatively considerable"]; see also CEQA Guidelines Sections 15130[a][3] and 15064[h].)

Cumulatively considerable means that the incremental effect of the specific project under review will be significant when viewed in the context of the overall cumulative problem (CEQA Section 21083[b][2]). CEQA does not require that any incremental addition to a significant cumulative impact, no matter how small, must necessarily be treated as cumulatively considerable. The statute does not require a so-called "one additional molecule" standard, and some projects' incremental contributions would be so minor that their impact does not have to be treated as significant even though the projects would add an additional amount to the significant cumulative impact (*Communities for a Better Environment v. California Resources Agency* [2002] [103 Cal.App.4th 98, 120]; see also CEQA Guidelines Section 15064[h][4].) The level at which the incremental addition becomes cumulatively considerable will depend on the nature of the particular cumulative impact being evaluated. The ultimate test is whether any additional amount should be considered significant in the context of the existing cumulative effect. (CEQA Section 21083[b][2]).)

Applying these principles, the environmental impact analysis under CEQA is a four-step process:

- Step One: **Determine the level at which an impact on the environmental resource under consideration becomes "significant."** This is the touchstone for assessing whether the project may have a significant impact individually or may contribute to a cumulative impact that is significant. The level at which the impact becomes significant will depend on the nature of the environmental resource being evaluated.
- Step Two: **Evaluate whether the project under review would degrade the environmental resource to such an extent that there would be an impact exceeding the "significant" level determined during Step One**. If implementing the project would cause an impact to exceed that level all by itself, then the project's impact is treated as significant under CEQA and the project requires preparation of an EIR, implementation of feasible mitigation measures to reduce the impact to a less-than-significant level, and consideration of alternatives that would avoid or lessen any significant impacts. If the project under review would not degrade the environmental resource to such an extent that there would be a significant impact, the analysis proceeds to Step Three.
- Step Three: **Determine whether the contribution of the project combined with the contributions of all other past, present, and reasonably foreseeable future projects would exceed the "significant" level determined during Step One.** If implementing the project would not cause a significant impact by itself, it still must be evaluated to determine whether it would make a cumulatively considerable contribution to a significant cumulative impact. The first element of that analysis is to assess the overall cumulative impact caused by the project in conjunction with other past, present, and reasonably foreseeable future projects affecting the same resource. If the overall cumulative impact exceeds the "significant" level determined during Step One, then the project would contribute to a significant cumulative impact, and the analysis proceeds to Step Four to determine whether that contribution is cumulatively considerable.

- Step Four: Determine whether the project's incremental contribution is cumulatively considerable. The final step is to determine whether the project's incremental contribution is cumulatively considerable in light of the overall cumulative impact. If implementing the project would make a cumulatively considerable contribution to a significant cumulative impact, the impact is considered significant under CEQA and the agency must prepare an EIR, impose feasible mitigation measures to bring the incremental contribution below the cumulatively considerable level, and consider alternatives.

The CEQA analysis applies this four-step process to evaluating climate impacts just as it does for all other impacts.

3 ANALYZING IMPACTS ON GLOBAL CLIMATE CHANGE

CEQA requires agencies to consider a project's impacts on global climate change in the same manner that they consider impacts on other areas in the environmental review document. Climate change is unique, however, given the global nature of the problem.

Step One in the analysis requires determining the level at which climate change becomes a "significant" environmental problem. There is a general consensus that we need to limit the warming of the planet to no more than 1.5 degrees Celsius (ºC) in order to maintain a sustainable global climate. Aiming to limit global warming to 1.5ºC is a goal recognized by the Paris Agreement on Climate Change and in California's Executive Order B-55-18, and the Intergovernmental Panel on Climate Change (IPCC) has documented the serious adverse consequences that are expected if the climate warms by more than that amount (IPCC 2018). A 1.5ºC rise in global temperatures is therefore an appropriate measure of the level at which climate change will become significant. A global temperature increase of more than that amount will constitute a significant climate impact.

Proceeding to Step Two in the analysis, it is clear that no individual project could have a significant climate impact all by itself, because no project by itself could cause the global temperature to rise by 1.5ºC. Indeed, it is difficult to conceive of any project whose GHG emissions would cause global temperature to change in any detectable way. The California Supreme Court acknowledged this situation in its *Center for Biological Diversity* decision, explaining that "an individual project's emissions will most likely not have any appreciable impact on the global problem by themselves, but they will contribute to the significant cumulative impact caused by greenhouse gas emissions from other sources around the globe" (*Center for Biological Diversity v. Department of Fish & Wildlife* [2015] 62 Cal.4th 204, 219 [citation omitted]).

Moving on to the cumulative analysis, Step Three asks whether the project would contribute to a significant cumulative impact in conjunction with all other past, present, and foreseeable future projects that are contributing to the same impact. With respect to climate change, clearly the answer is yes. Climate change is a cumulative problem caused by millions or billions of individually minor sources all around the globe contributing to the global impact, and it is unquestionably a significant cumulative problem.[4] The

[4] CEQA requires the cumulative analysis to consider the contributions from all projects that contribute to the impact (i.e., all projects that contribute to the degradation of the environmental resource being evaluated). (See *City of Long Beach v. Los Angeles Unified School Dist.* [2009]

global climate has already warmed by approximately 1.0ºC compared to a preindustrial baseline, and IPCC projects that continued growth in GHG emissions will cause that warming to reach 1.5 ºC by 2030–2053 if nothing is done to limit it (IPCC 2018).

The analysis therefore focuses on Step Four: determining whether the project's GHG emissions would make a cumulatively considerable contribution to the significant problem of global climate change. As the Supreme Court noted in its *Center for Biological Diversity* decision, the question is "whether the project's incremental addition of greenhouse gases is 'cumulatively considerable' in light of the global problem, and thus significant" (*Center for Biological Diversity v. Department of Fish & Wildlife* [2015] 62 Cal.4th 219). This is the challenge that has faced lead agencies in undertaking the CEQA analysis: how to determine the level at which a project becomes cumulatively considerable.

4 THRESHOLDS FOR LAND USE DEVELOPMENT PROJECTS

4.1 THE SUPREME COURT'S "FAIR SHARE" ANALYSIS AND CONSISTENCY WITH CALIFORNIA'S LONG-TERM CLIMATE GOALS

The crucial question in the CEQA climate impact analysis is whether the project under review would make a cumulatively considerable contribution to the significant cumulative problem of global climate change. For land use development projects, the Air District recommends using the approach endorsed by the California Supreme Court in the *Center for Biological Diversity* decision, discussed above, which focuses on determining whether the project would be doing its "fair share" to implement California's ambitious long-term climate goals. This approach evaluates whether a project's GHG emissions are cumulatively considerable based on "their effect on the state's efforts to meet [those] goals…." (*Center for Biological Diversity v. Department of Fish & Wildlife* [2015] 62 Cal.4th 221.) If a new land use project would serve California's pressing need to provide housing, jobs, and related infrastructure in a manner that supports achieving those climate goals, then it would help to solve the climate change problem, and its GHG emissions should not be treated as cumulatively considerable. As the Supreme Court held, "consistency with meeting [those] statewide goals [is] a permissible significance criterion for project emissions" (*Center for Biological Diversity v. Department of Fish & Wildlife* [2015] 62 Cal.4th 220), and an agency's "choice to use that criterion does not violate CEQA" (*Center for Biological Diversity v. Department of Fish & Wildlife* [2015] 62 Cal.4th 223).

This approach is based on the principle inherent in CEQA that an individual project would make a less-than-cumulatively-considerable contribution if it would do its part to address the cumulative problem. As the Supreme Court explained, "if a plan is in place to address a cumulative problem, a new project's incremental addition to the problem will not be 'cumulatively considerable' if it is consistent with the plan

[176 Cal.App.4th 889, 907], *Bakersfield Citizens for Local Control v. City of Bakersfield* [2004] [124 Cal.App.4th 1184, 1219 fn. 10], and *Kings County Farm Bureau v. City of Hanford* [1990] [221 Cal.App.3d 692, 720]). In the context of global climate change, this means considering all sources of GHG emissions around the globe that contribute to the global problem. Given the large number of sources involved, the analysis needs to use the "summary of projections" method to assess the magnitude of the total cumulative impact, not the "list of projects" method. (See CEQA Guidelines Section 15130[b].)

and is doing its fair share to achieve the plan's goals" (*Center for Biological Diversity v. Department of Fish & Wildlife* [2015] 62 Cal.4th 223). No individual project needs to solve the entire cumulative problem by itself. Indeed, no individual project could, given that the problem is the result of such a large number of diverse emission sources. But each individual project does need to do what is required of it to ensure that the overall solution is implemented, and if it does that, then its impact on climate change can be treated as less than cumulatively considerable. As the Supreme Court put it in the climate context, "[t]o the extent a project incorporates efficiency and conservation measures sufficient to contribute its portion of the overall greenhouse gas reductions necessary [to achieve the State's climate goals], one can reasonably argue that the project's impact is not cumulatively considerable, because it is helping to solve the cumulative problem..." (*Center for Biological Diversity v. Department of Fish & Wildlife* [2015] 62 Cal.4th 220 [internal quotation marks omitted]).

4.2 USING THE EXECUTIVE ORDER B-55-18 AND THE 2045 CARBON NEUTRALITY GOAL IN THE "FAIR SHARE" ANALYSIS

The *Center for Biological Diversity* case was decided in 2015, and it specifically addressed only the Assembly Bill (AB) 32 goal of attaining 1990 emission levels by 2020 statewide, not the longer-term goal for 2045. However, we are now past the 2020 milestone. At this point, the focus has shifted to the longer-term goals and ultimately to carbon neutrality by 2045. Moreover, the Supreme Court has recognized the necessity and appropriateness of using these longer-term goals as the touchstone for the CEQA analysis. As it held in *Cleveland National Forest Foundation v. SANDAG*, these longer-term goals express "what scientific research has determined to be the level of emissions reductions necessary to stabilize the climate by midcentury and thereby avoid catastrophic effects of climate change" (*Cleveland National Forest Foundation v. SANDAG* [2017] 3 Cal.5th 497, 513). They represent "the scientifically-supported level of emissions reduction needed to avoid significant disruption of the climate and [are] used as the long-term driver for state climate change policy development" (*Cleveland National Forest Foundation v. SANDAG* [2017] 3 Cal.5th 497, 513 (citation omitted)[5]).

The consistency analysis approved by the Supreme Court in *Center for Biological Diversity* can be applied to these longer-term goals in the same way it was applied to the AB 32 2020 goal. If a project would be consistent with meeting these long-term State climate goals, then its climate impact can be seen as less than cumulatively considerable "because it is helping to solve the cumulative problem of greenhouse gas emissions as envisioned by California law" (*Center for Biological Diversity v. Department of Fish & Wildlife* [2015] 62 Cal.4th 220 (citation omitted)).

Moreover, although the 2045 goal is set forth in an executive order and not in a statute, as with the 2020 AB 32 goal that the Supreme Court addressed in *Center for Biological Diversity*, the Executive Order B-55-18 goal is appropriate to use for developing a threshold of significance given the science supporting it. The Supreme Court explicitly rejected the argument that an executive order cannot be used for this purpose because it has not been adopted by statute in the *SANDAG* case. It explained that the executive order at

[5] These statements were referring to the older Executive Order S-3-05, which included an 80-percent reduction target by 2050, but they apply with equal force to the more recent Executive Order B-55-18.

issue there "expresses the pace and magnitude of reduction efforts that the scientific community believes is necessary to stabilize the climate. This scientific information has important value to policymakers and citizens in considering the emission impacts of a project…" (*Cleveland National Forest Foundation v. SANDAG* [2017] 3 Cal.5th 515). Agencies are required to design their CEQA analyses "based to the extent possible on scientific and factual data," and if an executive order best embodies the current state of the scientific and factual data, an agency may use it as the basis for its CEQA analysis (*Ibid*. (quoting CEQA Guidelines Section 15064[b]).

4.3 DETERMINING A LAND USE PROJECT'S "FAIR SHARE" FOR GETTING TO CARBON NEUTRALITY BY 2045

The "fair share" analysis looks at how a new land use development project needs to be designed and built to ensure that it will be consistent with the goal of carbon neutrality by 2045. This is California's current articulation of what will be required to achieve long-term climate stabilization at a sustainable level, as articulated in Executive Order B-55-18. If a land use project incorporates all of the design elements necessary for it to be carbon neutral by 2045, then it will contribute its portion of what is needed to achieve the State's climate goals and will help to solve the cumulative problem. It can therefore be found to make a less-than-cumulatively-considerable climate impact.

A land use project's "fair share" will not necessarily include everything that will need to happen in order to achieve carbon neutrality by 2045. There will likely be certain aspects of achieving carbon neutrality that are beyond the scope of how a land use project is designed and thus cannot reasonably be allocated to its "fair share." For example, becoming carbon neutral by 2045 will require California's electrical power generators to shift to 100-percent carbon-free energy resources, which is not something that can be controlled through the design of new land use projects. But for those aspects that can be controlled or influenced by how such projects are designed, projects need to address those aspects in order to contribute their "fair share" of what is needed to attain carbon neutrality. If a project is not designed and built to ensure that it can be carbon neutral by 2045, then it will impede California's ability to achieve its long-term climate goals and should be treated as making a cumulatively considerable contribution to global climate change.

To determine the "fair share," the analysis should therefore focus on the design elements that need to be incorporated into the project in order to lay the foundation for achieving carbon neutrality by 2045. As GHG emissions from the land use sector come primarily from building energy use and from transportation, these are the areas that need to be evaluated to ensure that the project can and will be carbon neutral. With respect to building energy use, this can be achieved by replacing natural gas with electric power and by eliminating inefficient or wasteful energy usage. This will support California's transition away from fossil fuel–based energy sources and will bring the project's GHG emissions associated with building energy use down to zero as our electric supply becomes 100 percent carbon free. With respect to transportation, projects need to be designed to reduce project-generated VMT and to provide sufficient electric vehicle (EV) charging infrastructure to support the shift to EVs. As explained below, the Air District recommends using a threshold of a 15-percent reduction in project-generated VMT per capita compared with existing

levels (or other, more current percentage to the extent further analysis shows that a different level of reduction is needed) and providing EV charging infrastructure as specified in the California Green Building Standards Code (CALGreen) Tier 2 standards. If a land use project being designed and built today incorporates the design elements necessary for the project to be carbon neutral by 2045, then it will contribute its "fair share" to achieving the State's climate goals. A lead agency can therefore conclude that it will make a less-than-cumulatively-considerable climate impact.

There is no proposed construction-related climate impact threshold at this time. Greenhouse gas emissions from construction represent a very small portion of a project's lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.

The following sections provide a more detailed discussion of the framework for evaluating the design elements necessary for a project to be consistent with California's long-term climate goals. The Air District recommends that lead agencies use the design elements as the threshold of significance for land use projects under the Supreme Court's "fair share" approach discussed above.

Thresholds for Land Use Projects (Must Include A or B)
A. Projects must include, at a minimum, the following project design elements: 1. Buildings a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development). b. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines. 2. Transportation a. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA: i. Residential projects: 15 percent below the existing VMT per capita ii. Office projects: 15 percent below the existing VMT per employee iii. Retail projects: no net increase in existing VMT b. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
B. Be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

4.3.1 Building Energy Use

Energy used in residential and nonresidential buildings in California comes primarily from natural gas and electricity, the generation and consumption of which can result in GHG emissions. Natural gas usage emits GHGs directly when it is burned for space heating, cooking, hot water heating and similar uses, whereas electricity usage emits GHGs indirectly to the extent that it is generated by burning carbon-based fuels. For the building sector to achieve carbon neutrality, natural gas usage will need to be phased out and replaced with electricity usage, and electrical generation will need to shift to 100-percent carbon-free sources. To support these shifts, new projects need to be built without natural gas and with no inefficient or wasteful energy usage.

ELECTRICITY

Eliminating GHG emissions associated with building electricity usage will be achieved by decarbonizing California's electrical generation infrastructure. California has committed to achieving this goal by 2045 through SB 100, the 100 Percent Clean Energy Act of 2018. SB 100 strengthened the State's Renewables Portfolio Standard (RPS) by requiring that 60 percent of all electricity provided to retail users in California come from renewable sources by 2030 and that 100 percent come from carbon-free sources by 2045.

The land use sector will benefit from RPS because the electricity used in buildings will be increasingly carbon-free, but implementation does not depend (directly at least) on how buildings are designed and built. RPS will be implemented by the generators that produce and sell the electricity, not by the end users of that electricity. Implementing SB 100 is therefore not part of the "fair share" that falls to land use development projects to ensure that California reaches its 2045 carbon neutrality target.

Nevertheless, land use projects do have an important role to play on the demand side to ensure that SB 100 can feasibly be implemented. Inefficient electricity usage will hinder the shift to renewable power generation by requiring additional carbon-free generating resources to be developed, increasing the cost of shifting to renewables and other carbon-free energy sources, and delaying full implementation longer than necessary. Thus, to the extent that new land use projects have a role to play in ensuring that SB 100 is successfully implemented, that role is to maximize the efficiency with which they use electricity and to eliminate any wasteful or unnecessary usage. If a new land use project maximizes efficiency and eliminates wasteful and unnecessary usage, then it will implement its "fair share" in this area, consistent with achieving the State's long-term climate goals. Conversely, if a project is not designed to use electricity in an efficient manner, then it will hinder the successful implementation of SB 100 and the State's long-term climate goals.

CEQA requires lead agencies to evaluate a project's potential for wasteful, inefficient, or unnecessary energy usage under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines, along with State CEQA Guidelines Appendix F and Appendix G, Section VI. The Air District recommends using the results of this analysis to determine whether the project will implement its "fair share" with respect to supporting the implementation of SB 100. If the energy analysis required under CEQA Section 21100(b)(3) shows that a project will not result in any wasteful, inefficient, or unnecessary electrical usage, then it will

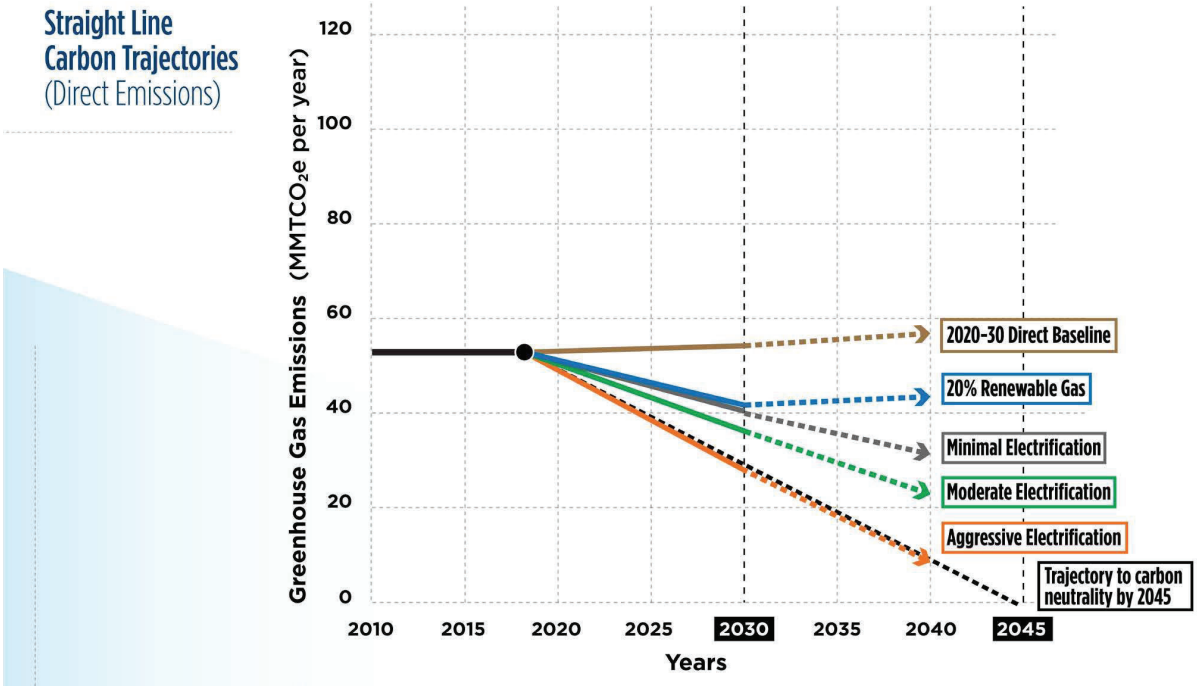
be consistent with implementing SB 100 and will not make a cumulatively considerable climate impact with respect to building electrical usage. If the project is found to involve wasteful, inefficient, or unnecessary electrical usage, then the lead agency should conclude that it will make a cumulatively considerable impact and treat it as significant in this regard.

NATURAL GAS

Regarding natural gas usage, new land use development projects must be built without any natural gas infrastructure in order to be consistent with achieving the 2045 carbon neutrality goal. There is no practical way to eliminate the GHG emissions that are generated by burning natural gas, so the land use sector will need to fully eliminate natural gas usage in buildings in order to achieve the goal of carbon neutrality. Given the difficulty of retrofitting existing buildings to replace the use of natural gas with the use of electricity, California needs to stop building natural gas infrastructure in new buildings if it is going to be able to achieve full electrification by the 2045 target date. Retrofitting an existing building to replace natural gas infrastructure with electrical service is far more difficult and expensive than simply building a new all-electric building (CEC 2021a; E3 2019). For California to successfully eliminate natural gas usage by 2045, it will need to focus available resources on retrofitting existing natural gas infrastructure. This task will become virtually impossible if we continue to build more natural gas infrastructure that will also need to be retrofit within the next few years.

This need to eliminate natural gas in new projects in order to achieve carbon neutrality in buildings by 2045 is demonstrated by analyses conducted by the California Energy Commission (CEC) in its California Building Decarbonization Assessment (CEC 2021a). CEC published the California Building Decarbonization Assessment primarily in response to the requirements of AB 3232, which required CEC to evaluate how the State can reduce GHG emissions from its residential and commercial building stock by at least 40 percent below 1990 levels by 2030. But CEC went beyond just analyzing that 2030 goal and evaluated what will be necessary to achieve the longer-term goal of carbon neutrality by 2045. The analysis considered a number of different scenarios and projected the total GHG emissions from residential and commercial buildings under each of them. The results of CEC's analysis are shown graphically in Figure 1.

Figure 1 Effectiveness of CEC-Modeled Electrification Scenarios at Achieving Carbon Neutrality by 2045



Source: CEC 2021a:14

The CEC's analysis shows that only the most aggressive electrification scenario will put the building sector on track to reach carbon neutrality by 2045. Anything that hinders such aggressive efforts will jeopardize California's chances of achieving full building decarbonization by 2045 and impair the state's ability to reach its long-term climate goals. Installing natural gas infrastructure in new buildings will do so because it will add even more infrastructure that will need to be retrofit with electricity between now and 2045. New projects therefore need to eliminate natural gas in order to implement their "fair share" of achieving the long-term 2045 carbon neutrality goal. If a project does not use natural gas in its buildings, then a lead agency can conclude that it is consistent with achieving the 2045 carbon neutrality goal and will not have a cumulatively considerable impact on climate change. If a project does use natural gas, then it will hinder California's ability to decarbonize its building sector. In that case, the lead agency should conclude that it will make a cumulatively considerable impact and treat it as significant.

4.3.2 Transportation

The second principal source of GHG emissions associated with land use comes from transportation. Decarbonization of the transportation infrastructure serving land use development will come from shifting the motor vehicle fleet to EVs, coupled with a shift to carbon-free electricity to power those vehicles. Land use projects cannot directly control whether and how fast these shifts are implemented, but they can and do have an important indirect influence on California's transition to a zero-carbon transportation system.

New land use development can influence transportation-related emissions in two areas related to how it is designed and built. First, new land use projects need to provide sufficient EV charging infrastructure to serve the needs of project users who will be driving EVs. If project users cannot find the charging

infrastructure they need to charge their vehicles at the residential, commercial, and other buildings they frequent, they will be discouraged from switching to an EV. But if those buildings provide sufficient charging infrastructure to make driving an EV easy and efficient, then users will find it easy to choose to drive an EV, and the rate of EV penetration will be accelerated. It is therefore very important for land use projects to provide the EV charging infrastructure needed to support growing EV usage.

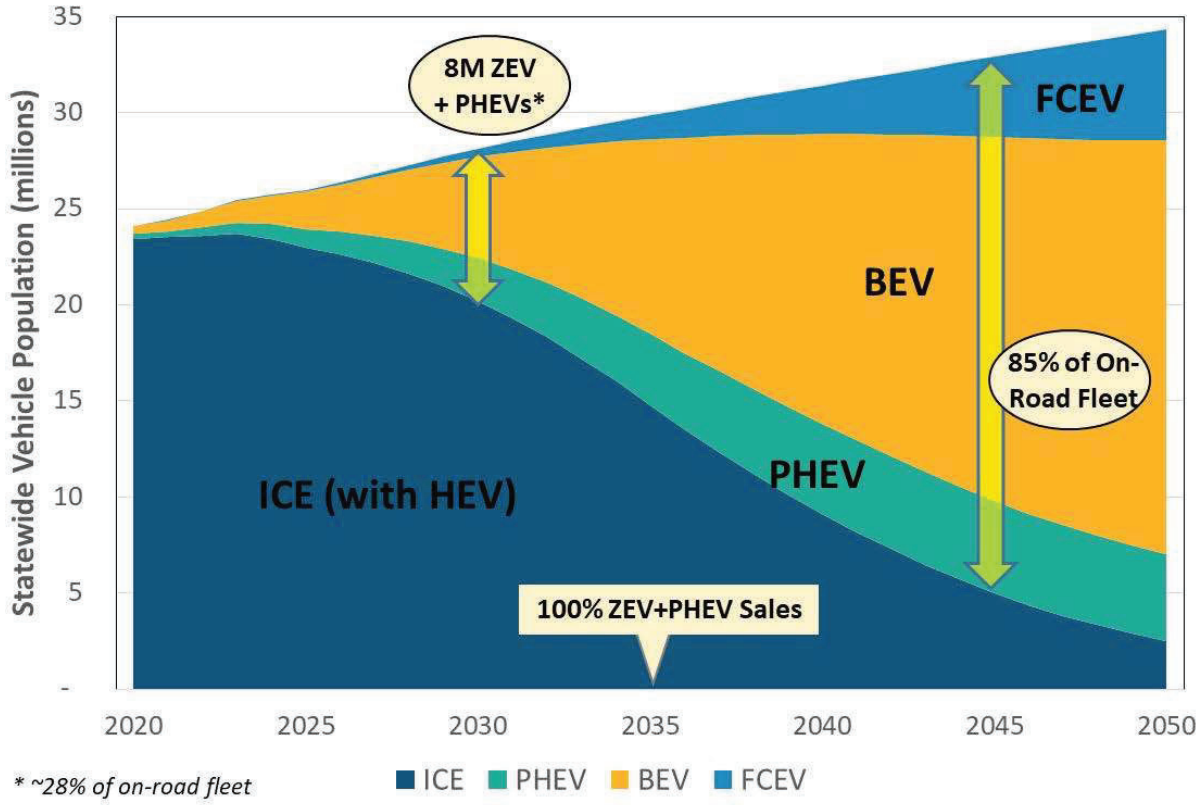
Second, new land use projects can influence transportation-related GHG emissions by reducing the amount of VMT associated with the project. Motor vehicle transportation does not need to be eliminated entirely in order for the land use sector to achieve carbon neutrality, as carbon-free vehicle technology can be used (e.g., EVs powered by carbon-free electricity sources). But for that goal to be realistically implemented by 2045, California will need to reduce its per-capita VMT. How land use development is designed and sited can have a significant influence on how much VMT the project will generate. New land use projects need to provide alternatives to motor vehicle–based transportation such that VMT per capita can be reduced to levels consistent with achieving carbon neutrality by 2045.

The design elements that new land use projects need to incorporate to address these two areas are outlined below.

EV CHARGING INFRASTRUCTURE

To implement the decarbonization of California's motor vehicle transportation, the California Air Resources Board (CARB) has adopted a comprehensive Mobile Source Strategy incorporating a suite of policies to promote the shift away from fossil fuel–powered vehicles (CARB 2021b). These policies include aggressive targets for EV penetration, including Executive Order B-16-12's goal of 1.5 million zero-emission vehicles (ZEVs) on the road by 2025 and Executive Order N-79-20's call for all new light-duty vehicles sold in California to be battery electric or plug-in hybrid by 2035. CARB's modeling projects that these efforts will result in as many as 8 million light-duty EVs in the statewide fleet by 2030 and that 85 percent of the on-road fleet will be EVs by 2045 (CARB 2021b:94–95). The results of CARB's modeling for its 2020 Mobile Source Strategy scenario are shown in Figure 2, below.

Figure 2 Statewide Light-Duty Vehicle Technology Penetration in the On-Road Fleet



Source: CARB 2021b

Notes: BEV = battery electric vehicle; FCEV = fuel cell electric vehicle; HEV = hybrid electric vehicle; ICE = internal combustion engine vehicle; PHEV = plug-in electric vehicle; ZEV = zero emission vehicle.

Implementing this widespread shift to EVs will require the installation of extensive EV charging infrastructure, and new development will need to provide its "fair share" of that infrastructure. Indeed, new development has an especially important role to play, as installing EV charging infrastructure in new buildings is far less expensive than retrofitting existing buildings. CARB has found that installing EV charging infrastructure in a new building can save an estimated $7,000–$8,000 per parking space compared with retrofitting it later (CARB 2019a:19).

The requirements for EV charging infrastructure in new land use development projects are governed by the CALGreen regulatory standards. These standards are set forth in Title 24 of the California Code of Regulations, and they are regularly updated on a 3-year cycle. The CALGreen standards consist of a set of mandatory standards that are legally required for new development, as well as two more aggressive sets of voluntary standards known as Tier 1 and Tier 2. Although the Tier 1 and Tier 2 standards are voluntary, they often form the basis of future mandatory standards adopted in subsequent updates.

The CalGreen standards have recently been updated (2022 version) and will be in effect from January 1, 2023, through December 31, 2025. The 2022 CALGreen standards seek to deploy additional EV chargers in various building types, including multifamily residential and nonresidential land uses. They include requirements for both EV capable parking spaces and the installation of Level 2 EV supply equipment for multifamily residential and nonresidential buildings. The 2022 CALGreen standards go beyond previous

iterations and include requirements for both EV readiness and the actual installation of EV chargers. As with previous iterations, the 2022 CALGreen standards include both mandatory requirements and more aggressive voluntary Tier 1 and Tier 2 provisions.

The 2022 CALGreen mandatory standards were adopted based on what will be required to serve anticipated EV charging demand through the year 2025. CARB evaluated what will be required to serve demand through 2025 as part of its role in ensuring that the CALGreen standards support California's long-range climate goals pursuant to AB 341 (Health and Safety Code Section 18930.5[b]). CARB suggested a number of necessary revisions for the 2022 iteration of the standards, including an increase in the percent of parking spaces in certain types of projects that must be EV-capable from the earlier 6 percent to the current 10 percent. These revisions were based on CARB's assessment of the level of EV infrastructure that will be required to support the Executive Order B-16-12 target of 1.5 million ZEVs on the road by 2025. CARB conducted this analysis in 2019 using the Electric Vehicle Infrastructure Projection model (EVI-Pro) developed by the National Renewable Energy Laboratory and the California Energy Commission. Using EVI-Pro, CARB projected the amount of EV charging infrastructure required by 2025 and then calculated the amount of infrastructure expected by 2025 under existing mandatory codes and standards. The results of this analysis showed a gap between what would be achieved under existing codes and standards and what will be needed as of 2025 (CARB 2019a). The revised 2022 CALGreen mandatory standards adopted for the current 2023–2025 cycle are intended to close this gap and ensure that the charging infrastructure needs of 2025 will be met.

However, providing EV charging infrastructure to meet expected demand as of 2025 will not be sufficient to support the much more extensive level of EV penetration anticipated farther into the future. As shown in Figure 2, the number of EVs on the road is projected to grow exponentially, and the demand for EV charging infrastructure will increase accordingly. If a project provides only enough infrastructure to satisfy 2025 demand, it will fall well short of what project users will need as the State progresses toward 2045. The Air District therefore recommends using the more aggressive Tier 2 CALGreen standards to evaluate whether new land use development projects will provide their "fair share" of EV charging infrastructure. This approach is also consistent with CARB's assessment that the Tier 2 standards will need to be made mandatory in CALGreen to support the exponential increase in EV adoption rates as we move past 2025 (CARB 2019a:16).

Looking toward a post-2025 horizon is also appropriate because land use development projects have a long lifetime and will be in use in future years when extensive EV penetration is projected. To be consistent with implementing California's 2045 climate goals, such projects cannot simply provide a level of infrastructure aimed at 2025 levels of EV use, as is reflected in the current CALGreen mandatory standards. A new land use development project will need to implement the more aggressive Tier 2 CALGreen standard for its impact to be less than significant in this area.

VEHICLE MILES TRAVELED

With respect to VMT, CARB studies have shown that California will not be able to achieve its long-term climate goals if we continue our current high level of VMT per capita. The State will need to significantly reduce its VMT per capita in order to attain the goal of carbon neutrality by 2045 (CARB 2021b:105–126).

New land use projects have an important role to play in doing so, as the way a project is sited and designed can significantly affect how the people who use the project will get around. For example, project siting and design can affect whether project users will be forced into making long car trips on a regular basis or whether they will be able to take advantage of alternative transportation options for their daily travel needs. New land use projects will need to be built with reduced levels of VMT per capita in order to implement their "fair share" of what it will take to eliminate GHG emissions from the transportation sector.

CARB has developed an analytical methodology for determining the level of VMT reduction that will be necessary to achieve California's long-term GHG emissions goals. This methodology calculates the total statewide VMT that California can accommodate and still hit its emissions targets and then divides that total statewide VMT by the State's projected population as of the target year. This calculation gives the amount of VMT per capita that the State can accommodate consistent with achieving the target. CARB's methodology then compares this targeted VMT-per-capita number with current VMT per capita to establish the reduction from current baseline levels necessary in order to hit the target.

CARB developed this methodology in conjunction with the VMT-per-capita threshold that the Governor's Office of Planning and Research (OPR) adopted for evaluating transportation impacts pursuant to SB 743 (see CEQA Guidelines Section 15064.3). SB 743 required lead agencies to abandon the old "level of service" metric for evaluating a project's transportation impacts, which was based solely on the amount of delay experienced by motor vehicles. This metric was criticized for prioritizing motor vehicle transportation and disincentivizing alternative modes, such as public transit, walking, and biking. SB 743 tasked OPR with developing an alternative metric to assess transportation impacts, and it directed OPR to base its alternative metric on factors such as reducing GHG emissions and developing multimodal transportation networks (CEQA Section 21099[b][1]). OPR concluded that the VMT-per-capita metric was the most appropriate for this purpose, and it published new Guidelines Section 15064.3 in November 2017.

CARB applied its methodology in support of OPR's VMT-per-capita metric to determine the appropriate level of VMT reduction that would allow the State to attain its long-term emissions goals, looking initially to the 2050 long-term target of an 80-percent reduction in GHG emissions compared to 1990 levels (CARB 2019b). CARB found that total statewide VMT would need to be limited to 1,035 million miles driven per day in order to achieve that target, consisting of 908 million light-duty-vehicle miles and 127 million heavy-duty-vehicle miles. With the State's population projected to grow to 49 million people by 2050, this works out to a per-capita VMT of 18.51 miles per day for light-duty vehicles and 21.09 miles per day for all vehicle types combined.[6] Given current baseline per-capita VMT levels of 22.24 miles per day for light-duty vehicles and 24.61 miles per day for all vehicle types, the reductions needed to achieve the 2050 goal are 16.8 percent for light-duty vehicles and 14.3 percent for all vehicle types combined. CARB's calculations are summarized in Table 1.

[6] Statewide population projections are provided by the California Department of Finance, and VMT projections are provided by CARB's scenario planning tool, Vision (CARB 2019b:5).

Table 1 Per-Capita VMT Reductions Necessary to Attain 2050 GHG Reduction Target

	Light-Duty Vehicles	All Vehicle Types
Baseline VMT/capita	22.24 miles per day	24.61 miles per day
2050 VMT/capita	18.5 miles per day	21.09 miles per day
Reduction needed	**16.8%**	**14.3%**

Based on this analysis (as well as other factors), OPR recommended using a 15-percent reduction in per-capita VMT as an appropriate threshold of significance for evaluating transportation impacts, as this level of VMT addresses transportation and corresponds to what would be needed to attain the State's 2050 climate target (OPR 2018).[7]

CARB is currently updating this analysis for the 2045 carbon neutrality target in connection with its 2022 Scoping Plan Update. Although that work is ongoing and CARB has not finalized its revised analysis, CARB has suggested that it will use the same 15-percent-per-capita VMT reduction threshold that it derived in connection with the 2050 target. Specifically, in October 2021, CARB updated its Mobile Source Strategy, an important constituent of the Scoping Plan, using the same 15-percent reduction target as used in previous plans (CARB 2021b:105). The Air District therefore recommends that lead agencies use OPR's 15-percent per-capita VMT reduction threshold for evaluating land use projects (OPR 2018). Alternatively, to the extent CARB determines that a different threshold would be more appropriate for purposes of the 2045 carbon neutrality target in connection with its work on the 2022 Scoping Plan Update, lead agencies should use that 2045-specific threshold instead. If a land use project is designed and built so that its associated VMT per capita is reduced to the extent determined to be necessary by CARB, then it will implement its "fair share" of the VMT reductions needed to attain the State's long-term climate goals and can be found to have a less-than-significant climate impact.

Finally, it is worth noting that some local jurisdictions may have developed their own VMT-per-capita thresholds for use in CEQA transportation analyses pursuant to SB 743. If such a jurisdiction-specific VMT-per-capita threshold is available and applicable, the Air District recommends that lead agencies use it in their climate impact analyses, provided that it was established based on what it will take to achieve California's long-term climate goals in a manner akin to the analysis outlined above. If an SB 743 transportation threshold is not established at a level commensurate with achieving those climate goals, then it would not be appropriate to use it to evaluate climate impacts. But if it is based on the level of VMT necessary for the local jurisdiction to attain climate neutrality by 2045, then a lead agency can use it to evaluate whether a project is doing its "fair share" with respect to ensuring that VMT is reduced sufficient to achieve the State's climate goals.

OPR has provided guidance to local jurisdictions on choosing appropriate local VMT reduction thresholds in its Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR 2018). The advisory contains technical recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. It specifies recommended thresholds of significance for residential, office, and retail projects,

[7] The 15-percent reduction is compared to existing VMT per capita measured as either regional VMT per capita or city VMT per capita (OPR 2018:15).



which are reflected in the "Thresholds for Land Use Projects" section on page 10 of this document. These types of projects reflect the vast majority of land use projects implemented in the Bay Area. For other types of projects, lead agencies should follow the guidance provided in the OPR advisory. OPR may update or supplement this advisory in the future in response to new information and advancements in modeling and methods, so lead agencies should continue to track the development of the advisory and always use the most recent version.

5 THRESHOLDS FOR GENERAL PLANS AND SIMILAR LONG-TERM COMMUNITY-WIDE PLANNING DOCUMENTS

Local governments are essential partners in achieving California's goal to reduce GHG emissions. Local governments not only approve specific land use development projects but have primary authority to plan for and zone how and where land is developed within their jurisdiction to accommodate population growth and the changing needs of their communities. CEQA also applies to these planning decisions, and local governments are required to evaluate the climate impacts when adopting such plans.

Thresholds for Plans (Must Include A or B)
A. Meet the State's goals to reduce emissions to 40 percent below 1990 levels by 2030 and carbon neutrality by 2045; or
B. Be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

5.1 REDUCING GHG EMISSIONS TO MEET GHG REDUCTION TARGETS

For long-term communitywide planning documents (e.g., general plans, long-range development plans, climate action plans) to have a less-than-significant climate impact, they must demonstrate that GHG emissions from the jurisdiction will decline consistent with California's GHG reduction targets of 40 percent below 1990 levels by 2030 and carbon neutrality by 2045. A city or county that plans to develop in a manner that will cause emissions to exceed these targets will hinder the State's ability to achieve its climate goals and thus will have a significant climate impact. Conversely, a city or county that will develop in a way that will meet those targets will support the State's ability to achieve its climate goals and thus will have a less-than-significant impact on GHG emissions. Therefore, a communitywide long-term plan must demonstrate that the community will have GHG emissions 40 percent below its 1990 levels by 2030 and support the State's goal of carbon neutrality by 2045.

5.2 CLIMATE ACTION PLANS

The Air District encourages local jurisdictions to develop climate action plans as a means of demonstrating that their communities—including existing and new buildings and infrastructure—will develop in accordance with meeting the statewide GHG reduction targets. A robust climate action plan identifies a land use design, a transportation network, goals, policies, and implementation measures that will achieve

the required GHG emissions targets of 40 percent below 1990 levels by 2030 and support the State's goal of achieving carbon neutrality by 2045. If a jurisdiction adopts such a climate action plan, it can then use that plan when it adopts its general plan updates and similar long-range planning documents to provide the basis for demonstrating that the jurisdiction's GHG emissions will decline consistent with the State's 2030 and 2045 targets. This demonstration will allow the jurisdiction to make the required CEQA determination that its general plan and similar planning documents will not have a significant climate impact, as discussed in Section 5.1, above.

Furthermore, a robust climate action plan developed and adopted in accordance with the requirements for a "plan for the reduction of greenhouse gas emissions" set forth in CEQA Guidelines Section 15183.5 will provide additional benefits related to approving specific development projects. Guidelines Section 15183.5(b)(2) provides that if a jurisdiction has adopted a climate action plan that satisfies all of the Section 15183.5 requirements, the jurisdiction can find that a project that is consistent with the plan will not make a cumulatively considerable contribution to global climate change under CEQA. Adopting a climate action plan with requirements and implementation measures governing specific types of projects—and what those projects must do to ensure that the jurisdiction's GHG emissions achieve the required targets—can provide a great deal of certainty for project applicants and agency decision makers. A proposed project that complies with all the specified requirements and implementation measures will not be found to be significant under Guidelines Section 15183.5(b)(2). Local jurisdictions also will be able to tailor the applicable requirements and mitigation measures to their specific communities rather than rely on the Air District's general thresholds for evaluating land use projects, discussed in Section 4, above.

CEQA Guidelines Section 15183.5(b)(1) lays out the specific criteria to be included in local GHG reduction strategies that can enable CEQA streamlining benefits for future land use projects. Such plans must:

- quantify GHG emissions, both existing and projected over a specified period, resulting from activities in a defined geographic area;
- establish a level, based on substantial evidence, below which the contribution to GHG emissions from activities covered by the plan would not be cumulatively considerable;
- identify and analyze the GHG emissions resulting from specific actions or categories of actions anticipated in the geographic area;
- specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;
- establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels; and
- be adopted in a public process following environmental review.

These requirements are somewhat vague in some cases, and the Air District cautions jurisdictions developing climate action plans to take care that their plans are comprehensive and fully satisfy the letter and the spirit of the Section 15183.5 process. Climate action plans that do not satisfy all of these required

elements will not be eligible for use in approving later projects under Guidelines Section 15183.5(b)(2), and they will not provide the substantial evidence necessary to demonstrate that the jurisdiction's general plan updates and related long-range planning documents will have a less-than-significant impact as outlined in Section 5.1.

The Air District has published guidance on how a jurisdiction can develop a climate action plan that satisfies the requirements of Guidelines Section 15183.5(b)(1), which is included as Appendix C to the CEQA Air Quality Guidelines document. Jurisdictions developing climate action plans should refer to and follow that guidance to strengthen their plan's ability to comply with all Section 15183.5(b)(1) requirements and allow it to be used to evaluate climate impacts under Section 15183.5(b)(2).

The Air District strongly encourages jurisdictions to adopt local GHG reduction strategies—either as a stand-alone climate action or sustainability plans or as a part of the general plan—that meet the Section 15183.5(b)(1) criteria. Adopting a robust GHG reduction strategy that satisfies these requirements can bring many benefits to the community:

- It will identify measures that the city or county will need to take to ensure that its GHG emissions will be consistent with the statewide climate protection targets, that the jurisdiction can then use to make the consistency determination for its general plan updates.
- The city or county will be able to use the Section 15183.5(b)(1)–compliant GHG reduction strategy to approve specific land use development projects that are consistent with the strategy. This will provide a method for analyzing projects under CEQA that is tailored to the specific needs and policy goals of the individual jurisdiction, and it will allow the city or county to use that tailored methodology instead of the more general thresholds approach developed by the Air District for use regionwide.
- Cities and counties can develop Section 15183.5(b)(1) GHG reduction strategies immediately, without waiting for their next general plan update cycle.

This approach to local climate planning, tied to the SB 32 and carbon neutrality goals, promotes reductions on a plan level without impeding the implementation of GHG-efficient development, and recognizes the initiative of many Bay Area communities that have already developed or are developing a GHG reduction plan. A qualified climate action plan will provide the evidentiary basis for making CEQA findings that development consistent with the plan will result in feasible, measurable, and verifiable GHG reductions consistent with broad State goals such that projects approved under the plan will achieve their "fair share" of GHG emission reductions.

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CARB. *See* California Air Resources Board.

CEC. *See* California Energy Commission.

E3. *See* Energy and Environmental Economics.

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HCD. *See* California Department of Housing and Community Development.

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Lerman, Sam. Air resources engineer. Sustainable Transportation and Communities Division, California Air Resources Board. August 25, 2021—email to Hannah Kornfeld of Ascent Environmental regarding multifamily development electric vehicle infrastructure under the Tiers 1 and 2 of the 2022 CALGreen Standards.

OPR. *See* Governor's Office of Planning and Research.

ATTACHMENT F
VISTA IRRIGATION DISTRICT SERVICES AVAILABILITY FORM

1 - 205

PAID
DEC 17 2020 JM
#241 $292.00
VISTA IRRIGATION DISTRICT

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

Eugene Chi
Owner's Name Phone

2 Sugarcane Ln
Owner's Mailing Address Street

Ladera Ranch CA 92694
City State Zip

ORG_____ **W**
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 Multi-family Residential project

B. ☒ Residential . . . . . Total number of dwelling units 7
☐ Commercial. . . . . Gross floor area_____
☐ Industrial . . . . . Gross floor area_____
☐ Other . . . . . Gross floor area_____

C. ☒ Total Project acreage 1/2 ac Total number of lots 7 units, 1 lot

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s)
(Add extra if necessary)

183-074-04-00	

Thomas Guide Page _____ Grid _____
1555 Sunbury Ct
Project address Street
Vista, CA 92084
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: _____ Date: 12/12/2020

Address: 2 Sugarcane Ln Ladera Ranch, CA 92694 Phone: 949-444-9294

(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: Vista Irrigation District Service area Vista

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 2. (Number of sheets)
☐ Project will not be served for the following reason(s):_____

C. ☒ **District conditions are attached. Number of sheets attached:** 2 (two)
☐ **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?**_____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ Print Name Randy Whitmann

Print Title Director of Engineering Phone (760) 597-3187 Date 12/17/20

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

SDC PDS RCVD 12-23-20
DB20-002

VISTA IRRIGATION DISTRICT

1391 Engineer Street • Vista, California 92081-8840
Phone (760) 597-3100 • Fax: (760) 598-8757
www.vidwater.org

Board of Directors

Richard L. Vásquez, *President*
Paul E. Dorey
Jo MacKenzie
Marty Miller
Patrick H. Sanchez

Administrative Staff

Brett L. Hodgkiss
General Manager
Lisa R. Soto
Board Secretary
David B. Cosgrove
General Counsel

December 17, 2020

County of San Diego
Planning & Development Services – Zoning Counter
5510 Overland Avenue, Suite 110
San Diego CA 92123

Owner Eugene Chi Location 1555 Sunbury Ct LN _____
Impact Statement _____ TSM No. _____ TPM No. _____
PC No _____ SDP _____ Parcel No. 183-074-04

NOTICE: This is a preliminary review of the project. Additional requirements may be imposed should conditions warrant. **This letter does not constitute a commitment for water service**. Commitments for water service are made by separate documents, such as accepted meter applications or executed construction contracts, or by separate letters of commitment. Water service will only be provided under the Rules and Regulations of the District, after all required fees have been paid and all District conditions have been satisfied. This letter is for informational purposes and intended for planning purposes only.

X Totally within the Vista Irrigation District.

X All Grading and Improvement plans are required to be submitted to District for review and approval, including all City/County conditioned offsite improvements that are required in proximity to existing waterlines. All offsite improvements must be disclosed to the District and may require waterline replacement or relocation due to resulting encroachments.

_____ All or a portion of the project is not within the boundaries of the Vista Irrigation District. The land not within the Vista Irrigation District is not eligible for water service from the District. _____ should be contacted for water service availability.

X One or more of the following requirements apply in order for the District to supply water to this project:
- A public waterline extension
- Installation of a reduced pressure detector assembly (RPDA) to serve your private system
- Installation of water facilities off existing District Waterlines(s)
- All lots being created must be adjacent to a public water main and served through individual water meter(s) and/or RPDA(s).

_____ A Specific Easement (ref. Vista Irrigation District Standard Drawing 5-1) is necessary for existing waterline. In addition, the District may require easements through the property for future extensions. If any off-site easements are needed, the owner of the property is responsible for obtaining them and for the expenses that may be incurred.

X District Blanket Easement No. C33 encumbers the property. Specific Easement No. ____ encumbers the property.

_____ An existing District waterline crosses or is adjacent to the land being developed (see-attached plat) and should be shown on the final map. These waterlines may need to be replaced or relocated due to the grading operations or project configuration.

X Pursuant to Water Code Section 537 et seq. (or subsequent California Building Standards Code updates conforming to Section 537), all newly constructed multiunit residential and newly constructed mixed-use residential and commercial structures, for which an application for water service is submitted after January 1, 2018, are required to measure the quantity of water supplied to each individual residential dwelling unit as a condition of new water service (District Rules and Regulations Section 3.12.3.J Meter

Rules). The owner of the structure shall be responsible for installing and reading sub-meters and complying with all applicable laws and regulations.

_____ An off-site meter is being created by this minor/major subdivision and is subject to further rules and regulations.

__X__ Service is not being provided via existing water meters. Additional meters or water facilities may be needed.

__X__ This project is subject to payment of the District's Capacity Fee as well as the San Diego County Water Authority's Capacity Charge at the time application is made for water service.

_____ In order to provide fire protection reliability and minimize water quality concerns, this project may require more than one connection to the District's system in order to create a loop.

_____ A complete hydraulic analysis and design study will be required to determine available domestic service pressures, fire flow availability, on-site and/or off-site system improvements required to serve the project. The owner is to contact the District's Engineering Department to make arrangements for the study.

_____ When the required fire flow amount and fire hydrant locations are known, the developer and his engineer must meet with District staff to discuss water service to the site.

_____ Irrigation system(s) shall be designed and constructed per the "Rules and Regulations for the Use of Reclaimed Water Within the Vista Irrigation District."

_____ If the owner of this residential development desires to construct it in phases, he is required to request it in writing before or at the time the improvement plans are submitted to the District for plan checking. The owner must also get written approval from the City of Vista Building Department.

__X__ The District's water system design criteria requires that a **minimum residual** pressure of 30 psi during peak hour conditions be provided **at each water meter** required for the project. Additionally, required fire flows for the project must maintain a minimum of 20 psi during maximum day conditions. The District has 12-inch size waterline in S. Santa Fe Avenue with a maximum hydraulic gradient of 837 feet. The owner shall contact the Fire Agency having jurisdiction over this project to obtain fire flow requirements and fire control facilities needed to serve the project and inform the District to determine if a hydraulic analysis is necessary.

Meters serving commercial, industrial, agricultural, governmental, or multi-family residential zoned lands; any property with a well, private pumping system, auxiliary water supply, where substances harmful to health have the potential to enter the water supply, or where cross-connections are likely to occur; and dedicated fire protection and irrigation uses are required to have a District approved backflow prevention device. The project may trigger the requirement under District Rules and Regulations for existing water service facilities of private customers in proximity to the project to install a District approved backflow prevention device as a result of this development. Notice to all affected District customers of this potential requirement must be provided by the project applicant in connection with public noticing requirements for the project and prior to project approval, and the applicant may obtain addresses and contact information from the District to accomplish such notice. If fire hydrants are required which are not adjacent to any District waterlines or which are adjacent to undersized waterlines, a waterline extension may be required which may also require specific easements.

If you have any questions, please contact us at (760) 597-3116.

Sincerely,

Randy Whitmann
Director of Engineering

RW/js

ATTACHMENT G
VISTA FIRE DISTRICT SERVICE AVAILABILITY FORM

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Eugene Chi — Owner's Name — 949-444-9294 — Phone

2 Sugarcane Ln — Owner's Mailing Address — Street

Ladera Ranch — City — CA — State — 92694 — Zip

ORG_____ **F**
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- ☐ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Rezone (Reclassification) from_____ to_____ zone.
- ☐ Major Use Permit (MUP), purpose:_____
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☒ Other New Multifamily Residential Construction
- ☐ Specific Plan or Specific Plan Amendment
- ☐ Certificate of Compliance:_____

B.
- ☒ Residential . . . . . Total number of dwelling units 7
- ☐ Commercial . . . . . Gross floor area_____
- ☐ Industrial . . . . . Gross floor area_____
- ☐ Other . . . . . Gross floor area_____

C. Total Project acreage 0.6 ac Total lots 1 Smallest proposed lot_____

Assessor's Parcel Number(s) (Add extra if necessary)

183-074-04-00	

Thomas Guide. Page _____ Grid _____

2 Sugarcane Ln — Project address — Street

Vista, CA 92084 — Community Planning Area/Subregion — Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature:_____ Date: Nov 30. 2020

Address: 2 Sugarcane Ln Ladera Ranch, CA 92694 Phone: 949-444-9294

(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: Vista Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project: Fire Station #2 1050 Valley Dr Vista 92084 1 mile

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 3 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.

Mark Vierow — *Authorized Signature*
Mark Vierow Assist. Fire Marshal — *Print Name and Title*
760-643-5350 — *Phone*
12-1-20 — *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

SDC PDS RCVD 12-23-20
DB20-002

Attachment D – Environmental Findings

ENVIRONMENTAL FINDINGS
Chi CC in-lieu of TM & Final Map
PDS2026-TMC-26-0029
PDS2026-ER-26-08-014

December 4, 2026

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines G Section: 21159.25 and section G 15061(b)(3) for the reasons stated in the Notice of Exemption on file with Planning & Development Services as Environmental Review Number PDS2026-ER-08-014.

2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.)

3. 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.).

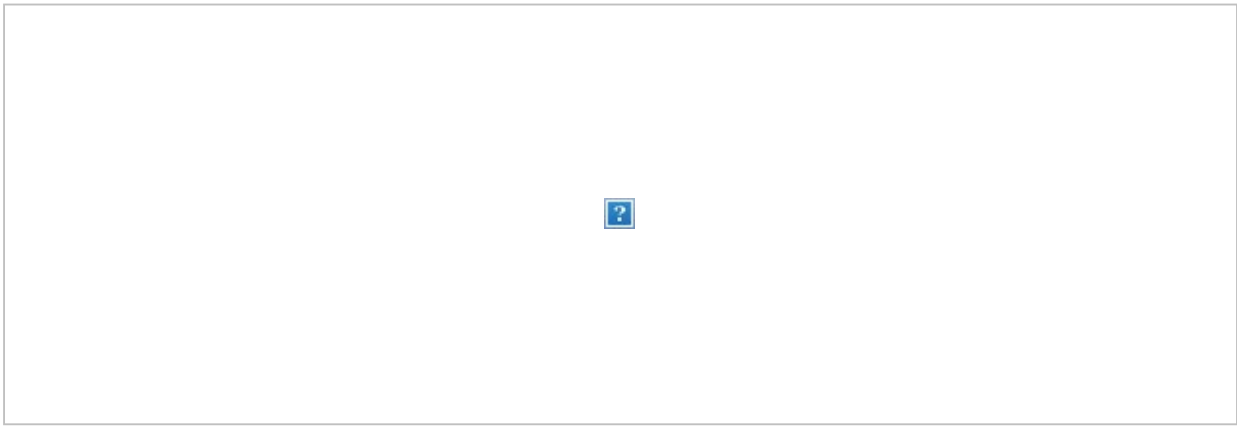
Attachment E – Public Documentation

From: Cereceres, Benjamin
To: Debbie Fisher
Subject: PDS2026-TMC-26-0029 - Chi CC In-Lieu of TM
Date: Thursday, October 29, 2026 3:11:48 PM
Attachments: image001.png
PDS2020-DB-20-002.pdf
image002.png

Good afternoon Debbie:

I hope your week is going well; I wanted to follow up and provide an update regarding your inquiry below. The current application for the property is limited to a request for Certificate of Compliance in lieu of a Tentative Map and Final map for a condominium project on a single parcel.

When the item is taken to Planning Commission for review and recommendation, no action will be taken regarding the number of residential units. The property owner previously obtained approval of a Density Bonus permit from County, which permits the development of 7-unit and 1 Accessory Dwelling Unit (ADU). I have attached a copy of the approval for the Density Bonus for reference. Below is a breakdown on how the number of units was determined in the Density Bonus:



Lastly, the minimum lot size for the property is 6,000 square feet. This standard applies to the parcel itself and not the lot size minimum per each residential unit. The Land Use Designation is the primary tool we use to determine how many units are permitted on the site.

Please feel free to reach out should you have any questions or if you would like to discuss further.

Thanks,

Ben



From: Debbie Fisher <debbiefisher12@gmail.com>
Sent: Monday, June 8, 2026 8:08 AM
To: Cereceres, Benjamin <Benjamin.Cereceres@sdcounty.ca.gov>
Subject: Re: [External] TMC26-0029 PDS-PLN-524

Thanks, I look forward to hearing from you.

On Mon, Jun 8, 2026, 8:07 AM Cereceres, Benjamin <Benjamin.Cereceres@sdcounty.ca.gov> wrote:

> Good morning Debbie:
>
> Thanks for reaching out and providing input on the case above, I will look into your inquires and get back to you.
>
> Thanks,
>
> Ben



From: Debbie Fisher <debbiefisher12@gmail.com>
Sent: Friday, June 5, 2026 5:59 PM
To: Cereceres, Benjamin <Benjamin.Cereceres@sdcounty.ca.gov>
Subject: [External] TMC26-0029 PDS-PLN-524

Hello Benjamin,
Thank you for sending the plat information for this project. In researching things, I found that 7unit apartments can not be built on 0.6 acres, Also I looked at the meaning of Village Residential VR-7.3 and that it states approximately 6,000 square feet is required per unit . That would require a total of 43,800 square feet however, there is only 26,136 square feet in

0.6 acres.
So my question to you would be: "how can 7 unit apartments be built on just 0.6 acres???????
This can not be approved.or allowed!!

Also, I did not purchase my home with the possibility of a 7 unit complex being built!! It will definitely lower the value of my property. There are only single family units on this easement.

I'm sure there may be more to follow.
Please let me know if this is feasible.

Best regards,
Debbie Fisher
760-419-1078
1508 Sunbury Ct, Vista, CA 92084

From: Cereceres, Benjamin
To: "Kmhg263@gmail.com"
Subject: FW: PDS2026-TMC-26-0029 - Chi CC In-Lieu of TM (1555 Sunbury Court, Vista, CA 92084)(APN: 183-074-04-00)
Date: Tuesday, June 9, 2026 3:21:52 PM
Attachments: image001.png
1555 Sunbury_PLAT_MAP_6-3-2026.pdf
PDS2026-TMC-26-0029-PDS-PLN-715.pdf

Good afternoon Karen:

Per our conversation earlier today, attached you will find the plat and project description provided by the applicant.

Feel free to reach out should you have any questions or need anything else.

Thanks,

Ben

Benjamin Cereceres
Land Use/Environmental Planner II
Project Planning
Planning & Development Services
(619) 539-6135

Attachment F – Service Availability Forms

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Eugene Chi — Owner's Name — 949-444-9294 — Phone

2 Sugarcane Ln — Owner's Mailing Address — Street

Ladera Ranch — City — CA — State — 92694 — Zip

ORG_____ ACCT_____ ACT_____ TASK_____ DATE_____ AMT $_____ **F**

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- ☐ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Rezone (Reclassification) from_____ to_____ zone.
- ☐ Major Use Permit (MUP), purpose:_____
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☒ Other New Multifamily Residential Construction
- ☐ Specific Plan or Specific Plan Amendment
- ☐ Certificate of Compliance:_____

B.
- ☒ Residential . . . . . Total number of dwelling units 7
- ☐ Commercial . . . . . Gross floor area_____
- ☐ Industrial . . . . . Gross floor area_____
- ☐ Other . . . . . Gross floor area_____

C. Total Project acreage 0.6 ac Total lots 1 Smallest proposed lot_____

Assessor's Parcel Number(s) (Add extra if necessary)

183-074-04-00	

Thomas Guide. Page_____ Grid_____

2 Sugarcane Ln — Project address — Street

Vista, CA 92084 — Community Planning Area/Subregion — Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature:_____ Date: Nov 30. 2020

Address: 2 Sugarcane Ln Ladera Ranch, CA 92694 Phone: 949-444-9294

(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: Vista Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project: Fire Station #2 1050 Valley Dr Vista 92084 1 mile

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 3 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.

Mark Vierow — *Authorized Signature*

Mark Vierow Assist. Fire Marshal — *Print Name and Title*

760-643-5350 — *Phone*

12-1-20 — *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

SDC PDS RCVD 12-23-20
DB20-002

eugene_chi@hotmail.com

From: Mark Vierow <mvierow@vista.gov>
Sent: Tuesday, May 19, 2026 3:56 PM
To: eugene_chi@hotmail.com
Cc: 'Johnson, Michael D.'
Subject: RE: Fire service availability and Site Plan review for Multi-Family development 1555 Sunbury Ct - Vista

Good Afternoon,

The change in this project from multifamily to a condo project has no effect on fire service availability. The fire service availability is still in effect.

Mark Vierow
Fire Marshal
Vista Fire Rescue
200 Civic Center Drive
Vista, CA 92084
Direct: (760) 643-5350
mvierow@vista.gov
www.vista.gov

From: eugenechi@yahoo.com <eugenechi@yahoo.com>
Sent: Monday, May 18, 2026 11:09 AM
To: Mark Vierow <mvierow@vista.gov>
Cc: 'Johnson, Michael D.' <michael.johnson1@sdcounty.ca.gov>; eugene_chi@hotmail.com
Subject: Fire service availability and Site Plan review for Multi-Family development 1555 Sunbury Ct - Vista

You don't often get email from eugenechi@yahoo.com. Learn why this is important

Hi Mark,

Per our conversation, I am converting this Multifamily project to a Condo project.
The County of San Diego has asked that I go back to the agencies that provide services to this development and make sure nothing has changed.

Attached is a document for Fire Service Availability that was previously signed for my location at 1555 Sunbury Ct in Vista, CA.
The only change is that has occurred is an attached ADU was added to the project that you and I previously reviewed.
It increased the vertical square footage but did not change the Building footprint from the original design.

PLEASE REPLY ALL THAT THE FIRE SERVICE AVAILABILITY IS STILL IN EFFECT.

Thank you.

SDC PDS RCVD 05-29-26
TMC26-0029

Eugene Chi
Owner/Developer
(949) 444-9294

From: Eugene Chi <eugene_chi@hotmail.com>
Sent: Tuesday, February 9, 2021 3:24 PM
To: Mark Vierow <mvierow@ci.vista.ca.us>
Subject: RE: Fire service availability and Site Plan review for Multi-Family development 1555 Sunbury Ct - Vista

Hi Mark,

I would like to review my Site Plan one last time to make sure there are no issues from a Fire perspective.
I would only need about 15 minutes.

Let me know a couple options of when you can talk.

Thanks,

Eugene Chi
(949) 444-9294

From: Mark Vierow
Sent: Wednesday, December 2, 2020 8:46 AM
To: Eugene Chi
Subject: RE: Fire service availability and Site Plan review for Multi-Family development 1555 Sunbury Ct - Vista

Good morning,

Here is the Form 399F you requested. As for the fire flow, it is 1500 GPM at 20 psi. Any other questions please let me know. I look forward to our phone meeting on the 7th.

Mark Vierow
Assistant Fire Marshal/ Fire Investigator
Vista Fire Department
200 Civic Center Drive
Vista, CA 92084-6275
Direct (760) 643-5350
Fax (760) 643-2811
mvierow@cityofvista.com

From: Eugene Chi <eugene_chi@hotmail.com>
Sent: Monday, November 30, 2020 9:16 AM
To: Mark Vierow <mvierow@ci.vista.ca.us>
Subject: Fire service availability and Site Plan review for Multi-Family development 1555 Sunbury Ct - Vista [heur]

Hi Mark,

Hope you had a nice Thanksgiving. We've been talking on and off about this site development and I presented different versions of a multifamily project where now I have a plan I'm ready to lock on.

1. Since I'm in San Diego county, can you **sign off on this attached form** for Fire Service availability? *My fax # is below or you can email the form back to me.*
2. Vista Irrigation is also asking for **Fire Flow Information** per the attached PDF document.

The plan is to build **7 multifamily (3bed/2.5ba) units**: **A 6-plex** (1,425 sq ft/ unit, 2 stories, single attached garage) and a **standalone 7th unit which will be a Carriage house** with 8 covered parking spaces on the 1st floor and a 3bed/ 2ba 1,600 sq ft living area on the 2nd floor.

3. Also, can I **Review this Site plan with you?**
   The private driveway has a single entrance on Sunbury Ct but I have planned a Fire Access road on the left side.
   The private roads for the most part have a 24' wide path leading up to the private driveway.
   There is a Fire hydrant at the corner of S. Santa Fe Ave and Sunbury Ct.

I have time to talk at 3pm today or later this week.
Let me know what's convenient for you. Thank you.

Eugene Chi
Owner/Developer
1555 Sunbury Ct.
Cell: (949) 444-9294
Fax: (949) 429-2189

From: Eugene Chi <eugene_chi@hotmail.com>
Sent: Monday, October 19, 2020 2:13 PM
To:mvierow@cityofvista.com <mvierow@cityofvista.com>
Subject:FW: New Residential Development: Availability of City Services 1555 Sunbury Ct APN: 183-074-04-00

Hi Mark,
We met several years ago when I had a small residential project discussion with you on 1555 Sunbury Ct next to S. Santa Fe Ave in the unincorporated area of Vista just outside of city limits.
Since that time, I had to go through a re-zoning request and recently got that approved. I am going to submit for a Density Housing bonus which would grant me 6 units (3bed/2.5ba per unit) to be developed on this ½ acre site.
In addition, Vista Irrigation District will review any site plan after the Vista Fire established the fire flow requirement.
I've attached a preliminary site plan. Once I have a more formalized site plan, do we just do a review and you sign off on this San Diego County Fire Availability document?
Thanks.
Eugene Chi

(949) 444-9294

From: Raffi Mangassarian
Sent: Monday, October 19, 2020 10:53 AM
To: eugene_chi@hotmail.com
Cc: Roger Brenzel; Mark Vierow
Subject: FW: New Residential Development: Availability of City Services 1555 Sunbury Ct APN: 183-074-04-00

Hi Eugene,

Regarding the property, I have cc'd the City of Vista Fire and Sewer Departments for assistance and information;
Fire Department – Mark Vierow – mvierow@cityofvista.com
Sewer Engineering – Roger Brenzel – rbrenzel@cityofvista.com
For Water (Vista Irrigation District, VID) and school district, please see attached agency contact sheet.
Please be aware that in order to connect to City of Vista sewer, you will need to annex into the City of Vista fully, along with any properties currently existing between your property and the City boundary seen below. If these properties decide not to annex, sewer connect will not be permitted. Annexation application do require approval by the Planning Commission and the City Council. Processing timeframe is approximately 7-10 months from date of submittal. Application fee for annexation is $8,138.48.



I hope this information was useful. Please feel free to contact me if you have any questions.
Thank you,
Raffi Mangassarian| Assistant Planner
City of Vista Community Development Department

200 Civic Center Drive
Vista, CA 92084
Phone: (760) 643-5424
rmangassarian@cityofvista.com

From: Eugene Chi <eugene_chi@hotmail.com>
Sent: Monday, October 19, 2020 10:09 AM
To: Raffi Mangassarian <rmangassarian@ci.vista.ca.us>
Subject: New Residential Development: Availability of City Services 1555 Sunbury Ct APN: 183-074-04-00
Hi Raffi,
I left you a voicemail and it may be easier for you to respond by email.
I plan to develop on a lot located at 1555 Sunbury Ct, Vista, CA but this is in the unincorporated area of Vista under the San Diego County Planning jurisdiction.
They require as part of their Permitting process, for local utilities and schools to be made aware of this development and that local services are available for: **Fire, Sewer, Water and School.**
I plan on developing 3 duplexes (6 units) that are 3bed/2.5 ba each.
Do you have a single point of contact for each of these areas?
Attached is information about this property. Thank you.
Eugene Chi
1555 Sunbury Ct
Vista, CA 92084
APN: 183-074-04-00
(949) 444-9294
Eugene_Chi@hotmail.com

1 - 224

PAID
DEC 17 2020 JM
#241 $292.00
VISTA IRRIGATION DISTRICT

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

Eugene Chi
Owner's Name Phone

2 Sugarcane Ln
Owner's Mailing Address Street

Ladera Ranch CA 92694
City State Zip

ORG_____ **W**
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 Multi-family Residential project

B. ☒ Residential . . . . . Total number of dwelling units 7
☐ Commercial. . . . . Gross floor area_____
☐ Industrial . . . . . Gross floor area_____
☐ Other . . . . . Gross floor area_____

C. ☒ Total Project acreage 1/2 ac Total number of lots 7 units, 1 lot

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s)
(Add extra if necessary)

183-074-04-00	

Thomas Guide Page _____ Grid _____
1555 Sunbury Ct
Project address Street
Vista, CA 92084
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: _____ Date: 12/12/2020

Address: 2 Sugarcane Ln Ladera Ranch, CA 92694 Phone: 949-444-9294

(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: Vista Irrigation District Service area Vista

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 2. (Number of sheets)
☐ Project will not be served for the following reason(s):_____

C. ☒ **District conditions are attached. Number of sheets attached:** 2 (two)
☐ **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?**_____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ Print Name Randy Whitmann

Print Title Director of Engineering Phone (760) 597-3187 Date 12/17/20

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

SDC PDS RCVD 12-23-20
DB20-002

VISTA IRRIGATION DISTRICT

1391 Engineer Street • Vista, California 92081-8840
Phone (760) 597-3100 • Fax: (760) 598-8757
www.vidwater.org

Board of Directors

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David B. Cosgrove
General Counsel

December 17, 2020

County of San Diego
Planning & Development Services – Zoning Counter
5510 Overland Avenue, Suite 110
San Diego CA 92123

Owner Eugene Chi Location 1555 Sunbury Ct LN _____
Impact Statement _____ TSM No. _____ TPM No. _____
PC No _____ SDP _____ Parcel No. 183-074-04

NOTICE: This is a preliminary review of the project. Additional requirements may be imposed should conditions warrant. **This letter does not constitute a commitment for water service**. Commitments for water service are made by separate documents, such as accepted meter applications or executed construction contracts, or by separate letters of commitment. Water service will only be provided under the Rules and Regulations of the District, after all required fees have been paid and all District conditions have been satisfied. This letter is for informational purposes and intended for planning purposes only.

X Totally within the Vista Irrigation District.

X All Grading and Improvement plans are required to be submitted to District for review and approval, including all City/County conditioned offsite improvements that are required in proximity to existing waterlines. All offsite improvements must be disclosed to the District and may require waterline replacement or relocation due to resulting encroachments.

_____ All or a portion of the project is not within the boundaries of the Vista Irrigation District. The land not within the Vista Irrigation District is not eligible for water service from the District. _____ should be contacted for water service availability.

X One or more of the following requirements apply in order for the District to supply water to this project:
- A public waterline extension
- Installation of a reduced pressure detector assembly (RPDA) to serve your private system
- Installation of water facilities off existing District Waterlines(s)
- All lots being created must be adjacent to a public water main and served through individual water meter(s) and/or RPDA(s).

_____ A Specific Easement (ref. Vista Irrigation District Standard Drawing 5-1) is necessary for existing waterline. In addition, the District may require easements through the property for future extensions. If any off-site easements are needed, the owner of the property is responsible for obtaining them and for the expenses that may be incurred.

X District Blanket Easement No. C33 encumbers the property. Specific Easement No. ____ encumbers the property.

_____ An existing District waterline crosses or is adjacent to the land being developed (see-attached plat) and should be shown on the final map. These waterlines may need to be replaced or relocated due to the grading operations or project configuration.

X Pursuant to Water Code Section 537 et seq. (or subsequent California Building Standards Code updates conforming to Section 537), all newly constructed multiunit residential and newly constructed mixed-use residential and commercial structures, for which an application for water service is submitted after January 1, 2018, are required to measure the quantity of water supplied to each individual residential dwelling unit as a condition of new water service (District Rules and Regulations Section 3.12.3.J Meter

Rules). The owner of the structure shall be responsible for installing and reading sub-meters and complying with all applicable laws and regulations.

_____ An off-site meter is being created by this minor/major subdivision and is subject to further rules and regulations.

__X__ Service is not being provided via existing water meters. Additional meters or water facilities may be needed.

__X__ This project is subject to payment of the District's Capacity Fee as well as the San Diego County Water Authority's Capacity Charge at the time application is made for water service.

_____ In order to provide fire protection reliability and minimize water quality concerns, this project may require more than one connection to the District's system in order to create a loop.

_____ A complete hydraulic analysis and design study will be required to determine available domestic service pressures, fire flow availability, on-site and/or off-site system improvements required to serve the project. The owner is to contact the District's Engineering Department to make arrangements for the study.

_____ When the required fire flow amount and fire hydrant locations are known, the developer and his engineer must meet with District staff to discuss water service to the site.

_____ Irrigation system(s) shall be designed and constructed per the "Rules and Regulations for the Use of Reclaimed Water Within the Vista Irrigation District."

_____ If the owner of this residential development desires to construct it in phases, he is required to request it in writing before or at the time the improvement plans are submitted to the District for plan checking. The owner must also get written approval from the City of Vista Building Department.

__X__ The District's water system design criteria requires that a **minimum residual** pressure of 30 psi during peak hour conditions be provided **at each water meter** required for the project. Additionally, required fire flows for the project must maintain a minimum of 20 psi during maximum day conditions. The District has 12-inch size waterline in S. Santa Fe Avenue with a maximum hydraulic gradient of 837 feet. The owner shall contact the Fire Agency having jurisdiction over this project to obtain fire flow requirements and fire control facilities needed to serve the project and inform the District to determine if a hydraulic analysis is necessary.

Meters serving commercial, industrial, agricultural, governmental, or multi-family residential zoned lands; any property with a well, private pumping system, auxiliary water supply, where substances harmful to health have the potential to enter the water supply, or where cross-connections are likely to occur; and dedicated fire protection and irrigation uses are required to have a District approved backflow prevention device. The project may trigger the requirement under District Rules and Regulations for existing water service facilities of private customers in proximity to the project to install a District approved backflow prevention device as a result of this development. Notice to all affected District customers of this potential requirement must be provided by the project applicant in connection with public noticing requirements for the project and prior to project approval, and the applicant may obtain addresses and contact information from the District to accomplish such notice. If fire hydrants are required which are not adjacent to any District waterlines or which are adjacent to undersized waterlines, a waterline extension may be required which may also require specific easements.

If you have any questions, please contact us at (760) 597-3116.

Sincerely,

Randy Whitmann
Director of Engineering

RW/js

eugene_chi@hotmail.com

From: Nicholas Reardon <nreardon@vidwater.org>
Sent: Wednesday, May 20, 2026 8:15 AM
To: Eugene Chi
Subject: Re: Discuss VID Project: 1555 Sunbury Court; LN 2021-038

Hi Eugene,

At this time, if the only proposed change from the approved plans is condo's instead of apartments, VID does not object to this change. The public water infrastructure improvements will be the same in either scenario. VID will review any further changes or updates as this project gets closer to construction.

Sincerely,

Nick Reardon
Engineering Specialist I | Vista Irrigation District
1391 Engineer Street | Vista, CA 92081
P: 760-597-3137 | nreardon@vidwater.org

From: Eugene Chi <eugene_chi@hotmail.com>
Sent: Friday, May 15, 2026 12:21 PM
To: Nicholas Reardon <nreardon@vidwater.org>
Subject: RE: Discuss VID Project: 1555 Sunbury Court; LN 2021-038

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Nick,

Let me know if you would like to set up a call next week to review. This should be a straightforward request.

Thank you.

Eugene Chi

From: Eugene Chi
Sent: Tuesday, May 12, 2026 11:56 AM
To: Nicholas Reardon <nreardon@vidwater.org>
Subject: RE: Discuss VID Project: 1555 Sunbury Court; LN 2021-038

SDC PDS RCVD 05-29-26
TMC26-0029

Hi Nick,

Thanks for your time today. Attached are the approved Grading Plan and the County's Water availability form.

I am pursuing a Condo development vs a multifamily development due to the challenge of selling a Build-to-Rent project in a high interest rate environment.

As part of the County of San Diego's Condo Map review process, they don't distinguish if this is starting from a vacant land project or converting the project from Multifamily to a Condo project. They are requesting the Water Availability form which is attached. They said they will accept an email that nothing has changed.

Let me know if you have any questions. Thank you.

Eugene Chi
(949) 444-9294

From: Nicholas Reardon <nreardon@vidwater.org>
Sent: Wednesday, August 6, 2025 9:20 AM
To: Eugene Chi <eugene_chi@hotmail.com>; Tess Garnica <tgarnica@vidwater.org>; Diana Spencer <dspencer@vidwater.org>
Subject: RE: Discuss VID Project: 1555 Sunbury Court; LN 2021-038

Hi Eugene,

Sounds good, thanks for the update.

Sincerely,

Nick Reardon
Engineering Specialist I | Vista Irrigation District
1391 Engineer Street | Vista, CA 92081
P: 760-597-3137 | nreardon@vidwater.org

From: Eugene Chi <eugene_chi@hotmail.com>
Sent: Tuesday, August 5, 2025 3:49 PM
To: Tess Garnica <tgarnica@vidwater.org>; Diana Spencer <dspencer@vidwater.org>
Cc: Nicholas Reardon <nreardon@vidwater.org>
Subject: RE: Discuss VID Project: 1555 Sunbury Court; LN 2021-038

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Disregard, I will pick this up tomorrow. Thanks, Eugene

From: Eugene Chi
Sent: Tuesday, August 5, 2025 3:35 PM
To: Tess Garnica <tgarnica@vidwater.org>; Diana Spencer <dspencer@vidwater.org>
Cc: Nicholas Reardon <nreardon@vidwater.org>
Subject: RE: Discuss VID Project: 1555 Sunbury Court; LN 2021-038

I am dispatching someone to pickup the Grading Plans **today at 4:30pm.**
It would be great if you can have the plans standing by ready to be picked up.

Thanks!

Eugene Chi
(949) 444-9294

From: Eugene Chi <eugene_chi@hotmail.com>
Sent: Thursday, July 31, 2025 3:10 PM
To: Tess Garnica <tgarnica@vidwater.org>
Cc: Diana Spencer <dspencer@vidwater.org>; Nicholas Reardon <nreardon@vidwater.org>
Subject: RE: Discuss VID Project: 1555 Sunbury Court; LN 2021-038

I will pick this up in about a week.
Thanks for reviewing this!

Eugene

From: Tess Garnica <tgarnica@vidwater.org>
Sent: Thursday, July 31, 2025 12:54 PM
To: Eugene Chi <eugene_chi@hotmail.com>
Cc: Diana Spencer <dspencer@vidwater.org>; Nicholas Reardon <nreardon@vidwater.org>
Subject: Re: Discuss VID Project: 1555 Sunbury Court; LN 2021-038

Hi Eugene,

The Grading Plans for the subject project have been signed and are ready for pickup at our Engineering Counter. Our office is open Monday through Friday from 8am-5pm and we are located at 1391 Engineer Street, Vista, CA 92081.

Thank you and have a great day!

Sincerely,

Tess Garnica
Engineering Specialist I | Vista Irrigation District
1391 Engineer Street | Vista, CA 92081
P: 760-597-3157 | tgarnica@vidwater.org

1 - 230

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - SEWER

ZONING DIVISION

Please type or use pen

Owner's Name _____ Phone _____

Owner's Mailing Address _____ Street _____

City _____ State _____ Zip _____

ORG_____

ACCT_____

ACT_____

TASK_____

DATE_____ AMT $_____

S

DISTRICT CASHIER'S USE ONLY

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_____
☐ Commercial. . . . . Gross floor area_____
☐ Industrial . . . . . Gross floor area_____
☐ Other . . . . . Gross floor area_____

C. Total Project acreage _____Total lots_____Smallest proposed lot_____

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)

183-074-0400	

Thomas Guide Page _____ Grid _____

1555 Sunbury Ct., Vista CA
Project address Street

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:_____ Date:_____

Address:_____ Phone:_____

(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 Buena Sanitation Service area Unincorporated Vista

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. Applicant to construct sewer per BSD plan D4723. PDS510 & fees due before building permit**
☐ **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?** **See BSD plan D4723**

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	**Steve Nowak** *Print Name and Title*	**760-643-5403** *Phone*	**9-21-26** *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*

GENERAL NOTES

1. A CONSTRUCTION PERMIT IS REQUIRED FOR ALL CONTRACTORS PERFORMING ANY OF THE WORK SHOWN ON THIS PLAN. THE PERMIT CAN BE OBTAINED AT THE CITY OF DEVELOPMENT SERVICES CENTER, 600 EUCALYPTUS AVENUE, VISTA, CA. A PERMIT WILL BE ISSUED ONLY TO THE CONTRACTOR WHO IS TO PERFORM THE WORK. THE PERMITEE SHALL GIVE NOTICE TO THE CITY OF VISTA ENGINEERING INSPECTION DEPARTMENT FOR A PRECONSTRUCTION CONFERENCE AT LEAST 48 HOURS PRIOR TO COMMENCING THE WORK. ANY WORK DONE WITHOUT PROPER INSPECTION WILL BE SUBJECT TO REJECTION. PHONE: (760)639-6113 FOR INSPECTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE CALL:

UNDERGROUND SERVICE ALERT		(800) 422-4133
UNDERGROUND SERVICE ALERT	(SDG&E)	(800) 227-2600
SAN DIEGO GAS & ELECTRIC	(EMERGENCY)	(800) 411-7343
PACIFIC BELL TELEPHONE CO.	(EMERGENCY)	(DIAL) 611
VISTA IRRIGATION DISTRICT	(ENG. DEPT)	(760) 597-3116
VISTA IRRIGATION DISTRICT	(EMERGENCY)	(760) 597-3131
COX CABLE	(EMERGENCY)	(760) 599-6063
ADELPHIA COMMUNICATIONS	(EMERGENCY)	(760) 438-7741
CITY OF VISTA	(MAIN NUMBER)	(760) 726-1340
CITY OF VISTA	(ENG. DEPT. DIRECT LINE)	(760) 639-6111
CITY OF VISTA AFTER HOURS EMERGENCY DISPATCH FOR SEWER SPILLS OR STORM DRAIN CONTAMINATION CALL NORTH COMM DISPATCH	(EMERGENCY)	(858) 756-3006

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND THE SAN DIEGO SPECIAL SUPPLEMENT TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AS LAST AMENDED.
4. THE STRUCTURAL SECTION OF THE STREETS SHALL BE DESIGNED BASED ON "R" VALUES OF SOILS AND ON A T.I. OF 6. MINIMUM SECTION SHALL BE 4" A.C. ON 8" CLASS 2 BASE. STRUCTURAL SECTIONS DESIGN SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL DRIVEWAY APRONS, CURB & GUTTER, AND SIDEWALKS WITH AN 'R' VALUE LESS THAN 25 MUST HAVE MINIMUM OF 6" D.G. OR EQUAL.
5. "AS-BUILT" DRAWING(S) SHALL BE SUBMITTED BY THE ENGINEER OF WORK AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ACCEPTANCE OF THE IMPROVEMENTS. SEPARATE "AS-BUILT" DRAWING(S) SHALL BE SUBMITTED FOR THE STREET LIGHTING SYSTEM.
6. STREET TREES IN NEW DEVELOPMENTS ARE TO BE PLANTED AT A MINIMUM OF EVERY FORTY FEET OR ONE (1) TREE PER LOT WHICH EVER IS GREATER.
7. PRIOR TO CONSTRUCTION OF STREET LIGHTS, A PLAN [ON 24"x36" SHEET(S)] APPROVED BY SAN DIEGO GAS & ELECTRIC SHOWING EXACT PLACEMENT OF ALL STREET LIGHTS, PULL BOXES, SIZE AND LOCATION OF CONDUITS AND SOURCES OF POWER SHALL BE SUBMITTED TO THE CITY ENGINEER.

SPECIAL NOTES

1. THE FOLLOWING NOTES ARE PROVIDED TO GIVE INSTRUCTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES, AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.
2. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. NOTIFY ENGINEER OF WORK OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
5. BEFORE EXCAVATING FOR THIS CONTRACT, VERIFY LOCATION OF UNDERGROUND UTILITIES. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM AVAILABLE RECORDS ONLY AND MAY NOT REFLECT ALL EXISTING UTILITIES. LOCATIONS OF ALL EXISTING UTILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS BY CONTRACTOR PRIOR TO CONSTRUCTION OF WORK.
6. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
7. WHERE TRENCHES ARE ADJACENT TO FUTURE BUILDING SITES, SOILS REPORTS WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER.
8. SAFETY FENCES SHALL BE PROVIDED BY THE CONTRACTOR WHERE REQUIRED BY THE CITY ENGINEER.
9. DURING ACTIVE CONSTRUCTION, AREAS SHALL BE WATERED TO REDUCE FUGITIVE DUST.
10. CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO GRADE.
11. CONTRACTOR SHALL REMOVE/REPLACE/RELOCATE ALL EXISTING FACILITIES REQUIRED TO INSTALL PROPOSED IMPROVEMENTS.
12. CONTRACTOR SHALL REMOVE/REPLACE/RELOCATE ANY LANDSCAPING/HARDSCAPING WHICH CONFLICTS IN ANY WAY WITH THE INSTALLATION OR PROPER FUNCTIONING OF THE PROPOSED IMPROVEMENTS.
13. CURB HEIGHT SHALL BE 6" FACE UNLESS OTHERWISE NOTED ON THE PLANS.

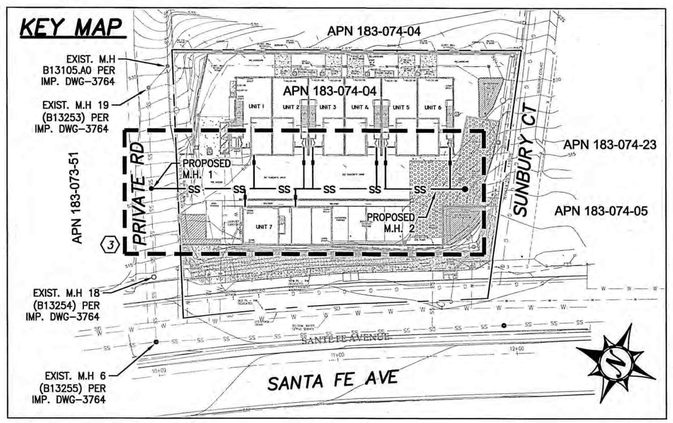
WORK LIMITATIONS:

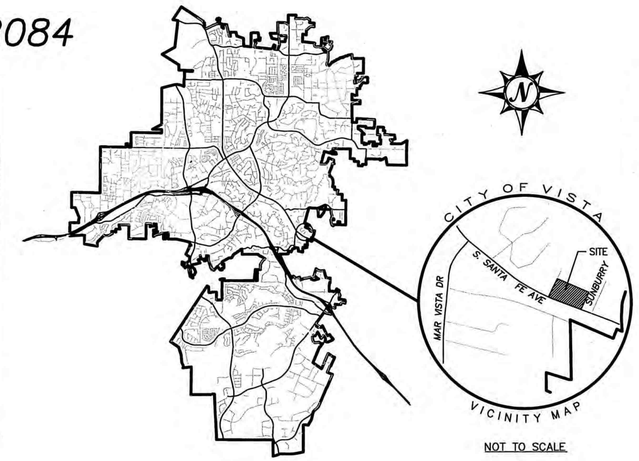
1. GRADING: MONDAY THROUGH FRIDAY - 7:00AM TO 5:00 PM; SATURDAY -8AM TO 4PM; SUNDAY & CITY HOLIDAYS - NO WORK
2. ROW PERMITS - 7:00AM TO 3:30 PM UNLESS NOTED OTHERWISE ON TRAFFIC CONTROL PLAN.

SEWER IMPROVEMENT PLANS FOR:

1555 SUNBURY CT., VISTA, CA 92084

KEY MAP





NOT TO SCALE

KEY MAP LEGEND

SCALE: 1" =40'

DESCRIPTION	SYMBOL
SHEET NUMBER.	3

SHEET INDEX

1 - COVER SHEET
2 - GENERAL NOTES
3 - SEWER PLAN & PROFILE

OWNER/APPLICANT

EUGENE CHI
1555 SUNBURY CT.
VISTA, CA 92804
(949) 444-9294

TOPOGRAPHY SOURCE

HESS DEVELOPMENT INC.
43020 BLACKDEER LOOP, #206
TEMECULA, CA 92590
(951) 440-8149

PROPERTY ADDRESS

1555 SUNBURY CT.
VISTA, CA 92084

REFERENCE DRAWINGS

SEWER IMPROVEMENT PLAN DWG-3764

APN

183-074-04

LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBER 183-074-04
LOT 57*(EX ST)ALL SWLY OF DOC69-198573 IN\

THESE PLANS ARE SUBJECT TO ADDITIONAL WATER NOTES CONTAINED IN THE SPECIFICATION MANUAL AND THOSE NOTES WILL ALSO BE DISPENSED TO THE CONTRACTOR AND DEVELOPER AT THE REQUIRED PRECONSTRUCTION

CONTRACTOR'S NOTE: CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CITY OF VISTA HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CITY OF VISTA PROFESSIONAL.

ENGINEER'S NOTE: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES & USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

WORK TO BE DONE

THE IMPROVEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, CURRENT AT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER;

1. VISTA DEVELOPMENT CODE
2. CITY OF VISTA STANDARD DRAWINGS
3. THIS SET OF PLANS
4. THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) AND THE SAN DIEGO SPECIAL PROVISIONS
5. THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND AS MAY BE MODIFIED BY THE CITY OF VISTA STANDARDS
6. THE VID STANDARDS AND SPECIFICATIONS FOR WATER

LEGEND

COV - CITY OF VISTA STD. DRAWING
VID - VISTA IRRIGATION DISTRICT STD. DRAWING;
SDRSD - SAN DIEGO REGIONAL STD. DRAWING

DESCRIPTION	STANDARD	SYMBOL	QUANTITY
PROPERTY LINE			
LOT LINE			
EXISTING WATERLINE		W	
EXISTING SEWER MAIN		S	
EXISTING GAS LINE		G	
EXISTING STORM DRAIN		SD	
FINISHED GROUND CONTOUR		XXX	
EXISTING GROUND CONTOUR		440	
PROPOSED CUT/FILL SLOPE		2:1	
GRADED PAD LIMIT			
FUTURE BUILDING LIMIT			
RETAINING WALL (BY SEPARATE PERMIT)			### SF
FUTURE SPOT ELEVATIONS		400.50TC / 400.00P	
ITEM IDENTIFICATION (WORK TO BE DONE)	ITEM NO.	1 / S#1	
DEEPENED FOOTING/RAISED STEM WALL (FOR REFERENCE ONLY) PER ARCHITECTURAL PLANS	STRUCTURE NO. WHERE APPLICABLE		
6" CURB			### LF
6" CURB & GUTTER			### LF
FINISH PAVEMENT ELEV.		P	
TOP OF CURB ELEV.		TC	
FLOW LINE		FL	
DIRECTION OF DRAINAGE			
EXISTING SPOT ELEV.		98.0	
DETAIL IDENTIFICATION	DETAIL NO. / SHEET NO.	3 / 2	
FIRE SERVICE LATERAL		FS	### EA
WATER LATERAL		W	### EA
SEWER LATERAL		S	### EA
STORM DRAIN LATERAL		SD	### LF
GRAVEL BAGS			### EA
NO. OF PARKING SPACES		3	
EXISTING PIPE TO BE REMOVED		SD	### LF
EXIST. FIRE SERVICE W.L. TO BE REMOVED		W	### LF

SITE DEVELOPMENT PLAN EXPIRES: _____
THIS PLAN IS VALID FOR 2 YEARS FROM APPROVAL

STORMWATER
INSPECTION PRIORITY _____ WDID NO. _____

"AS-BUILT"
_____ DATE
RCE _____ EXP. _____
REVIEWED BY:
INSPECTION: _____ DATE
SANITATION _____ DATE

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT CITY OF VISTA STANDARDS. I AGREE THAT THE WORK PERFORMED BY ME COMPLIES WITH GENERALLY ACCEPTED STANDARDS AND PRACTICES OF MY TRADE OR PROFESSION. I FURTHER AGREE THAT THE WORK PERFORMED HEREIN IS IN ACCORDANCE WITH THE RULES AND REGULATIONS REQUIRED BY THE CITY OF VISTA. I AGREE THAT PLAN CHECK OR REVIEW OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF VISTA, IN ITS CAPACITY AS A PUBLIC ENTITY FOR THE PLANS PREPARED BY ME, IS CONFINED TO A REVIEW ONLY AND IS NOT A DETERMINATION BY THE CITY OF VISTA OF THE TECHNICAL SUFFICIENCY OR ADEQUACY OF THE PLANS OR DESIGN AND THEREFORE DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PLANS OR DESIGN OF IMPROVEMENTS BASED THEREON.

I AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF VISTA, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM PROPERTY DAMAGE OR BODILY INJURY ARISING SOLELY FROM THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER, ITS AGENTS, OR ITS EMPLOYEES, ACTING WITHIN THE COURSE AND SCOPE OF SUCH AGENCY AND EMPLOYMENT, AND ARISING OUT OF THE WORK PERFORMED BY ME.

DRP Enterprises
DRP ENTERPRISES LLC
PO BOX 4428
PALM SPRINGS, CA 92263
PHONE: (206) 734-7765
JS (760) 625-7426 RCE 26900
DPATNEAUDE@DRPENTERPRISESLLC.ORG

JOANNE SINGER | 26900 | 3-3-2027 | 2-25-25
ENGINEER OF WORK | RCE | EXP.LIC.DATE | DATE

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

UNDERGROUND SERVICE ALERT

SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICAITON NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG.
WEB ADDRESS: WWW.DIGALERT.ORG

CITY OF VISTA FIRE DEPARTMENT	VISTA IRRIGATION DISTRICT	BUENA SANITATION ~~CITY OF VISTA - SANITATION~~
	APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT COMMIT DISTRICT TO SUPPLYING WATER TO THIS PROJECT OR GUARANTEE THAT WATER WILL BE AVAILABLE.	BASIN: B13(253-254)
Mark Weaver 7-15-25	NA NA NA	Tony Tirado Jr. 74485 7/15/25
APPROVED DATE	DISTRICT ENGINEER RCE DATE	APPROVED RCE DATE
	APPROVAL VALID FOR TWO (2) YEARS FROM DATE	

NO.	DESCRIPTION	CITY	DATE	VID	DATE
	APPROVED CHANGES				

CITY of VISTA

SEWER IMPROVEMENT PLANS FOR:
1555 SUNBURY CT.
VISTA, CA. 92084

ADDRESS:

APPROVED: _____ 78197 ~~78136~~ 9-30-27 8-6-25
FOR CITY ENGINEER RCE EXPIRES DATE

BENCH MARK:
DESCRIPTION: NGS BM R 307 RESET AT 721 SOUTH SANTE FOUND A DISK IN TOP OF CURB MARKED R 307 RESET 1971 ELEVATION: 345.60 DATUM: NAVD 1988

SHEET 1 OF 3
DWG-D4723

P.C.: _____ LD# 20-075 GP#: COUNTY

COV LAST REVD: 4/27/2018 VID LAST REVD: 11/27/2019

S:\DRP\1555Sunbury\SEWER\1555SUNBURY_SS-IMP-SHT01.dwg 5-23-25 04:36:40 PM
LF Approved

SEWER NOTES

ANY MODIFICATIONS TO THE FOLLOWING SEWER NOTES MUST BE APPROVED BY SANITATION DEPARTMENT.

1. ALL SEWER IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THIS PLAN, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO REGIONAL STANDARD DRAWINGS (SDRSD), AND THE CITY OF VISTA STANDARD DRAWINGS (COVSD), ALL AS LAST AMENDED. WHERE CONFLICTS ARISE, THE MORE STRINGENT SHALL PREVAIL.
2. CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION WITHIN RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DEPARTMENT 48 HOURS IN ADVANCE OF BEGINNING WORK TO ARRANGE FOR INSPECTION (24-HOUR PHONE: (760-639-6113).
4. TRENCH WIDTH AND TRENCHING SHALL BE PER COVSD No. SWR-11 OR AS SHOWN ON THE PLANS.
5. PIPE BEDDING AND TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH COVSD No. SWR-11. FILL AREAS MUST BE COMPACTED TO MINIMUM 90 PERCENT RELATIVE COMPACTION PRIOR TO PIPE INSTALLATION.
6. ALL NEW SEWER MAINS SHALL BE A MINIMUM OF 8-INCH (MIN.) PVC (SDR 35), GREEN, WITH 7 (SEVEN) FEET MINIMUM COVER PER PLANS. CURVES OR RUNS OVER 300 FEET BETWEEN APPROVED MANHOLES REQUIRE SPECIAL DISTRICT APPROVAL IN WRITING.
7. EACH LOT, AND/OR CONDOMINIUM SPACE SHALL BE SERVED BY A SEPARATE PRIVATE 4-INCH PVC (SDR 35) SEWER LATERAL SET AT A MINIMUM GRADE OF TWO PERCENT (2%), AND WITH A MINIMUM INVERT DEPTH OF FIVE AND A HALF (5 ½) FEET BELOW GRADE AT THE EDGE OF THE PUBLIC RIGHT OF WAY PER COVSD No. SWR-17. EACH LATERAL SHALL INCLUDE A 4-INCH CLEANOUT WITHIN A ROUND CONCRETE UTILITY BOX AND LID MARKED "SEWER" AS CLOSE AS POSSIBLE TO THE RIGHT-OF-WAY PER COVSD No. SWR-25. METAL LID REQUIRED IN TRAVELED WAY. CONNECTION OF A PRIVATE LATERAL INTO AN EXISTING PUBLIC SEWER MAIN SHALL USE A STANDARD PVC WYE GASKETED SADDLE SAW CUT OR BORED INTO THE MAIN IN AN APPROVED MANNER. NO LATERAL SHALL DISCHARGE DIRECTLY INTO A PUBLIC MANHOLE. AN INSCRIBED "S" SHALL BE MARKED ON THE CURB DIRECTLY ABOVE LOCATION OF THE SEWER LATERAL. ANY PRIVATE SEWER LATERALS 6-INCH OR LARGER SHALL REQUIRE A MANHOLE AT THE MAIN LINE CONNECTION.
8. THE INSTALLATION OF PCC SEWER MANHOLES SHALL BE PER COVSD No. SWR-3 OR SWR-4. PRECAST MANHOLE BASES ARE ACCEPTABLE FOR USE WITH 8- THROUGH 12-INCH COLLECTOR SYSTEMS. INSTALLATION OF MANHOLE BASE AROUND EXISTING SEWER PIPE IS NOT PERMITTED.
9. ADJUSTMENT, RECONSTRUCTION, REHABILITATION, OR REPLACEMENT OF SEWER MANHOLES SHALL BE IN CONFORMANCE WITH COVSD No. SWR-33. THE CITY/ DISTRICT ENGINEER OR HIS REPRESENTATIVE, UPON INSPECTION, SHALL DETERMINE THE EXTENT OR TYPE OF RECONSTRUCTION, REHABILITATION, OR REPLACEMENT NEEDED TO BRING THE MANHOLE STRUCTURE TO CURRENT STANDARDS, AND IF TESTING IS REQUIRED.
10. AFTER COMPLETION OF PIPE LAYING AND THE INSTALLATION OF ALL SEWER STRUCTURES, AND BEFORE PAVING, ALL MAIN LINE SEWERS, PRIVATE SEWER SERVICE LATERALS, AND STRUCTURES SHALL BE TESTED IN THE PRESENCE OF THE CITY/DISTRICT ENGINEER OR HIS REPRESENTATIVE. THE SEWER MAINS SHALL FIRST BE WAYNE BALLED, MANDRELED, AIR TESTED, AND THEN TELEVISED. MANHOLES SHALL BE VACUUM TESTED IN COMPLIANCE WITH ASTM C 1244-93.
11. THE INTERNAL CONDITION OF ALL SEWER FACILIES WITHIN THE RIGHT-OF-WAY SHALL BE ASSESSED BY CLOSED-CIRCUIT TELEVISED (CCTV) AS FOLLOWS:
    A. PRE-CONSTRUCTION: NO GRADING OR TRENCHING WILL BE PERMITTED BEFORE CCTV INSPECTION. CCTV INSPECTION PERFORMED ON_____
    B. POST-TELEVISING CCTV INSPECTION OF ALL NEW AND EXISTING SEWER IMPROVEMENTS IS REQUIRED BEFORE FINAL PAVING OR ACCEPTANCE OF SEWER MAINS, LATERALS, AND APPURTENANCES.
    C. CCTV INSPECTION SCHEDULE AND VIDEO TAPE REVIEW FEES: CONTRACTOR IS REQUIRED TO CONTACT THE SANITATION STAFF AT (760) 726-1340, EXTENSION 5417 OR 5432 TO SCHEDULE THE TELEVISING INSPECTION AND PAY APPLICABLE FEES.
    D. SUBMITTAL REQUIREMENTS (MIN.): THE TV INSPECTION SHALL BE PERFORMED ONLY BY A CITY-APPROVED FIRM WITH NATIONAL ASSOCIATION OF SEWER SERVICE COMPANIES (NASSCO) CERTIFIED INSPECTORS. THE CONTRACTOR SHALL SUBMIT TO THE CITY/DISTRICT ENGINEER COLOR CCTV ON CD-ROM WITH VERBAL DESCRIPTION, WRITTEN MANUSCRIPT OF THE PERTINENT DIALOGUE, A DIGITAL FILE OF THE TV INSPECTION DATABASE, AND STILL PICTURES. MINIMAL INFORMATION SHALL INCLUDE; PROJECT NAME, DRAWING NO., DATE & TIME, LINE ID AND LOCATION, PIPE SIZE AND MATERIAL, FOOTAGE, LATERAL LOCATION FROM THE UPSTREAM MANHOLE, AND ANY DEFECTS OR PROBLEM AREAS. VIDEO AND REPORT SHALL BE PERFORMED USING NASSCO PIPELINE ASSESSMENT AND CERTIFICATION PROGRAM (PACP) STANDARDS AT THE EXPENSE OF THE CONTRACTOR. FINAL ACCEPTANCE OF THE IMPROVEMENTS IS SUBJECT TO DISTRICT REVIEW AND APPROVAL.
12. MANHOLE COVERS FOR PRIVATE SEWER SYSTEMS SHALL HAVE "PRIVATE SEWER" CAST INTO THE LID. PUBLIC COVERS SHALL HAVE "BUENA SANITATION DISTRICT" CAST INTO THE LID. MANHOLE COVERS AND RISER RINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COVSD No. SWR-29 AND SWR-30.
13. DETAILED RECORD DRAWINGS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND SUBMITTED TO THE ENGINEER OF WORK. "AS-BUILT" DRAWINGS SHALL BE SUBMITTED BY THE ENGINEER OF WORK TO THE CITY/DISTRICT INSPECTOR PRIOR TO ACCEPTANCE OF THE PUBLIC SEWER SYSTEM. FINAL LOCATION AND ELEVATION OF SEWER MAIN, MANHOLES, LATERALS, AND CLEANOUTS SHALL BE SHOWN ON THE RECORD DRAWING AND THE "AS-BUILT" DRAWINGS.
14. ENTRY TO MANHOLES IS PERMIT-REQUIRED CONFINED SPACE ENTRY (REF. SEC. 5156, 5157, AND 5158 OF CALIFORNIA OSHA TITLE 8 CCR GISO). SAID PERMIT AND PLAN MUST BE ISSUED BEFORE EACH ENTRY, MAINTAINED ONSITE AND PRESENTED TO CITY/DISTRICT ENGINEER UPON REQUEST. NON-COMPLIANCE MAY RESULT IN DEATH, FINES, OR IMPRISONMENT.
15. AS EARLY AS POSSIBLE, THE CONTRACTOR SHALL SUBMIT A SANITARY SEWER OVERFLOW PREVENTION AND RESPONSE (SSOP&R) PLAN. PLAN MUST BE APPROVED BY THE CITY/DISTRICT ENGINEER BEFORE ANY WORK THAT MAY AFFECT ACTIVE PRIVATE OR PUBLIC SEWER FLOW. SHOULD A SPILL OCCUR, THE CONTRACTOR SHALL CONTAIN THE SEWAGE FROM ENTERING WATER SURFACE AREAS AND IMMEDIATELY CALL THE DISTRICT WASTEWATER DEPARTMENT AND INSPECTOR FOR INSPECTION, RESPONSE, AND REPORTING:

    CITY OF VISTA/ BUENA SANITATION DISTRICT
    (7:30 AM TO 3:30 PM) (760) 726-6328
    (AFTER WORKING HOURS)(760) 825-3135

    THE CONTRACTOR IS LIABLE FOR ANY AND ALL COSTS INCURRED BY THE CITY/DISTRICT FOR RESPONSE AND REPORTING, IN ADDITION TO ANY FINES AND PENALTIES THAT MAY APPLY (REF. COV/BSD SSOP&R, RWQCB 96-04).
16. THE DISTRICT RESERVES THE RIGHT TO APPROVE OR REQUIRE ANY NECESSARY CHANGES TO ENSURE THAT ALL ACTIVE MANHOLES ARE ACCESSIBLE THROUGH ALL PHASES OF CONSTRUCTION, AND THAT ALL FINISHED MANHOLES ARE LEGALLY AND PHYSICALLY ACCESSIBLE TO DISTRICT STANDARDS. [MIN. ESMT. 15' WIDE W / MIN. 12' WIDE DRIVE LANE MEETING: MIN. 4" CL III A.B. TO 10% GRADE, MIN. 2" A.C. OVER 6" CL II A.B. TO 20% WITH DRIVEWAY APRONS AND GATES PER COVSD SWR-21A THROUGH SWR-21D, SWR-22, AND SWR-23 AS REQUIRED].

    ENGINEER STATEMENT: I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLANS AND THAT THE PLANS PROVIDE FOR MANHOLE ACCESS BY IMPROVED AND RECORDED EASEMENT IN COMPLIANCE WITH SANITATION STANDARDS.

ENGINEER OF WORK _____ RCE _____ EXP _____ DATE _____

VID NOTES

1. THE DISTRICT'S APPROVAL GIVEN HERE IS NOT AN APPROVAL TO BEGIN THE INSTALLATION OR CONSTRUCTION OF WATER FACILITIES. APPROVAL FOR THE INSTALLATION OR CONSTRUCTION OF THE WATER FACILITIES IS ONLY GIVEN AFTER PROPER APPLICATION AND/OR EXECUTION OF A CONSTRUCTION CONTRACT AND PAYMENT OF ALL APPLICABLE FEES TO THE DISTRICT. TO BE ACCEPTED THE APPLICATIONS AND/OR THE CONSTRUCTION CONTRACT MUST BE SIGNED BY THE GENERAL MANAGER.
2. ANY WATER FACILITIES THAT WILL BE UNDER THE JURISDICTION OF THE DISTRICT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS SIGNED BY THE DISTRICT AND WITH THE DISTRICT'S CURRENT "STANDARD SPECIFICATIONS" APPROVED BY THE BOARD OF DIRECTORS AND POSTED ON OUR WEBSITE AT WWW.VIDWATER.ORG. THE SIGNED "ORIGINAL" PLANS ON FILE AT THE DISTRICT OFFICE ARE THE ONLY PLANS RECOGNIZED BY THE DISTRICT AS "APPROVED." A SIGNED SET OF PLANS AND A COPY OF THE "STANDARD SPECIFICATIONS" MUST BE ON THE JOB SITE DURING CONSTRUCTION OR INSPECTION OR WATER FACILITIES MAY NOT BE RENDERED.
3. THE CONTRACTOR SHALL NOTIFY THE DISTRICT'S ENGINEERING DEPARTMENT OF ANY DISCREPANCIES BETWEEN THE APPROVED PLANS AND ACTUAL FIELD CONDITIONS. THIS INCLUDES THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND SUBSTRUCTURES DURING CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. THE ACTUAL LOCATION AND DEPTH OF ALL UTILITIES, SUBSTRUCTURES, AND CONNECTION POINTS ARE TO BE VERIFIED (EXCAVATED OR POTHOLED) BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK, AND ANY DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE DEVELOPER'S ENGINEER FOR CORRECTION AND THEN SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL. ALL PROPOSED CHANGES TO THE "APPROVED" PLANS MUST BE REVIEWED AND SIGNED BY THE DISTRICT PRIOR TO THE INSTALLATION OF SUCH CHANGES AND SHALL BE INCORPORATED INTO THE "ORIGINAL" PLANS.
4. THE CONTRACTOR SHALL OBTAIN THE DISTRICT'S APPROVAL FOR THE INSTALLATION OF ANY OTHER UTILITY TO BE INSTALLED WITHIN ANY DISTRICT EASEMENT. THE APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION AND MUST BE INSPECTED BY THE DISTRICT'S INSPECTOR.
5. BEFORE THE WORK IS ALLOWED TO BEGIN, THE CONTRACTOR IS TO CONTACT THE DISTRICT'S ENGINEERING DEPARTMENT AT (760) 597-3116 TO DETERMINE WHEN OR IF WORK CAN BEGIN AND TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE DISTRICT'S ENGINEERING INSPECTOR AT (760) 597-3126. INSPECTION REQUESTS SHALL BE MADE AT LEAST 24 HOURS IN ADVANCE.
6. THE DISTRICT REQUIRES ALL NEW AND EXISTING WATER LINES TO HAVE 36 TO 42 INCHES OF FINAL COVER OR A MINIMUM OF 24 INCHES OF COVER FROM THE BOTTOM OF THE SUB-GRADE, WHICHEVER IS GREATER. THE 24-INCH COVER DOES NOT RELIEVE THE CONTRACTOR FROM LOCATING AND PROTECTING EXISTING UTILITIES DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED WHEN STREET STRUCTURAL SECTIONS ARE DETERMINED BY THE APPROPRIATE ROAD AGENCY HAVING JURISDICTION OVER THE STREET. THE CONTRACTOR SHALL, AT HIS SOLE EXPENSE, COMPLY WITH THAT AGENCY'S REQUIREMENTS AND OBTAIN THE DISTRICT'S WRITTEN APPROVAL ON THE PLANS OF ANY COVER CHANGES BEFORE THE INSTALLATION OF THE WATER LINE OR BEFORE REMOVING EXISTING COVER.
7. UNAUTHORIZED CONNECTIONS TO THE DISTRICT'S WATER SYSTEM FOR CONSTRUCTION WATER OR ANY OTHER PURPOSE IS STRICTLY FORBIDDEN AND ARE SUBJECT TO ENFORCEMENT UNDER THE DISTRICT'S RULES AND REGULATIONS. THE CONTRACTOR WILL BE CHARGED A MINIMUM FEE (REFER TO CURRENT FEE SCHEDULE) FOR EACH UNAUTHORIZED CONNECTION AS THE ESTIMATED AMOUNT OF WATER USED THROUGH ANY UNAUTHORIZED CONNECTION AND THE DISTRICT MAY CONFISCATE ANY HOSES, VALVES OR OTHER APPURTENANCES USED TO MAKE ANY UNAUTHORIZED CONNECTION.
8. ANY PROPOSED FENCING OR GATES WITHIN DISTRICT RIGHT-OF-WAY MUST BE IDENTIFIED ON THE IMPROVEMENT/GRADING PLAN AND DISTRICT ACCESS COORDINATED PER THE DISTRICT'S REQUIREMENTS. FENCES WILL NOT BE PERMITTED ACROSS THE EASEMENT UNLESS GATES SATISFACTORY TO DISTRICT ARE PROVIDED AND MAINTAINED BY OWNER FOR DISTRICT USE.
9. THESE PLANS ARE SUBJECT TO ADDITIONAL WATER NOTES CONTAINED IN THE "STANDARD SPECIFICATIONS." THOSE NOTES WILL ALSO BE DISPENSED TO THE CONTRACTOR AT THE REQUIRED PRECONSTRUCTION MEETING.

SEWER LATERAL TABLE

SEQ. NO.	UNIT NO.	STREET STATION OF LATERAL AT MAIN	INVERT AT MAIN IE	LENGTH OF LATERAL	DROP TO MAIN	LATERAL ELEV. AT PL IE	LATERAL SLOPE %	GROUND ELEV. AT PL	DEPTH BELOW PL PL TO IE	PAD ELEV. FT.	UPSTREAM MH RIM ELEV.	BACKWATER VALVE REQ'D	REMARKS
1	1	10+56.76	510.89	18.50'	2.54'	513.43	2.00%	519.80	6.00'	519.80	518.33	NO	4" PVC, SDR35 (GREEN)
2	2	10+84.74	511.44	23.00'	1.90'	513.34	2.00%	519.80	6.00'	519.80	518.33	NO	4" PVC, SDR35 (GREEN)
3	3	10+89.74	511.55	23.00'	1.79'	513.34	2.00%	519.80	6.00'	519.80	518.33	NO	4" PVC, SDR35 (GREEN)
4	4	11+25.12	512.25	23.00'	1.59'	513.34	2.00%	519.80	5.50'	519.80	518.33	NO	4" PVC, SDR35 (GREEN)
5	5	11+30.12	512.36	23.00'	1.48'	513.34	2.00%	519.80	5.50'	519.80	518.33	NO	4" PVC, SDR35 (GREEN)
6	6	11+66.09	513.07	23.00'	1.27'	513.34	2.00%	519.80	5.00'	519.80	518.33	NO	4" PVC, SDR35 (GREEN)
7	7	10+51.76	510.79	9.85'	2.01'	512.80	2.00%	519.00	6.00'	519.00	518.33	NO	4" PVC, SDR35 (GREEN)
8	ADU	10+79.94	511.35	9.85'	1.45'	512.80	2.00%	519.00	6.00'	519.00	518.33	NO	4" PVC, SDR35 (GREEN)

SITE DEVELOPMENT PLAN EXPIRES: _____
THIS PLAN IS VALID FOR 2 YEARS FROM APPROVAL

STORMWATER
INSPECTION PRIORITY _____ WDID NO. _____

NO.	DESCRIPTION	CITY	DATE	VID	DATE
	APPROVED CHANGES				

DRP Enterprises
DRP ENTERPRISES LLC
PO BOX 4428
PALM SPRINGS, CA 92263
PHONE: (206) 734-7765
JS (760) 625-7426 RCE 26900
DPATNEAUDE@DRPENTERPRISESLLC.ORG

JOANNE SINGER 26900 3-3-2027 2-25-25
ENGINEER OF WORK RCE EXP.LIC.DATE DATE

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

CITY of VISTA

SEWER IMPROVEMENT PLANS FOR:

ADDRESS:

APPROVED: _____ 78257 _____ 9-30-27 8-6-25
~~CITY~~ ENGINEER RCE EXPIRES DATE

SHEET 2 OF 3

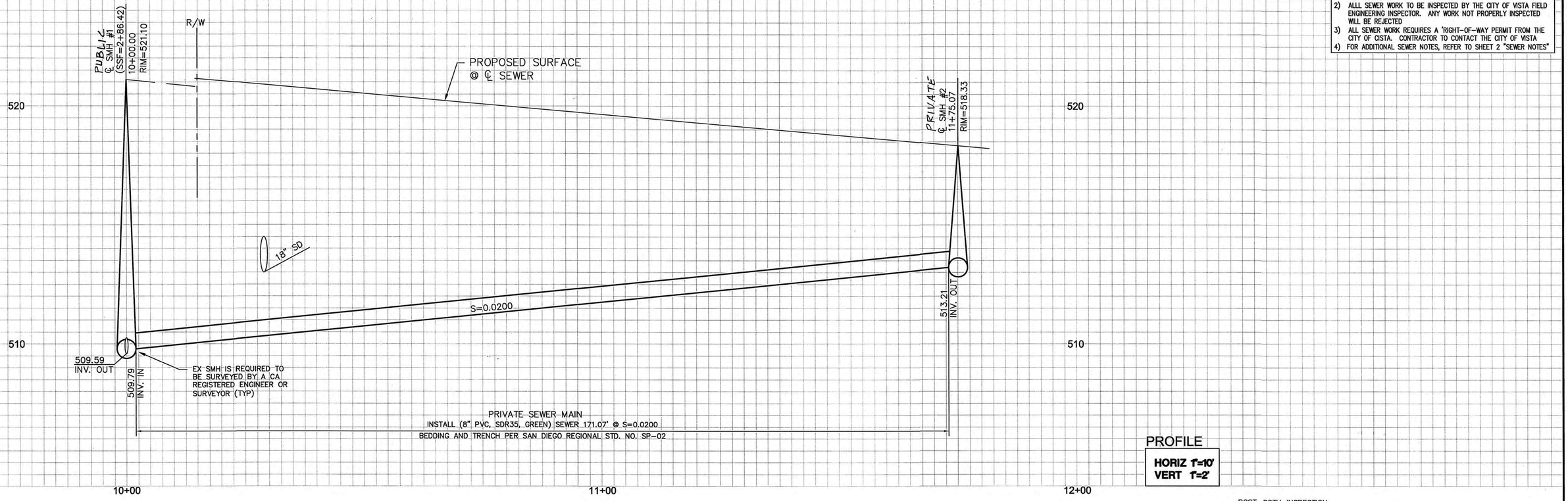
BENCH MARK:
DESCRIPTION: NGS BM R 307 RESET AT 721 SOUTH SANTE
FOUND A DISK IN TOP OF CURB MARKED R 307 RESET 1971
ELEVATION: 345.60 DATUM: NAVD 1988

DWG-D4723

P.C.: _____ 2D#75 _____ GP#: COUNTY

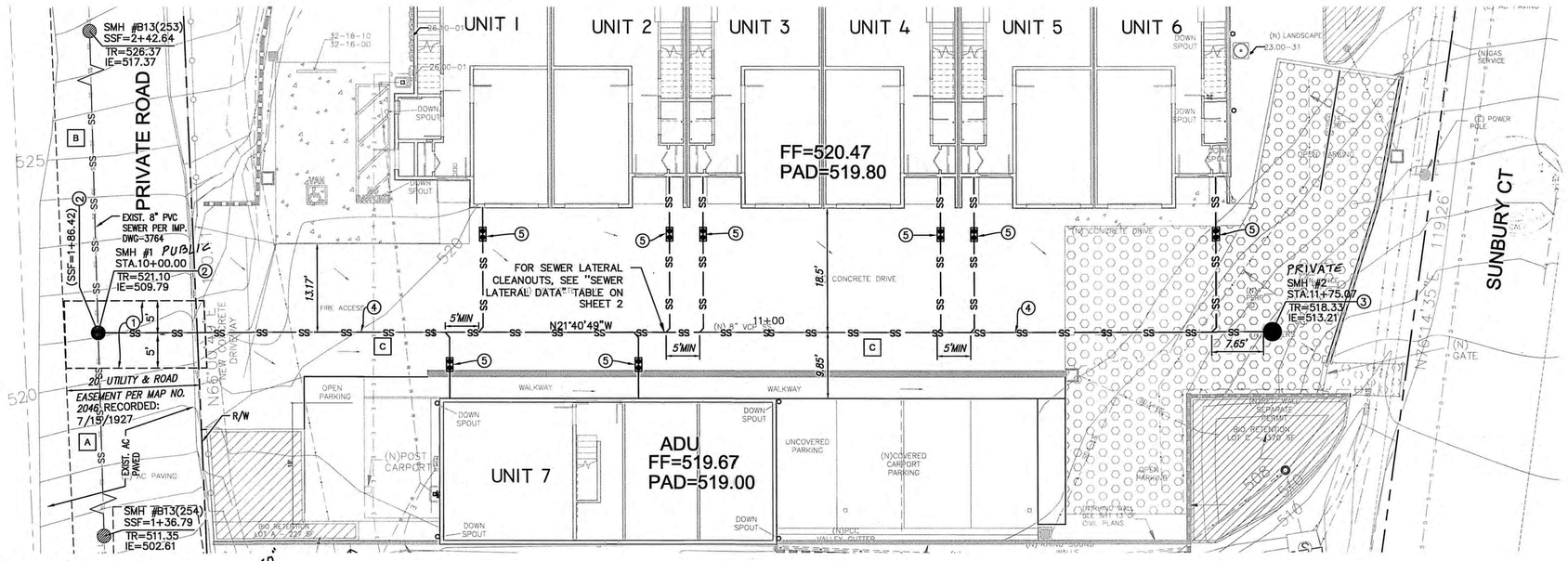
COV LAST REVD: 12/5/2018

1) ALL PRIVATE SEWER FACILITIES ARE TO BE DESIGNED, CONSTRUCTED AND INSPECTED PER PUBLIC STANDARDS
2) ALLL SEWER WORK TO BE INSPECTED BY THE CITY OF VISTA FIELD ENGINEERING INSPECTOR. ANY WORK NOT PROPERLY INSPECTED WILL BE REJECTED
3) ALL SEWER WORK REQUIRES A "RIGHT-OF-WAY PERMIT FROM THE CITY OF CISTA. CONTRACTOR TO CONTACT THE CITY OF VISTA
4) FOR ADDITIONAL SEWER NOTES, REFER TO SHEET 2 "SEWER NOTES"



PROFILE

HORIZ 1"=10'
VERT 1"=2'



SCALE: 1" = 10'

POST-CCTV-INSPECTION

ID	FROM SMH #X TO SMH #X	LENGTH	DESCRIPTION
A	SMH #B13(254) TO SMH #1	49.63'	8" PVC (EX)
B	SMH #1 TO SMH #B13(253)	56.22'	8" PVC (EX)
C	SMH #1 TO SMH #2	175.07'	8" PVC (NEW)

SEWER DATA TABLE

ID	LENGTH	BEARING
A	49.63'	N66°00'49"E
B	56.22'	N66°00'49"E
C	175.07'	N21°40'49"W

CONSTRUCTION NOTES

1. SAWCUT REMOVE EXISTING, AC. PAVED, AC CURB, AND BACKFILL TRENCH PAVING PER CITY OF VISTA STD. DWG. SRF-08A
2. REMOVED PORTION OF EXIST. 8" PVC SEWER AND INSTALL 48" MANHOLE PER SAN DIEGO REGIONAL STD. SM-02 & CV SWR-04 W/EPOXY
3. INSTALL 48" MANHOLE PER SAN DIEGO REGIONAL STD. SM-02
4. INSTALL 8" PVC SEWER, BEDDING AND TRENCH PER SAN DIEGO REGIONAL STD. SP-02 PER CV SWR-11
5. INSTALL SEWER LATERAL (4" PVC. SDR35, GREEN) W/"TWO WAY" SCOs AND UTILITY BOX (TYP.) PER SAN DIEGO REGIONAL STD. SS-01

NO.	DESCRIPTION	CITY	DATE	VID	DATE
	APPROVED CHANGES				

DRP Enterprises
DRP ENTERPRISES LLC
PO BOX 4428
PALM SPRINGS, CA 92263
PHONE: (206) 734-7765
JS (760) 625-7426 RCE 26900
DPATNEAUDE@DRPENTERPRISESLLC.ORG

JOANNE SINGER	26900	3-3-2027	2-25-25
ENGINEER OF WORK	RCE	EXP.LIC.DATE	DATE

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

SITE DEVELOPMENT PLAN EXPIRES: _____
THIS PLAN IS VALID FOR 2 YEARS FROM APPROVAL

STORMWATER
INSPECTION PRIORITY _____ WDID NO. _____

CITY of VISTA

SEWER IMPROVEMENT PLANS FOR:
1555 SUNBURY CT.
VISTA, CA. 92084

ADDRESS: _____

APPROVED: _____ 78297 ~~20128~~ 4-30-27 ~~8-6-25~~
FOR CITY ENGINEER — RCE — EXPIRES — DATE

SHEET 3 OF 3

BENCH MARK:
DESCRIPTION: NGS BM R 307 RESET AT 721 SOUTH SANTE FOUND A DISK IN TOP OF CURB MARKED R 307 RESET 1971 ELEVATION: 345.60 DATUM: NAVD 1988

DWG-D4723

P.C.: _____ LD# 20-075 GP#: COUNTY

COV LAST REVD: 12/5/2018

S:\DRP\1555Sunbury\SEWER\1555SUNBURY_SS-MP-SHT03.dwg 5-23-25 04:42:13 PM

Docusign Envelope ID: 75CBF0D3-C86E-8B15-83ED-83716A65F745

1 - 238

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)

Eugene Chi — (949) 444-9294
Owner's Name — Phone

2 Sugarcane Ln
Owner's Mailing Address — Street

Ladera Ranch — CA — 92694
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

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 8
- ☐ Commercial . . . . . Gross floor area_____
- ☐ Industrial . . . . . Gross floor area_____
- ☐ Other . . . . . Gross floor area_____

D. ☒ Total Project acreage 1/2 Total number lots 1

Assessor's Parcel Number(s)
(Add extra if necessary)

Thomas Guide Page _____ Grid _____

1555 Sunbury Ct
Project address — Street

Vista, CA 92084
Community Planning Area/Subregion — Zip

Applicant's Signature: Eugene Chi Date: 5/13/2026

Address: 2 Sugarcane Ln Ladera Ranch, CA 92694 Phone: (949) 444-9294

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Vista Unified School District

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: Monte Vista Elementary; 1720 Monte Vista Rd miles: 1.7

Junior/Middle: Madison Middle School; 4930 Lake Blvd. Oceanside CA 92056 miles: 4.0

High school: Rancho Buena Vista High School; 1601 Longhorn Dr. Vista CA 92081 miles: 3.7

- ☐ 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.

Signed by: 484962381ECC4C1...
Authorized Signature

Dr. Shawn T. Loescher
Print Name

Assistant Superintendent
Print Title

760-726-2170 ext 92302
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

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) PDS2026-LDREFL-01209 (Condo map), PDS2024-CMASPC-000031 (Bldg Permit)

Assessor's Parcel Number(s) 183-074-04

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.

Eugene Chi

Amy Chi

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

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

Eugene Chi

Amy Chi

Trustees for Eugene & Amy Chi Living Trust

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

Signature of Applicant

Eugene Chi

Print Name

----- *OFFICIAL USE ONLY* -----

SDC PDS RCVD 05-29-26
TMC26-0029