



*The County of San Diego*

# Zoning Administrator Hearing Report

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<b>Date:</b>	June 20, 2019	<b>Case/File No.:</b>	Roetzheim Parcel Map PDS2017-TPM-21255 PDS2017-ER-17-19-003
<b>Place:</b>	County Administrative Center, 1600 Pacific Highway, Rm 310 San Diego, CA 92101	<b>Project:</b>	CEQA Guidelines §15183
<b>Time:</b>	8:30 a.m.	<b>Location:</b>	3390 Jamul Highlands Road
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Semi-Rural Residential (SR-2)
<b>Appeal Status:</b>	Appealable to the Planning Commission	<b>Zoning:</b>	Limited Agricultural (A70)
<b>Applicant/Owner:</b>	William and Marianne Roetzheim	<b>Community:</b>	Jamul/Dulzura Community Plan Area
<b>Environmental:</b>	CEQA §15183 Exemption	<b>APN:</b>	596-152-04

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## A. EXECUTIVE SUMMARY

### 1. Requested Actions

This is a request for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Tentative Parcel Map (TPM) pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The Zoning Administrator should determine if required findings can be made and, if so, recommend that the Director of Planning & Development Services (PDS) adopt the Environmental Findings included in Attachment B, which includes a finding that the project is exempt from further environmental review pursuant to §15183 of the CEQA Guidelines.

### 2. Key Requirements for Requested Action

- a. The project is consistent with the development density established by existing zoning, community plan, or general plan policies for which the GPU EIR was certified.
- b. There are no project specific effects which are peculiar to the project or its site.

- c. There are no project specific impacts which the GPU EIR failed to analyze as significant effects.
- d. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
- e. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

**B. BACKGROUND**

CEQA Guidelines §15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan, or general plan policies for which an EIR was certified. CEQA Guidelines §15183 specifies that examination of environmental effects shall be limited to those effects that:

- 1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- 2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
- 3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

CEQA Guidelines §15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

CEQA Guidelines §15183(e)(2) further requires the lead agency to make a finding at a public hearing when significant impacts are identified that could be mitigated by undertaking mitigation measures previously identified in the EIR on the planning and zoning action.

In accordance with CEQA Guidelines §15183, the project was evaluated to examine whether additional environmental review might be necessary for the reasons stated in §15183. As discussed in the attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist (15183 Findings) dated May 2, 2019, the project qualifies for an exemption from further environmental review.

The approval or denial of the proposed TPM would be a subsequent and separate decision made by the Director of PDS.

## C. DEVELOPMENT PROPOSAL

### 1. Project Description

The proposed project is a TPM to subdivide a 10.31-acre property into four residential parcels. The subject property is located at 3390 Jamul Highlands Road in the Jamul/Dulzura Community Plan Area. Access to the site will be provided by a private driveway connecting to Jamul Highlands Road, a public road. Water will be provided by the Otay Municipal Water District, and onsite wastewater systems are proposed for each individual parcel. Earthwork will consist of 3,700 cubic yards of balanced cut and fill.

The project is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-2). Zoning for the site is Limited Agricultural (A70). The proposed project is consistent with the development density established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

### 2. Project Analysis

- a. Biological Resources – Biological resources on the project site were evaluated in a Biological Resources Letter Report prepared by Cummings Environmental, Inc., dated November 19, 2018. The project site totals 10.3 acres and five acres of the site have been cleared in accordance with a grading permit (PDS2015-LDGRMJ-30036) for a single-family home. A Certificate of Inclusion was issued for this work. The remainder of the site contains chamise chaparral, coast sage scrub and coast live oak woodland. As a result of this project, impacts will occur to 4.71 acres of chamise chaparral and 0.50 acre of coastal sage scrub. Sensitive wildlife species identified on site include turkey vulture (*Cathartes aura*) and San Diego horned lizard (*Phrynosoma coronatum blainvillii*). No sensitive plant species were identified onsite. The site is located within the Multiple Species Conservation Program (MSCP) but is not designated as a Pre-approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA).

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: the offsite purchase of 2.36-acres of chamise chaparral (tier III credits) and the purchase of 0.5-acres of coastal sage scrub (tier II credits) within a BRCA in the MSCP; the dedication of a limited building zone easement to protect the adjacent, offsite open space easement; and breeding season avoidance to prevent brushing, clearing, and/or grading between January 1 and August 31. The GPU EIR identified these mitigation measures as Bio-1.5 and Bio-1.6.

Please refer to the Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional, or state habitat conservation plan, including the MSCP, Biological Mitigation Ordinance, Research Protection Ordinance, and Habitat Loss Permit (Attachment B). The project would not result in a biological impact which was not adequately evaluated by the GPU EIR.

- b. Stormwater Management – A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by Landmark Engineering Corporation dated February 28, 2019. The SWQMP demonstrates that the project would comply with all requirements of the Watershed Protection Ordinance (WPO). The project will be required to implement site design measures, source control best management practices (BMPs), and/or treatment control BMPs, including tree wells on each parcel, to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit (SDRWQCB Order No. R9-2013-0001), as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and County of San Diego BMP Design Manual.

#### **D. PUBLIC INPUT**

During the 30-day public disclosure period, from May 2<sup>nd</sup> to May 31<sup>st</sup>, 2019, two public comments were received. The first comment was from the San Diego County Archaeological Society, who agreed with the proposed cultural resources mitigation program. The second was from a nearby resident who had concerns regarding drainage and runoff from the property. Based on the approved Stormwater Quality Management Plan for the proposed project, the project as designed will not substantially alter existing drainage patterns of the site and is not anticipated to create additional runoff or sediment. No changes were made to the CEQA document as a result of either comment letter. Please see Attachment D for comment letters and responses.

#### **E. JAMUL/DULZURA COMMUNITY PLANNING GROUP**

On March 12, 2019, the Jamul/Dulzura Community Planning Group (CPG) recommended approval of the project with a recommended condition to require the applicant to comply with all remaining PDS conditions. The CPG voted to recommend approval of the project with a vote of 8-2-1-3-1 (Ayes – 8, Noes – 2, Abstain – 1, Vacant – 3, Absent – 1). The CPG meeting minutes are included in Attachment D.

#### **F. RECOMMENDATIONS**

Staff recommends that the Zoning Administrator adopt the Environmental Findings included in Attachment B, which includes a finding that the project is exempt from further environmental review pursuant to §15183 of CEQA.



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***Report Prepared By:***

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858-694-2019

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***Report Approved By:***

Mark Wardlaw, Director  
858-694-2962

[Mark.Wardlaw@sdcounty.ca.gov](mailto:Mark.Wardlaw@sdcounty.ca.gov)

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AUTHORIZED REPRESENTATIVE: \_\_\_\_\_



DARIN NEUFELD, CHIEF

**ATTACHMENTS:**

Attachment A – Planning Documentation  
Attachment B – Environmental Documentation  
Attachment C – Tentative Parcel Map, Preliminary Grading Plan  
Attachment D – Public Documentation

**Attachment A**

**Planning Documentation**

# Roetzheim Parcel Map

## Vicinity Map

Jamul  
Community Plan Area

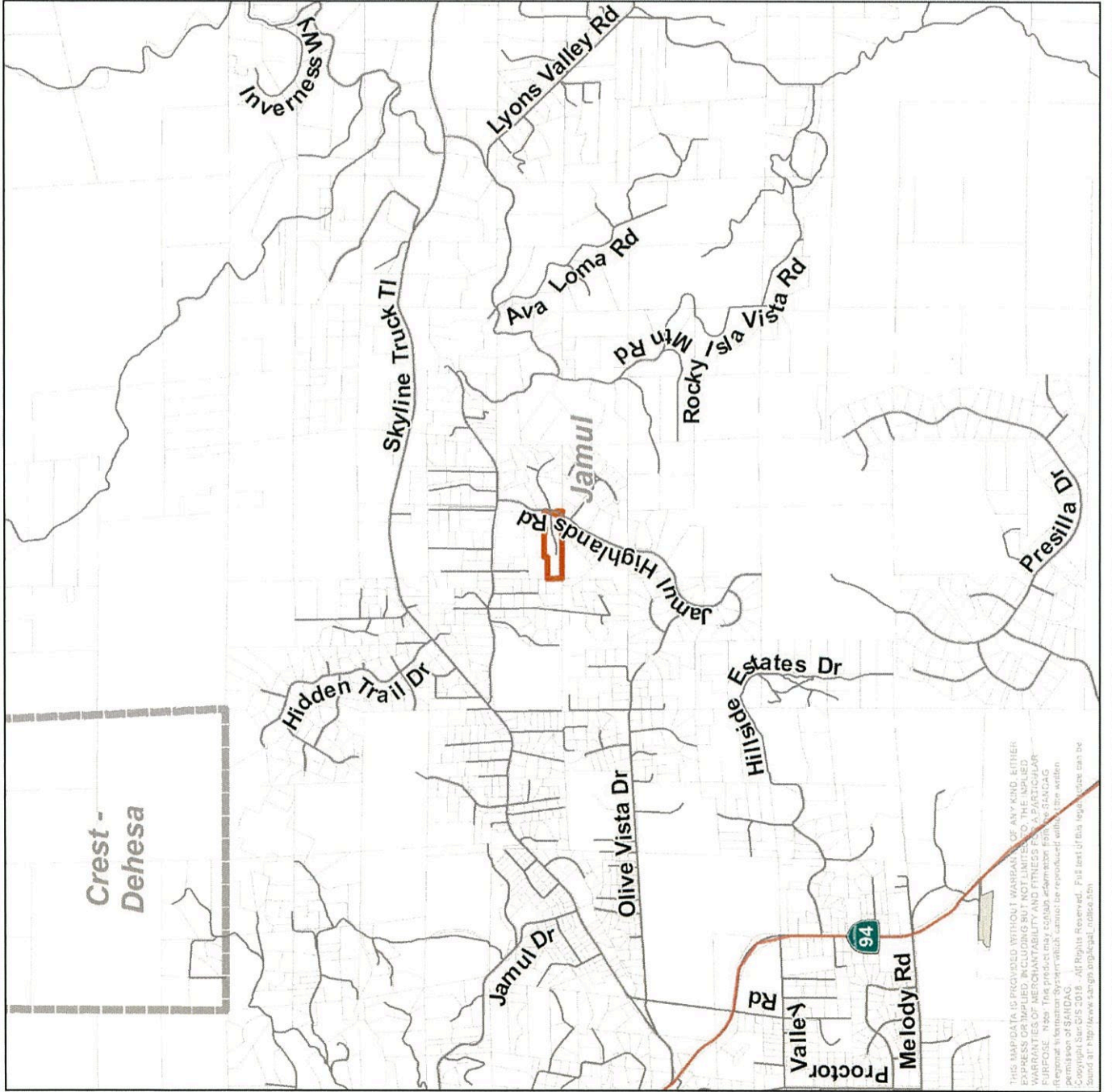


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**LVEGGIS**  
LAND & VEGETATION  
CONSULTANTS

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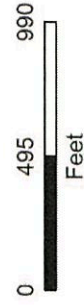
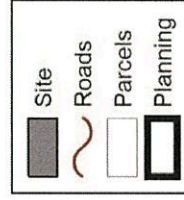


# Roetzheim Parcel Map

General Plan

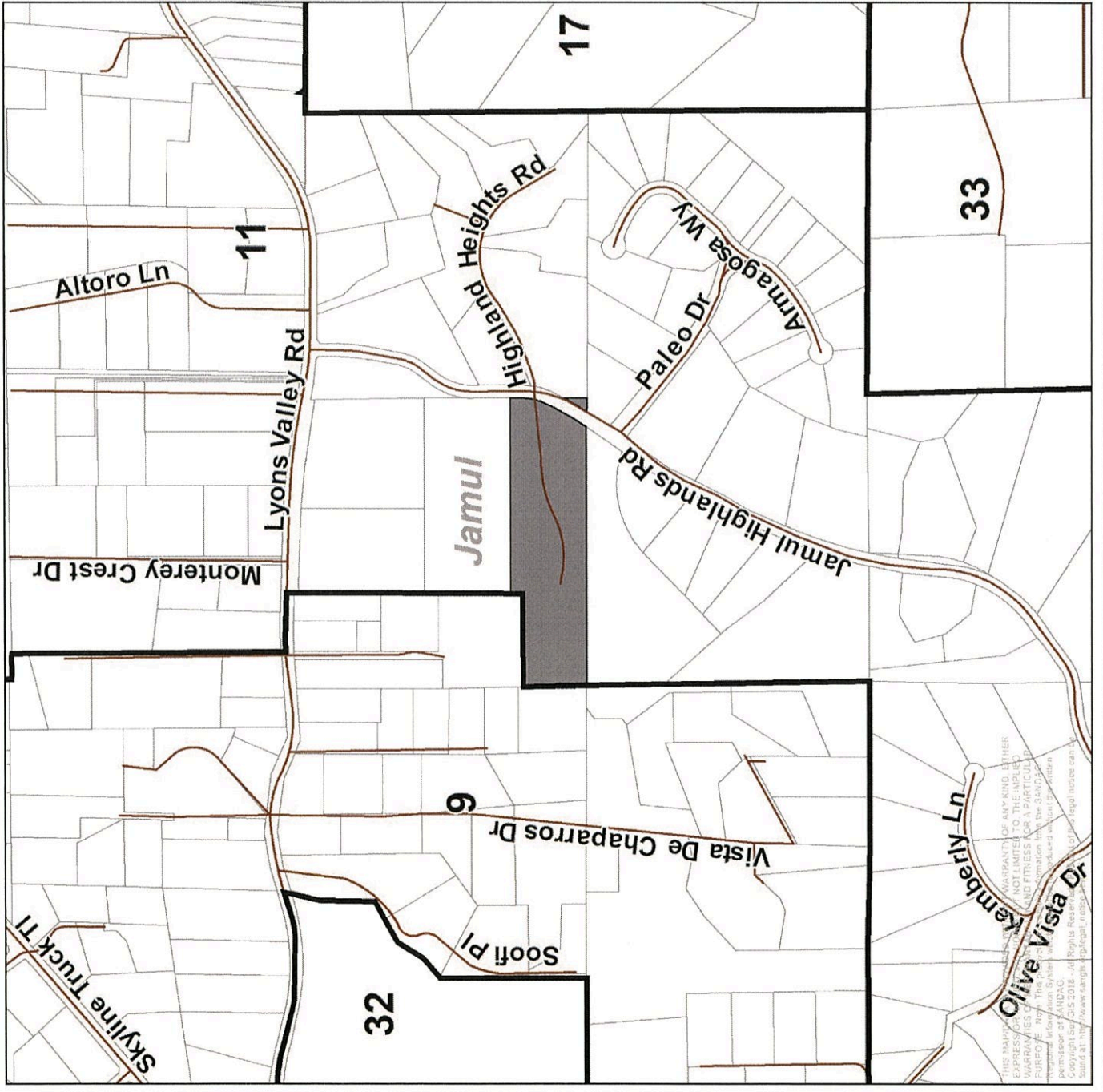
Jamul  
Community Plan Area

- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (17) Semi-Rural Residential (SR-10)
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands



**LVEGGIS**  
LIVESTOCK VETERINARY & EQUESTRIAN GIS

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# Roetzheim Parcel Map

Zoning

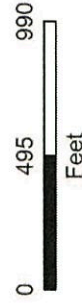
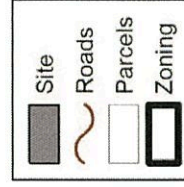
Jamul

Community Plan Area

A70 - Limited Agricultural

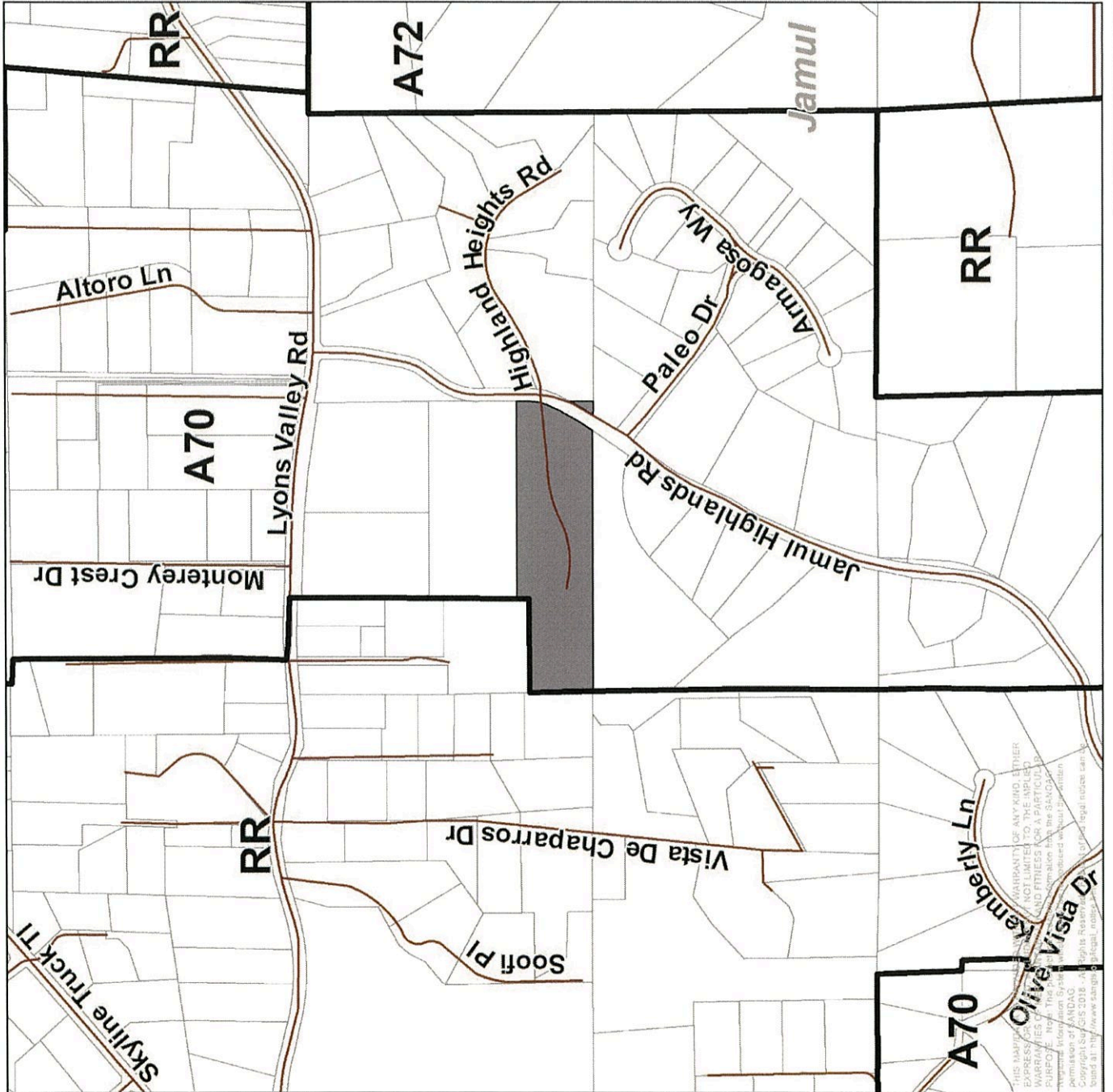
A72 - General Agricultural

RR - Rural Residential



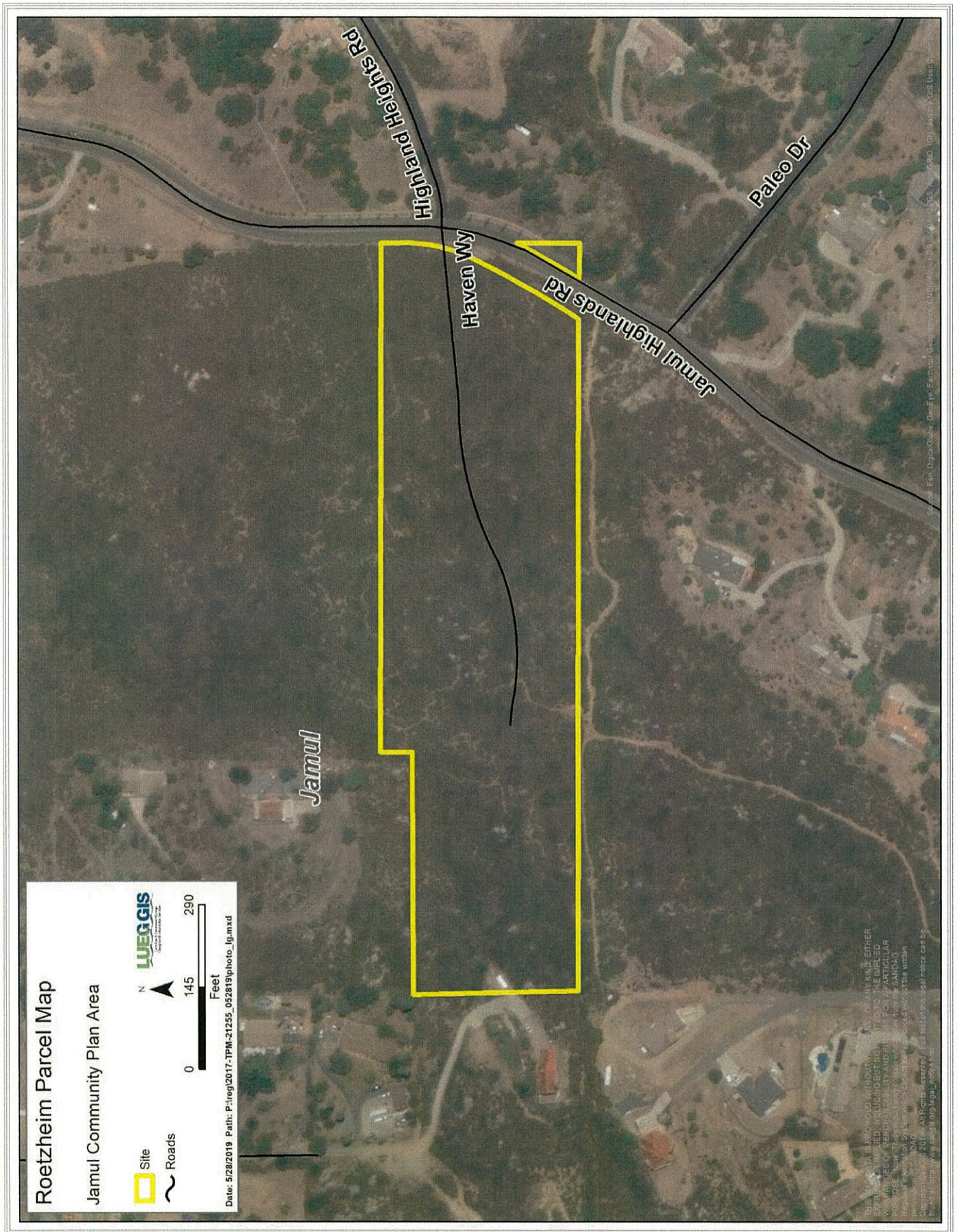
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Geographic Information Systems

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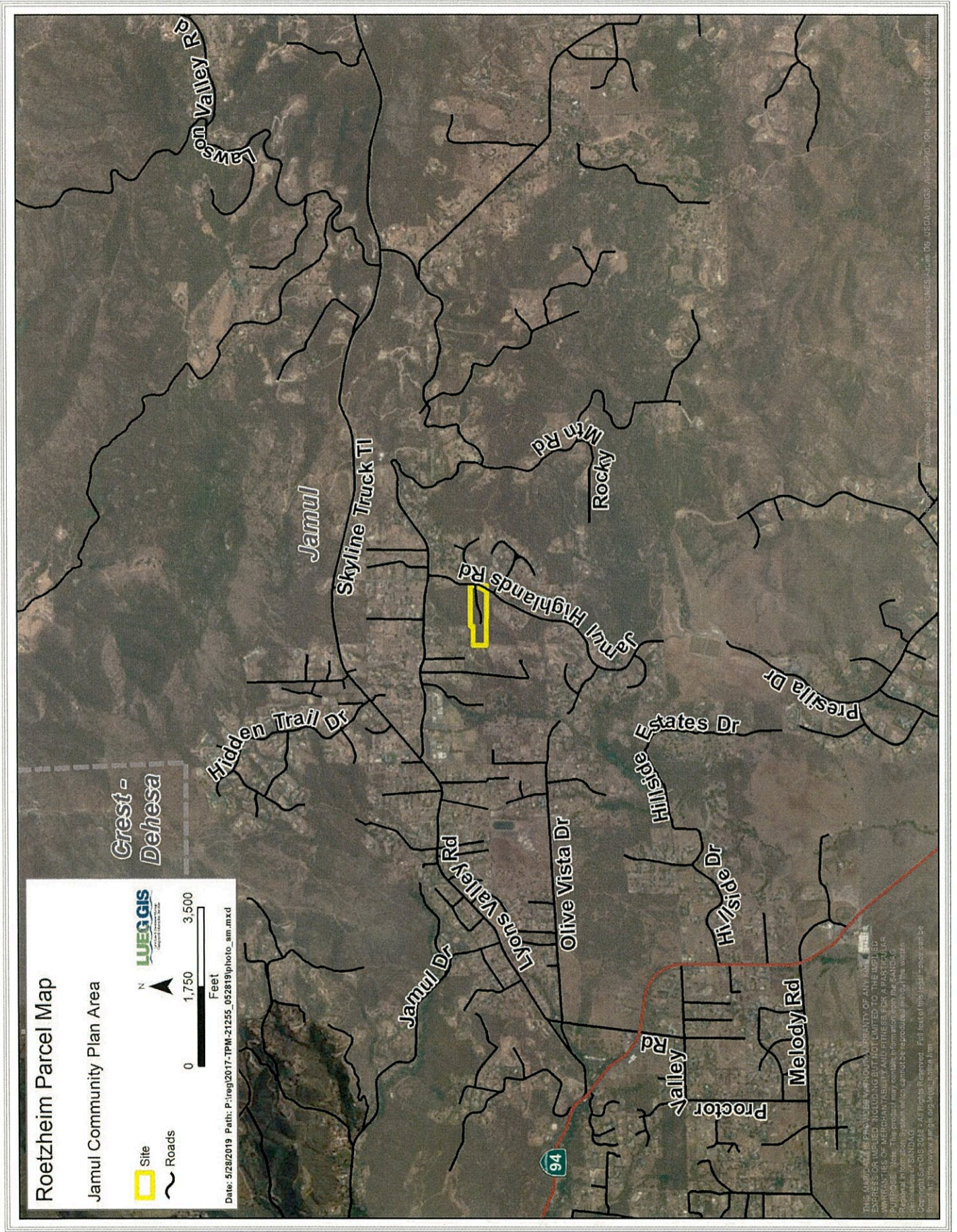














**Attachment B**

**Environmental Documentation**



## County of San Diego

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**KATHLEEN A. FLANNERY**  
ASSISTANT DIRECTOR

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

**Date:** March 29, 2019  
**Project Title:** Roetzheim Parcel Map  
**Record ID:** PDS2017-TPM-21255; PDS2017-ER-17-19-003  
**Plan Area:** Jamul/Dulzura Community Plan Area  
**GP Designation:** Semi Rural (SR-2)  
**Density:** N/A  
**Zoning:** A70 (Limited Agricultural)  
**Min. Lot Size:** 2 acres  
**Special Area Reg.:** None  
**Lot Size:** 10.31 acres  
**Applicant:** William Roetzheim – (619) 917-4917  
**Staff Contact:** Denise Russell - (858) 694-2019  
[Denise.russell@sdcounty.ca.gov](mailto:Denise.russell@sdcounty.ca.gov)

#### Project Description

##### Location

The proposed project is located at Jamul Highlands Road and Lyons Valley Road in the Jamul-Dulzura Community Plan Area in the unincorporated County of San Diego. The site is one legal lot, with the following Assessor's Parcel Number (APN): 596-152-04.

##### Site Description

The 10.31-acre project site is located 3390 Jamul Highlands Road in the Jamul/Dulzura Community Planning area. The site has rolling topography with an elevational range of approximately 125 feet. On-site elevations generally range from approximately 1,345 feet above mean sea level (amsl) in the mid-portion of the project site down to 1,220 feet amsl in both the eastern portion of the site adjacent to Jamul Highlands Road and the north western portion of the site. The site is vacant with no historic evidence of prior use.

##### Discretionary Actions

The project consists of a Tentative Parcel Map (TPM) for a four-lot subdivision.



**Project Description**

The project proposes a Tentative Parcel Map to subdivide the property into four legal lots for residential development. Access would be provided by a private driveway connecting to Jamul Highlands Road (County Maintained). Water service would be provided by the Otay Water District and individual on-site wastewater systems (supplemental treatment systems) are proposed. Proposed earthwork quantities for the project consist of 3,700 cubic yards of cut and fill with no export required.

The project site is subject to the Semi-Rural Regional Category and the Semi-Rural (SR-2) Land Use Designation. The Zoning Use Regulation for the site is Limited Agricultural (A70). The project is consistent with the requirements of the General Plan and Zoning Ordinance.

**Overview**

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

**General Plan Update Program EIR**

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

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



cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

### Summary of Findings

The Roetzheim Parcel Map TPM is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see [https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS\\_Aug2011/EIR/FEIR\\_7.00\\_-\\_Mitigation\\_Measures\\_2011.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures).

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

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

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

The project would subdivide a 10.31-acre parcel into four (4) parcels for residential use. Residential development is proposed and is therefore consistent with the Limited Agriculture Zoning Designation as well as the Semi-Rural (SR-2) density both established by the General Plan and the certified GPU EIR.

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

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

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

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

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

15183 Statement of Reasons

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

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

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

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

Signature	<u>May 2, 2019</u> Date
<u>Denise Russell</u> Printed Name	<u>Project Manager</u> Title

## **CEQA Guidelines §15183 Exemption Checklist**

### **Overview**

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

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

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

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

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

**Discussion**

- 1(a) Scenic vistas are available in the project vicinity from McGinty Mountain. However, the proposed project would not have a substantial adverse effect on a scenic vista for the following reasons: the relatively small size of the proposed project within the viewshed; the project's consistency with existing visual and community character of the region; the similar design of individual structures associated with the project to other structural design seen elsewhere in the vicinity; the relative distance of the project site from the scenic vistas and trails (approximately 3.80 miles from McGinty Mountain); the location of the property within the valley where other development occurs; and the limited nature of views to the property from identified trails.
- 1(b) The project site is not within the viewshed of a State-designated scenic highway. The closest County-designated scenic highways to the project site are Lyons Valley Road, approximately 0.20 miles north and the SR-94, approximately 1.55 miles southwest. Due to vegetation and intervening topography, the site would not be visible from either County-designated scenic highways. The project site also does not support any significant scenic resources that would be lost or modified.
- 1(c) The project would be consistent with existing community character. The project is located within the Jamul/Dulzura Community Plan Area characterized by semi-rural residential uses. Although the visual character of the site would change from existing conditions, it would not change the relative scale of development planning in the area, as the project would be consistent with the semi-rural designation applied to the site within the 2011 GPU.
- 1(d) The Jamul/Dulzura Subregional Plan identifies dark skies as an important rural character of the community. The project's lighting would be required to conform with the County's Light Pollution Code and Zoning Ordinance to prevent spillover onto adjacent properties and to minimize impacts to dark skies. Therefore, the proposed project would not adversely affect day or nighttime views in the area.

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>2. Agriculture/Forestry Resources</b> – Would the Project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- 2(a) The project and surrounding properties do not support any Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Additionally, the site does not support any Important Prime or Statewide Candidate soils pursuant to the County's Guidelines for Determining Significance. Thus, the proposed project would not convert agricultural resources to a non-agricultural use.
- 2(b) The project site is zoned A-70, an agricultural zone. However, the A-70 zone allows for residential use types. The proposed project is consistent with the A-70 zone. Additionally, the project site is not located within a Williamson Act Contract. The nearest Williamson Act Contract is approximately 0.25 miles to the west and is currently not in active operation. Due to distance and topography, the project would not introduce any land use conflicts with the existing agricultural contract. Moreover, there are no existing agricultural operations within a quarter mile radius of the project site. Due to the aforementioned criteria, the project would not conflict with existing zoning for agricultural use or a Williamson Act Contract.
- 2(c) There are no timberland production zones on or near the proposed project site. Therefore, the proposed project would not conflict with any timberland production zones.
- 2(d) The project site is not located near any forest lands. Therefore, the proposed project would not result in the loss or conversion of forest lands.



## 15183 Exemption Checklist

- 2(e) As indicated in response 2(a), the project site is not located near any important farmlands or active agricultural production areas. Therefore, the proposed project would not result in important farmland or other agricultural resources to a non-agricultural use.

**Conclusion**

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

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

**Discussion**

- 3(a) The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. Additionally, the proposed project is allowed under the general plan. The project site is zoned A-70 under which residential uses with a 2-acre minimum would be allowed. As such, the project would not conflict with either the RAQS or the SIP.
- 3(b) In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The County has established Guidelines for Determining Significance and Report Format and Content Requirements for Air Quality which identifies thresholds under which a project would not be anticipated to generate an air quality impact. The County has established Guidelines for Determining Significance for Air Quality which incorporate the SDAPCD's established significance level thresholds for all new source review (NSR) in SDAPCD Rule 20.2 and Rule 20.3. These SLTs can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since SDAPCD does not have a SLT for emissions of VOCs, the screening level from the South Coast Air

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Quality Management District (SCAQMD) for the Coachella Valley (which is more appropriate for the San Diego Air Basin) is used.

Impacts during the construction phase are typically associated with site preparation and grading which particulate matter and diesel exhaust are generated as a result of ground disturbance and heavy-duty equipment operation. No unusual circumstances (e.g., excessive rock blasting, construction phases lasting longer than 12 months) exist for the project under which emissions during another construction phase would generate greater emissions than during site preparation and grading. As established in Section 2.1.1 "Construction Grading Activity Criteria" of the County's *Report Format and Content Requirements* for Air Quality, construction activities are not expected to exceed the emission SLTs if less than 3.5 acres of ground surface material is disturbed in a single day. Due to the project size, it is not expected to disturb greater than 3.5-acres of ground surface material in single day. The project would be required, as conditions of approval, to ensure grading activities do not disturb greater than this amount in a single day, as well as comply with the County's Grading Ordinance and the San Diego Air Pollution Control District (SDAPCD) Rule 55 which requires the implementation of measures that would reduce fugitive dust and diesel exhaust emissions.

During project operation, emissions resulting from residential and commercial developments are primarily related to vehicular emissions and area sources (e.g., natural gas combustion, fireplaces). As established in Section 2.1.3 "Operational Emissions Criteria" of the County's *Report Format and Content Requirements* for Air Quality, the single-family residential project size that would be anticipated to generate air emissions greater than the threshold limit is 300 dwelling units. The project is proposing four dwelling units which would be well below this threshold.

Project construction and operational emissions associated with the residential development are not anticipated to exceed the County's construction and operational SLTs. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- 3(c) San Diego County is presently in non-attainment for the National and California Ambient Air Quality Standard (NAAQS and CAAQS, respectively) for ozone (O<sub>3</sub>). San Diego County is also presently in non-attainment for concentrations of Particulate Matter less than or equal to 10 microns (PM<sub>10</sub>) and Particulate Matter less than or equal to 2.5 microns (PM<sub>2.5</sub>) under the CAAQS. O<sub>3</sub> is formed when volatile organic compounds (VOCs) and oxides of nitrogen (NO<sub>x</sub>) 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<sub>10</sub> in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The project would contribute PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established SLTs (see Question 3(b) above). Additionally, grading activities associated with construction of the project would be subject to the County of San Diego Grading Ordinance and the San Diego Air Pollution Control District (SDAPCD) Rule 55, which requires the implementation of dust control measures. The project would generate PM<sub>10</sub>, PM<sub>2.5</sub>, and NO<sub>x</sub> emissions during project operations primarily from mobile sources (i.e.

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vehicle trips), and VOCs from area and mobile sources. Operational emissions would not be anticipated to exceed the County's SLTs (see Question 3(b) above).

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

The proposed project would also not be considered a point-source of significant emissions. The closest sensitive receptor to the project site is a residential development west of the project. The project would potentially expose this nearby sensitive receptor to pollutants during construction activities. The project would not result in construction activity intensities under which air quality impacts would be anticipated (see Question 3(b) above), and construction activities would be temporary, resulting in a relatively short exposure period. Thus, the project would not expose existing sensitive receptors to excessive levels of air pollutants.

- 3(e) The project could produce objectionable odors during construction from paving, painting, and equipment operation; however, these substances, if present at all, would be minimal and temporary. The operation of residential uses are not associated with typical odor generating uses. Subsequently, no significant air quality odor impacts are expected to affect surrounding receptors. Therefore, the proposed project would not create objectionable odors that would affect a substantial number of people. Moreover, the effects of objectionable odors are localized to the immediate surrounding area and would not contribute to a cumulatively considerable odor impact.

### Conclusion

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

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

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vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

☐☐☐

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

☐☐☐**Discussion**

4(a) Biological resources on the project site were evaluated in a Biological Resources Letter Report prepared by Cummings Environmental, Inc., dated November 19, 2018. The project site totals 10.3 acres and five acres of the site have been cleared in accordance with a grading permit (PDS2015-LDGRMJ-30036) for a single family home. A Certificate of Inclusion was issued for this work. The remainder of the site contains chamise chaparral, coast sage scrub and coast live oak woodland. As a result of this project, impacts will occur to 4.71 acres of chamise chaparral and 0.50 acre of coastal sage scrub. Sensitive wildlife species identified on site include turkey vulture (*Cathartes aura*) and San Diego horned lizard (*Phrynosoma coronatum blainvillii*). No sensitive plant species were identified onsite. The site is located within the MSCP but is not designated as a Pre-approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA).

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: of the offsite purchase of 2.36-acres of chamise chaparral (tier III credits) and the purchase of 0.5-acres of coastal sage scrub (tier II credits) within a BRCA in the MSCP, the dedication of a limited building zone easement to protect and adjacent, offsite open space easement and breeding season avoidance to prevent brushing, clearing, and/or grading between January 1 and August 31. The GPU EIR identified these mitigation measures as Bio-1.5 and Bio-1.6.

4(b) Based on the Biological Resources Letter Report, no wetlands or jurisdictional waters were identified onsite. The following sensitive habitats were identified on the site: chamise chaparral and coastal sage scrub. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act are mitigated. As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: of the offsite purchase of 2.36-acres of chamise chaparral (tier III credits) and the purchase of 0.5-acres of coastal sage scrub (tier II credits) within a BRCA in the MSCP, the dedication of a limited building zone easement to protect and adjacent, offsite open space easement and breeding season avoidance to prevent brushing, clearing, and/or grading between January 1 and August 31. The GPU EIR identified these mitigation measures as Bio-1.5 and Bio-1.6.

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

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- 4(d) Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, site photos, and a Biological Resources Letter Report, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site does not contribute substantially to local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. Development surrounds the parcel and a previous grading permit for a single-family residence which resulted in impacts to 5 acres to the site.
- 4(e) The project is consistent with the MSCP and Biological Mitigation Ordinance as demonstrated in the MSCP Conformance Finding dated April 26, 2019. The project will not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources.

**Conclusion**

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

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

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

**Discussion**

5(a) Based on an analysis of resource files and records, maps, and aerial photographs by County of San Diego staff, it has been determined that there are no impacts to historical resources because they do not occur within the project site.

5(b) Based on an analysis of resource files and records, maps, and aerial photographs by County of San Diego staff, it has been determined that the project site is covered in vegetation that prohibits visibility during a pedestrian survey. During previously approved grading, three prehistoric lithic flakes were identified during ground disturbing activities. It was determined that the flakes had been displaced through natural drainage activity and did not have any provenience. Therefore, the resource was determined to be less than significant.

The potential exists for subsurface deposits because of dense vegetative cover on portions of the property which limits ground visibility. Additionally, several recorded archaeological sites are located within the vicinity of the project.

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

5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that have zero potential to contain unique paleontological resources. Therefore, no impacts would occur.

5(e) Based on an analysis of resource files and records, maps, and aerial photographs by County of San Diego staff, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

**Conclusion**

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

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

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4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

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

**Discussion**

- 6(a)(i) The project site is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, the proposed project would not expose people or structures to potential adverse effects involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides.
- 6(a)(ii) To ensure the structural integrity of all buildings and structures, the proposed project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project would not result in a significant impact.
- 6(a)(iii) The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain.
- 6(a)(iv) The project site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards.
- 6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as sandy loams which have a moderate soil erodibility rating. However, the project will not result in

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

- 6(c) The project site is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. Furthermore, the project will be required to comply with the WPO and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils and will not develop steep slopes that could cause landslides, lateral spreading, subsidence, liquefaction, or collapse.
- 6(d) The project is not underlain by expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). Additionally, the project will not result in substantial risks to life or property because compliance with the Building Code and implementation of standard engineering techniques would ensure structural safety.
- 6(e) The project will discharge domestic wastewater to on-site wastewater systems (OSWS), which will include individual, appropriately sized septic tanks. The following onsite wastewater treatment system designs for each parcel are based on percolation testing and soil evaluations provided by Gray Maxwell, REHS and Clifford La Monte, RCE. DEH approved the project's use of onsite wastewater treatment systems on January 1, 2019. Therefore, the project has soils capable of adequately supporting the onsite wastewater treatment systems as determined by the authorized local public agency.

### Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>7. Greenhouse Gas Emissions – Would the Project:</b>			
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Discussion

- 7(a) The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion. However, the project falls below the screening criteria that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions.

The County of San Diego adopted a Climate Action Plan on February 14, 2018 which outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reductions targets. Implementation of the CAP requires that new development



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projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help streamline this review and determine consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). The proposed project would implement all applicable measures identified in the Checklist and would therefore be consistent with the County's Climate Action Plan. Proposed incorporated measures from the CAP Checklist include the following:

- The project will install electric heat pump water heaters in all residential units;
- The project will install new ENERGY STAR appliances and low flow faucets (maximum 1.5 gallons per minute at 60 psi) in all residential units;
- The project will consult with the regional or local water authority to determine if incentives or rebates are available for the installation of rain barrels;
- The project will comply with the Prescriptive Compliance Option within the Water Conservation in Landscaping Ordinance; and
- The project will plant, at a minimum, two trees per dwelling unit, or eight total trees.

The project would be consistent with the County's Climate Action Plan and General Plan assumptions through the implementation of measures identified in the County's CAP Checklist. Therefore, the project would not generate GHG emissions that would have a significant impact on the environment.

- 7(b) The project as proposed would be consistent with the general plan and zoning ordinance, allowing the development of residential units on minimum 2-acre lots. Additionally, the project has demonstrated consistency with the County's Climate Action Plan (see Question 7(a) above). Therefore, the project would be consistent with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions.

### Conclusion

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

### 8. Hazards and Hazardous Materials – Would the Project:

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

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

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Significant  
Project  
Impact

Impact not  
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| c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g)Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### Discussion

- 8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.
- 8(b) The project is not located within one-quarter mile of an existing or proposed school and does not propose to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.
- 8(c) Based on regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database),

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the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

- 8(d) The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.
- 8(e) The proposed project is not within one mile of a private airstrip.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
- 8(g) The proposed project is located within a Wildland Urban Interface Zone and is adjacent to wildlands that have the potential to support wildland fires. However, pursuant to the Fire Protection Plan, prepared by Charles Weber, dated August 14, 2017, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations and standards relating to emergency access, water supply, and defensible space required for buildings constructed in Wildland Urban Interface Zones.
- 8(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses.

**Conclusion**

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

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

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|--|--------------------------|--------------------------|--------------------------|
| j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k) Expose people or structures to a significant risk of loss, injury or death involving flooding?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m) Inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## Discussion

- 9(a) A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by Landmark Engineering Corporation dated February 28, 2019. The SWQMP demonstrates that the project would comply with all requirements of the Watershed Protection Ordinance (WPO). The project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit (SDRWQCB Order No. [R9-2013-0001](#)), as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and County of San Diego BMP Design Manual.
- 9(b) The project lies in the Dulzura (910.33) hydrologic subarea within the Otay hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of these watersheds are impaired. Constituents of concern in the Lower Otay Reservoir include ammonia, color, iron, manganese, nitrogen, phosphorus, and pH. The project could contribute to release of some of these pollutants; however, the project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.
- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project would obtain its water supply from the Otay Water District that obtains water from surface reservoirs or other imported sources. The project would not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) A CEQA Hydrology & Hydraulics Study was prepared by Landmark Engineering Corporation dated April 3, 2019 for the proposed project. It was determined that the proposed project would not substantially alter the existing drainage pattern of the project site or area. As outlined in the project's SWQMP, the project will implement source control and/or treatment control BMPs to prevent the erosion process from occurring and prevent sedimentation in any onsite and downstream receiving waters.
- 9(f) A CEQA Hydrology & Hydraulics Study was prepared by Landmark Engineering Corporation dated April 3, 2019 for the proposed project. It was determined that the proposed project would not substantially alter the existing drainage pattern of the project

## 15183 Exemption Checklist

site or area. As outlined in the project's CEQA Hydrology & Hydraulics Study, the increases in surface runoff due to the proposed increase in impervious area will be mitigated onsite. Therefore, the project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

- 9(g) As outlined in the project's CEQA Hydrology & Hydraulics Study, the increases in surface runoff due to the proposed increase in impervious area will be mitigated onsite. Therefore, the project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and structural BMPs will be employed and maintained such that potential pollutants will be reduced to the maximum extent practicable.
- 9(i) No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site.
- 9(j) No 100-year flood hazard areas were identified on the project site.
- 9(k) The project site lies outside any identified special flood hazard area.
- 9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.
- 9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.
- 9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.
- 9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>10. Land Use and Planning – Would the Project:</b>			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- 10(a) The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. Additionally, the site is consistent

## 15183 Exemption Checklist

with surrounding use types of rural residential lots. Moreover, built-out of the site was anticipated in the GPU EIR. Therefore, the proposed project would not physically divide an established community.

- 10(b) The proposed project would subdivide a 10.31-acre lot into four parcels for residential development. The residential use types and density are consistent with the County General Plan Semi-Rural Designation and Regional Category, Jamul-Dulzura Community Plan, and with the County Zoning Ordinance. Therefore, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

### Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>11. Mineral Resources – Would the Project:</b>			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11(a) The project site has been classified by the California Department of Conservation Division of Mines and Geology as "Resources Potentially Present" (MRZ-3). However, the project site is surrounded by residential development which is incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, the project would not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.			
11(b) The project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25). Therefore, the proposed project would not result in the loss of a locally-important mineral resource recovery site.			

### Conclusion

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

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

**Discussion**

- 12(a) The area surrounding the project site consists of noise sensitive land uses that are zoned Rural Residential (RR) and Limited Agriculture (A70). The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element

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

Noise Ordinance – Section 36-404

Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line. The site is zoned A70 that has a one-hour average sound limit of 50 dBA daytime and 45 dBA nighttime. The adjacent properties are zoned RR and A70. The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.



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Noise Ordinance – Section 36-408 & 36-409

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

- 12(b) The project proposes residential uses which are sensitive to low ambient vibration. However, the residences would be setback more than 600 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 600 feet ensures that the operations would not be impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995).
- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period.
- 12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip.

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>13. Population and Housing – Would the Project:</b>			
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 15183 Exemption Checklist

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

☐☐☐**Discussion**

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

13(b) The project will not displace existing housing.

13(c) The project site does not contain existing residences and would therefore not displace a substantial number of people.

**Conclusion**

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

Significant  
Project  
Impact

Impact not  
identified by  
GPU EIR

Substantial  
New  
Information

**14. Public Services – Would the Project:**

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

☐☐☐**Discussion**

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

**Conclusion**

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

Significant  
Project  
Impact

Impact not  
identified by  
GPU EIR

Substantial  
New  
Information

**15. Recreation – Would the Project:**

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

☐☐☐

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities,

☐☐☐

## 15183 Exemption Checklist

which might have an adverse physical effect on the environment?

**Discussion**

15(a) The project would incrementally increase the use of existing parks and other recreational facilities; however, the project will be required to pay fees or dedicate land for local parks pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County.

15(b) The project does not include recreational facilities or require the construction or expansion of recreational facilities that could have a potential adverse effect on the environment.

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>16. Transportation and Traffic – Would the Project:</b>			
a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- 16(a) The project will result in an additional 48 ADTs. However, the project will not conflict with any established performance measures because the project trips do not exceed the thresholds established by County guidelines. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not have a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.
- 16(b) The additional ADTs from the project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program as developed by SANDAG. The project would not conflict with an applicable congestion management program or other standards established by the County Congestion Management agency for designated roads or highways
- 16(c) The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project will not result in a change in air traffic patterns.
- 16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.
- 16(e) The San Diego County Fire Authority has reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access.
- 16(f) The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

**Conclusion**

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

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

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- |  |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Discussion**

- 17(a) The project will discharge domestic wastewater to on-site wastewater systems (OSWS), which will include individual, appropriately sized septic tanks. The following onsite wastewater treatment system designs for each parcel are based on percolation testing and soil evaluations provided by Gray Maxwell, REHS and Clifford La Monte, RCE. DEH approved the project's use of onsite wastewater treatment systems on January 1, 2019. Therefore, the project has soils capable of adequately supporting the onsite wastewater treatment systems as determined by the authorized local public agency.
- 17(b) The project does not involve new water and wastewater pipeline extensions.
- 17(c) The project involves new storm water drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) A Service Availability Letter from the Otay Municipal Water District has been provided which indicates that there is adequate water to serve the project.
- 17(e) The project proposes the use of individual, appropriately sized septic tanks and that have been reviewed and approved by the Department of Environmental Health. Therefore, the proposed project will not interfere with any wastewater treatment provider's service capacity.
- 17(f) Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project.
- 17(g) The project would deposit all solid waste at a permitted solid waste facility. Therefore, the proposed project would comply with federal, state, and local statutes and regulations related to solid waste.

**Conclusion**

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

**Attachments:**

Appendix A – References

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

## Appendix A

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

Blackhawk Environmental, Kris Alberts (February 18, 2019). Biological Resources Letter Report, Jamul Commercial, PDS2018-MUP-18-008 and PDS2018-TPM-21262.

C.W. La Monte Company Inc., Clifford W. La Monte (April 5, 2018). Geotechnical Investigation and Preliminary Infiltration Study, Proposed Commercial Development Jefferson Road Between Olive Vista Drive and Campo Road Jamul, California.

Earth Strata Geotechnical Services, Inc., William Doyle (June 28, 2018). Phase I Environmental Site Assessment of Vacant Property, Assessor's Parcel Number APN 596-071-60-00, Jamul, CA 91935.

Firewise 2000, Inc., Ronald J. Woychak (February 2019). Fire Protection Plan for Jamul Commercial MUP-18-008, 3018 Jefferson Road, Jamul, CA 91935.

Heritage Resources, Sue A. Wade (July 16, 2018). Cultural Resources Survey for the Jamul Commercial Project (County # PDS2018-MUP-18-008), Jamul California.

Ldn Consulting, Inc., Jeremy Loudon (July 19, 2018). Noise Assessment for Jamul Commercial Development, Jamul, CA.

Ldn Consulting, Inc., Jeremy Loudon (February 2019). Air Quality Assessment for Jamul Commercial Development, Jamul, CA.

Ldn Consulting, Inc., Jeremy Loudon (February 2019). Global Climate Change – Jamul Commercial, Jamul, CA.

Ldn Consulting, Jeremy Loudon (January 2019). Appendix A: Final Climate Action Plan Consistency Review Checklist, Permit Number PDS2018-MUP-18-008.

LOS Engineering, Inc., Justin Rosas (July 18, 2018). Traffic Impact Study for Jamul Commercial, MUP-18-008 & TPM-21262, 3018 Jefferson Road, Jamul, California.

Rick Engineering Company; Brendan Hastie (October 10, 2018). Drainage Study for Jamul Retail Center (Preliminary Engineering) County of San Diego Record ID: PDS2018-MUP-18-008 & PDS2018-TPM-21262.

Rick Engineering Company; Brendan Hastie (October 10, 2018). Priority Development Project (PDP) SWQMP, Jamul Retail Center, West Side of Jefferson Road, Jamul CA, 91935.

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

[http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS\\_Aug2011/EIR/FEIR\\_5.00 - References 2011.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

## Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:  
[http://www.sdcountry.ca.gov/pds/gpupdate/GPU FEIR Summary 15183 Reference.pdf](http://www.sdcountry.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf)



**MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT**  
**For the Roetzheim Tentative Parcel Map; PDS2017-TPM-21255**  
**APN 596-152-04**

**April 26, 2019**

**I. Introduction**

The project proposes a Tentative Parcel Map to subdivide the 10.31 acre property into four lots. The proposed project is located at 3390 Jamul Highlands Road in the Jamul-Dulzura Community Plan Area in the unincorporated County of San Diego (APN 596-152-04). Access would be provided by a private driveway connecting to J Jamul Highlands Road. Water service would be provided by the Otay Water District and individual on-site wastewater systems are proposed.

The project site is subject to the Semi-Rural Regional Category and the Semi-Rural (SR-2) Land Use Designation. The Zoning Use Regulation for the site is Limited Agricultural (A70).

The project is located within the Metro-Lakeside-Jamul Area of the Multiple Species Conservation Plan (MSCP). The project is located outside the Pre-Approved Mitigation Area (PAMA). The closest PAMA is located over one-half mile north of the project site. Five acres of the site have been cleared in accordance with a grading permit (PDS2015-LDGRMJ-30036) for a single family home. A Certificate of Inclusion (COI) was issued for this work. The remainder of the site contains 4.71 acres of chamise chaparral, 0.52 acres of coastal sage scrub and 0.08 acres of coast live oak woodland. Sensitive wildlife species identified on-site include turkey vulture (*Cathartes aura*) and San Diego horned lizard (*Phrynosoma coronatum blainvillii*). No sensitive plant species were identified onsite.

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Impact Neutral (ac.)	Mitigation Ratio	Required Mitigation
Disturbed Habitat	IV	5.00	5.00	--	--	--
Chamise Chaparral	III	4.71	4.71	--	0.5:1	2.36
Coastal Sage Scrub	II	0.52	0.50	0.02	1:1	0.50
Coast Live Oak Woodland	I	0.08	0	0.08	1:1	--
<b>Total:</b>	--	10.31	10.21	0.10	--	2.86

The findings contained within this document are based on County records, staff field site visits and the Biological Resources Letter Report prepared by Cummings Environmental, Inc., dated November 19, 2018. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

## **II. Biological Resource Core Area Determination**

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

### **A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.**

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

#### **i. The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

The project is not located within a Pre-Approved Mitigation Area (PAMA).

#### **ii. The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

The site is not located in an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is not located within PAMA.

#### **iii. The land is part of a regional linkage/corridor. A regional linkage/corridor is either:**

- a. Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or**
- b. Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California**

**gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

The site is not part of a regional linkage or corridor.

- iv. The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.**

The site is shown as moderate, low and developed on the Habitat Evaluation Model.

- v. The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.**

The land is not within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat.

- vi. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**
- a. Gabbroic rock;**
  - b. Metavolcanic rock;**
  - c. Clay;**
  - d. Coastal sandstone**

The site does not contain a high number of sensitive species. Sensitive wildlife species identified on-site include turkey vulture (*Cathartes aura*) and San Diego horned lizard (*Phrynosoma coronatum blainvillii*). No sensitive plant species were identified onsite. The site also does not contain geologic formations which are known to support sensitive species.

- B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.**

The project will mitigate in an offsite mitigation bank located within the MSCP and within a BRCA.

### **III. Biological Mitigation Ordinance Findings**

#### **A. Project Design Criteria (Section 86.505(a))**

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

The project does not propose impacts to Critical Populations of Sensitive Plant Species, Significant Populations of Narrow Endemic Animal Species, Narrow Endemic Plant Species, Sensitive Plants, or a Biological Resource Core Area. Therefore, the Project Design Criteria Findings do not apply.

#### **B. Preserve Design Criteria (Attachment G)**

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

The project is not located within PAMA and the site is not designated as Preserve land. Therefore, the Preserve Design Criteria do not apply.

#### **C. Design Criteria for Linkages and Corridors (Attachment H)**

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

The site is not located within a regional linkage or corridor. Therefore, the Design Criteria for Linkages and Corridors is not required.

### **IV. Subarea Plan Findings**

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

#### **1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.**

No wetlands or other jurisdictional waters are located within the project boundaries and therefore the project will not conflict with the no-net-loss-of-wetlands standard.

#### **2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.**

The project site was determined to not be appropriate for onsite preservation and therefore, measures to maximize the habitat structural diversity of conserved habitat

areas including conservation of unique habitats and habitat features are not necessary.

3. **The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.**

The project site contains only a small area of coastal sage scrub (0.52 acres) and the site is ranked as moderate, low and developed on the Habitat Evaluation Model. Therefore, it was determined that the site is not appropriate for onsite preservation.

4. **The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.**

The project site was determined to not be appropriate for onsite preservation due to the lack of adjacent open space and the existing development surrounding the site. Therefore, the project does not necessitate measures to reduce edge effects.

5. **The project provides for the development of the least sensitive habitat areas.**

The project site was determined to not be appropriate for onsite preservation due to the lack of adjacent open space and the existing development surrounding the site. Therefore, the entire site will be developed and mitigation will be provided in an offsite mitigation bank.

6. **The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.**

No threatened, endangered, narrow endemic species were detected on the project site. Developing the site will not eliminate highly sensitive habitat or impact key populations of covered species.

7. **Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.**

The site is small and not located within a large interconnecting block of habitat. Onsite preservation is not proposed as it would not contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate.

8. **All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea**

**Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.**

The site does not support critical populations or narrow endemics.

**9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.**

The project will not jeopardize the assembly of a preserve system because the site is does not qualify as a BRCA and is not within an area of regional significance with regard to conservation of sensitive species and habitats. Developing the site will not hinder possible preserve systems.

**10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.**

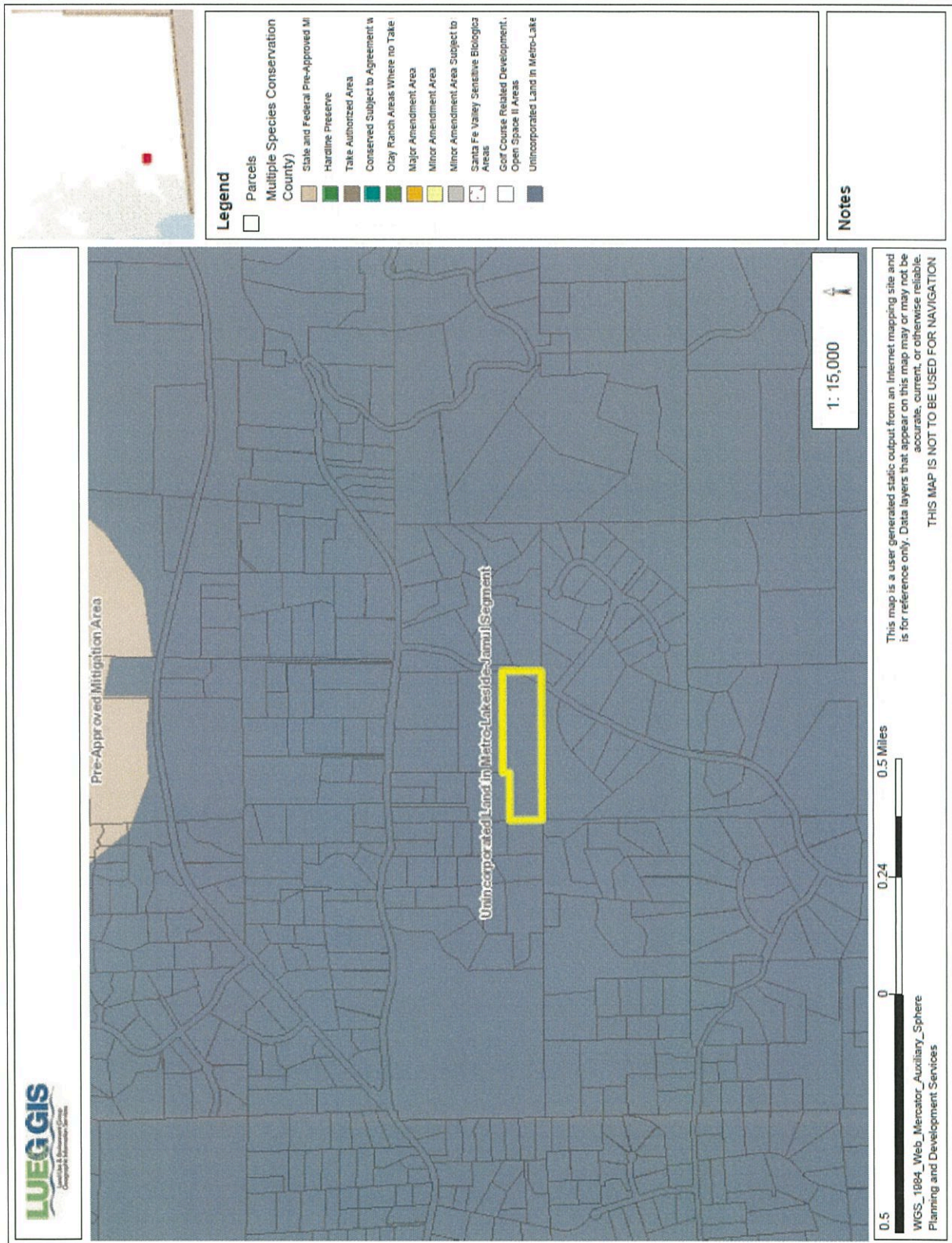
The project does not include onsite preservation.

**11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.**

The project site does not qualify as a BRCA. The project site was determined to not be appropriate for onsite preservation due to the lack of adjacent open space and the existing development surrounding the site. No threatened, endangered, narrow endemic species were detected on the project site. The project will provide offsite mitigation in a mitigation bank and will implement a limited building zone to protect and existing adjacent offsite open space easement. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

Ashley Smith, Planning & Development Services

April 26, 2019





## REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF  
ROETZHEIM PARCEL MAP; PDS2017- TPM-21255;  
PDS2017-ER-17-19-003

May 2, 2019

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated May 2, 2019.

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The project will obtain potable water from the Otay Water District that obtains water from surface reservoirs and/or other imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <a href="#">Steep Slope</a> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

## Discussion:

***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

***Floodways and Floodplain Fringe:***

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

***Steep Slopes:***

The average slope for the property is 20.4 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitats:***

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife



corridor. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

***Significant Prehistoric and Historic Sites:***

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by a County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. As such, the project complies with the RPO.

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

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

Discussion:

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

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

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

Discussion:

Staff has reviewed the Noise Analysis by Eilar Associates, Inc. dated August 15, 2017 for PDS2017-TPM-21255. The project is also subject to the County Noise Ordinance which regulates temporary construction noise associated with the project. Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed 75 dBA at the property line during an eight-hour period between 7 a.m. to 7 p.m. No work will be conducted on Sundays and Holidays, per Section 36.408. The main noise would be produced by the construction activity from grading. Construction equipment would include Loader, Excavator, and a Dozer. No pile driving or explosive blasting is not proposed for this project. The grading is expected to occur in one phase and be completed within eight weeks. Earth movement would be comprised of a cut and fill of 2,500 cubic yards of materials with no import or export proposed. Based on the report, the noise level generated by the construction activities resulted in an eight hour average noise level of 74.4 dBA for the worse-case scenario at the north property line. Therefore, would comply with the noise level limit of 75 dBA as specified in the Noise Ordinance, Section 36.409.

## 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: Roetzheim Parcel Map; PDS2017-TPM-21255; PDS2017-ER-17-19-003

Project Location: 3390 Jamul Highlands Road, Jamul-Dulzura Community Plan Area, within unincorporated County of San Diego County, CA 91935

Project Applicant: William Roetzheim, 13518 Jamul Drive, Jamul, CA 91935; 619-917-4917

Project Description: The project proposes a Tentative Parcel Map to subdivide the property into four legal lots for residential development. Access would be provided by a private driveway connecting to Jamul Highlands Road (County Maintained). Water service would be provided by the Otay Water District and individual on-site wastewater systems (supplemental treatment systems) are proposed. Proposed earthwork quantities for the project consist of 3,700 cubic yards of cut and fill with no export required.

The project site is subject to the Semi-Rural Regional Category and the Semi-Rural (SR-2) Land Use Designation. The Zoning Use Regulation for the site is Limited Agricultural (A70). The project is consistent with the requirements of the General Plan and Zoning Ordinance.

Agency Approving Project: County of San Diego

County Contact Person: Denise Russell Telephone Number: (858) 694-2019

Date Form Completed: June 20, 2019

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above described project on June 20, 2019 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:
  - ☐ 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: Section 15183 consists of projects which are consistent with development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. These projects shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

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

Signature: \_\_\_\_\_ Telephone: (858) 694-2019

Name (Print): Denise Russell Title: Land Use/Environmental Planner

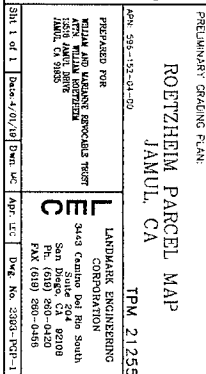
This Notice of Exemption has been signed and filed by the County of San Diego.

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.

**Attachment C**

**Tentative Parcel Map,  
Preliminary Grading Plan**





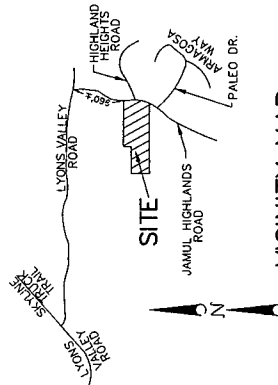
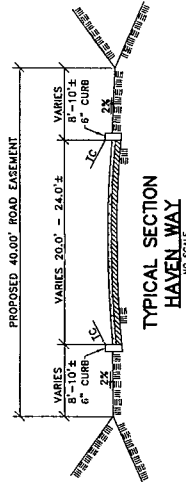
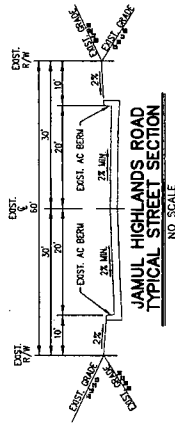
SHEET 1 OF 2 SHEETS

PROJECT NOTES:

- TAX ASSESSOR'S NUMBER: 596-152-04-00
- LEGAL DESCRIPTION:  
PARCEL 4, OF PARCEL MAP 8976, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 09, 1978 AS INSTRUMENT NO. 78-094294 OF OFFICIAL RECORDS.  
AN EASEMENT AND RIGHT OF WAY FOR ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES OVER, UNDER, LONG AND ACROSS THAT PORTION OF THE STRIP OF LAND 60 FEET IN WIDTH LYING WITHIN THAT PORTION OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES OF GOVERNMENT SURVEY.
- GENERAL PLAN DESIGNATION: SEMI-RURAL (SR-2)
- COMMUNITY/ SUBREGIONAL PLAN AREA: JAMUL-DELZURA
- FLOOD: NO
- EXISTING ZONING:
- ASSOCIATED PERMITS: PDS2015-LDGRMJ-300036, DEH2015-LWELL-00816 LOWTS-005452
- GRADING IS PROPOSED.
- EXISTING LEGAL ACCESS TO SUBJECT PROPERTY IS JAMUL HIGHLANDS ROAD.
- WATER DISTRICT: OTAY WATER DISTRICT
- SEWER: SEPTIC
- FIRE DISTRICT: SAN DIEGO COUNTY FIRE AUTHORITY
- SCHOOL DISTRICT: ELEMENTARY - JAMUL-DULZURA SCHOOL DISTRICT  
HIGH SCHOOL - GROSSMONT UNION HIGH SCHOOL DISTRICT.

NOTE: TOPOGRAPHIC IS BASED ON AERIAL SURVEY PREPARED IN NOVEMBER 2015.  
PHOTO GEODETIC CORPORATION  
1616 MAIN STREET, SUITE 102  
ESCALON, CA 92029  
AND GRADING PERMIT PDS2015-LDGRMJ-300036

USE REGULATION	A70
ANIMAL REGULATIONS	L
DENSITY	-
LOT SIZE	2AC
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGS	-



SOLAR ACCESS STATEMENT:  
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PDS2017-TPM-21255  
ENVIRONMENTAL LOG NO.: PDS2017-ER-19-003  
TENTATIVE PARCEL MAP



No.	Description	Approved	Date

ROETZHEIM PARCEL MAP  
JAMUL, CA

APN: 596-152-04-00 TPM 21255

PREPARED FOR:  
WILLIAM AND MARIANNE REVOCABLE TRUST  
ATTN: WILLIAM ROETZHEIM  
13510 JAMUL DRIVE  
JAMUL, CA 91805

LANDMARK ENGINEERING CORPORATION  
3443 Camino Del Rio South  
Suite 204 92108  
San Diego, CA 92108  
Ph. (619) 260-0420  
FAX (619) 260-0456

Sht 1 of 2 Date: 4/01/19 Dwn: MC Aprt: LEC Dwg: No. 2303-TPM-1

I HEREBY CERTIFY THAT I AM THE OWNER, AS SHOWN ON THE LATEST EQUALIZE COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP, AND THAT THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP IS THE SAME AS THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. I HAVE REVIEWED THE TENTATIVE PARCEL MAP AND THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/01/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAYS, "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT BY THIS APPLICATION, CREATE, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION.

FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL PARTNERSHIP FOR THE PURPOSE OF UNIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FORGOING IS TRUE AND CORRECT.

EXECUTED THIS 12th DAY OF April, 2019, AT Jamul, CALIFORNIA.

William Roetzheim  
WILLIAM ROETZHEIM  
ATTN: WILLIAM AND MARIANNE REVOCABLE TRUST  
13510 JAMUL DRIVE  
JAMUL, CA 91805

Marianne Roetzheim  
MARIANNE ROETZHEIM

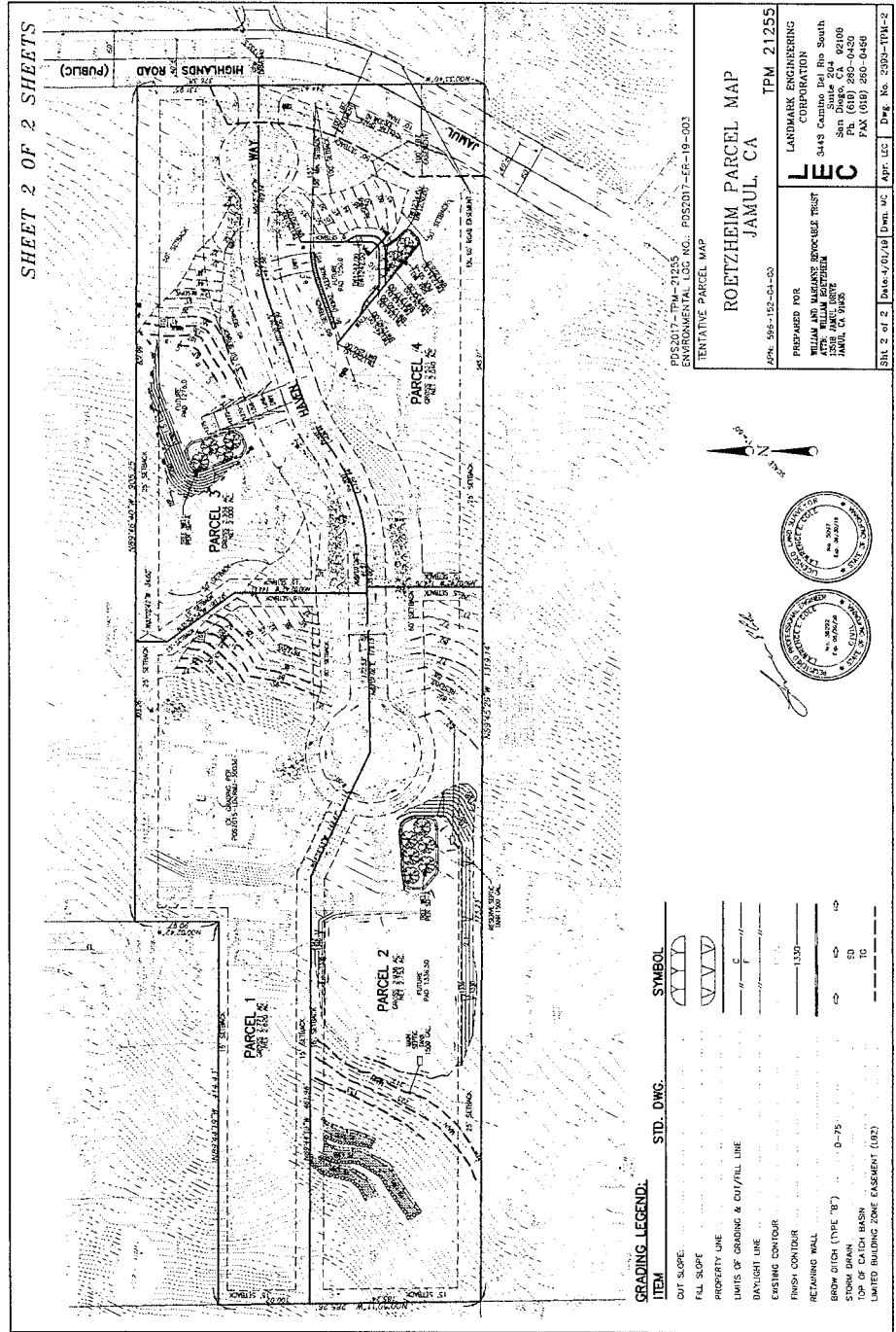
SITE ADDRESS:  
3390 JAMUL HIGHLANDS ROAD  
JAMUL, CA 91835

SITE AREA:  
GROSS 10.532 AC.  
NET 9.384 AC.

SLOPE/DENSITY ANALYSIS:  
AVERAGE SLOPE:  $S = \frac{L}{A} \times \frac{1}{100} = \%$   
CONTOUR INTERVAL = 2'  
LENGTH OF THE CONTOUR LINES: 46756 L.F.  
TOTAL AREA OF THE PARCEL: 10.528 AC.  
 $S = \frac{2' \times 46756 \text{ L.F.}}{10.528 \text{ AC} \times 43560 \text{ SF}} \times 100 = 20.39\%$



SHEET 2 OF 2 SHEETS



GRAADING LEGEND:		
ITEM	STD. DWG.	SYMBOL
OUT SLOPE		
FILL SLOPE		
PROPERTY LINE		
LIMITS OF GRADING & CUT/FILL LINE		
DAYLIGHT LINE		
EXISTING CONTOUR		
FINISH CONTOUR		
RETAINING WALL		
BROW SLOPE (TYPE 'B')	0-75	
STORM DRAIN	SD	
TOP OF CATCH BASIN	TC	
LIMITED BUILDING ZONE EASEMENT (LBEZ)		

**Attachment D**  
**Public Documentation**



**County of San Diego, Planning & Development Services**  
***Project Planning Division***

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**Memorandum**

**TO:** File  
**FROM:** Denise Russell, Project Manager  
**SUBJECT:** Response to Comments; Roetzheim Parcel Map, PDS2017-TPM-21255, PDS2017-ER-17-19-003  
**DATE:** June 20, 2019

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The following are staff's responses to comments received during the public disclosure notice period for findings pursuant to CEQA Section 15183 dated May 2, 2019. The public disclosure documentation was circulated for public disclosure from May 2, 2019 through May 31, 2019, and two comment letters were received during that time.

**Response to comments received from the San Diego County Archaeological Society:**

- A1. The County acknowledges and appreciates the review and comments in your email dated May 8, 2019. The writer agrees with proposed cultural resources mitigation program for the proposed subdivision. The writer also notes the absence of a vicinity map showing the project location on the County website.

The County understands the need for a vicinity map to show the project location. For reference, a vicinity map has been included in the Zoning Administrator Hearing Report package.

No changes were made to CEQA documentation as a result of this comment.

**Response to comments received from Laura and Darren Duda:**

- B1. The County acknowledges and appreciates the review and comments in your letter dated May 10, 2019. The writer explains that the project site has been graded, a well dug, and two large water storage tanks installed over the last year.

The County approved a grading permit for a proposed single-family residence prior to submittal of the Tentative Parcel Map. Grading for the single-family residence and construction of the access road has already occurred as part of the previously approved grading permit.

No changes were made to CEQA documentation as a result of this comment.

- B2. The County acknowledges and appreciates the review and comments in your email dated May 10, 2019. The writer identifies that potable water will be obtained from Otay Municipal Water District, however there is a well and water storage tanks on the property.

The water tanks installed on the subject property were required by the San Diego County Fire Authority for fire protection purposes. No groundwater is proposed to be used for the subdivision, and no additional water tanks will be installed on the new parcels.

The proposed project has been reviewed by the Otay Municipal Water District, and a service availability letter provided. An existing water main is located on Jamul Highlands Road near the property entrance. The applicant will be required to coordinate with the District to install the necessary connections to the existing water main.

No changes were made to CEQA documentation as a result of this comment.

- B3. The County acknowledges and appreciates the review and comments in your email dated May 10, 2019. The writer explains that water runoff from the subject property is an issue, and there has been a concern for increasing amounts of silt and sand in the creek nearby their property over the past few decades.

The proposed subdivision will implement an approved Stormwater Quality Management Plan (SWQMP) as part of construction. This includes installation of tree wells which are designed and sized to capture all anticipated increased runoff from each proposed parcel. The project will not substantially alter the existing drainage patterns of a site. The project as designed is not anticipated to create additional runoff or sediment, and through landscaping and other design features, runoff will likely decrease.

No changes were made to CEQA documentation as a result of this comment.





## San Diego County Archaeological Society, Inc.

Environmental Review Committee

8 May 2019

To: Ms. Denise Russell  
Department of Planning and Development Services  
County of San Diego  
5510 Overland Avenue, Suite 310  
San Diego, California 92123

Subject: Notice of Intent to Adopt Findings  
Roetzheim Parcel Map  
PDS2017-TPM-21255, PDS2017-ER-17-19-003

Dear Ms. Russell:

I have reviewed the subject notice and its associated documents on behalf of this committee of the San Diego County Archaeological Society.


Based on the information contained in the documents, we agree with the cultural resources mitigation program.

We do note the absence on the PDS website of a map showing the location of the project beyond the TPM and grading plan. We believe that should have been included in the document package sent out on the public distribution.

A1

Thank you for the opportunity to participate in the public review for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File

B

May 10, 2019

From: Laura and Darren Duda  
3337 Jamul Highlands Rd.  
Jamul, CA. 91935

To: The County of San Diego  
Planning and Development Services  
5510 Overland Ave. Suite 110  
San Diego, CA. 92123

RE: ROETZHEIM PARCEL MAP; PDS2017-TPM-21255; PDS2017-ER-17-19-003

County of San Diego,

We are writing this letter due to some concerns that we have with the findings in the environmental report for the above proposed project.

This project started over a year ago with a considerable amount of grading and scraping of plants and dirt. There was a well that was drilled by Manos pump and well and two large water storage tanks placed on the top of the property. The property has had a substantial amount of concrete poured with water shed diversion.

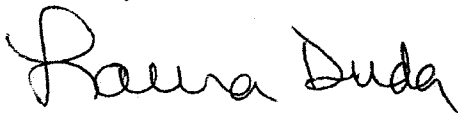
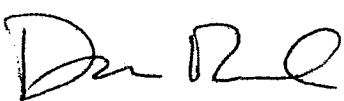
Our first concern is that it is stated in the report that all potable water will be obtained from Otay water District and that they will not use any ground water for any purpose. Yet there is a well and two large storage tanks. If not for potable water or irrigation or any purpose, then what is the well and storage tanks for?

Our second concern is the water that has been, and currently is being diverted off the property to other low-lying properties on Jamul highlands Rd. We are the first of the low-lying properties affected by this change in water shed. The water is diverted off the Roetzheim property along Jamul Highlands Rd in a brow ditch and then it goes under the road through a pipe where it collects in the creek that runs along Jamul highlands Rd.

We have lived here for 19 years and this year we have had a considerable increase in silt, decomposed granite and sand in the creek that runs through our property and under our driveway. We are even more concerned with the proposal of four houses being built with roofs that will most likely have rain gutters as well as water diversion drains in the landscaping. Where all this additional water will go and how it will affect our property and the properties below us is a serious concern. As I mentioned before we have already seen a significant amount of debris and water running through the creek this year and it has already damaged our property.

your consideration of our concerns is greatly appreciated.

Sincerely,

B1

B2

B3

**JAMUL DULZURA COMMUNITY PLANNING GROUP  
FINAL MINUTES  
March 12, 2019 APPROVED  
MARCH 26, 2019  
Oak Grove Middle School Library  
7:30 p.m.**

1. **Dan Neirinckx, Chair, called the meeting to order at 7:33 p.m.**

2. **ROLL CALL:**

**Present:** Hannah Gbeh, Michael Casinelli, Janet Mulder, Dan Neirinckx, Eve Nasby, Kevin May, Richard Marzec, Darren Greenhalgh, Joe Stuyvesant, Steve Wragg, Streeter Parker

**Absent: Preston Brown**

**Excused:**

**Vacant Seats: 6, 12 & 14.**

3. **APPROVAL** of the agenda for March 12, 2019, and approval of the Final Minutes for the meeting of February 26, 2019 as presented. **Motion carried 10, yes 0, No 1 Abstention (Wragg).**

4. **OPEN FORUM:**

- a. **Eve Nasby introduced a possible new member, Ed Mollon** and welcomed him to the meeting.
- b. **Richard Marzec** will be absent on March 26, 2019
- c. **Kevin May attended the Historic Site Board meeting online**, and attended the meeting on Bees representing the Planning Group as well and will be glad to give anyone a brief summary of the meeting.
- d. **Hannah Gbeh will be absent on April 9, 2019**
- e. **Michael Casinelli spoke with Mark Robak, Board Member of Otay Water District** regarding their sewer line construction timeline as it seems much longer than they led us to believe when they began the project. **Mark Robak** informed him that Otay has run into some unexpected problems including electrical conduits and some utilities that needed to be moved, and the timeline has consequently become longer until completion.
- d. **Michael Casinelli pointed out that Denise Russell from County** was in audience and wanted to ask her a question regarding voting on a project to see if there was a hard and fast time limit...**Denise said "no"** we could still vote after the County had completed their work and turn in our opinions to the County. **Michael** also asked after we make a recommendation and the applicant has made changes can we re-look at the project and was assured we could.

- e. **Dan Neirinckx attended the Land Development Code meeting held in Spring Valley** and found that they are considering some changes to the code. They will come to the Planning Group in the next few months.
- f. **Dan Neirinckx alerted the public that CalTrans realignment on Highway 94 west of Freezer Road in Dulzura will end up with one lane of traffic and may take up to a year.**

5. **JAMUL COMMERCIAL; PDS2018-MUP-18-008, PDS2018-TPM-21262; PDS2018-ER-18-19-008, 3018 JEFFERSON RD, Applicant - Steve Powell, -- Darren**

**Greenhalgh – reporting on Tractor Supply and RV Storage.** Darren stated he has had communication with Steve Powell and Denise Russell as well as the owners of Tractor Supply and RV Storage in Lakeside.

**Darren** introduced **Steve Powell** who gave a brief history on the project located behind the Arco on an expired map. In 2017 they did assessments on the property and are proposing splitting it leaving part in Open Space as it is environmentally sensitive. Going through the Planning process they need to identify the use and evaluate the property, which has resulted in a proposed self-storage roughly 62,000 square feet with about half in enclosed self-storage. Originally they planned to build the self-storage with the first floor underground and one floor above the ground. In the final proposal, which is out for review, they are working with all of the factors which has resulted in the fill and grading almost doubling in numbers within the same construction timeframe.

They will improve the frontage which includes, Jefferson from Arco to the edge of the environmental area, with only trail improvements, but in front of proposed facility they are adding a lane, with a curb and the trail improvements from Olive Vista across the frontage will be rebuilt.

**Darren** pointed out that the traffic supply is far enough away to not make a problem, and the storage facility is down in a hole so will not be seen because of the trees screening the area. Both elements were evaluated by the County and felt that the design was consistent with the corporate look that the Tractor Supply has put onto the Storage Supply so they blend together. Both the road department and PDS feel that it is consistent with the County ordinances relating to road improvement and undergrounding. Mitigation includes the fact that they are utilizing 13 acres of the disturbed area and the other areas are considered non-significant.

**Steve Wragg** asked if the road improvements were consistent with the Plan and if they were putting in an easement. The answer was yes and there is an existing trail. The entrance with the Tractor Supply aligns with Simpson Farms entrance, which is across the street. The question was asked as to how were they handling run-off – Natural retention basins are being used. **Steve** said he liked the undergrounding in front of the facility but was concerned about the lack of undergrounding at the environmentally sensitive area. They propose enhanced landscaping in front of the area, which screens the building using 24 to 36 boxed trees. The gates will be inside the property and not seen from the street. Fire department turnaround cannot be seen from the street but does exist.

**Michael Casinelli** thanked them for using a good team, and he believes that a tractor supply would do well in this area. He visited other self-storage sites, and his concern questions the need for a self-storage facility in Jamul as the research had not shown the demand analysis of our area. Since he was not given the study they did, he looked online



and found that people usually store within 15 miles of their homes and there is not much demand or use in rural areas. His concern is that the people who use it might be outside of our area, and that there are several alternative sites available for them nearby.

**Dan Neirinckx** asked about the signage planned and was shown the location of three proposed signs that **Steve Powell** said were designed according to the community plan.

**Dan** asked if there was to be outside storage and **Steve Powell** said that there are 13 RV storage places in the back with key card entrance. **Dan** asked, how do you prevent people from living in their units? **Steve Powell** said they would have security, an on-site manager and rules against it. **Dan** asked about the number of construction truck trips and hours they would be moving, suggesting that it should be other than commute time.

**Hannah Gbeh** pointed out that she is a huge fan of Tractor Supply and not as much of the Storage Facility, but also as a fan of property rights, it is their choice, and feels it should be successful.

**Rich Marzec** asked about the lighting in their facility realizing that we have dark skies policy, and asked what size the poles are. **Steve Powell** said that it is downward facing lights and they are very cognizant of the importance of light. He also addressed the question of dark skies stating that their other locations have honored that policy.

**Eve Nasby** pointed out that it was curious that they have not shared the study they did on need in our area, as she is concerned that there is little need for such a storage facility on our mostly large parcels. **Steve Powell** told us that this facility is larger than people have at their homes, and has ability to charge their motor homes within the facility. Their study showed that there was a need in East County and **Eve** suggested it would be interesting to see what the people of Jamul needed.

**Kevin May** asked if they would consider Italian Cyprus trees out in front? **Darren Greenhalgh** pointed out that the olive trees they proposed are consistent with what exists in the area.

**Joe Stuyvesant** said he supported the project and thanked them for being thorough.

**Steve Wragg** asked if they decided not to build the storage facility would they have to come back and modify the permit. **Steve Powell** felt that they would.

**Darren Greengage** said that he felt that this project would be a good edition to our community.

**Michael Casinelli** is concerned that the County is forcing them to make a decision on both and is concerned that there are five existing facilities within two miles of SR 94 and SR 54, where TGI Friday's is located and a sixth proposed at Steele Canyon Dr and SR 94. He feels that part of our job is to look at what is needed in our area.

**Dan Neirinckx** is concerned about the visual impacts of the design as it is across the street from an expensive housing development and **Janet Mulder** echoed his concern.

**Eve Nasby** pointed out that her neighbors store their RVs on their property and **Steve Powell** pointed out that the storage facility would be for various types of vehicles, not just RVs.

**Darren Greenhalgh** moved that Jamul Dulzura Community Planning Group recommend approval of the project as proposed. Vote recorded: 7, Yes; 4, Opposed. Motion did not pass.

**Hannah Gbeh** moved that the Jamul Dulzura Community Planning Group recommend conditional approval of the project with the following suggested provisions: the imported and exported fill truck trips be outside of morning and evening commute times; and the operation of the facility to include a policy in place to prevent onsite living in the storage facility. Motion passed 8, Yes; 3 Opposed.

6. **MINOR SUBDIVISION LOT SPLIT, PDS2017-TPM-21255 – JAMUL HIGHLANDS Road, APN 596-152-04-00, Applicant - William and Marianne Roetzheim Revocable Trust- Dan Neirinckx** reported 10.5 acres divided into four parcels with net acreage 2.0 acres or more per parcel. One pad graded and he stated that not all of the scoping letters' concerns had been resolved. **Denise Russell, San Diego County PDS** said that the latest letter is correct. **Dan** asked if the storm water requirement from the County could be solved in different ways and asked the engineer **Larry Cole** if he has any provisions for conditions including storm water runoff. **Dan** visited during the last rain and there was a great quantity of water run-off. He also asked when the three tree wells would be completed. **Larry Cole** and **William Roetzheim** pointed out that the tree wells are to take the water from the pads so the other pads need to be approved and then the pads can begin to be built and the tree wells will be installed. The tree wells just take the water from the pad and the existing roadway. **Dan Neirinckx** asked about the Horizontal Seepage pit as whether it was primary and leach lines were reserve. **William Roetzheim** said the reverse is true and **Dan** said that the plans need to reflect that. **Steve Wragg** asked if DEH approved it and the answer from the applicant was yes.

**Dan Neirinckx** asked if the applicant submitted an "as built" to DEH on the location of the well, as it was previously shown in the roadway on the plans and has the Health Department approved it?

**Michael Casinelli** said he would recuse himself from the JDCPG vote as it could be perceived as a conflict of interest as he is a neighbor of this project. He is concerned that they knew they were going to subdivide the property and yet they did not come before our group as it was submitted as just a permit rather than a multiple project use. He would want to make sure that this is not precedent setting as there are other parcels in the area that could conceivably come with a single permit request when they really wanted to subdivide their property later. In addition, he voiced a concern about this project setting a precedent with the overbuilt driveway that he felt was out of community character. His concern at lack of openness, was amplified when they dynamited without notice and did damage to his property.

**Dan Neirinckx** said he felt that the owner/applicant followed the procedures.

**Hannah Gbeh** said she felt the applicant had been put through the ringer and stated that **Michael Casinelli** should recuse himself and not make comments on the project.

**Kevin May** pointed out that **Michael** should leave the room during the vote.

**Joe Stuyvesant** pointed out that he objected to **Michael's** comments coming from his seat at the table when it should come from the audience.

**Marianne Roetheim** said they have lived in Jamul for thirty years and have been good neighbors as have their children. They all have their house plans and want to be able to move into their homes, and were frustrated by the accusations, but she still loves Jamul. **Dan Neirinckx** moved that we recommend approval of the map as proposed with the condition that the applicant meets all of the remaining requirements put forward by the County. 8, Yes; 2, No; 1 Recused: (Casinelli) Motion passed.

7. **PDS2019-STP-19-002 SITE PLAN, Nursery at SR94 and Steele Canyon, Jamul-- Steve Wragg. Located off of Campo Road – south of 94 – the existing nursery.** There is no scoping letter as of now. It is zoned C-40 and split RR-4 (They are not using the RR-4) They are proposing a gas station, 12 pumps 3000sq ft 500 sq ft office, 24,040 sq. ft warehouse possibly for self-storage, and parking which is on the south side of SR94. They will have entrance off Steele Canyon/SR94. He introduced **Vincent Kattoula, resident of Jamul, who is representing the owner** and he showed a “D” Designator concept site plan. He heard during the earlier presentation, that the Group is not excited about Storage and would look at the other possibilities. The original plan suggested a development above, but it is off the books right now. They have looked at the leach lines located south-east portion of warehouse. Wildlife Agency permits and Army Corps of Engineers and have proposed 2000 cuts and 2000 fill. There is a question regarding possible leakage of gas pumps from 7/11. He has a request into DEH regarding the possible leakage.  
They created some preliminary drawings utilizing browns and stucco to give the feeling of our community. **Michael Casinelli** asked about the **55 parking** spaces that have been proposed and the fact that Caltrans had required widening of SR94 of the Jamul Indians with the casino proposal. He suggested a right turn only out of the development and questioned the proposed “one way in and out”. Question arose, had the increased rain caused a problem, and need to make sure it would not be a problem.  
**Steve Wragg** said that there could be parking problems and likes the fact they are not proposing crossing the creek. Fire department will need to give input. Landscape plan will be proposed.  
**Darren Greenhalgh** pointed out that they would need to have landscaping along SR-94. **Hannah Gbeh** asked him to look at something other than storage facility.  
**Eve Nashby** asked them to be sensitive to the surrounding businesses. **Steve Wragg** reminded us that we need to be careful to not dictate what they should do with their property.  
**Kevin May** is concerned about putting gas station and gas tanks so close to the creek bed. **Vincent Kattoula** pointed out that the newer gas tanks are much more leak proof than before and the Department of Environmental Health will give significant input into the highest safety regulations before anything would be approved.

**Due to the lateness of the hour, Chair Dan Neirinckx held the rest of the agenda items until the March 26, 2019 meeting, (apologizing to new applicant for JDCPG membership, Summer Piper, assuring her we would put it earlier in the agenda next meeting.)**

**ADJOURNMENT – Dan Neirinckx, Chair, adjourned the meeting at 9:45 p.m.**

**Respectfully submitted:  
Janet Mulder, Secretary**

**AGENDA ITEMS POSTPONED BY CHAIR UNTIL NEXT MEETING.**

- 8. APPLICATION FOR PLANNING GROUP MEMBERSHIP – SUMMER PIPER -**
- 9. JAMUL INDIAN VILLAGE UPDATE**
- 10. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS – Discussion on CPG improvements**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, March 26, 2019**

**OAK GROVE MIDDLE SCHOOL LIBRARY**

**Meeting minutes and agendas can be accessed at**

**<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>**

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