



The County of San Diego

Zoning Administrator Hearing Report

Date:	August 8, 2019	Case/File No.:	Nordahl Parcel Map PDS2017-TPM-21250; PDS2017-ER-17-08- 004
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	CEQA Guidelines §15183
Time:	8:30 a.m.	Location:	Northwest corner of Nordahl Road and Rock Springs Road; North County Metropolitan
Agenda Item:	#1	General Plan:	Village Residential (VR-7.3)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Single-Family Residential (RS)
Applicant/Owner:	Joe El-Maasri	Community:	North County Metropolitan Subregional Planning Area
Environmental:	CEQA §15183 Exemption	APN:	226-290-50

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 23, 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 3.1-acre property into four residential parcels and a single remainder parcel. The subject property is located at the northwest corner of Nordahl Road and Rock Springs Road in the North County Metropolitan Subregional Planning Area. Access to the site will be provided by shared private driveways connecting to Nordahl Road and Rock Springs Road, both public roads. Water and Sewer will be provided by the Vallecitos Water District, and earthwork will consist of 5,256 cubic yards of cut and 5,263 cubic yards of fill with 7 cubic yards of import required.

The project is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-7.3). Zoning for the site is Single-Family Residential (RS) and minimum lot size is 6,000 square feet. 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 Klutz Biological Consulting, dated November 14, 2018. As a result of this project, impacts will occur to 3.1 acres of non-native grasslands. The site is located within the draft North County Multiple Species Conservation Program (MSCP), and no other sensitive species (plant or wildlife) were observed onsite.

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 purchase of 1.55-acres of offsite habitat credits through a mitigation bank approved by the California Department of Fish and Wildlife, or the conservation of 1.55 acres of non-native grasslands within San Diego County; and breeding season avoidance to prevent brushing, clearing, and/or grading between January 15 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, and/or other approved local, regional, or state habitat conservation plan (Attachment B). The project would not result in a biological impact which was not adequately evaluated by the GPU EIR.

- b. Cultural Resources - Based on an analysis of records (including archaeological surveys) maintained by the County and the South Coastal Information Center, it has been determined that the project would not impact historical, or archaeological resources. Furthermore, a Sacred Lands check was initiated with the Native American Heritage Commission on April 6, 2017. The Sacred Lands check resulted in negative findings. Potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. Additionally, 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 lands having a marginal potential to contain unique paleontological resources. Potential impacts to paleontological resources will be mitigated through monitoring during construction and conformance with the County's Paleontological Resource Guidelines and the Grading Ordinance if resources are encountered.
- c. Stormwater Management – A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by Constructing Testing and Engineering, Inc. (CTE) dated November 5, 2018. 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 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 31-day public disclosure period, from May 23 to June 24, 2019, two public comments were received. The first comment was from the California Department of Fish and Wildlife requesting confirmation that the Biological Resources Letter Report used the correct plant and wildlife species lists for the project site. The second was from a nearby resident interested in seeing the project provide a sidewalk on Nordahl and Rock Springs Road. No changes were made to the CEQA document as a result of either comment. Please see Attachment D for comment letters and responses.

E. TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Because the project site is not located within a planning area represented by a Community Planning Group, a courtesy notice was sent to the Twin Oaks Valley Sponsor Group to provide additional opportunity for members of the public to comment on the project. During their June 19, 2019 public meeting, the Twin Oaks Valley Community Sponsor Group discussed the project and provided information on the public disclosure period and the County's intent to adopt findings pursuant to CEQA Guidelines Section 15183. No additional comments were received as a result.

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.

Report Prepared By:

Hunter McDonald, Project Manager

858-495-5330

Hunter.McDonald@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director

858-694-2962

Mark.Wardlaw@sdcounty.ca.gov

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

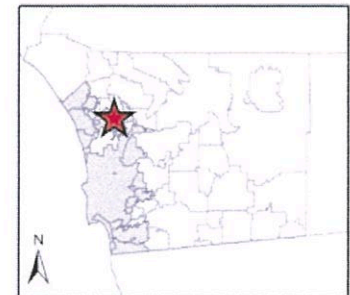
Attachment A

Planning Documentation

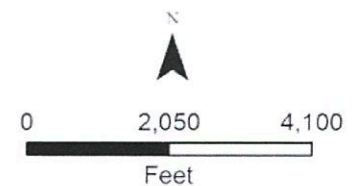
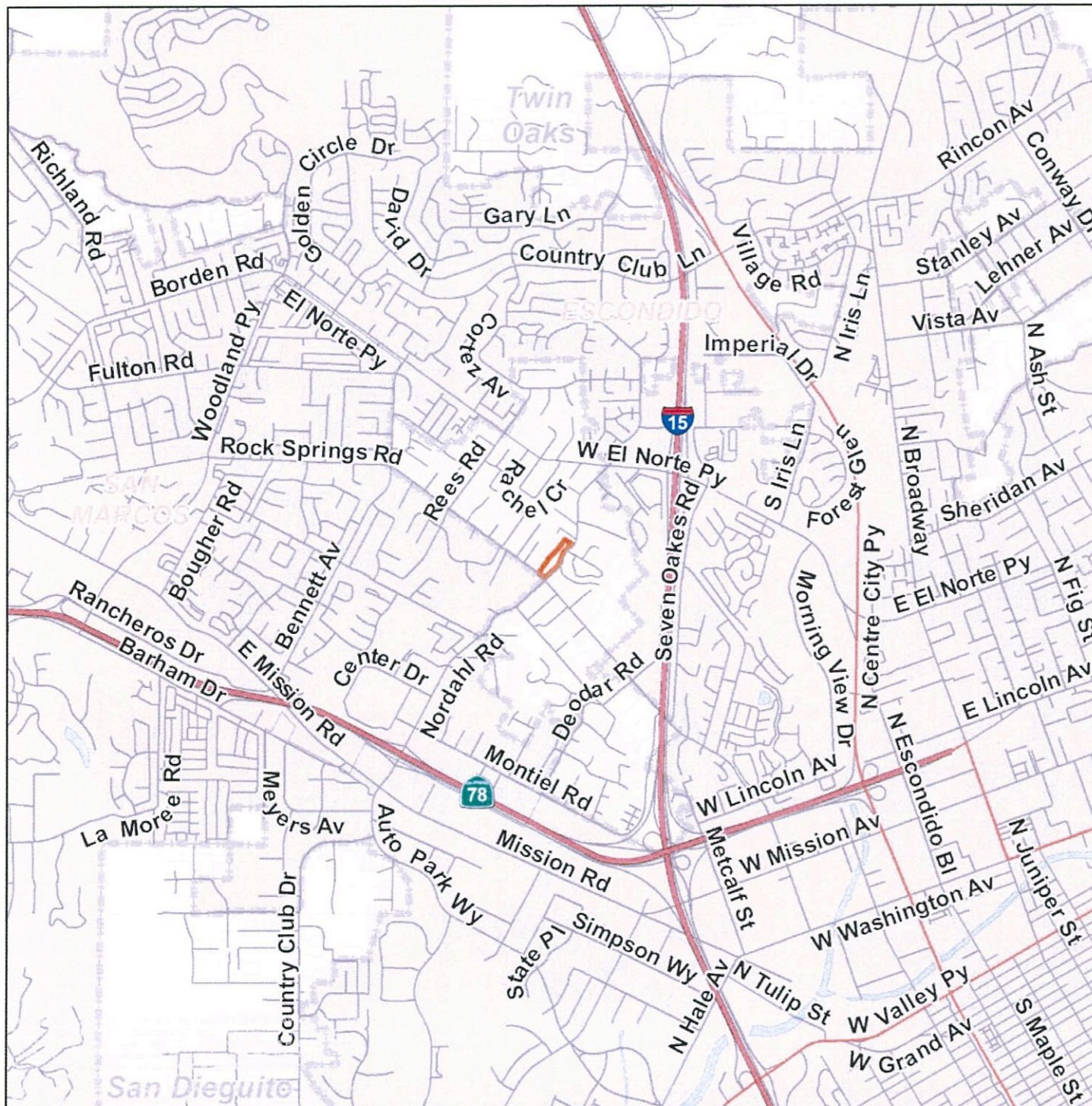
Nordahl TPM

Vicinity Map

North County Metro
Community Plan Area

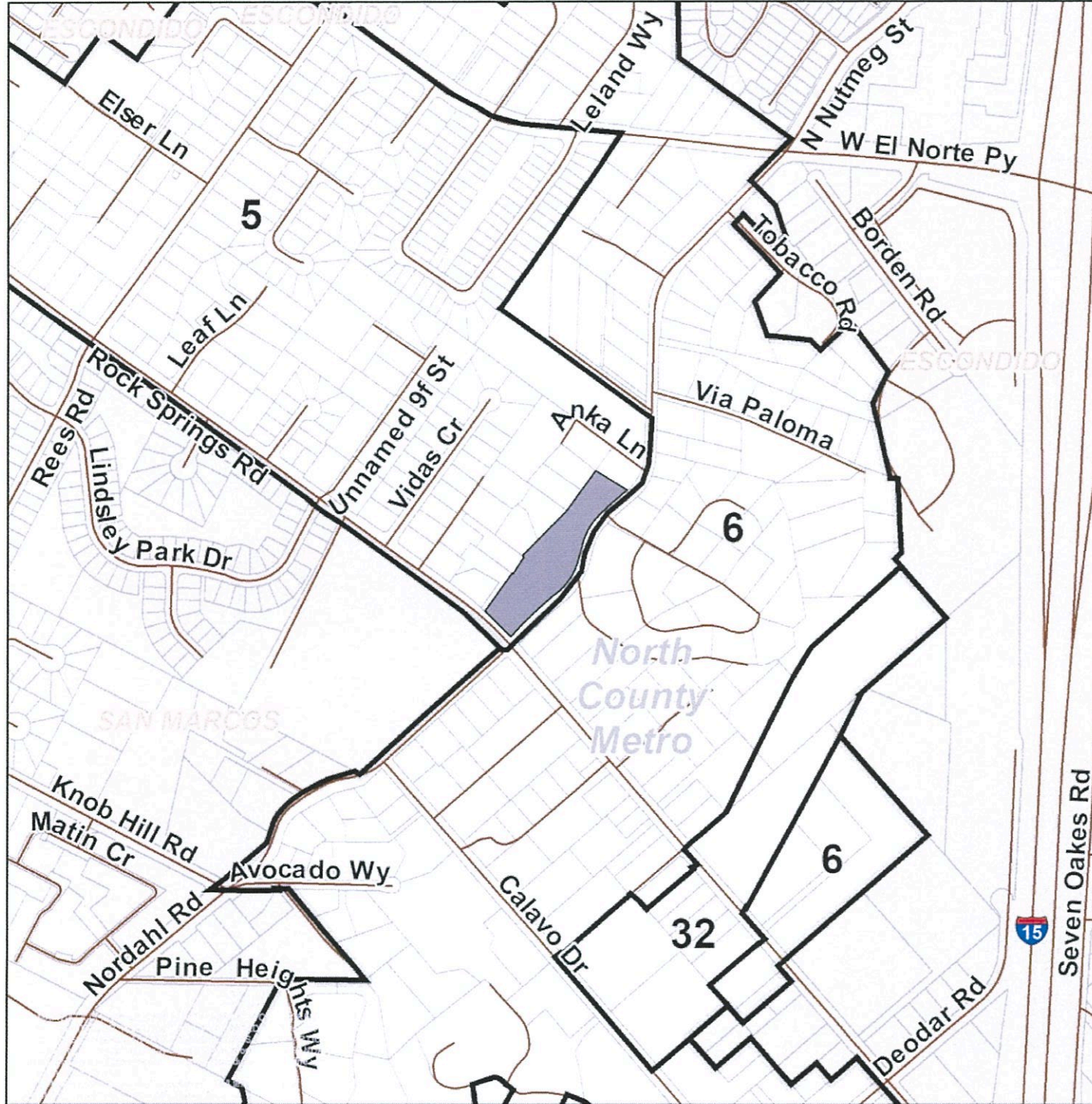


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LUEGGIS
LAND USE & ENVIRONMENTAL CONSULTING
Geographic Information Systems

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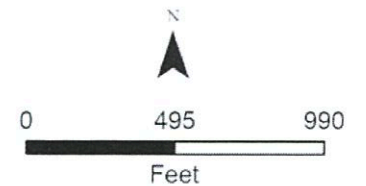
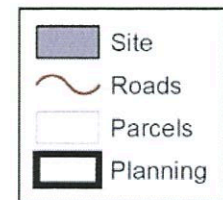


Nordahl TPM

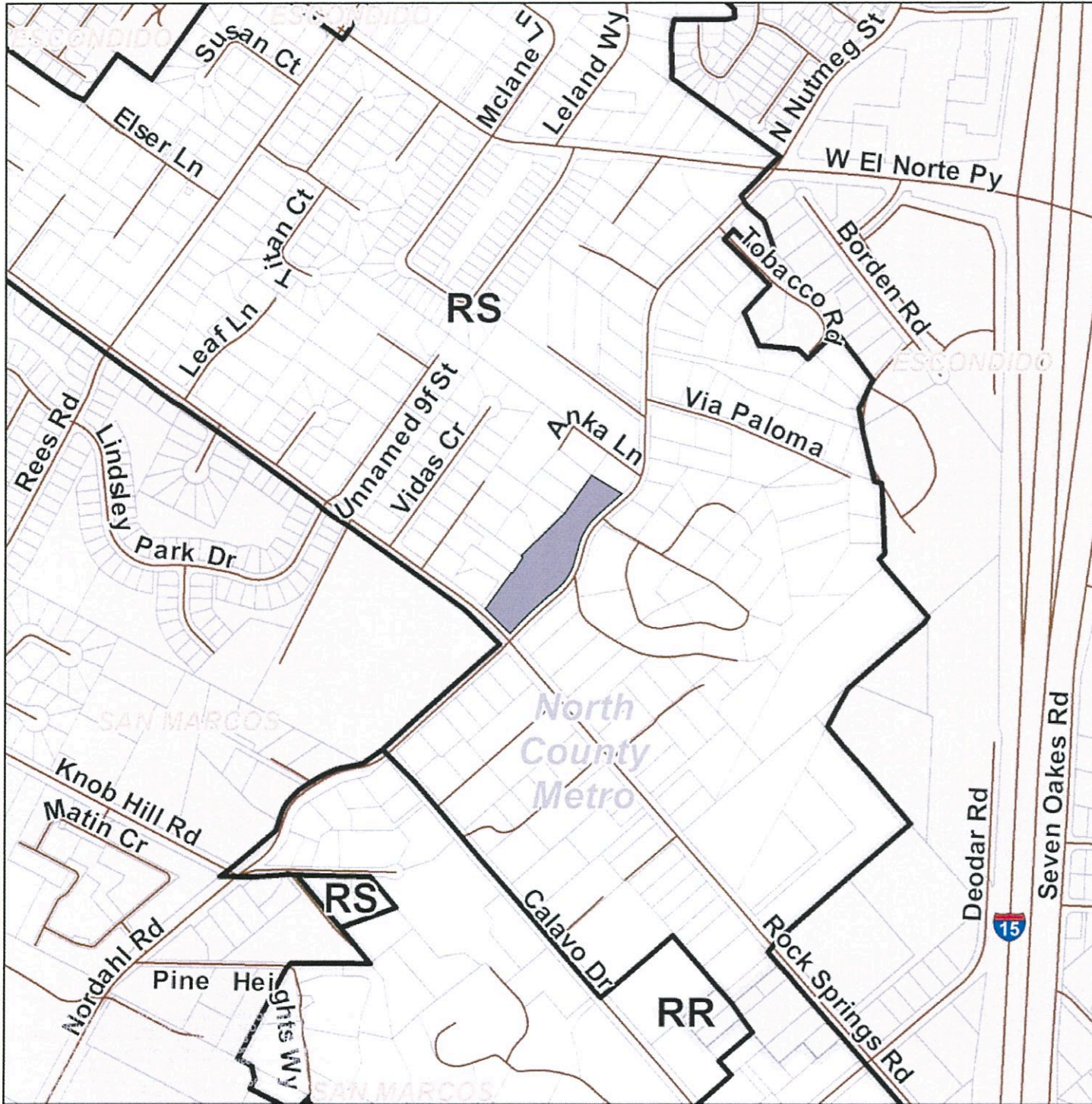
General Plan

North County Metro
Community Plan Area

- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (32) Public/Semi-Public Facilities



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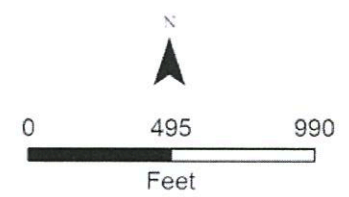
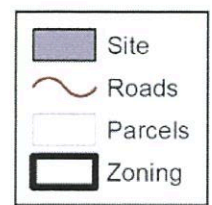
Nordahl TPM

Zoning

North County Metro
Community Plan Area

RR - Rural Residential

RS - Single Family Residential



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Attachment B

Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

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

Date: May 23, 2019
Project Title: Nordahl Tentative Parcel Map
Record ID: PDS2017-TPM-21250; PDS2017-ER-17-08-004
Plan Area: North County Metropolitan
GP Designation: Village Residential (VR)
Density: 7.3 DU/Acre
Zoning: RS (Single-Family Residential)
Min. Lot Size: 6,000 Square Feet
Special Area Reg.: C (Airport Land Use Compatibility Plan Area)
Lot Size: 3.1 Acres
Applicant: Joe El-Maasri, 273 S. Rancho Santa Fe Road #A
San Marcos, CA 92078 (760)518-5714
Staff Contact: Hunter McDonald - (858) 495-5330
Hunter.Mcdonald@sdcounty.ca.gov

Project Description

Location

The proposed project is located at the northwest corner of Nordahl Road and Rock Springs Road in the North County Metropolitan Planning Area. The site is one legal lot, with the following Assessor's Parcel Number (APN): 226-290-50-00

Site Description

The 3.1-acre site is composed of vacant land surrounded by existing residential properties. The elevation slopes moderately from the southern boundary upslope to the northern boundary with an elevational range of approximately 60 feet. All portions of the site show signs and evidence of disturbance including minor grading, disking and fuel load maintenance.

Discretionary Actions

The project consists of a Tentative Parcel Map (TPM). The TPM would divide the 3.1-acre parcel into four separate legal parcels and one remainder parcel.

15183 Statement of Reasons

Project Description

The project proposes a Tentative Parcel Map to subdivide the property into four legal parcels and one remainder parcel. Access would be provided by two private driveways, one connecting to Nordahl Road and one connecting to Rock Springs Road. Water and sewer services would be provided by the Vallecitos Water District. Proposed earthwork quantities for the project consist of 5,256 cubic yards of cut and 5,263 cubic yards of fill with 7 cubic yards of import required.

The project site is subject to the Village Regional Category and the Village Residential (VR 7.3) Land Use Designation. Zoning for the site is Single-Family Residential (RS) with a "C" Special Area Designation. 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 Nordahl Tentative Parcel Map 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 3.1-acre property into four parcels and one remainder parcel, which is consistent with the Single-Family Residential Zoning Designation as well as the Village Regional Category density established by the General Plan and the certified GPU EIR.

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

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

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

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

The proposed project is consistent with the density and use characteristics of the development considered by the GPU EIR 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.

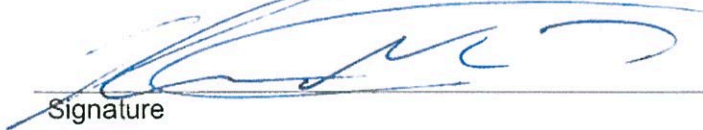
4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

15183 Statement of Reasons

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

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

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



Signature

May 23, 2019

Date

Hunter McDonald

Printed Name

Project Manager

Title

CEQA Guidelines §15183 Exemption Checklist

Overview

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

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

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

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

15183 Exemption Checklist

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

Discussion

- 1(a) Scenic vistas are available in the project vicinity from Burnt Mountain, Valley Center Ridge, Bottle Peak, Owen Peak and Mt. Whitney Double Peak. 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 the existing visual and community character of the region; the similar proposed residential uses and lot sizes associated with the project to others seen elsewhere in the vicinity; the relative distance of the project site from the scenic vistas and trails (2.75 miles from the closest peak, Mt. Whitney Double Peak located southwest of the project site); the location of the property within the valley where other development occurs; and the limited nature of views to the property identified from peaks and trails.
- 1(b) The property is located within the viewshed of a County or State scenic highway, the I-15. The portion of the I-15 that is considered a County scenic highway ranges from the Escondido city limits north to Riverside County line. The project site is located approximately 0.4 miles west of the I-15. However, the portion considered a County Scenic highway and the I-15 design corridor is located approximately 1.65 miles to the north of the project site. Due to the distance and intervening topography, the site would not be legible from the specified portion of the I-15. Therefore, the project would not substantially damage scenic resources within a state scenic highway. Moreover, the project site also does not support any significant scenic resources that would be lost or modified through development of the property.
- 1(c) The project would be consistent with existing community character. The project is located along Nordahl Road and Rock Spring Road in an area characterized by 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 Village Residential designation applied to the site within the 2011 General Plan Update. The addition of 4 new residential lots would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) 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
2. Agriculture/Forestry Resources – Would the Project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 2(a) The project site has Farmland of Statewide Importance soils mapped by FMMP. However, based on historic aerials, there is no evidence of agricultural use on the project site since the 1950s where a residence was accompanied by an orchard. In order to qualify for the Farmland of Statewide Importance soils, the land must have been cropped at some time during the last four years prior to the last FMMP mapping date. Given the lack of agricultural use on the site within the last 4 years, the soil designation is misapplied. This is likely due to the large scale of Statewide mapping effort which assigns Farmland designations based on aerial photography and limited ground verification. Additionally, the site is mapped "Urban Builtup Land" by FMMP, which does not constitute "agriculture land". The site also supports Statewide Candidate Soils pursuant to the County's Guidelines for Determining Significance but would not be considered a significance agricultural resource due to surrounding density and potential land use conflicts. Thus, the proposed project would not convert agricultural resources to a non-agricultural use.

15183 Exemption Checklist

- 2(b) The project site is not located within or adjacent to a Williamson Act contract or agriculturally zoned land. The nearest Williamson Act Contract or Agricultural Preserve is approximately 2.8 miles northwest of the project site. Additionally, there are no existing agricultural operations within a quarter mile radius of the project site. Therefore, the proposed 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.
- 2(e) As indicated in response 2(b), 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.

3. Air Quality – Would the Project:

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

☐☐☐

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐☐☐

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐☐☐

d) Expose sensitive receptors to substantial pollutant concentrations?

☐☐☐

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

☐☐☐**Discussion**

- 3(a) The 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 RS where residential uses with a 6,000 square foot minimum lot size is allowed. As such, the project would not

15183 Exemption Checklist

conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and will not violate any ambient air quality standards.

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

Four residential lots with one remainder parcel is proposed which would require grading 5,256 cubic yards of cut and 5,263 cubic yards of fill with 7 cubic yards of import required. Emissions from the construction phase would be temporary and localized, resulting in pollution emissions below the screening level criteria established by County Guidelines for Determining Significance for Air Quality. 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. Additionally, grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures.

During project operations, emissions resulting from residential 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 residential units with one remainder parcel which is well below this threshold. In addition, the vehicle trips generated from the project will result in less than 2,000 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants. Pursuant to the aforementioned criteria, the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- 3(c) The project would contribute PM₁₀, PM_{2.5}, NO_x, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds. 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 PM₁₀, PM_{2.5}, and NO_x emissions during project operations primarily from mobile sources (i.e. vehicle trips), and VOCs from area and mobile sources. Operational emissions would not be anticipated to exceed the County's SLTs (see question 3(b) above).
- 3(d) The project will introduce additional residential homes which are considered new sensitive receptors; however, the project site is not located within a quarter-mile of any identified point source of significant emissions. The project site is generally surrounded by other

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residential uses. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near any carbon monoxide hotspots.

- 3(e) The project could produce objectionable odors during construction from paving, painting, and equipment operation; however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m³) 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.

Conclusion

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

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

Discussion

- 4(a) The proposed project is for a four-lot residential subdivision with a remainder parcel. A Biological Resources Letter Report dated November 14, 2018 was prepared for the project by Klutz Biological Consulting and approved by the County. The site supports 3.1 acres of non-native grassland habitat. As the project would impact 3.1 acres of this sensitive vegetation community, impacts would be significant and mitigation is required.

As a sensitive vegetation community, non-native grassland generally has the potential to support sensitive species. Two surveys were conducted as part of the report and determined that no sensitive species (plant or wildlife) were observed within or anticipated to be impacted by the project. However, bird species would have the potential to forage and nest onsite in the non-native grassland habitat and nest along the western boundary within the ornamental plantings. If removal of this habitat were to occur during the migratory bird nesting season, impacts would be significant. Therefore, conditioning of the project would be required.

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: mitigate habitat impacts at a 0.5 to 1 ratio, avoid disturbance activities such as brushing, clearing, and/or grading during migratory bird breeding season from February 1 through August 31, and/or the implementation of on-site active nest avoidance measures if habitat clearing occurs during the nesting bird season pursuant to the Migratory Bird Treaty Act. The GPU EIR identified these mitigation measures as Bio 1.5 and Bio 1.6.

- 4(b) Based on the Biological Resources Letter Report, the County staff biologist has determined that no riparian habitat would be impacted by the proposed project identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or US Fish and Wildlife Service (USACE). Additionally, the report found that the project site did not contain any wetlands or jurisdictional waters, therefore no impacts would occur.

The sensitive habitats identified by the report to be located on the project site include 3.1 acres of non-native grassland. The County of San Diego's Guidelines for Determining Significance has identified non-native grassland as a sensitive vegetative community that requires mitigation at a 0.5 to 1 ratio (see response 4(a)). The project would mitigate for the impact through the purchase of off-site mitigation credit (1.55 acres) from a County approved mitigation bank. Pursuant to the aforementioned criteria, impacts would be less than significant.

- 4(c) Based on the Biological Resources Letter Report, the County staff biologist has determined no federally protected wetlands as defined by Section 404 of the Clean Water Act, would be impacted by the proposed project. As indicated in response 4(b), no jurisdictional drainages exist on site. No impacts would occur.

- 4(d) Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, and a Biological Resources Letter Report, it was determined that the site is not part of a regional linkage/corridor as identified on draft MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site is isolated from the nearest grassland community to the west by Rock Springs Road, and further isolated by adjoining properties to the north, east and south with existing residential use types. The site does support non-

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native grassland community that could potentially support wildlife movement. However, existing land uses within the immediate project vicinity likely reduce the quality and effectiveness for both incoming and outgoing wildlife movement.

As identified in response 4(a), some bird species have the potential to nest and forage on-site. However, the project shall either avoid disturbance activities such as brushing, clearing, and/or grading during migratory bird breeding season from February 1 through August 31 or on-site active nest avoidance measures will be required if habitat clearing occurs during the nesting bird season. To avoid the direct loss of nest(s) protected under the Bird Migratory Treaty Act, a pre-construction nesting survey would be required. If active nest(s) are detected, no construction activities would occur until the young have fledged and are no longer returning to the nest(s), as determined by the project biologist. Additionally, impacts to non-native grassland would be mitigated through purchase from a County approved mitigation bank.

- 4(e) The proposed project is located within the North County Draft Multiple Species Conservation Program. Based on the Biological Resources Letter Report and the County staff biologist review, it has determined that implementation of the North County Multiple Species Conservation Program would not be precluded by the project. The project is located outside of an adopted MSCP and therefore the BMO is not applicable. However, the project is consistent with the Guidelines for Determining Significance for Biology. The project would impact 3.1 acres of non-native grassland. Pursuant to the Guidelines for Determining Significance, mitigation is required at a 0.5 to 1 ratio. The project would mitigate for the impact through the purchase of off-site mitigation credit (1.55 acres) from a County approved mitigation bank. Pursuant to the aforementioned criteria, impacts would be less than significant.

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.

5. Cultural Resources – Would the Project:

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

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☐

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

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GPU EIR

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| 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 records maintained by the County and the South Coastal Informational Center, it has been determined that there are no impacts to historical resources because there are no structures present within the project site.

5(b) Based on an analysis of records (including archaeological surveys) maintained by the County and the South Coastal Informational Center, it has been determined that there are no impacts to archaeological resources because the project site is infill development that has been historically disturbed.

A Sacred Lands check which was initiated with the Native American Heritage Commission (NAHC) on April 6, 2017. The Sacred Lands check conducted by the NAHC resulted in negative findings. The proposed project is not subject to AB-52 consultation because a Negative Declaration, Mitigated Negative Declaration, nor Environmental Impact Report is required for this project.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County's Cultural Resource Guidelines if resources are encountered

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 Pre-Cretaceous Metasedimentary formations that have a marginal potential to contain unique paleontological resources.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: paleontological monitoring during construction by the project contractor, conformance with the County's Paleontological Resource Guidelines and the Grading Ordinance if resources are encountered. The GPU EIR identified these mitigation measures as Cul-3.1 and Cul-3.2

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

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Conclusion

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

Discussion

- 6(a)(i) The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there would be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.
- 6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.
- 6(a)(iii) The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. However, the site is underlain with some high shrink swell soils (expansive soils). The County requires a soils compaction report with proposed foundation recommendations to be approved prior to the issuance of a building permit. Therefore, there would be no impact from the exposure of people or structures to adverse effects from liquefaction.

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- 6(a)(iv) The site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Therefore, impacts would be less than significant.
- 6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as loams that has a soil erodibility rating of moderate. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.
- 6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. 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 underlain by expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). However, as indicated in response 6(a)(iii), the project will not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) The project will rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
7. Greenhouse Gas Emissions – Would the Project:			
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<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.

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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 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 would install tankless gas water heaters in all residential units;
- The project would install new ENERGY STAR appliances and low flow faucets (maximum 1.5 gallons per minute at 60 psi) in all residential units;
- The project would consult with the regional or local water authority to determine if incentives or rebates are available for the installation of rain barrels;
- The project would 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.

Additionally, the California Air Pollution Control Officers Association (CAPCOA) prepared a white paper which recommends a 900 metric tons (MT) of carbon dioxide equivalent (CO₂e) per year screening level (or 50 single-family residential units) to determine the size of projects that would be likely to have a less than considerable contribution to the cumulative impact of climate change. The project proposed the development of four single-family residential dwelling units with a remainder parcel and would thus fall far below the aforementioned criteria. Therefore, impacts are less than significant.

- 7(b) The project as proposed would be consistent with the General Plan and Zoning Ordinance, allowing the development of residential units on minimum 6,000 square feet parcels. The project has demonstrated consistency with the County's Climate Action Plan and would not result in a cumulatively considerable contribution to global climate change (see Question 7(a) above). The project would be consistent with emissions reduction targets of Assembly Bill 32, the Global Warming Solutions Act. Thus, the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

Conclusion

As discussed above, the 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.

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

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

☐ ☐ ☐

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

☐ ☐ ☐

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐

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

☐ ☐ ☐

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

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐
Discussion

8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite

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- which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials.
- 8(b) The project is located approximately 0.35 miles from an existing school. However, the proposed project is for four residential parcels with a remainder parcel that are consistent with zoning and the General Plan. The project does not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on an existing or proposed school.
- 8(c) Based on a site visit and a comprehensive review of regulatory databases (see attached Hazards/Hazardous Materials references), 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), 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, 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. The proposed project is not an intensive use type and is for a residential subdivision. Therefore, the project would not create a significant hazard to the public or environment.
- 8(d) The proposed project is located within Airport Influence Area of the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP). The project is not located within a safety zone or a Federal Aviation Administration Height Notification Surface and is consistent with the McClellan-Palomar ALUCP. Additionally, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- 8(e) The proposed project is located approximately 1.9 miles east of a private airstrip. The County Guidelines for Determining Significance uses the conservative estimate of a 1-mile radius for a private airport, based on general guidance included in the Caltrans Airport Planning Handbook. The project is not located within 1 mile of a private airstrip, therefore impacts are less than significant.
- 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.

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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.

6(g) The proposed project is for the subdivision of four residential parcels with one remainder parcel. The project is located in an area un-zoned for Fire Hazard Severity as determined by CAL Fire FRAP mapping and is also located within a wildland interface zone. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in the County of San Diego. Implementation for these fire safety standards will occur during the building permit process. Additionally, a Fire Service Availability Letter provided by San Marco Fire Protection District indicates the expected emergency travel time to the project site to be 3.5 minutes. The maximum travel time allowed pursuant to the Safety Element is 10 minutes. Therefore, based on the location of the project, review of the project by County staff, and through compliance with the County of San Diego Fire Authority and San Marcos Fire Authority, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

6(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. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
9. Hydrology and Water Quality – Would the Project:			
a) Violate any waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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| d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k) Expose people or structures to a significant risk of loss, injury or death involving flooding? | <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) The project is required to implement water quality Best Management Practices (BMPs) to address site design, source control, and construction BMP requirements. A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by Constructing Testing and Engineering, Inc., dated November 5, 2018. The SWQMP demonstrates that the project will comply with all requirements of the County of San Diego BMP Design Manual County BMP DM) and the Watershed Protection Ordinance (WPO). The project proposes and will be required to implement the following site design measures and/or source control BMPs and/or treatment control BMPs: bonded

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- fiber matrix or stabilized fiber matrix for flat areas and disturbed slopes, erosion control blanket over exposed slopes, silt fence, gravel and sand bags, storm drain inlet protection, stabilized construction entrance, materials management, and waste management. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2013-0001), as implemented by the County of San Diego Jurisdictional Urban Runoff Management Program (JURMP) and County BMP DM.
- 9(b) The project lies in the Richland (904.52) hydrologic subareas, within the Carlsbad Watershed hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of these watersheds are impaired: Pacific Ocean Shoreline (Batiquitos HSA), San Marcos Creek and San Marcos Lake. The project could contribute to release of 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 could not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial use.
- 9(d) The project will obtain its water supply from the Vallecitos Water District that obtains water from surface reservoirs or other imported sources. The project will not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) As stated in response 9(a), the project's PDP SWQMP would require the implementation of source control and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff.
- 9(f) The project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons: based on a Drainage Study prepared by Construction Testing & Engineering, Inc. on June 14, 2018, drainage will be conveyed to pipes/swale and a biofiltration system that matches existing drainage patterns.
- 9(g) The project proposes to route runoff pipes/swale and biofiltration facilities to avoid flooding off-site by attenuating velocities and reducing peak flows to pre-development conditions. Therefore, the project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed 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 or off-site improvement locations.
- 9(j) No 100-year flood hazard areas were identified on the project site.

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- 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
10. Land Use and Planning – Would the Project:			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (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 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 3.1-acre parcel into four parcels and a remainder parcel for residential development. The residential use types and density are consistent with the County General Plan Village Residential Designation and Regional Category and with the County Zoning Ordinance. 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.

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	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. Mineral Resources – Would the Project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11(a) The project site has been classified by the California Department of Conservation – Division of Mines and Geology as “Resources Not Present” (MRZ-1). Additionally, the project site is surrounded by residences which are incompatible to future extraction of mineral resources on the project site. Therefore, the project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.			
11(b) The project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25).			

Conclusion

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

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

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expose people residing or working in the project area to excessive noise levels?

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

☐☐☐**Discussion**

12(a) The area surrounding the project site consists of residential properties. Based on the Noise Study prepared by Eilar Associates, Inc., dated August 23, 2017, the project is consistent with the County General Plan, Noise Ordinance, and other applicable noise standards for the following reasons: an exterior-to-interior noise analysis would be performed for all residences prior to the issuance of a building permit. Through this analysis, design features and/or mitigation measures would be required to insure no impacts would occur.

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. The proposed project is a noise sensitive land use type. Based on the Noise Study, project implementation would not expose existing or planned noise sensitive areas to noise in excess of the outside sound level threshold of 60 dB(A). An exterior noise analysis would be performed prior to issuance of a building permit. This would ensure the project would not expose people to potentially significant exterior noise levels.

Additionally, the project is also subject to the interior habitable sound level limit of 45 dBA. Based on the noise study, traffic noise would potentially impact the site for interior noise levels over the County's Guidelines for Determining Significance interior noise sensitive area thresholds. An interior noise study would also be performed prior to issuance of a building permit to ensure the project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego.

Noise Ordinance – Section 36-404: Based on the Noise Study, 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 Noise Analysis and staff's review has determined that project's noise levels are not anticipated to exceed County Noise Standards.

Noise Ordinance – Section 36-409: Based on the Noise Study, 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 would operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM. Moreover, no blasting or rock crushing would occur during the grading operations.

12(b) The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Circulation Element (CE) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure

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that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995, Rudy Hendriks, Transportation Related Earthborne Vibrations 2002). This setback insures that this project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

- 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 direct and cumulative noise impacts over existing ambient noise levels.
- 12(d) The project is subject to temporary construction noise requirements. The project is also subject to the County Noise Ordinance and governs the noise levels associated with construction equipment operations. Section 36.309 allows construction noise levels to operate at an eight-hour average sound level limit of 75 dBA a neighboring noise sensitive occupied properties. Although construction equipment information for this project was not available, construction noise was formulated using general construction equipment such as a dozer and backhoe for grading. Construction equipment design measures comprised of 1) Turning off equipment when not in use; 2) Ensuring equipment is properly maintained; 3) Utilization of mufflers; 4) Minimizing back up beepers and; 5) Locating staging areas away from sensitive receptors, will all be required and conditioned as part of his project. Also, applicant will be limited to operate construction equipment between the hours of 7 AM and 7 PM pursuant to the County Noise Ordinance. Based on the noise report prepared by Eilar Associates, there are no anticipated need for impulsive construction activities on site and general construction equipment operations with the incorporation of these design measures would comply with County noise requirements.
- 12(e) The project is located within an Airport Land Use Compatibility Plan (ALUCP) for airports as indicated in response 8(d). However, the project is approximately 9.6 miles in distance from the McClellan-Palomar airport and is not located within the airport overflight area.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip as indicated in response 8(e).

Conclusion

The project could result in potentially significant impacts to noise; 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.

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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
13. Population and Housing – Would the Project:			
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<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"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 proposed project is for residential development on vacant land and will thus not displace a substantial number of people.

Conclusion

As discussed above, the project would not result in any 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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- 14(a) Based on the review by County staff, the project's service availability forms, and concurrence received from agencies/departments for the project, the project would not result in the need for significantly altered services or facilities. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
15. Recreation – Would the Project:			
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 15(a) The project would incrementally increase the use of existing parks and other recreational facilities; however, the project will be required to pay fees or dedicate land for local parks pursuant to the Park Land Dedication Ordinance.
- 15(b) The project does not include recreational facilities or require the construction or expansion of recreational facilities 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
16. Transportation and Traffic – Would the Project:			
a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

e) Result in inadequate emergency access?

☐ ☐ ☐

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

☐ ☐ ☐
Discussion

16(a) The project will result in less than 200 ADT. The project will not conflict with any established performance measures because the project trips do not exceed the thresholds established by County guidelines. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.

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.

16(c) The proposed project is located within the Airport Influence Area of the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP). However, the project is not located within a safety zone or a Federal Aviation Administration Height Notification Surface. The project is for residential development that are restricted to the height requirement of thirty-five feet per the County Zoning Ordinance. Therefore, the proposed project would not constitute a change in air traffic patterns that would result in substantial safety risks.

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 Marcos Fire Protection District and the San Diego County Fire Authority have reviewed the project and have determined that there is adequate emergency fire access as indicated in response 6(g).

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

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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
17. Utilities and Service Systems – Would the Project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the 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 would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from the Vallecitos Water District that indicates that there is adequate capacity to serve the project.

17(b) The project does not involve new water and wastewater pipeline extensions beyond the property frontage.

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- 17(c) The project involves new storm water drainage facilities. However, these facilities (pipe/swale and biofiltration system) will not result in adverse physical effects because the layout would maintain existing drainage patterns.
- 17(d) A Service Availability Letter from the Vallecitos Water District has been provided which indicates that there is adequate water to serve the project.
- 17(e) A Service Availability Letter from the Vallecitos Water District has been provided, which indicates that there is adequate wastewater capacity to serve the project.
- 17(f) All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project.
- 17(g) The project will deposit all solid waste at a permitted solid waste facility.

Conclusion

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:

Klutz Biological Consulting, Korey Klutz (November 14, 2018). Biological Letter Report for the Nordahl Tentative Parcel Map, PDS2017-TPM-21250.

Eilar Associates, Inc., Amy L. Hool (August 23, 2017). Acoustical Analysis Report, Nordahl Tentative Parcel Map, Nordahl Road & Rock Springs Road, Escondido, California 92026, Record ID: PDS2017-TPM-21250.

Construction Testing & Engineering, Inc., Dan T. Math (June 14, 2018). Drainage Study, PDS2017-TPM-21250, APN 226-290-50, San Marcos, California.

Construction Testing & Engineering, Inc., Dan T. Math (November 5, 2018). Priority Development Project (PDP) Stormwater Quality Management Plan (SWQMP), PDS2017-TPM-21250, NWC Nordahl & Rock Springs, Escondido, California 92026, Assessor's Parcel Number(s): 226-290-50-00.

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

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

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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

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. 0650
Attn: Project Planning Division Section Secretary

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

Project Name: Nordahl Tentative Parcel Map; PDS2017-TPM-21250, PDS2017-ER-17-08-004

Project Location: Northwest corner of Nordahl Road and Rock Springs Road; North County Metropolitan

Project Applicant: Joe El-Maasri, 273 S. Rancho Santa Fe Road #A, San Marcos, CA 92078 (760-518-5714)

Project Description: The project proposes to subdivide a 3.1-acre property into four residential parcels and a single remainder parcel. The subject property is located at the northwest corner of Nordahl Road and Rock Springs Road in the North County Metropolitan Subregional Planning Area. Access to the site will be provided by shared private driveways connecting to Nordahl Road and Rock Springs Road, both public roads. Water and Sewer will be provided by the Vallecitos Water District, and earthwork will consist of 5,256 cubic yards of cut and 5,263 cubic yards of fill with 7 cubic yards of import required.

The project is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-7.3). Zoning for the site Single-Family Residential (RS). 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.

Agency Approving Project: County of San Diego

County Contact Person: Hunter McDonald Telephone Number: (858) 495-5330

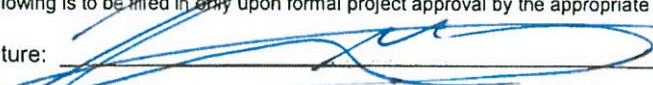
Date Form Completed: August 8, 2019

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above described project on August 8, 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 filed in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  Telephone: (858) 495-5330

Name (Print): Hunter McDonald Title: Land Use/Environmental Planner

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
NORDAHL TENTATIVE PARCEL MAP; PDS2017-TPM-21250

May 23, 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:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. 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 located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The project will obtain its water supply from the Vallecitos Water District which obtains water from surface reservoirs and/or 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 type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope 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 (RPO). 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 RPO.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the San Diego County Resource Protection Ordinance (RPO), 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 RPO.

Steep Slopes:

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 as defined by the RPO on the property. Therefore, it has been found that the proposed project complies with Section 86.604(e) of the RPO.

Sensitive Habitats:

Non-native grassland, a sensitive vegetation community was identified on the site as determined by a Biological Resources Letter Report prepared for the project by Klutz Biological Consulting dated November 14, 2018. In order to reduce impacts to less than significant, mitigation measures are required for the project to mitigate habitat impacts at

a 0.5 to 1 ratio (in accordance with the County's Biological Mitigation Ordinance). The measures require 1.55 acres of non-native grassland habitat off-site mitigation credits be purchased from a County-approved mitigation bank. In addition, the project shall either avoid disturbance activities such as brushing, clearing, and/or grading during migratory bird breeding season from February 1 through August 31, or on-site active nest avoidance measures will be required if habitat clearing occurs during the nesting bird season pursuant to the Migratory Bird Treaty Act. 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 records (including archaeological surveys) maintained by the County and the South Coastal Information Center, it has been determined that the property does not contain any archaeological and/or historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the San Diego County Resource Protection Ordinance (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 Management Plan and Hydromodification Management Study have been reviewed and are found to be complete and in compliance with the WPO.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

Even though the proposal could expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

Noise Restriction Easement over the entire areas of Parcels 1 through 4, as indicated on the approved Tentative Parcel Map, shall be granted on the map. The said easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed residential uses;

as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and/or a (CNEL) of 60 dBA for exterior noise levels [\(Tables N-1 & N-2\)](#). Future traffic noise level estimates must utilize a Level of Service "C" traffic flow for Nordahl Road and Rock Springs Road.

- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above. Please refer to the Acoustical Analysis Report prepared by Eilar Associates dated August 23, 2017. Conceptual noise measures comprise of noise barriers in combination of specific residential structure locations would be required to demonstrate Noise Element conformance for all Parcels 1 thru 4.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

Attachment C

**Tentative Parcel Map,
Preliminary Grading Plan**

\\Engineering\civild\2017\10-13531C - Nordent 4-Lo1 Subdy\DWG\Civil\TEXTATIVE MAP\10-13531-TPM-2017-11-09-Bong

[illegible]

VICINITY MAP
NOT TO SCALE

1. TAX ASSESSOR PARCEL NO.: 226-290-50
2. ZONING: VILLAGE (W-1-J)
3. COMMUNITY PLANNING AREA: SAN MARCOS
4. GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (W-1-J) 3/3 D/UAC
5. PROPOSED USE OF LAND: RESIDENTIAL
6. SOURCE OF POTENTIAL WATER SUPPLY: WHERE DISTRICT
7. FIRE PROTECTION: SAN MARCOS FIRE DEPARTMENT
8. SEWER TO BE ANNEX INTO VALLEJITOS WATER DISTRICT
9. WATER TO BE ANNEX INTO VALLEJITOS WATER DISTRICT
10. STREET LIGHTING: SAN DIEGO COUNTY STREET LIGHTING DISTRICT
11. STREET LEGAL ACCESS: PUBLIC STREETS (VIA MCARDER, RD AND ROCK SPRING RD.)
12. SOURCE OF TOPOGRAHY:
TOWNE, INC.
5933 SEA VIEW PLACE
CARLSBAD, CA 92008
PHONE (760) 438-5999
AERIAL PHOTOGRAPHY DATED 3/29/04
CONTROL & SUPPLEMENTAL GROUND SURVEY BY:
LAND SURVEYING CONSULTANTS, INC.
318 WEST 13th AVE
ESCONDIDO, CA 92025
PHONE (760) 738-8054
13. TOTAL AREA: 3.0 ACRES GROSS, 1.09 ACRES NET
14. SCHOOLS: COORDINATED UNIFORM SCHOOL DISTRICT
15. EASEMENTS: 342-1757
16. PROPOSED CHANGE: 4

A/B	AGGREGATE BASE	MAX	WARMUP
A/C	ACRE	Q/H	OVERHEAD
A/C	ASPHALT CONC	P/R	OFFICIAL RECORDS
ASPH	ASPHALT	D/E	PAID ELEVATION
BK	BROCK	P/G	PAGE
CL	CENTURINE	P/V	PRIVATE
CL	CLASS	PRV	POLYMER CEMENT
C/C	CEMENT	P/W/T	PAVEMENT
CY	CUBIC YARDS	R	RADIUS
D/R	DISTRICT HIGH FIVE	R/C	RECORDED
E	ELECTRIC	S	SEWER
ESMT	EASEMENT	S/D	STORM DRAIN
EX	EXISTING	S/F	SQUARE FEET
F	FINISH GRADE	T/G	TOP OF CURB
F/S	FINISH SURFACE	T/W	TOP OF WALL
G	GAS	V/M	VISTA INTERSECTION DISTRICT
H	HEIGHT	V/D	VALLED TO WATER DISTRICT
H/P/C	HIGH PRESSURE GAS	W	WATER
H	HIGH CURVE	W/M	WATER METER
M/T	MEET	W/S	WATER SERVICE

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

I, HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOT IN MY OWNERSHIP IS GRANTED. MY FINAL MAP CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/1972 IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "TREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN TWO PARCELS OF CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PROPERTY, UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY A MAJOR SUBDIVISION FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATION OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

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

OWNERS SIGNATURE _____

EL-MASSRY CHUCRI DATE

OWNER: CALIFORNIA PROPERTY DEVELOPMENT LLC
273 SOUTH RANCHO SANTA FE ROAD
SAN MARCOS, CA 92029
TEL: 760-518-5714

A PORTION OF PARCEL 4 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 1238 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 19, 1973.

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

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

DANIEL T. MATH R.C.E. 61013

6/26/2018

EXP. 12/31/2018



SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	2 SHEETS
<p>TENTATIVE SUBDIVISION MAP FOR:</p> <p style="font-size: 1.5em; font-weight: bold;"><i>NORDAHL ROAD</i></p> <p style="font-size: 1.5em; font-weight: bold;"><i>4 LOT RESIDENTIAL SUBDIVISION</i></p> <p>CALIFORNIA COORDINATE INDEX _____</p>		
APPROVED (DIRECTOR OF PUBLIC WORKS) BY: _____		EXCHANGED OF WORK SEE SITE (DRAWING PLACED IN)



Construction Testing & Engineering, Inc.

Inspection | Testing | Geotechnical | Environmental & Construction Engineering | Civil Engineering | Surveying
1441 Montiel Road, Suite 115, Escondido, CA 92026 Phone: (760) 746-4955 Fax: (760) 746-9806

COUNTY OF SAN DIEGO TENTATIVE PARCEL MAP TPM-21250

RANCHO LOS VALLECITOS
DE SAN MARCOS
MAP NO. 806 BLOCK 12

REMAINDER PARCEL
NOT A PART

PRIOR TO SALE OF REMAINDER PARCEL, A CERTIFICATE OF COMPLIANCE MUST BE APPROVED BY THE DEPARTMENT OF PLANNING AND LAND USE AND MUST BE RECORDED.

EASEMENT NOTES:

- (1) IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO COUNTY OF SAN DIEGO PER DOC NO. 293223 RECORDED: 11/1/1972
- (2) (E) 2' ESW'T. TO SDG&E REC. 10/14/32, BK. 166, PG. 189 O.R.
- (3) PROPOSED ACCESS EASEMENT
- (4) PROPOSED CLEAR SPACE EASEMENT
- (5) PROPOSED 5'x5' FIRE HYDRANT EASEMENT

LEGEND

- PROPERTY LINE
- R/W
- RIGHT-OF-WAY
- ACCESS EASEMENT
- CLEAR SPACE EASEMENT

R. OF S. 2687

NOTES:

PRIOR TO SALE OF REMAINDER PARCEL, A CERTIFICATE OF COMPLIANCE MUST BE APPROVED BY THE DEPARTMENT OF PLANNING AND LAND USE AND MUST BE RECORDED.

NOISE RESTRICTION EASEMENT INCLUDES ALL OF LOTS 1 THRU 4



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DANIEL T. MATH

R.C.E. 61013

6/26/2018
EXP. 12/31/2018



PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO	SHEETS
2	DEPARTMENT OF PUBLIC WORKS	2
TENTATIVE SUBDIVISION MAP FOR:		
NORDAHL ROAD		
4 LOT RESIDENTIAL SUBDIVISION		
CALIFORNIA COORDINATE INDEX		
APPROVED	FORWARDED BY	DATE
DIRECTOR OF PUBLIC WORKS	DATE	DATE
BY	DATE	DATE
DRAWING PREPARED BY		

EROSION CONTROL NOTES

1. ALL BUILDING PADS TO BE Diked AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION. OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION
2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES
3. MANUFACTURED SLOPES AND PADS SHALL BE REDUCED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY
4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS BETWEEN OCTOBER 1 AND APRIL 15. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES
5. CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEM SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS
6. SAND BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS
7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS

SILTATION AND SEDIMENT CONTROL MEASURES NOTES

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CAPACITY AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER

3. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLOUGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS WITH A TOP ELEVATION TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAGS BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT TO EXCEED THE FOLLOWING:

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

5. AFTER SEWER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET

6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET

7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

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

8. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO RECOMMENDED CRITERIA INDICATED ON THE ENCLOSED GRAPH ENTITLED "SANDBAG BARRIER SPACING FOR EROSION CONTROL IN GRADED STREETS". VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS

9. PROVIDE A SANDBAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM

10. SANDBAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED

11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM. IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS

12. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DEGRADED SLOPES, OR FROM IMPERVIOUS SURFACES
13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES: I.E., COUNTY ENGINEER, DEPARTMENT OF SANITATION AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.

STORMWATER PROTECTION NOTES

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPM DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD
3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO
4. ON PROJECTS OF GREATER THAN 1 ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NO NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [XXXXX] (ALTERNATIVE NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED). THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

PRELIMINARY GRADING PLAN NOTE:

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

GENERAL NOTES

1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES
2. FINAL APPROVAL OF THESE GRADING PLANS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS
3. IMPROVEMENT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY
5. ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

SAN DIEGO GAS & ELECTRIC:	TELEPHONE NO. _____
PACIFIC TELEPHONE:	TELEPHONE NO. _____
CATV:	TELEPHONE NO. _____
SEWER:	TELEPHONE NO. _____
WATER:	TELEPHONE NO. _____
7. A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED
9. THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE ITEMS COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM EACH DAY, MONDAY THRU SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS

11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTIGUOUS TRANSITION FROM CUT OR FILL FACIES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES

12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJACENT PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEMI DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SLIDING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DETECTED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY

SLOPE RATIOS:

- CUT - 1.5:1 FOR MINOR SLOPES UNDER 15' HIGH OR IN ROCK 2:1 FOR MAJOR SLOPES
FILL - 2:1

- (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OTHER WASTE OR IMPORT AREAS)
14. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS

15. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS 05-18, 05-19, 05-11, AND 05-25

16. THE CONSTRUCTION OF ONE PCC STANDARD RESIDENTIAL DRIVEWAY PER LOT, LOCATION TO BE DETERMINED IN THE FIELD BY ENGINEER OF WORK, PCC SURFACING OF DRIVEWAY TO EXTEND FROM CURB TO PROPERTY LINE, USE STANDARD DRAWINGS G-14A, G-14B, G-14C, G-15 AND G-16

17. FINISHED GRADING SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AND INSPECTED BY THE COUNTY ENGINEER FOR DRAINAGE CLEARANCE. (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH BECAUSE OF POTENTIAL SURFACE DRAINAGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION)

EARTHWORK QUANTITIES

EXCAVATION: 3,298 C.Y.
FILL: 3,293 C.Y.
IMPORT: 7 C.Y.

(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OTHER WASTE OR IMPORT AREAS)

OWNER'S / PERMITTEE'S	
NAME:	EL-MASSRI CHURCH
ADDRESS:	CALIFORNIA PROPERTY DEVELOPMENT LLC 223 SOUTH RANCHO SANTA FE ROAD SAN MARCOS, CA 92029
TELEPHONE NO.:	TEL: 760-518-5214
SHORT LEGAL DESCRIPTION:	
A.P.N. NO.:	228-290-50
SITE ADDRESS:	



RECORD PLAN

BY: _____ DATE: _____
R.C.E. _____
EXPIRES: _____

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE DEPOSITED RESPONSIBLE CHARGE OF THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6103 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.
BY: _____ DATE: _____
R.C.E. NO. _____ EXPIRES: _____

DEPT. OF PLANNING AND LAND USE

APPROVED FOR COMPLIANCE WITH THE ENVIRONMENTAL REVIEW:
APPROVED BY: _____
DATE: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

REZONE PERMIT NO. _____
SPECIAL USE PERMIT NO. _____
TENTATIVE MAP NO. _____

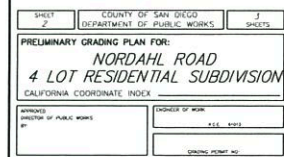
BENCH MARK

DESCRIPTION: _____
LOCATION: _____
RECORD FROM: _____
ELEVATION: _____ DATUM: _____

PRIVATE CONTRACT

SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	3 SHEETS
PRELIMINARY GRADING PLAN FOR: NORDAHL ROAD 4 LOT RESIDENTIAL SUBDIVISION CALIFORNIA COORDINATE INDEX		
APPROVED DIRECTOR OF PUBLIC WORKS [Signature]	OWNER OF WORK [Signature]	GRADING PERMIT NO. _____

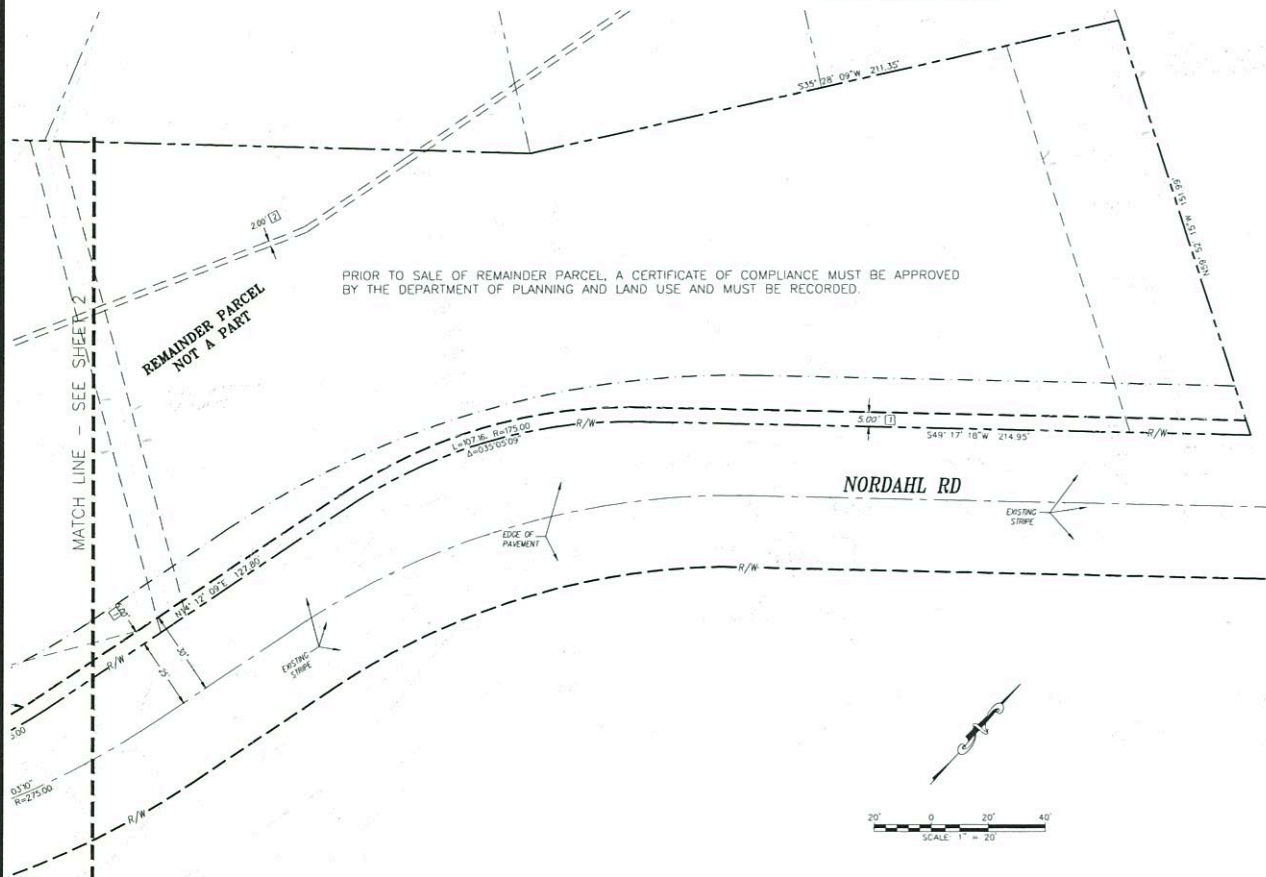
A.P.N. 226-290-50



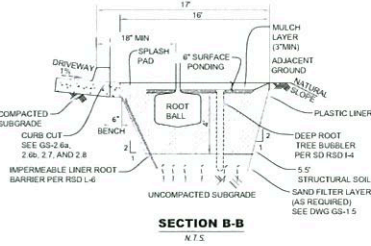
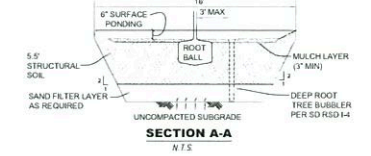
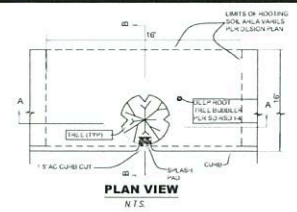
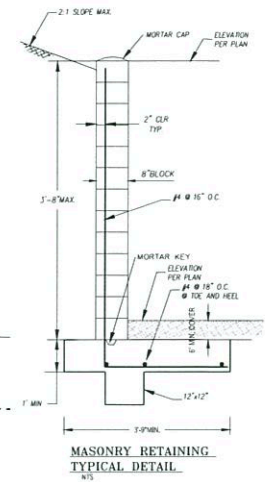
Plan view of the proposed 6' wide road section E-E. The diagram shows a cross-section with dimensions: 6' on the left, 30' and 25' on the right, and 55' in the center. Below these, it says "VARIES 11 TO 12" and "24 TO 26 FEET". A vertical dimension of 7' 5" is shown on the left, and 100' is shown below it. The text "EXISTING AC PAVEMENT" is written across the bottom. The title "NORDAHL ROAD SECTION E-E" is at the bottom.

PRELIMINARY GRADING PLAN

A.P.N. 226-290-50

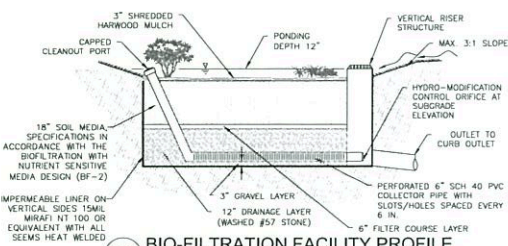


DESCRIPTION	SYMBOL
PROPERTY LINE	---
RIGHT OF WAY LINE	---
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	---



1 TREE WELL DETAILS

NOT TO SCALE



2 BIO-FILTRATION FACILITY PROFILE

NOT TO SCALE

NOTES:

1. THE UNDERLYING SOIL TYPE GROUP IS "D" FOR THE ENTIRE PROPERTY AND SURROUNDING PARCELS.
2. THE APPROXIMATE DEPTH TO GROUND WATER IS EXPECTED TO BE GREATER THAN 20 FEET.
3. ALL CONSTRUCTION BMPs SHOWN ON EROSION CONTROL PLAN PREPARED DURING FINAL ENGINEERING PHASE OF THIS PROJECT.
4. THERE ARE NO CRITICAL COURSE SEGMENT WELD AREAS THAT NEED TO BE PROTECTED.

TREE WELL NOTES:

1. EXACT TREE WELL LOCATIONS TO BE ESTABLISHED DURING FINAL ENGINEERING.
2. ALL SETBACKS TO UTILITIES SYSTEMS MUST BE ADHERED TO.

EASEMENT NOTES:

- (C) IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO COUNTY OF SAN DIEGO PER DCD NO. 293223 RECORDED: 11/1/1972
- (C) (C) 2' ESM-T TO SOGAE REC. 10/14/22, BK. 166, PG. 189 O.R.

DANIEL T. MATH

R.C.E. 61013

6/26/2018



Construction Testing & Engineering, Inc.

Inspection | Testing | Geotechnical | Environmental & Construction Engineering | Civil Engineering | Surveying
1441 Montel Road, Suite 115, Escondido, CA 92026 Phone: (760) 746-4955 Fax: (760) 746-9806

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO	J
2	DEPARTMENT OF PUBLIC WORKS	3
PRELIMINARY GRADING PLAN FOR:		
NORDAHL ROAD		
4 LOT RESIDENTIAL SUBDIVISION		
CALIFORNIA COORDINATE INDEX		
APPROVED	DESIGNED BY	DATE
DIRECTOR OF PUBLIC WORKS	DATE	DATE
DATE	DATE	DATE

Attachment D
Public Documentation



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

Memorandum

TO: File
FROM: Hunter McDonald, Project Manager
SUBJECT: Response to Comments; Nordahl Parcel Map, PDS2017-TPM-21250, PDS2017-ER-17-08-004
DATE: August 8, 2019

The following are staff's responses to comments received during the public disclosure notice period for findings pursuant to CEQA Section 15183 dated May 23, 2019. The public disclosure documentation was circulated for public disclosure from May 23, 2019 through June 24, 2019, and two comments were received during that time.

Response to comments received from the California Department of Fish and Wildlife (CDFW):

- A1. The County acknowledges and appreciates the review and comments in your email dated June 21, 2019. The writer requested confirmation that the Biological Resources Letter Report used for the project included the correct plant and wildlife species lists and requested that the County remove the requirement for the applicant to receive concurrence from CDFW as it relates to nesting migratory bird avoidance.

The County confirmed with the preparer of the Biological Resources Letter Report that the included plant and wildlife species are correct and revised the nesting bird avoidance notice to remove CDFW concurrence. A follow-up email addressing both concerns was sent to CDFW on July 2, 2019.

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

Response to comments received from Dulce Fuentes:

- B1. The County acknowledges and appreciates the review and comments in your email dated May 23, 2019. The writer expressed concerns for the safety of kids walking to and from school in the area and explained that neighbors in the vicinity are interested in seeing the project provide a sidewalk along Nordahl Road and Rock Springs Road.

The County confirmed that the project is required to install a 6-foot wide decomposed granite trail along both Nordahl Road and Rock Springs Road. A follow-up email was sent to Dulce Fuentes on May 24, 2019 confirming that the project would be required to install a 6-foot wide trail along both roads and provided a link to the Preliminary Grading Plan that shows the location of the trail.

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

From: [McDonald, Hunter](#)
To: [Williams, Carol@Wildlife](#)
Subject: RE: Nordahl Tentative Parcel Map (PDS2017-TPM-21250, LOG NO. PDS2017-ER-17-08-004)
Date: Tuesday, July 2, 2019 2:37:00 PM

Good afternoon Carol,

I hope you're having a great week. In response to your comments below, [please see the following](#):

1. The preparer of the Bio Report, Korey Klutz confirmed that both species lists used for the project site are correct, and the headers in Attachment A and B were simply mislabeled. This confirmation is on file with Planning & Development Services.
2. Per your request, the nesting bird avoidance notice has been revised to remove CDFW concurrence.

I am still working on bringing the project forward to a decision and will provide you with noticing documentation before the public hearing. Is there a good mailing address I can send that to, or is a PDF attachment sent to your email sufficient? Just let me know.

Thanks again for taking the time to provide comments on the project.

Respectfully,

Hunter McDonald

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
(858) 495-5330

From: McDonald, Hunter
Sent: Monday, June 24, 2019 1:07 PM
To: Williams, Carol@Wildlife <Carol.Williams@wildlife.ca.gov>
Subject: RE: Nordahl Tentative Parcel Map (PDS2017-TPM-21250, LOG NO. PDS2017-ER-17-08-004)

Good afternoon Carol,

Thank you very much for providing me with CDFW's comments. I sincerely appreciate your input.

I've reached out to the Bio Report preparer (Klutz Biological Consulting) and will make sure to get back to you with a response to your two comments below.

Respectfully,

Hunter McDonald

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
(858) 495-5330

From: Williams, Carol@Wildlife <Carol.Williams@wildlife.ca.gov>

Sent: Friday, June 21, 2019 3:10 PM

To: McDonald, Hunter <Hunter.McDonald@sdcounty.ca.gov>

Cc: Mayer, David@Wildlife <David.Mayer@wildlife.ca.gov>; Weiss, Eric@Wildlife <Eric.Weiss@wildlife.ca.gov>

Subject: Nordahl Tentative Parcel Map (PDS2017-TPM-21250, LOG NO. PDS2017-ER-17-08-004)

Good afternoon Hunter,

The Department has reviewed the subject project's CEQA 15183 Checklist and associated documents, including the Biological Resources Report (Bio Report) prepared by Klutz Biological Consulting. The Department has the following two comments regarding the Bio Report:

1. The titles of the tables in Attachments A and B reference the "Valley Center Tractor Supply Site". Please confirm that these are the correct species lists for the subject project. If not, please provide the correct species lists and an updated analysis of potential project impacts, if applicable.
2. The discussion regarding mitigation for potential impacts to nesting birds states, "If no active nests are detected or breeding behavior observed construction activities may commence following concurrence by the USFWS and CDFW that the project will not directly or indirectly impact nesting migratory birds and/or raptors". California State law does not provide an avenue for the Department to concur that project activities, and/or any associated nest avoidance measures, will avoid take; it is ultimately the responsibility of the Lead Agency to ensure that the project is implemented in a manner that does not result in the destruction of bird nests and eggs. As such, we request that the project not be conditioned to require such concurrence.

Please let me know if you have any questions or concerns regarding these comments.

Regards,
Carol

Carol Williams

Environmental Scientist
California Department of Fish and Wildlife
South Coast Region, Habitat Conservation Planning
3883 Ruffin Road
San Diego, CA 92123
(858) 637-5511

Every Californian should conserve water. Find out how at:



SaveOurWater.com · Drought.CA.gov

From: [McDonald, Hunter](#)
To: [Korey Klutz](#)
Subject: RE: Biological Letter Report for the Nordahl Tentative Parcel Map, PDS2017-TPM-21250
Date: Thursday, June 27, 2019 12:01:00 PM

Good afternoon Mr. Klutz,

Thank you very much for getting back to me on that. I will make sure to save your email to the file stating that the attachments were simply mislabeled.

Have a great rest of your week.

Respectfully,

Hunter McDonald

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
(858) 495-5330

From: Korey Klutz <korey@klutzbio.net>
Sent: Tuesday, June 25, 2019 6:21 PM
To: McDonald, Hunter <Hunter.McDonald@sdcounty.ca.gov>
Subject: Re: Biological Letter Report for the Nordahl Tentative Parcel Map, PDS2017-TPM-21250

Yes you are correct regarding the mislabeling.

From: "McDonald, Hunter" <Hunter.McDonald@sdcounty.ca.gov>
Date: Tuesday, June 25, 2019 at 1:26 PM
To: Korey Klutz <korey@klutzbio.net>
Cc: "Prowant, Anna" <Anna.Prowant@sdcounty.ca.gov>
Subject: RE: Biological Letter Report for the Nordahl Tentative Parcel Map, PDS2017-TPM-21250

Wonderful. Thanks for the quick response, Korey. I appreciate it.

Respectfully,

Hunter McDonald

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
(858) 495-5330

From: Korey Klutz <korey@klutzbio.net>
Sent: Tuesday, June 25, 2019 1:25 PM
To: McDonald, Hunter <Hunter.McDonald@sdcounty.ca.gov>
Cc: Prowant, Anna <Anna.Prowant@sdcounty.ca.gov>
Subject: Re: Biological Letter Report for the Nordahl Tentative Parcel Map, PDS2017-TPM-21250

Yes I will, in the field but will formerly respond later this afternoon.

Get [Outlook for iOS](#)

From: McDonald, Hunter <Hunter.McDonald@sdcounty.ca.gov>
Sent: Tuesday, June 25, 2019 1:15:45 PM
To: Korey Klutz
Cc: Prowant, Anna
Subject: RE: Biological Letter Report for the Nordahl Tentative Parcel Map, PDS2017-TPM-21250

Good afternoon Korey,

I wanted to follow-up to my previous email below to provide you with a copy of the Valley Center Tractor Supply bio report. Having reviewed the attached document, it appears that the titles for Attachments A and B in the Nordahl TPM bio report were simply mislabeled as the two species lists are completely different.

Again, I would greatly appreciate if you could verify this for me. Thank you for your time.

Respectfully,

Hunter McDonald

Land Use/Environmental Planner
 County of San Diego | Planning & Development Services
 (858) 495-5330

From: McDonald, Hunter
Sent: Monday, June 24, 2019 1:05 PM
To: Korey Klutz <korey@klutzbio.net>
Cc: Smith, Ashley <Ashley.Smith2@sdcounty.ca.gov>
Subject: Biological Letter Report for the Nordahl Tentative Parcel Map, PDS2017-TPM-21250

Good afternoon Korey,

My name is Hunter McDonald here with Planning & Development Services at the County of San Diego. I'm the project manager for the proposed Nordahl Tentative Parcel Map, **PDS2017-TPM-21250** located at the intersection of Rock Springs Road and Nordahl Road (North County Metro). The 30-day public disclosure period for the CEQA 15183 is ending today at 4:00PM, and one of the comments received was from the California Department of Fish and Wildlife (CDFW) concerning the November 2018 Biological Letter Report (attached).

CDFW had two comments:

1. The titles of the tables in Attachments A and B reference the "Valley Center Tractor Supply Site". Please confirm that these are the correct species lists for the subject project. If not, please provide the correct species lists and an updated analysis of potential project impacts, if applicable.

2. The discussion regarding mitigation for potential impacts to nesting birds states, "If no active nests are detected or breeding behavior observed construction activities may commence following concurrence by the USFWS and CDFW that the project will not directly or indirectly impact nesting migratory birds and/or raptors". California State law does not provide an avenue for the Department to concur that project activities, and/or any associated nest avoidance measures, will avoid take; it is ultimately the responsibility of the Lead Agency to ensure that the project is implemented in a manner that does not result in the destruction of bird nests and eggs. As such, we request that the project not be conditioned to require such concurrence.

Would you please review these comments and provide me with a response to CDFW? Please let me know if there's anything you need from me. I'm here to help.

Thank you very much for your time, I appreciate it.

Respectfully,

Hunter McDonald

Land Use/Environmental Planner

County of San Diego | Planning & Development Services

(858) 495-5330

From: [McDonald, Hunter](#)
To: [dulcefuentes98](#)
Subject: RE: Nordahl Tentative parcel map, PDS2017-TPM21250
Date: Friday, May 24, 2019 3:05:00 PM

Good afternoon,

My name is Hunter McDonald here with Planning & Development Services at the County of San Diego. I'm the project manager for the project you referenced below. Thank you very much for the email, your comments are important to me. I will make sure to save them to my file.

I apologize for the technical difficulties with the website – please use the following link for project details and documents: <https://www.sandiegocounty.gov/content/sdc/pds/ceqa/NordahlTPM.html>.

Regarding your concerns for a sidewalk, the project is required to install a 6-foot wide decomposed granite trail along both Nordahl Road and Rock Springs Road. Please see the 'Preliminary Grading Plan' on the link provided above. If you continue to have difficulties accessing the website please let me know.

Thanks again for your comments. I hope you have a great Memorial Day weekend.

Respectfully,

Hunter McDonald

Junior Land Use/Environmental Planner
County of San Diego | Planning & Development Services
(858) 495-5330

From: dulcefuentes98 <dulcefuentes98@gmail.com>
Sent: Thursday, May 23, 2019 2:27 PM
To: McDonald, Hunter <Hunter.McDonald@sdcounty.ca.gov>
Subject: Nordahl Tentative parcel map, PDS2017-TPM21250

Hi. Can you please tell me more details on this project? I went on the websites..but didn't have access to anything...Our neighbors and I are interested in requesting a sidewalk for community on Nordahl Td and Rock Springs Rd... Is very dangerous for kids to walk to and from school in this area...Who can we contact about this matter? Thanks

Dulce Fuentes

1627 Anka Ln, Escondido, Ca 92026

Sent from my T-Mobile 4G LTE Device

**COUNTY OF SAN DIEGO
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP**

**COUNTY OF SAN DIEGO
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP
NOTICE - PUBLIC MEETING AGENDA**

Wednesday, June 19, 2019, 7:00 p.m.-9:00 p.m.

Twin Oaks Elementary School, 1 Cassou Road, San Marcos, California Web-site go to:
tovcsg@wordpress.com

REVISED AGENDA

- A. ROLL CALL**
- B. APPROVAL OF THE MINUTES**
- C. PUBLIC COMMUNICATION:** Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda.

D. ACTION ITEMS:

1. PDS2019-MUP-02-027W1, 236 Deer Springs Road , Major Use Permit Modification for Community Recreation- allowing community events, cultural exhibits, private parties such as

weddings, receptions and public meetings for a maximum of 150 people. The property includes a restored historical school house, a temporary tent structure, office building, covered patio, orchard, parking lot and several storage outbuildings as well as signage and mature landscaping. Applicant desires to add a Prep Kitchen to the facility. Modify proposed time of use be expanded to Thursday through Sunday between the hours of 8:00 AM and 1 0:00PM with personnel, maintenance hours 7:00 AM to 10:30 PM. Planner: bradley.sonnenburg@sdcounty.ca.gov

Discussion /Action Item.

2. Nordahl Tentative Par4cel Map; PDS2017-TPM-2150: Pd?S2017-ER-17-08-004

Project to subdivide property into four legal parcels and one remainder parcel. Property located northwest corner of Nordahl Road and Rock Springs Road. Site is subject to Village Residential (VR 7.3) Comments due by June 24th. Contact Hunter McDonald at 858-495-5330

hunter.mcdonald@sdcounty.ca.gov.

3. Deer Springs Wireless Telecommunication Facility Minor Use Permit Modification

PDS2018-ZAP-99-023W1 located at the northeast corner. Applicant proposes to redesign the existing 50-foot tall monopole as a 54-foot tall faux mono-eucalyptus tree to blend with other mature trees on the site. **Discussion Only**

4. Interview of Sponsor Group applicant Joe Bunn to become member. Discussion/ Action Item.

Discussion /Action Item.

E. GROUP BUSINESS

- 1. Announcements and Correspondence:
- 2. Old Business
- 3. Subcommittee Buena Creek Road Report:
- 4. Regular Meeting: July 17, 2019

F. ADJOURNMENT

Purpose of Planning and Sponsor Groups:

Advise the County on discretionary projects as well as on planning and land use matters that are important to their community.

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is

being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

DRAFT MINUTES: JUNE 19, 2019 MEETING OF THE TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

A. ROLL CALL and STATEMENTS

Meeting called to order at 7 PM by Farrell.

Present: Sandra Farrell (Chairman), Harris Korn (Secretary), Erin Veit and Ana Rosvall. Absent: Karen Binns (Vice Chair)

Farrell read the Advisory Roll Statement and Public Forum Statement.

B. PUBLIC COMMUNICATIONS

Mike Hunsaker commented on the Community Fire Safety Meeting held June 6th with over 50 people in attendance. Excellent information was provided about safety and evacuation by our local fire authorities and the Sheriff's office. TOVPOA will post summarizing details on their website.

C. REVIEW/APPROVAL of MINUTES

Approval of May 2019 Minutes: Motion to approve made by Veit, seconded by Rosvall, passed 4-0-0.

D. ACTION ITEMS

1. PDS2019-MUP-02-027W1, 236 Deer Springs Rd, Major Use Permit Modification for Community Recreation – Applicant not present. Location includes historic old schoolhouse and current property use is for events. Applicant desires to expand time of use and add a Prep Kitchen and other structures.

Discussion/Action - Farrell gave overview and showed architectural plans. There are questions on topics such as noise, lighting and traffic considerations. Tabled until further notice when applicant can attend future meeting to address questions/concerns.

2. Nordahl Tentative Parcel Map; PDS2017-TPM-2150: PDS2017-ER-17-08-004 – Project to subdivide property into 4 legal SFH parcels and one remainder. Located at NWC of Nordahl & Rock Springs Rds.

Discussion/Action - Project is outside of our jurisdiction. Appears to be compatible to surrounding area. Public comments to County due by June 24th.

3. Deer Springs Wireless Telecommunication Facility Minor Use Permit Modification PDS2018-ZAP-99-023W1 – NE corner, behind Arco station. Applicant desires to redesign existing 50' tall monopole into a 54' tall faux mono-eucalyptus tree to blend with surrounding area.

Discussion/Action – Motion to approve made by Farrell, seconded by Korn, passed 4-0-0.

4. Interview of Sponsor Group applicant Joe Bunn to become member - Mr. Bunn is retired after 32 years of extensive experience in firefighting/management in No.Co.

Discussion/Action Item – Farrell made motion to approve Mr. Bunn, seconded by Rosvall, passed 4-0-0.

E. GROUP BUSINESS

1. Subcommittee Buena Creek Road Report: No representatives. Roadwork ongoing.
2. Next Regular Meeting: July 17, 2019. Korn will be absent.
3. Meeting adjourned at 7:50 PM

Respectfully Submitted,

Harris Korn, Secretary