



The County of San Diego

Zoning Administrator Hearing Report

Date:	May 21, 2020	Case/File No.:	Alpine Tavern Gas Station Site Plan; PDS2018-STP-18-012; PDS2018-ER-18-14-003
Place:	No in Person Attendance Allowed – Teleconference Only – County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	New convenience store (2,000 square feet), drive-thru restaurant (2,740 square feet), and two sit-down restaurants (2,400 square feet)
Time:	8:30 a.m.	Location:	1140 Tavern Road and Victoria Park Terrace
Agenda Item:	#3	General Plan:	General Commercial (C-1)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Freeway Commercial (C44)
Applicant/Owner:	John Ziebarth/Tony Shores	Community:	Alpine Community Planning Area
Environmental:	CEQA §15183 Exemption	APN:	403-380-42; 45; 46

A. OVERVIEW

The purpose of this staff report is to provide the Zoning Administrator with the information necessary 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 Site Plan (STP) pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2).

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 March 12, 2020, the project qualifies for an exemption from further environmental review.

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

B. DEVELOPMENT PROPOSAL

1. Project Description

The Alpine Tavern Gas Station Site Plan (STP) (Project) is for the construction of a new convenience store (2,000 square feet), drive-thru restaurant (2,740 square feet), and two sit-down restaurants (2,400 square feet). The existing convenience store on the Project site will be demolished, the existing gas station and coffee kiosk will remain, and an existing storage shed will be relocated. The 2.29-acre Project site is located at 1140 Tavern Road, within the Alpine Community Plan Area. Access would be provided by an existing driveway connecting from Tavern Road. The Project would be served by imported water from the Padre Dam Municipal Water District. The Project would expand the development area to the west, requiring earthwork of 22,000 cubic yards of fill, 3,000 cubic yards of cut, and 19,000 cubic yards of import with overall max cut and fill slopes of 2:1.

The Project is subject to the Village General Plan Regional Category and the General Commercial (C-1) Land Use Designation. The Project site is zoned Freeway Commercial (C44). The Site Plan is subject to special area designator "B" and is required to demonstrate conformance with the Alpine Community Plan and Design Review Guidelines. The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property 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).

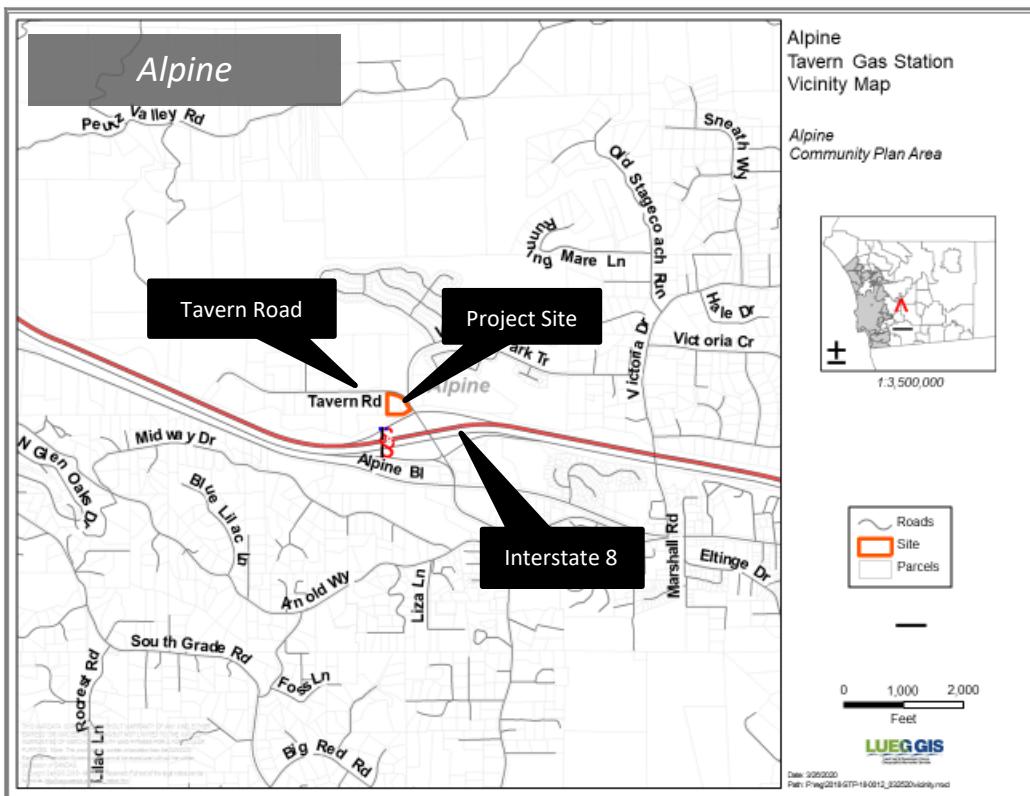


Figure 1: Vicinity Map



Figure 2: Aerial Map (Project Site, Existing Conditions)

C. ANALYSIS AND DISCUSSION

1. Key Requirements for Requested Action

The Zoning Administrator should consider the requested actions and determine if the following findings can be made:

- 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.

2. Project Analysis

- a. Biological Resources – Biological resources on the Project site were evaluated in a Biological Resources Letter Report prepared by Helix Environmental Planning dated March 6, 2019. As a result of this Project, impacts will occur to 0.4 acre of coastal sage scrub and 0.6 acre of chamise chaparral. The Project site is located within the South County Multiple Species Conservation Plan (MSCP) but is not designated as a Pre-Approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA). No sensitive wildlife or plant species were identified on site.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: the offsite purchase of 0.4-acres of coastal sage scrub habitat and 0.3 acres of chamise chaparral habitat 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 1.6 and Bio 1.7. Please refer to the Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional, or state habitat conservation plan, (Attachment B). The Project would not result in a biological impact which was not adequately evaluated by the GPU EIR.

- b. Cultural Resources – Cultural resources were evaluated through a survey conducted by County staff and detailed in a Cultural Resources Survey Report dated May 23, 2018. Based on this survey and an analysis of records, it has been determined that the Project will not impact historical resources because they do not occur within the Project site. It has also been determined that the Project will not impact archaeological resources because they do not occur within the Project site. The Native American Heritage Commission (NAHC) was contacted for a

Sacred Lands File check and responded indicating that there are no resources on the Project site.

Potential impacts to unknown cultural resources will be mitigated through compliance with Section 87.429 of the County's Grading Ordinance. This requires that in the event that human remains, or Native American artifacts are encountered, grading operations shall be suspended in the area of the discovery and that the County be immediately informed. All requirements of Health & Safety Code §7050.5 and Public Resources Code §5097.99 shall be complied with should there be a discovery.

The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features. A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the Project is located on Cretaceous Plutonic formations that has no 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: 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. The Project would not result in an impact to cultural resources which was not adequately evaluated by the GPU EIR.

- c. Hydrology – A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) dated October 18, 2019 and a Drainage Study dated June 5, 2019, were prepared for the Project by Omega Engineering Consultants, Inc. The Project would comply with all requirements for Hydrology and Water Quality as well as for the Dam Inundation, the Water Protection Ordinance, Stormwater Standards Manual, and the Resources Protection Ordinance. During the construction phase, the Project would prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would be prepared in accordance with Order No. 2009-009-DWQ, National Pollutant Discharge Elimination System (NPDES) order CAS000002 Construction General Permit (CGP) adopted by the State Water Resources Control Board (SWRCB). In the post-construction phase, as outlined in the SWQMP, the Project would be required to implement site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. 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. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

D. PUBLIC INPUT

During the 32-day public disclosure period, from March 12 to April 13, 2020, no comments were received. As a result, no changes were made to the CEQA document.

E. ALPINE COMMUNITY PLANNING GROUP / DESIGN REVIEW BOARD

On July 26, 2018, the Alpine Community Planning Group (CPG) recommended approval of the Project without conditions by a vote of 9-0-0-6 (9 yes, 0 no, 0 abstain, 6 absent/vacant).

On July 1, 2019, the Alpine Design Review Board (DRB) recommended approval of the Project by a vote of 5-0-0-0 (Ayes – 5, Noes – 0, Vacant – 0, Absent – 0), with a recommendation that the wall sign area be limited to 10 percent of the building wall area with a maximum of 100 square feet per building. The DRB's interpretation was that the two buildings sharing a common fire wall constituted one building.

Although the buildings share a common fire wall, they constitute two buildings per the California Building Code (CBC). Based on the interpretation per the CBC and because Zoning Ordinance Section 6251b1 states that the signage cannot exceed 1 square foot per linear foot of building with no sign larger than 100 square feet per establishment, each establishment onsite includes 1 square foot per linear foot of building with no sign larger than 100 square feet.

The CPG and DRB meeting minutes are included in Attachment D.

F. STAFF 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:

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Report Approved By:

Mark Wardlaw, Director
858-694-2962
Mark.Wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____



DARIN NEUFELD, CHIEF

ATTACHMENTS:

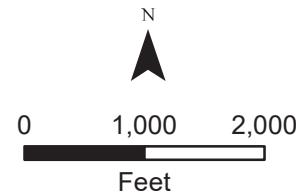
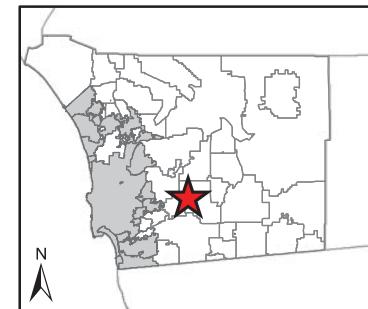
- Attachment A – Planning Documentation
- Attachment B – Environmental Documentation
- Attachment C – Site Plan, Preliminary Grading Plan
- Attachment D – Public Documentation

Attachment A

Planning Documentation

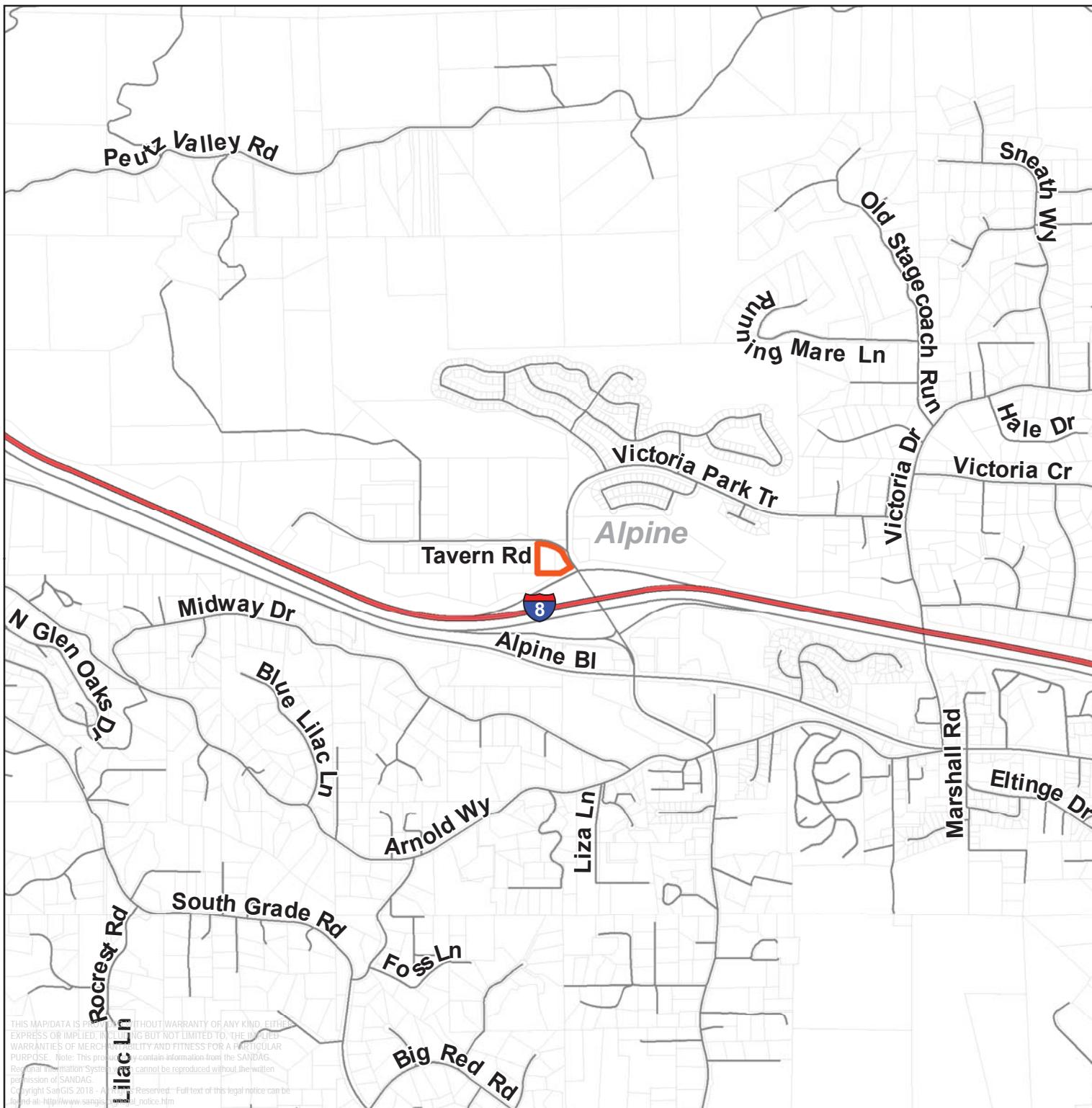
Alpine Tavern Gas Station Vicinity Map

Alpine
Community Plan Area



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Land Use & Environment Group
Geographic Information Services

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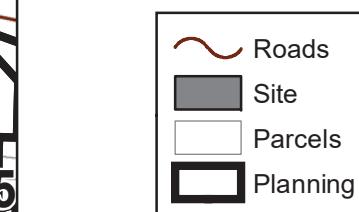
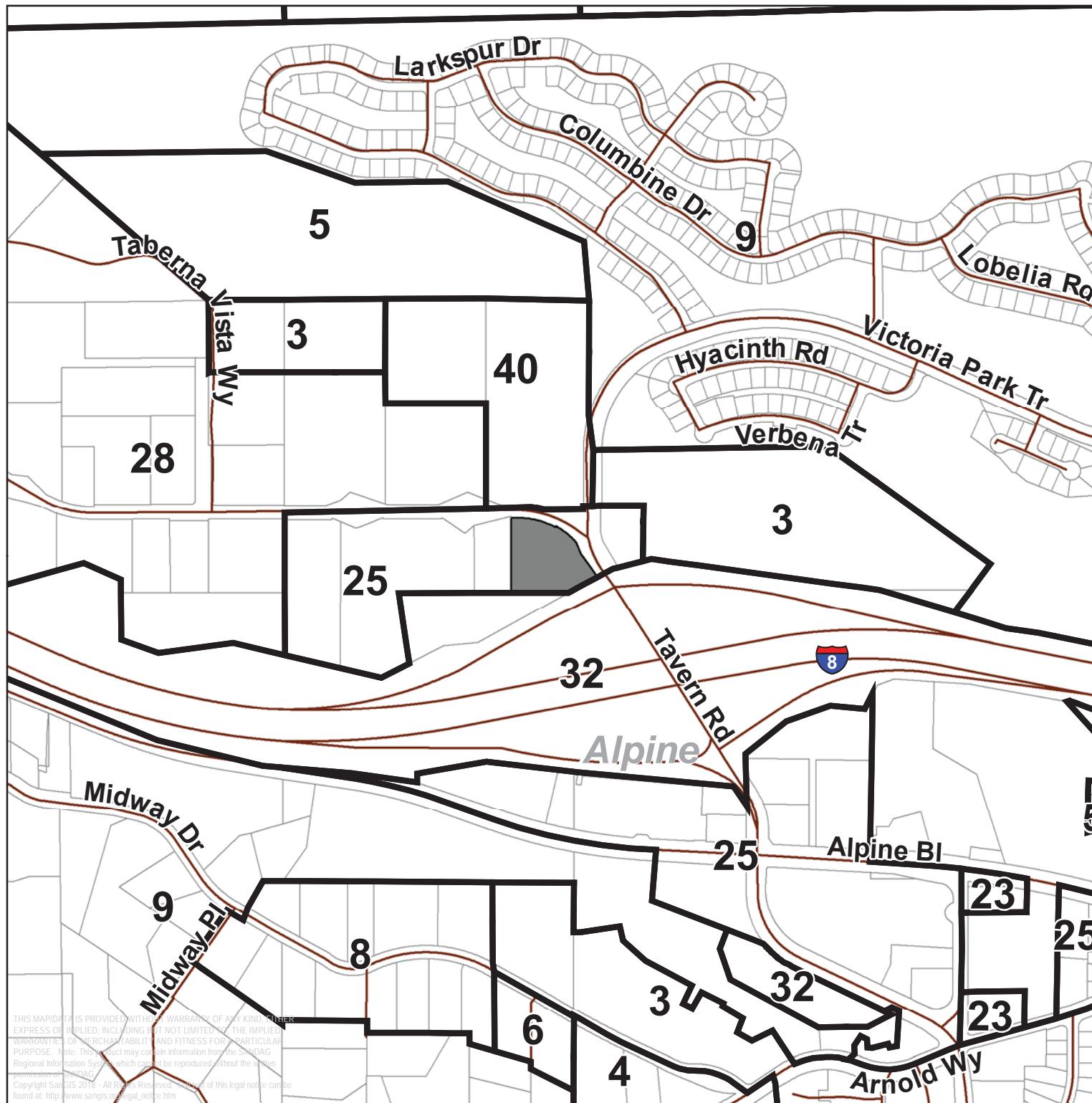


Alpine Tavern Gas Station General Plan

Alpine
Community Plan Area

- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (23) Office Professional
- (25) General Commercial
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (40) Village Residential (VR-20)

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Feet

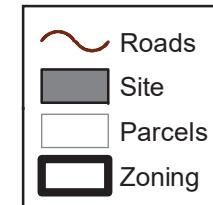
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Alpine Tavern Gas Station Zoning

Alpine
Community Plan Area

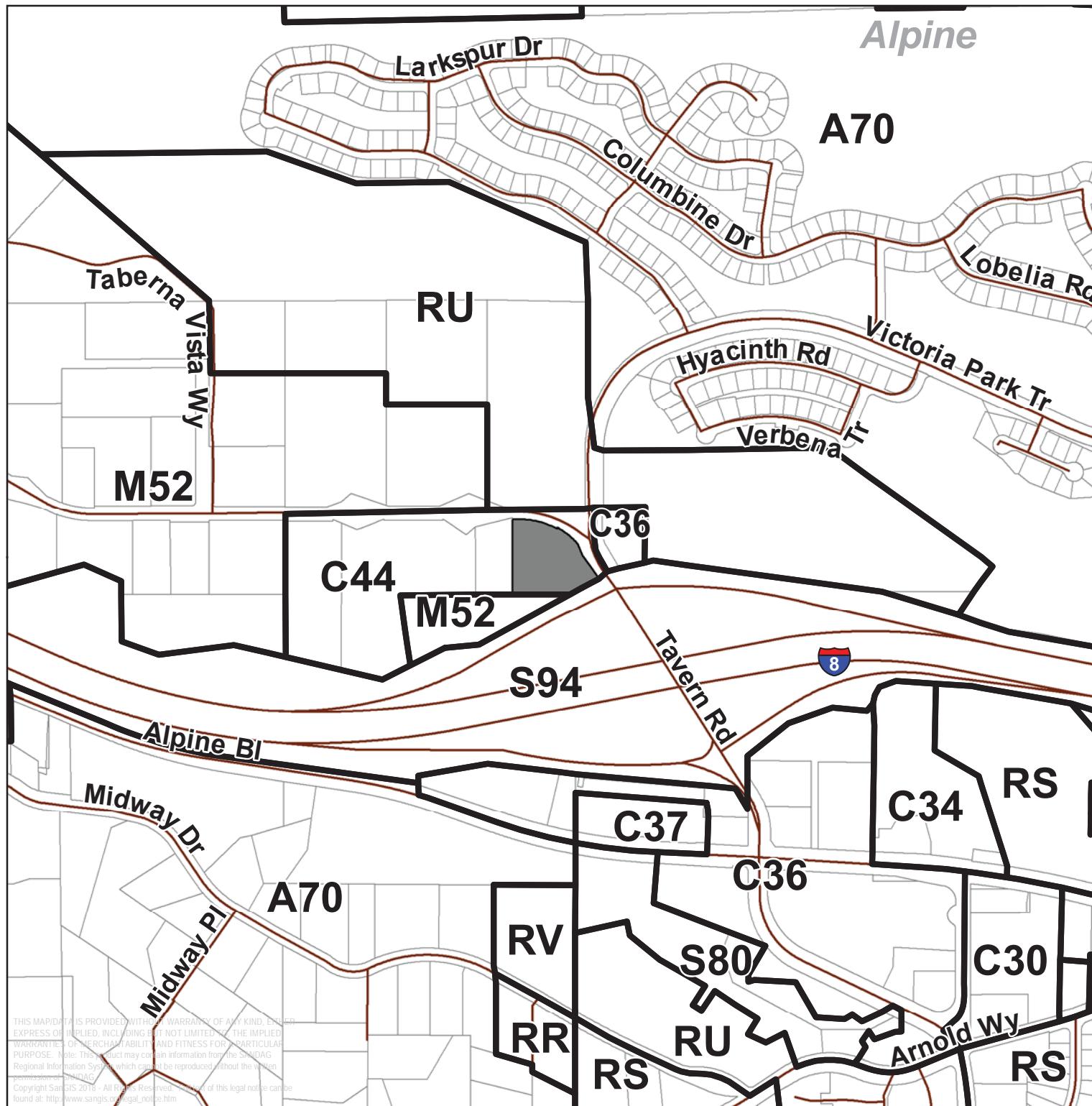
- A70 - Limited Agricultural
- C30 - Office Professional
- C34 - General Commercial/Residential
- C36 - General Commercial
- C37 - Heavy Commercial
- C44 - Freeway Commercial
- M52 - Limited Impact Industrial
- RR - Rural Residential
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S80 - Open Space
- S94 - Transportation/Utility Corridor



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Alpine Tavern Gas Station

Alpine Community Plan Area

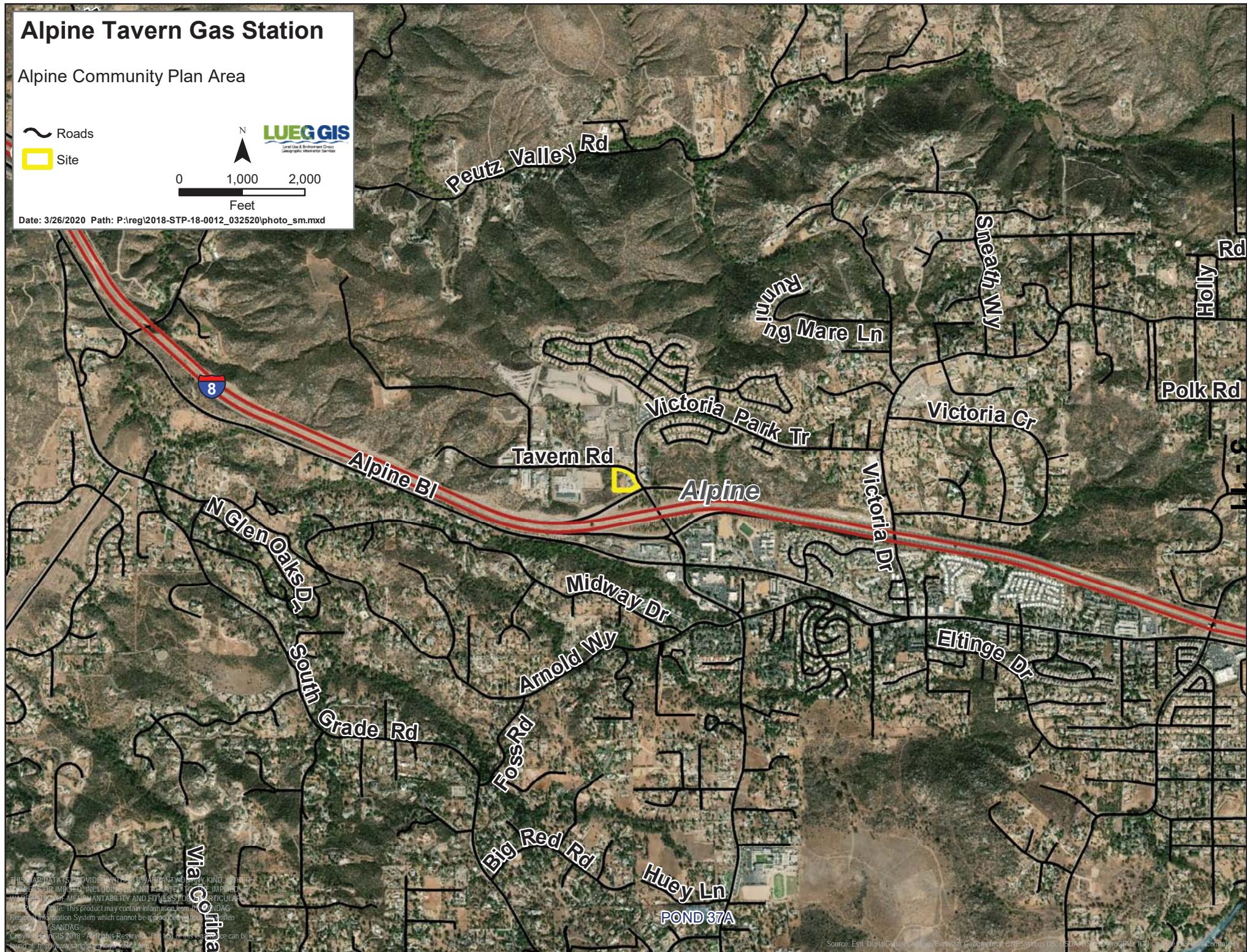
Roads

Site



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Alpine Tavern Gas Station

Alpine Community Plan Area

~ Roads

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**Attachment B
Environmental Document**



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
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

March 12th, 2020

Project Name: Tavern Road Gas Station
Project Record Numbers: PDS2018-STP-18-012
Environmental Log Number: PDS2018-ER-18-14-003
Habitat Loss Number: N/A

APN(s): 403-380-42-00; 403-380-45-00; 403-380-46-00

Lead Agency Name and Address:

County of San Diego
 Planning and Development Services
 5510 Overland Avenue, Suite 110
 San Diego, CA 92123-1239

County Staff Contact:

Tabina Tonekaboni, Project Manager
 (858)495-5418
Tabina.tonekaboni@sdcounty.ca.gov

Project Location:

The Tavern Road Gas Station project (Project) is located within the unincorporated community of Alpine in eastern San Diego County. The 2.29 acre Project site is located at 1140 Tavern Road, Alpine, within the Alpine Community Plan area. Interstate 8 (I-8) is located to the south and southeast of the Project site with commercial development to the east, industrial development to the north and northeast, and mixed vacant commercial land and commercial development to the west.

Project Applicant Name and Address:

John Ziebarth
 2900 Fourth Ave #204
 San Diego, CA 92103

General Plan

Community Plan: Alpine
 Regional Categories: Village
 Land Use Designations: General Commercial (C-1)
 Density: N/A
 Floor Area Ratio (FAR) 0.45 or 0.70

Zoning

Use Regulation: Freeway Commercial (C44)
 Minimum Lot Size: 6,000 Square Feet
 Special Area Regulation: Community Design Review (B)

Description of Project:

The proposed Tavern Road Gas Station (Project) would include the demolition of an existing convenience store, relocation of an existing storage shed, and the construction of the following components: a new convenience store (2,000 square feet), drive-thru restaurant (2,740 square feet), and two sit-down restaurants (2,400 square feet). An existing gas station and a 316 square foot coffee kiosk on the Project site would remain. New paved areas would be provided to support additional parking and vehicle circulation. The project would expand the development area to the west, requiring earthwork of 22,000 cubic yards of fill, 3,000 cubic yards of cut, and 19,000 cubic yards of import with overall max cut and fill slopes of 2:1.

Project Site Description:

The Project site includes a variety of terrain, including a portion of the site that is developed due to the existing gas station facility. Other portions of the site are vacant land, with lands ranging from slightly to moderately sloped.

Discretionary Actions:

Discretionary actions for the Project include a Site Plan for conformance with Community Design Review regulations as well as a Certificate of Compliance.

Overview of 15183 Checklist

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 Tavern Road Gas Station Project is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce Project specific impacts, and the Project implements these mitigation measures (see

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00 -
Mitigation Measures 2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00 - Mitigation Measures 2011.pdf) for complete list of GPU Mitigation Measures.

A comprehensive environmental evaluation has been completed for the Project as documented in the attached §15183 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.

15183 Statement of Reasons

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 does not propose residential units but is for the development of a gas station and associated commercial uses. The Project site is zoned Freeway Commercial (C44) with a General Plan designation of General Commercial (C-1). Commercial uses, including gasoline sales, are allowed by right within the C44 zone and C-1 land use designation. The proposed Project is consistent with the land use regulations under the County Zoning Ordinance and General Plan.

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

The subject property is no different than other properties in the surrounding area, and there are no Project specific effects which are peculiar to the Project or its site. The Project site is located in an area developed with similarly sized commercial and industrial development. 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, cultural resources, and hydrology. 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 Project is consistent with the County Zoning Ordinance and General Plan land use regulations. The GPU EIR considered the incremental impacts of the 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.

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.

March 12, 2020

Signature

Date

Tabina Tonekaboni

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.

	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) The GPU EIR concluded this impact to be less than significant with mitigation. A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

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

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

The Project site is located at 1440 Tavern Road, within the Alpine Community in the unincorporated County of San Diego. The Project site is just north of I-8, which is a County designated scenic highway. For further information on scenic highways, refer to response I(b).

A number of RCAs have been identified by the County that are located within the vicinity of the Project site. The Viejas Mountain RCA has been designated by the Alpine Community Plan as a significant aesthetic landmark and is located approximately 2.48 miles from the Project site. Due to intervening topography, as well as distance, and consistency of the Project character with existing surrounding land uses, the Project would not be expected to diminish or detract from the viewshed of the Viejas Mountain RCA.

15183 Exemption Checklist

The County has also identified a number of proposed community trails within the Community Trails Master Plan that would have views of the site based on topography, including the Tavern Road Pathway directly adjacent to the Project site. The Project would be consistent with the County Zoning Ordinance, as well as with existing surrounding commercial development in the area, and would be required to conform with the design guidelines set within the Alpine Community Plan.

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

- 1(b) The GPU EIR concluded this impact to be less than significant with mitigation. State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

No Scenic Highways designated by Caltrans are in proximity to the Project site. However, the County General Plan identifies roadways that are designated as scenic corridors within the Conservation and Open Space Element and have been included as part of the County Scenic Highway System. Designated scenic roadways located in the vicinity of the Project site include I-8 from the El Cajon city limits to the Imperial County line. While direct views of the Project site would be available from I-8, the site is currently developed with an existing gas station, convenience store, coffee kiosk and storage shed. The Project involves the demolition and new construction of a convenience store and other components as well as provide landscape screening, consistent with the General Plan. The Project would also be designed in accordance with the Alpine Community Plan. Therefore, the Project would be consistent with existing surrounding land uses and would not substantially damage scenic resources within or detract from the viewshed from a State or County Scenic Highway.

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

- 1(c) The GPU EIR concluded this impact to be significant and unavoidable. Visual character is the objective composition of the visible landscape within a viewshed and is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

The existing visual character and quality of the Project surroundings are characterized by the I-8 corridor, commercial and open industrial development, and medium to high density residential uses. Viewer groups of the Project site would include motorists, and to a lesser extent recreationalists, in particular those walking or biking along the Tavern Road Pathway.

The project is for the development of a gas station and associated commercial development. The Project within the landscape would not detract from or contrast with existing visual character for the following reasons: the proposed use type is consistent with the General Plan and Zoning Ordinance, is conformant with the Alpine Community Plan and Alpine Design Guidelines, and would not introduce any visually dominant features which would detract from the visual quality of the site or surrounding area, and the proposed use type is consistent with the existing use types within the surrounding area.

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

- 1(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project would use outdoor lighting but is not located within Zone A of the County of San Diego Light Pollution Code (within twenty miles of the Mount Laguna Observatory or the Palomar Observatory). The Project is located within Zone B of the Light Pollution Code (at least twenty miles of the Mount Laguna Observatory or the Palomar Observatory) and would not adversely affect nighttime views or astronomical observations because the Project would be required to conform to the Light Pollution Code (Section 51.201-51.209). This would include the utilization of the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. The Code was developed by the County in cooperation with lighting engineers, astronomers, and other experts to effectively address and minimize the impact of new sources light pollution on nighttime views. Compliance with the Code would be required prior to issuance of a building permit. Thus, the Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

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

Conclusion

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

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

	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 GPU EIR concluded this impact to be significant and unavoidable. The Project site does not have any land designated as Farmland of Statewide or Local Importance, Prime Farmland, or Unique Farmland according to the Farmland Mapping and Monitoring Program (FMMP). Additionally, the site does not have any land designated as Statewide or Prime Candidate Soils pursuant to the County Guidelines for Determining Significance. The site has an existing well, is within the County Water Authority Boundary, and is located on fractured crystalline rock. Pursuant the aforementioned guidelines, the water rating for the site is "high"; however due to the lack of candidate soils, the site would not be considered a significant agricultural resource. Additionally, the site has an existing gas station, which would not be compatible with future agricultural use types on-site.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources to be significant and unavoidable. However, the Project would have a less-than-significant impact. Therefore, the Project would be consistent with the analysis provided within the GPU EIR.

2(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is not zoned for agricultural use or located within a Williamson Act contract area or an agricultural preserve. The closest lands under contract are located approximately 3.86 miles to the east of the Project site. Due to distance, intervening topography, and intervening land uses, no associated interface conflicts are expected to occur.

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

- 2(c) The GPU EIR concluded this impact to be significant and unavoidable. The Project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g); therefore, Project implementation would not result in the loss or conversion of forest land to a non-forest use. The outer edge of the Cleveland National Forest is located approximately 2.0 mile to the east of the Project site. Thus, due to distance, the Project would have no impact on the Forest.

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

- 2(d) The GPU EIR concluded this impact to be significant and unavoidable. As indicated in response 2(c), the Project site, or any off-site improvements, are not located near any forest lands. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 2(e) The GPU EIR concluded this impact to be significant and unavoidable. No agricultural operations are taking place on the Project site. In addition, no Farmland of Statewide or Local Importance, Prime Farmland, or Unique Farmland according to the Farmland Mapping and Monitoring Program (FMMP) is located on the Project site. Refer to response 2(a) and 2(b) for discussion on off-site agricultural resources and interface conflicts.

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

Conclusion

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

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

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

Discussion

An Air Quality Technical Report was prepared for the Project by Helix Environmental Planning dated September 2019.

3(a) The GPU EIR concluded this impact to be less than significant. The Regional Air Quality Standards (RAQS) and the State Implementation Plan (SIP) are based on General Plans within the region and the development assumptions contained within them. The Project site is designated as General Commercial within the Compatible Regional Category 'Village' by the County General Plan. The site is zoned C44. The Project, which would demolish an existing gas station and convenience store and develop a new gas station, convenience store and sit-down restaurant, would be consistent with the General Plan land use designation. Because the Project is allowed under the General Plan land use designation, it is consistent with the regional air quality standards (RAQS) and State Implementation Plan (SIP). As such, the Project would not conflict with either the RAQS or the SIP. In addition, the construction and operational emissions from the Project are anticipated to be below established trigger level thresholds, as addressed under Question 3(b), and would not violate any ambient air quality standards.

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

3(b) The GPU EIR concluded impacts to be significant and unavoidable.

The air quality analysis considers both the construction and operational phases of the Project.

Construction

The Project proposes demolition of an existing 2,040 square foot (SF) structure and construction of a new 7,140 SF building is proposed. The Project would require the import of 19,000 cubic yards of soil with no export. Project development was assumed to start in June 2019 and is projected to end December 2019. Additional construction details are provided in the Air Quality Study. Emissions from the construction phase would be temporary and localized. Grading operations associated with construction of the Project would require a minimum watering of the Project site two times per day to reduce fugitive dust under the San Diego Air Pollution Control District (SDAPCD) Rule 55 and would be subject to the County of San Diego Grading Ordinance. Because construction emissions are localized and temporary, and would abide by fugitive dust control measures, emissions from construction activities would be below the County trigger levels as indicated in Table 7 of the Air Quality Study. CalEEMod 2016.3.2 was utilized for all calculations and assumed the implementation of construction best management practices (BMP's) including fugitive dust measures. Emissions of all criteria pollutants were found to be below daily thresholds during the construction phase. Thus, the Project would not conflict with NAAQS or CAAQS or violate any air quality standard or contribute substantially to an existing or projected air quality violation during project construction.

Operation

Operational emissions were calculated using CalEEMod 2016.3.2, an air quality and GHG emissions software model. As the Project would remove the existing convenience store and drive-thru restaurant, these were considered as negative emissions contributing to the Project. Net emissions of all criteria pollutants were found to be below daily thresholds during the operational phase.

During Project operations, the vehicle trips generated from the Project would result in an additional 951 average daily trips (ADT) from the existing 930 ADT, resulting in a total of 1,881 ADT. Daily emissions of criteria pollutants associated with these mobile sources, as well as emissions from operational area and energy sources, were estimated in the Air Quality Study. The Project would generate operational daily emissions at levels below County trigger levels. As such, the Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation during Project operations.

Project construction and operational emissions associated with the proposed commercial development are not anticipated to exceed the County's construction and operational trigger levels based on the analysis presented in the Air Quality Study. Therefore, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to air quality violations. However, the Project would have a less-than-significant impact to air quality violations with the incorporation of Project conditions for construction. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 3(c) The GPU EIR concluded this impact to be significant and unavoidable. San Diego County is presently in non-attainment for the National and California Ambient Air Quality Standard (NAAQS and CAAQS, respectively) for ozone (O_3). San Diego County is also presently in non-attainment for concentrations of Particulate Matter less than or equal to 10 microns

(PM₁₀) and Particulate Matter less than or equal to 2.5 microns (PM_{2.5}) under the CAAQS. O₃ is formed when VOCs and oxides of nitrogen (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ and PM_{2.5} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The Project would contribute PM₁₀, PM_{2.5}, NO_x, and VOC emissions from construction/grading activities; however, the incremental increase would not exceed established trigger levels (see Question 3(b) above). Additionally, grading activities associated with construction of the Project would be subject to the County of San Diego Grading Ordinance and the 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 trigger levels. Furthermore, because the Project is proposing development consistent with the General Plan, it is correspondingly consistent with the RAQS and SIP.

There are no known projects in the vicinity of the Project where construction activities involving demolition or grading would result in a cumulatively significant impact on air quality.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to non-attainment criteria pollutants. However, the Project would have a less than significant impact to non-attainment criteria pollutants with the incorporation of Project conditions. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 3(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project would introduce additional commercial square footage which is not considered a new sensitive receptor. Air quality regulators typically define sensitive receptors as schools (Preschool – 12th Grade), hospitals, resident care facilities, day-care centers, residences, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The Project would also not be considered a point-source of significant emissions.

The closest sensitive receptors to the Project site are the residential uses located approximately 800 feet northeast of the Project site and the Alpine Family Medicine located approximately 0.2 miles to the south of the Project site across Interstate 8. The Project would generate construction emissions in the vicinity of sensitive receptors. However, abidance to the County of San Diego Grading Ordinance, SDAPCD Rule 55, and to a confined construction schedule would reduce emissions and exposure to construction emissions would be temporary and would not expose sensitive receptors to excessive concentrations of air pollutants.

The redeveloped gas station and convenience store would be constructed according to SDAPCD Rules 61.3 and 61.4 which require Phase I and Phase II Enhanced Vapor Recovery (EVR) air pollution control equipment technology to allow transfer of fuel (containing VOCs) into stationary storage tanks or into vehicle fuel tanks. The Phase I EVR equipment controls the vapors in the return path from the tanks back to the tanker truck during offloading filling operations. Phase I EVR systems are 98 percent effective in

controlling fugitive emissions from escaping into the environment. The Phase II EVR equipment, which also includes “in-station diagnostics,” controls and monitors the vapors in the return path from the vehicles back to the tanks. Phase II EVR systems are 95 percent effective in controlling fugitive emissions from escaping into the environment. The California Air Resources Board (CARB) indicates that siting sensitive land uses should be avoided within 300 feet of a large gas station (facility with throughput of 3.6 million gallons per year or greater) or 50 feet of a typical gas station. Because residential land uses are approximately 800 feet northeast of the Project, the impact to sensitive receptors would be less than significant.

The Project would generate approximately 1,881 ADT during operation, including pass by, diverted, and primary trips. According to the Traffic Impact Study (TIS) prepared by LOS Engineering, Inc, all intersections and segments evaluated in the TIS would continue to operate at LOS D or better. As such, the addition of Project-generated traffic is not expected to result in a change in operating conditions from acceptable levels to deficient level at any intersection locations. As a result, Project implementation would not result in the formation of CO hotspots. Impacts to sensitive receptors by CO hotspots would be less than significant.

Furthermore, as indicated in Question 3(b), NAAQS and CAAQS would not be exceeded for both operations and construction and would not expose sensitive receptors to an incremental health risk.

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

- 3(e) The GPU EIR concluded this impact to be less than significant. The Project could produce objectionable odors during construction from paving, painting, and equipment operation; however, these substances, if present at all, would be minimal and temporary. The operation of a fueling station would emit odors during operation in the form of exhaust from vehicles and operation of the fueling pumps. However, all fueling tanks and dispensers would be equipped with certified vapor recovery systems per SDAPCD Rules 61.3 and 61.4; requiring Phase I and II Enhanced Vapor Recovery (EVR) air pollution control equipment, capturing 98 to 95 percent of fugitive emissions from being released into the environment. In addition, the existing use of the site is a fueling station resulting in minimal additional odors. Subsequently, no significant air quality odor impacts are expected to affect surrounding receptors. Therefore, the Project would not create objectionable odors that would affect a substantial number of people. Moreover, the effects of objectionable odors are localized to the immediate surrounding area and would not contribute to a cumulatively considerable odor impact.

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

Conclusion

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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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?

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

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

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

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

Discussion

A Biological Resource Letter Report was prepared for the Project by Helix Environmental Planning dated March 1st, 2019. A general biological survey of the Project site was conducted in December 2017.

- 4(a) The GPU EIR concluded this impact to be significant and unavoidable.

The Project site is located within the South County Multiple Species Conservation Plan (SCMSCP), but is not designated as a Pre-Approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA). No sensitive wildlife or plant species were identified on site. However, one special status plant species that may have a high potential to occur on site is Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*). Sensitive vegetation communities/habitat types in the Project site include disturbed Diegan coastal sage scrub and chamise chaparral.

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: preservation of 0.4-acres of coastal sage scrub habitat and 0.3 acres of chamise chaparral habitat within a BRCA in the SCMSCP 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 1.6 and Bio 1.7.

Mitigation Measures

As considered by the GPU EIR, Project impacts to sensitive habitat and/or species would be mitigated through ordinance compliance and through implementation of mitigation measures Bio 1.6 and Bio 1.7.

Specific mitigation measures BIO-1 through BIO-3 as detailed in the Biological Resource Letter Report dated March 1st, 2019 are also recommended for the Project as a condition of approval and are consistent with mitigation in the GPU EIR. These mitigation measures include the following:

BIO-1: No grading or clearing shall occur during the raptor and migratory bird breeding season (January 15–August 31). All grading permits, improvement plans, and the Site Plan shall state the same. If clearing or grading would occur during the breeding season, a pre-construction survey shall be conducted within 7 days prior to starting work to determine whether breeding birds occur within the impact area(s). If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. Furthermore, if construction activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting will be conducted. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged.

BIO-2: If operation of construction dozers, excavators, rock crushers, pile drivers, or cast-in-drilled-hole equipment occurs during the breeding seasons for nesting raptors (January 15 to July 15), preconstruction survey(s) shall be conducted by a qualified biologist as appropriate to determine whether these species occur within the areas potentially impacted by noise. If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the potential impact area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to

these sensitive species, then operation of the following equipment shall not occur within the specified distances from an active nest during the respective breeding seasons: general construction within 300 feet; a dozer within 400 feet; an excavator within 350 feet; rock crusher equipment within 1,350 feet; a breaker within 500 feet; a pile driver within 2,600 feet; and cast-in-drilled holes equipment within 350 feet. Construction within the specified distances shall: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA or ambient. Decibel output will be confirmed by a County approved noise specialist and intermittent monitoring by a qualified biologist to ensure that conditions have not changed will be required. All grading permits, improvement plans, and the Site Plan shall state the same.

BIO-3: Mitigation for impacts to 0.4 acre of Diegan coastal sage scrub shall occur at a minimum 1:1 ratio through the purchase of 0.4 acre of coastal sage scrub credits at an approved mitigation bank, such as the Willows Road Conservation Bank, or other location deemed acceptable by the County. Project impacts to 0.6 acre of chamise chaparral will be mitigated at a 0.5:1 ratio through the purchase of 0.3 acre of chamise chaparral credits at an approved mitigation bank, such as the Willows Road Conservation Bank, or other location deemed acceptable by the County.

As previously discussed, the GPU EIR determined impacts to special status species as significant and unavoidable. The Project also determined impacts to be significant. However, the Project would incorporate the GPU EIR mitigation measures Bio 1.6 and Bio 1.7 (as well as Project specific mitigation measures consistent with the GPU EIR) for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

4(b) The GPU EIR concluded this impacts to be significant and unavoidable. Riparian habitat and other sensitive natural communities on the Project site were evaluated in a Biological Resources Report prepared by Helix Environmental Planning, Inc. (HELIX), dated March 1st, 2019. Based on the Biological Resources Letter Report, no wetlands or jurisdictional waters were found onsite or offsite. Coastal sage scrub and chamise chaparral are sensitive natural communities that occurs on site. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act are mitigated through implementation of offsite habitat purchases.

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: preservation of 0.4-acres of coastal sage scrub habitat, and 0.3 acres of chamise chaparral habitat within a BRCA in the MSCP 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 1.6 and Bio 1.7.

As previously discussed, the GPU EIR determined impacts to riparian habitat and other sensitive natural communities as significant and unavoidable. The Project also determined impacts to be significant. However, the Project would incorporate the GPU EIR mitigation measures Bio 1.6 and Bio 1.7 (as well as Project specific mitigation measures consistent

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with the GPU EIR) for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(c) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed Project site does not contain any wetland Waters of the U.S. as defined by Section 404 of the Clean Water Act which are subject to the regulatory jurisdiction of the USACE. Therefore, the Project would not result in impacts to federally protected wetlands. Additionally, the Project will avoid impacts to non-wetland waters of the U.S.

As previously discussed, the GPU EIR determined impacts to federally protected wetlands as less than significant with mitigation; however, the Project will have less than significant impacts with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(d) The GPU EIR concluded this impact to be significant and unavoidable. Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, site photos, and a Biological Resources Letter Report, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general Project vicinity. The site is not located within or adjacent to a designated biological resource core area and does not serve as biological resource core area based on its small size. The Project site is partially developed and bounded by development or a major transportation corridor (I-8 freeway).

As previously discussed, the GPU EIR determined impacts to wildlife movement corridors as significant and unavoidable; however, the Project will have less than significant impacts with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(e) The GPU EIR concluded this impact to be less than significant. The Project is consistent with requirements outlined in the adopted South County MSCP, the Biological Mitigation Ordinance, and the Resource Protection Ordinance (RPO). The Project would result in impacts to 0.4 acres of disturbed Diegan coastal sage scrub and 0.6 acres of chamise chaparral, which will be reduced to less than significant with implementation of mitigation measures Bio 1.6 and Bio 1.7, as well as Project specific mitigation measures, and thus would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved plans or policies that protect biological resources.

As previously discussed, the GPU EIR determined impacts on local policies and ordinances as well as habitat conservation plans and natural community conservation plans as less than significant. As the Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Bio-1.6 and Bio-1.7) would be applied to the Project, as well as Project specific mitigation measures BIO-1 through BIO-3 as identified in the Biological Resources Letter Report.

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

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|--|--------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Directly or indirectly destroy a unique paleontological resource or site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

A Cultural Resources Survey Report was prepared for the Project by County Staff Archeologist Kassandra Nearn dated May 23rd, 2018. A survey was conducted on the Project site May 22nd, 2018.

- 5(a) Based on an analysis of records and a survey of the property by County staff archaeologist, Kassandra Nearn, it has been determined that there are no impacts to historical resources because they do not occur within the Project site. The results of the survey are provided in an historical resources report titled, "Cultural Resources Survey Report for Tavern Road Gas Station; PDS2018-STP-18-012; APN# 403-380-42, 403-380-45, 403-380-46; Negative Findings", (Kassandra Nearn; May 23, 2018).
- 5(b) Based on an analysis of records and a survey of the property by County staff archaeologist, Kassandra Nearn, it has been determined that there are no impacts to archaeological resources because they do not occur within the Project site. The results of the survey are provided in an historical resources report titled, "Cultural Resources Survey

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Report for Tavern Road Gas Station; PDS2018-STP-18-012; APN# 403-380-42, 403-380-45, 403-380-46; Negative Findings”, (Kassandra Nearn; May 23, 2018). In addition, the Native American Heritage Commission (NAHC) was contacted for a Sacred Lands File check. The NAHC responded indicating that the Project site was negative for resources.

Potential impacts to unknown cultural resources will be mitigated through ordinance compliance (Grading Ordinance). Section 87.429 of the County’s Grading Ordinance requires that in the event that human remains or Native American artifacts are encountered, grading operations shall be suspended in the area of the discovery and that the County be immediately informed. All requirements of Health & Safety Code §7050.5 and Public Resources Code §5097.99 shall be complied with should there be a discovery.

- 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 Cretaceous Plutonic formations that has no 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: 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 and archaeological surveys of the property, it has been determined that the Project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Cul-3.1 and Cul-3.2) will be applied to the Project.

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

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Discussion

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

- 6(a) The Project would increase the demand for electricity and natural gas at the Project site and gasoline consumption at the Project site during construction and operation, relative to existing conditions. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usages (Public Resources Code Section 21100, subdivision [b][3]). Neither the law nor the State CEQA Guidelines establish criteria that define wasteful, inefficient, or unnecessary use. Compliance with the California Code of Regulations 2019 Title 24 Part 6 Building Code would result in highly energy-efficient buildings. However, compliance with building codes does not adequately address all potential energy impacts during construction and operation. The Project includes the development of a commercial and retail center with associated site improvements. It can be expected that energy consumption, outside of the building code regulations, would occur through the transport of construction materials to and from the site during the construction phase, and trips to and from the site during the operational phase.

Grading and Construction

During the grading and construction phases of the Project, the primary energy source utilized would be petroleum from construction equipment and vehicle trips. To a lesser extent, electricity would also be consumed for the temporary electric power for as-needed lighting and electronic equipment. Activities including electricity would be temporary and negligible; therefore, electricity use during grading and construction would not result in wasteful, inefficient, or unnecessary consumption of energy. In addition, natural gas is not anticipated to be required during construction of the proposed Project. Any minor amounts of natural gas that may be consumed as a result of the Project

construction would be temporary and negligible and would not have an adverse effect; therefore, natural gas used during grading and construction would also not result in wasteful, inefficient, or unnecessary consumption of energy.

The energy need for the Project grading and construction would be temporary and is not anticipated to require additional capacity or increase peak or base period demands for electricity or other forms of energy. The Project would rely on petroleum consumption throughout the grading as well as the construction phases. Fuel consumed by construction equipment would be the primary energy resources expended over the course of grading and construction. Vehicle trips associated with the transportation of construction materials and construction workers commutes would also result in petroleum consumption, but to a lesser extent. The Project would require heavy-duty construction equipment to be used during each phase of construction. Petroleum consumptions would be necessary for operation and maintenance of construction equipment and would not be beyond what is necessary for the Project. According to the Air Quality Study, with the incorporation of construction Best Management Practices (BMPs), the proposed Project's construction emissions would not exceed thresholds. Due to the aforementioned factors, the Project's energy consumption during the grading and construction phase would not be considered wasteful, inefficient, or unnecessary.

Operational

Operation of the Project would be typical of commercial land uses requiring natural gas for space and water heating and landscape maintenance activities. Indirect energy use would include wastewater treatment and solid waste removal at offsite facilities. The Project would meet the California Code of Regulations Title 24 Standards for energy efficiency that are in effect at the time of construction. Additionally, the Project would provide numerous sustainability features that would reduce transportation and building energy consumption and increase the efficient use of water.

The Project would generate approximately 1,881 average daily trips (ADT), as described in the Traffic Impact Study, dated August 15, 2019, was prepared by LOS Engineering, Inc. The Project would incorporate carpool and vanpool-only parking spaces, and electric vehicle-only parking incorporated per CALGreen Standards. Therefore, the Project would not be expected to result in wasteful, inefficient, or unnecessary petroleum usage throughout Project operations.

Over the lifetime of the proposed Project, fuel efficiency of vehicles is expected to increase as older vehicles are replaced with newer, more efficient models. As such, the amount of petroleum consumed as a result of vehicles trips to and from the Project site during operation would decrease over time. State and Federal regulations regarding standards for vehicles (e.g. Advanced Clean Cars Program, CAFÉ Standards) are designed to reduce wasteful, unnecessary, and inefficient use of fuel. The coupling of various State policies and regulations such as the Zero-Emission Vehicles Mandate and Senate Bill 350 would result in the deployment of electric vehicle which would be powered by an increasingly renewable electrical grid. These actions, along with the Project's designated vanpool, carpool, and EV charging stations, would reduce energy use compared to other similar Projects consistent with the General Plan.

The Project would use electricity for site and parking lot lighting and appliances and lighting within the commercial and retail spaces. The Project would be required to meet Title 24 of the California Building Code, which establishes energy efficiency standards for buildings to reduce energy demand and consumption. The Project is consistent with the

General Plan and would not be expected to result in wasteful, inefficient, or unnecessary electric energy usage throughout Project operations.

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

- 6b. Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and reliance on fossil fuels. The Project includes the following energy conservation measures:
- Compliance with the County's Water Conservation in Landscaping Ordinance, demonstrating a 40% reduction in outdoor use which would reduce energy required for water conveyance;
 - Installation of electric vehicle-only parking per CALGreen Standards.

The County's Climate Action Plan is a long-term plan that identifies strategies and measures to meet the County's targets to reduce GHG emissions by 2020 and 2030, consistent with the State's legislative GHG reduction targets, and demonstrates progress towards the State's 2050 GHG reduction goal (County of San Diego, 2017). 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 Project would implement all applicable measures identified in the Checklist and would therefore be consistent with the County's Climate Action Plan. In addition, the Project would be consistent with several energy reduction policies of the County General Plan including policies COS-14.1, COS-14.3 and COS-16.3. Additionally, the Project would be consistent with sustainable development and energy reduction policies such as policies COS-14.3 and COS-15.4, through compliance with the most recent Title 24 standards at the time of Project construction. Therefore, the proposed Project would implement energy reduction design features and comply with the most recent energy building standards consistent with applicable plans and policies. Therefore, the proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

As previously discussed, the GPU EIR did not analyze Energy as a separate issue area under CEQA. Energy was analyzed under the GPU and GPU EIR and has been incorporated within General Plan Elements. The Project would not conflict with policies within the GPU related to energy use or conflict with or obstruct a state or local plan for renewable energy or energy efficiency as specified within Appendix G of the CEQA Guidelines.

Conclusion

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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7. Geology and Soils – Would the Project:

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

A Geotechnical Investigation was prepared for the Project by Geocon Incorporated dated December 21st, 2017.

- 7(a)(i) The GPU EIR concluded this impact to be less than significant. The Project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. The County Guidelines for Determining Significance for Geologic Hazards consider a project to have a potentially significant impact if the project proposes any building or structure to be used for human occupancy over or within 50 feet of the trace of an Alquist-Priolo fault or County

Special Study Zone Fault. The nearest known active fault is a segment of the Elsinore Fault system located approximately 21 miles northeast of the Project site and would have the greatest effect on the site in the form of strong ground shaking, if an earthquake were to occur. Additionally, construction in accordance with the California Building Code Seismic Requirements would be required prior to the issue of a building permit. Therefore, a less than significant impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone would occur as a result of the proposed Project.

- 7(a)(ii) The GPU EIR concluded this impact to be less than significant. To ensure the structural integrity of all buildings and structures, the Project must conform to the Seismic Requirements as outlined within the California Building Code. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Building Code would ensure that the Project would not result in a significant impact.
- 7(a)(iii) The GPU EIR concluded this impact to be less than significant. The Project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. According to the Geotechnical Investigation prepared for the Project, the potential for liquefaction occurring within the site soil would not be considered to be significant. The site is underlain with older alluvium and granitic rock and does not have a near-surface groundwater table. To ensure no impacts would occur, a soils compaction report would be required prior to ground disturbance activities. In addition, a Geotechnical Monitor would be required during all grading activities. Please see below for Project conditions of approval.

Conditions of Approval

The following list includes the Project Conditions of Approval:

Geological Soils Report

- A California Certified Engineering Geologist shall complete a final soils report specific to the preliminary design of the proposed development and submit the final soils report to PDS. The findings shall be reviewed and approved by the Director of the County Department of Planning and Development Services or designee.

Geotechnical Monitoring

- A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of potential liquefaction and develop conclusions and recommendations.

- 7(a)(iv) The GPU EIR concluded this impact to be less than significant. The site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation Division of Mines and Geology (DMG). Also included withing Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. According to the Geotechnical Investigation prepared for the Project and published geologic maps for the site vicinity, there is no evidence of landslides

on the Project site. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved before the issuance of a building permit.

As previously discussed, the GPU EIR determined less than significant impacts from exposure to seismic-related hazards and soil stability. As the Project would have a less-than-significant impact with the incorporation of Project conditions, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 7(b) The GPU EIR concluded this impact to be less than significant. According to the Soil Survey of San Diego County, the soils on-site are identified as entisols that have a soil erodibility rating of severe. However, the Project would 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 would ensure that the Project would not result in any unprotected erodible soils, would not alter existing drainage patterns, and would not develop steep slopes. Additionally, the Project would be required to implement Best Management Practices (BMPs) per the Priority Development Project Storm Water Quality Management Plan to prevent fugitive sediment. Please see Section (10) Hydrology and Water Quality for a detailed discussion.

As previously discussed, the GPU EIR determined impacts from soil erosion and topsoil loss to be less than significant. As the Project would have a less-than-significant impact with the implementation of Project conditions for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 7(c) The GPU EIR concluded this impact to be less than significant. As indicated in response (a)(iv), the site is not located within a “Landslide Susceptibility Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. Lateral spreading is a principal effect from liquefaction. As discussed in response 7(a)(iii), the Project site is not within a Potential Liquefaction Area, and thus would not have significant effects related to lateral spreading or liquefaction. Collapse may also be caused by unstable geological structures or conditions. Graded slopes are generally considered to be stable, up to gradients of 2:1 or flatter. The Project would have maximum cut and fill slopes proposed on the site of 2:1, with a maximum compacted fill depth of 33ft. In order to ensure no impacts would occur from unstable geologic formations, stabilization measures would be required by a geotechnical consultant in the field to perform mapping of temporary slope excavations and all cut slopes during grading.

As previously discussed, the GPU EIR determined impacts from soil stability to be less than significant. As the Project would have a less-than-significant impact with the incorporation of Project condition for a geological monitor, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 7(d) The Project is underlain by older alluvium and early Cretaceous age granitic rock. Representative samples of site soils were tested for expansion potential. Results were disclosed within the Evaluation. The Expansion Index (E.I.) test was performed in general accordance with ASTM Standard D 4829. The laboratory test results indicated that the soil expansion potentials are generally very low (E.I. 0-20), as defined within Table 18-I-B of the Uniform Building Code (1994). In addition, the Project would not result in a

significant impact because compliance with the Building Code and implementation of standard engineering techniques would ensure structural safety.

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

- 7(e) The GPU EIR concluded this impact to be less than significant. The Project site would rely on public water and sewer for the disposal of wastewater. As such, the Project would not place wastewater disposal systems on soils incapable of supporting their use.

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

Conclusion

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

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

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

8(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would generate greenhouse gas (GHG) emissions through construction activities, vehicle trips, and on-site operational activities. However, the Project is consistent with the County of San Diego's Climate Action Plan (CAP), thus would result in a less than cumulatively considerable impact related to GHG emissions.

The County of San Diego adopted a CAP on February 14, 2018 which outlines actions that the County will undertake to meet its 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. The County adopted a CAP to establish a streamlined review process for proposed development projects to determine consistency with the County General Plan and its growth projections. To determine consistency with the CAP and General Plan, the project was evaluated using the CAP Consistency Review Checklist (Checklist). Thus, if the project is consistent with the Checklist then it is consistent with the County's General Plan and CAP.

The Checklist contains two steps: (1) Land Use Consistency; and (2) CAP Measures Consistency. The proposed project would implement all applicable measures identified in the Checklist and would therefore be consistent with the County's CAP. The proposed measures to incorporate from the CAP Checklist include the following:

- Shared & Reduced Parking: The project would provide carpool/vanpool-only parking spaces and Electric Vehicle-only parking spaces.
- Reduce Outdoor Water Use: The project would comply with the County's Water Conservation in Landscaping Ordinance by submitting a landscape documentation package which is required to demonstrate a 40 percent reduction in outdoor water use.

Additional Project features not required by the Checklist include design features such as the most up to date CALGreen Standards, installation of bike racks, compliance with AB 341 to achieve 75% waste diversion, and construction and demolition waste diversion requirements of 90 percent of inert and 70 percent of all other materials. With the implementation of measures identified in the Checklist and the Project design features, the Project would be consistent with the County's General Plan and CAP.

As previously discussed, the GPU EIR determined impacts to be less than significant with mitigation. As the Project would have a less-than-significant impact for the reasons

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detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 8(b) The GPU EIR concluded this impact to be less than significant. The Project is consistent with the General Plan land use designation 'General Commercial' within the Compatible Regional Category 'Village' which allows for the following types of commercial uses: regional shopping centers, community shopping centers, existing strip development or commercial clusters containing small but diverse commercial uses. The project would also be consistent with the zoning designation C44. Consistency with the regional category, land use and zoning designations, the Project would be consistent with the General Plan's projected growth and land use assumptions. In addition, implementation of the Project, replacement of a convenience store and restaurant and development of one new restaurant, would not result in substantial population or employment increases beyond what would have been assumed in the General Plan and CAP land use projections.

As described above in discussion item 8(a), the Project would not result in a cumulatively considerable contribution to global climate change as it is consistent with the County General Plan and CAP, which were developed to support the goals and requirements of State legislation and recommendations. Thus, the Project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.

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

Conclusion

With regards to the issue area of Global Climate Change, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because 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
9. Hazards and Hazardous Materials – Would the Project:			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 75962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

9(a) The GPU EIR concluded this impact to be less than significant. The Project proposes the relocation and reconstruction of a convenience store, and the addition of a drive thru restaurant and two sit down restaurants to accompany the existing storage shed, coffee kiosk, and gas station. The Project would 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.

The existing gas station facilities would be required to maintain compliance with all applicable local, state, and federal regulations. The County Department of Environmental Health (DEH) HMD regulates the construction, operation, repair and removal of underground storage tank (UST) systems. HMD ensures that businesses and facilities with ongoing UST operations are properly permitted and meet the monitoring requirements applicable to their type of equipment.

Additionally, a number of structures on the project site would be wholly or partially demolished as part of the proposed Project, which were built prior to the ban on the use of lead-based paint and asbestos-containing materials in construction. Prior to the demolition of these buildings, surveys would be required to determine the location, presence, and quantity of hazardous building materials. The Project would be required to comply with Project conditions and applicable regulations to ensure that impacts related to the disposal of hazardous materials from the removal of structures is less than significant.

Conditions of Approval

The following includes the Project conditions of approval:

Structure and Debris Removal

- Structures and debris identified on the approved plan set for the Project as requiring remodeling or demolition would be remodeled or demolished

Lead Survey

- A facility survey would be performed to determine the presence or absence of lead based paint (LBP) and lead containing materials (LCM) in the structures identified for demolition on the approved plan set for the Project. All LBP and LCM would be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).

Asbestos Survey

- A facility survey would be performed to determine the presence or absence of Asbestos Containing Materials (ACM) in the structures identified for demolition on the approved plan set for the Project by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code and who has passed an EPA-approved Building Inspector Course.

As previously discussed, the GPU EIR determined impacts from transport, use and disposal of hazardous materials and accidental release of hazardous materials to be less than significant. The proposed Project would have a less-than-significant impact with standard project conditions for structure and debris removal, and lead and asbestos surveys. The project conditions are consistent with General Plan Policy S-11.4 as

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analyzed in the GPU EIR. Thus, for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(b) The GPU EIR concluded this impact to be less than significant. The Project is not located within one-quarter mile of an existing or proposed school. The closest school to the Project site is Alpine elementary, located approximately 0.30 miles from the Project site, thus the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. Additionally, the Project is required to comply with applicable regulations pertaining to hazardous waste to ensure that impacts related to hazardous emissions and schools is less than significant.

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

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

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

- 9(d) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, Airport Safety Zone, within an Avigation Easement, an Overflight area or within a Federal Aviation Administration Height Notification Surface area. Also, the Project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.

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

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

9(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

9(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN:
The property is not within the San Onofre emergency planning zone.

9(f)(iii) OIL SPILL CONTINGENCY ELEMENT:

The Project is not located along the coastal zone.

9(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The Project would not alter major water or energy supply infrastructure which could interfere with the plan.

9f)(v) DAM EVACUATION PLAN: The Project is not located within a dam inundation zone.

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

9(g) The GPU EIR concluded this impact as significant and unavoidable. The Project is adjacent to wildlands that have the potential to support wildland fires. 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, as described in a memo provided by the Alpine Fire Protection District on May 17th, 2018. Additionally, the nearest fire station is located approximately 0.32 miles from the Project site and has an expected emergency travel time of 0-5 minutes which would meet the required travel response time of 5 minutes per the County of San Diego General Plan Safety Element.

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

9h) The GPU EIR concluded this impact as less than significant. The Project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). 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.

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

Conclusion

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
10. Hydrology and Water Quality – Would the Project:			
a) Violate any waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| g) Create or contribute runoff water which would exceed the capacity of existing or 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

Technical studies were prepared for the Project related to hydrology and water quality:

- (1) A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) dated October 18, 2019, prepared by Omega Engineering Consultants, Inc.
 - (2) A Drainage Study dated June 5th, 2019, prepared by Omega Engineering Consultants, Inc.
- 10(a) The GPU EIR concluded this impact to be significant and unavoidable. Development Projects have the potential to generate pollutants during both the construction and operational phases. For the Project to avoid potential violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, storm water management plans are prepared for both phases of the development Project.

During the construction phase, the Project would prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would implement typical erosion control BMPs such as hydraulic stabilization and hydroseeding on disturbed slopes, silt fencing, fiber rolls, gravel and sandbags, storm drain inlet protection and engineered desilting basin for sediment control. The SWPPP would be prepared in accordance with Order No. 2009-009-DWQ, National Pollutant Discharge Elimination System (NPDES) order CAS000002 Construction General Permit (CGP) adopted by the State Water Resources Control Board (SWRCB) on September 2, 2009.

In the post-construction phase, as outlined in the SWQMP, the Project would implement site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, the proposed Project would have a less than significant impact to water quality standards with the implementation of Project conditions as detailed above. The conditions are consistent with the GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(b) The GPU EIR concluded this impact to be significant and unavoidable. The project lies in the Alpine (907.33) hydrologic subarea, within the San Diego hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed San Diego River (Lower) and El Capitan Lake are impaired for pollutants/stressors. Constituents of concern in the El Capitan Lake watershed include nutrients, sediment, lowered dissolve oxygen, trash & debris, oil & grease, pesticides and trace metals. The Project could contribute to release of these pollutants; however, the Project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, the Project would have a less-than-significant impact with mitigation (Hyd-1.1 through Hyd-1.5) to water quality standards and requirements. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(c) The GPU EIR concluded this impact to be significant and unavoidable. As stated in responses 10(a) and 10(b) above, implementation of BMPs and compliance with required ordinances will ensure that Project impacts are less than significant.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements and groundwater supplies and recharge. However, the Project would have a less-than significant impact with mitigation to water quality standards and requirements and groundwater supplies and recharge (Hyd-1.1 through Hyd-1.5). Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project will obtain its water supply from the Padre Dam Municipal 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.

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As previously discussed, the GPU EIR determined significant and unavoidable impacts to groundwater supplies and recharge. However, the Project would have a less-than-significant impact to groundwater recharge with mitigation (Hyd-1.1 through Hyd-1.5). Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(e) The GPU EIR concluded this impact to be less than significant with mitigation. As outlined in the PDP SWQMP prepared by Omega Engineering Consultants, Inc., the Project will implement 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.

In addition, the Project would not result in substantial erosion or siltation on or off-site because as previously stated in response 10(a), storm water management plans are prepared for both the construction and post-construction phases of the development Project. The SWPPP and SWQMP specify and describe the implementation process of all BMPs that would address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream receiving waters. The Department of Public Works would ensure that these Plans are implemented as proposed. Although on-site drainage patterns would be altered, the proposed improvements would ensure the project would not result in substantial erosion or siltation on or off-site.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to erosion or siltation. However, the Project would have a less-than-significant impact to erosion or siltation with mitigation (Hyd-1.1 through Hyd-1.5). Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(f) The GPU EIR concluded this impact to be less than significant with mitigation. 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 Omega Engineering Consultants on June 5th, 2019, the Project will not increase flows to the Point of Compliance (POC) and drainage will be conveyed to either natural drainage channels or approved drainage facilities.

As previously discussed, the GPU EIR determined impacts to flooding as less than significant with mitigation. As the Project would have a less-than-significant impact to flooding for the reasons stated above, the Project would be consistent with the analysis within the GPU EIR because it would not increase impact identified within the GPU EIR.

- 10(g) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Pursuant to the Drainage Study prepared for the site, the reduction in average slope proposed by the earthwork quantities for the Project would decrease the peak flowrate, despite the increase in impervious area.

As previously discussed, the GPU EIR determine impacts to water quality standards and requirements as significant and unavoidable. However, the Project would have a less-than-significant impact to water quality standards with the implementation of GPU EIR mitigation measures Hyd-1.1 through Hyd-1.5. Therefore, the Project would not be

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

- 10(h) The GPU EIR concluded this impact to be significant and unavoidable. The Project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs as indicated in response 10(a) would be employed such that potential pollutants would be reduced to the maximum extent practicable.

As previously discussed, the GPU EIR determine impacts to water quality standards and requirements as significant and unavoidable. However, the Project would have a less-than-significant impact to water quality standards with the implementation of GPU EIR mitigation measures Hyd-1.1 through Hyd-1.5. Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area as less than significant with mitigation. The Project would incorporate GPU EIR mitigation measures Hyd-1.1 through Hyd-1.5. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(j) The GPU EIR concluded this impact to be less than significant with mitigation. No 100-year flood hazard areas were identified on the Project site or offsite improvement locations. As previously discussed, the GPU EIR determined impacts from impeding or redirecting flood flows as less than significant with mitigation. The Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(k) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is not within any identified special flood hazard area. Therefore, no impacts would occur as a result of flooding from the 100-year flood.

As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area and emergency response and evacuation plans as less than significant with mitigation. The Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(l) The GPU EIR concluded this impact to be less than significant with mitigation. The County Office of Emergency Services maintains Dam Evacuation Plans for each dam operational area. These plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions and event responses. If a "unique institution" is proposed, such as a hospital, school, or retirement home, within dam inundation area, an amendment to the Dam Evacuation Plan would be required.

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The Project lies outside a mapped dam inundation area for a major dam or reservoir within San Diego County. In addition, the Project is not located immediately downstream of a minor dam that could potentially flood the property. Also, the development would not constitute a “Unique Institution” such as a hospital, school, or retirement home pursuant to the Office of Emergency Services included within the County Guidelines for Determining Significance, Emergency Response Plans. The Project would not interfere with the adopted Dam Evacuation Plan. Thus, no significant impacts would occur.

As previously discussed, the GPU EIR determined impacts from dam inundation and flood hazards and emergency response and evacuation plans as less than significant with mitigation. The Project would have a less-than-significant impact for the reasons detailed above and is consistent with GPU EIR mitigation measures Hyd-8.2. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

10(m)(i) The GPU EIR concluded this impact to be less than significant with mitigation.

SEICHE: The Project site is not located along the shoreline of a lake or reservoir.

10(m)(ii) TSUNAMI: The Project site is not located in a tsunami hazard zone.

10(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 7(a)(iv).

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

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Hyd-1.1 through Hyd-1.5) would be applied to the Project. The mitigation measures, as detailed above, requires the Project applicant to comply with the guidelines for determining significance for Hydrology and Water Quality as well as for Dam Inundation, the Watershed Protection Ordinance, Stormwater Standards Manual, and the Resource Protection Ordinance.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. 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

- 11(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not propose any new infrastructure or major expansion of existing infrastructure, including public roads, major water or wastewater pipeline extensions, or utilities. The Project will expand development on an existing gas station site and is surrounded by commercial and industrial land use types. As previously discussed, the GPU EIR determined impacts from physically dividing an established community as less than significant with mitigation. However, the Project would have a less-than-significant impact for the reasons detailed above and has incorporated GPU EIR Mitigation Measures Lan-1.1 through Lan-1.3 in the Project design. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 11(b) The GPU EIR concluded this impact to be less than significant. The Project would remove and relocate portions of an existing convenience store and storage shed, and construct a new convenience store, two sit down restaurants, and drive-thru restaurant, with an existing coffee kiosk to remain. The discretionary actions for the Project include a Site Plan for a "B" Designator for conformance with the Community Design Review Guidelines, and a Certificate of Compliance.

The Project site is zoned C44 and has a General Plan designation of General Commercial. The Project falls within the Alpine Community Plan Area, and would be consistent with the Alpine Community Plan as well as the Alpine Design Guidelines. A Site Plan was prepared for the Project and was conceptually approved by the Alpine Design Review Board on January 14th, 2019. Therefore, the Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purposes of avoiding or mitigating an environmental effect. As previously discussed, the GPU EIR determined impacts to conflicts with land use plans, policies, regulations as less than significant. As the Project would have a less-than significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Lan-1.1 through Lan-1.3) have been applied to the Project requiring coordination efforts to ensure that development of the site would not divide an established community.

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

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|---|--------------------------|--------------------------|--------------------------|
| 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"/> |
- 12(a) The GPU EIR determined that impacts to mineral resources would be significant and unavoidable. The California Surface Mining and Reclamation Act (SMARA) required classification of land into Mineral Resource Zones (MRZs). The Project site has been classified by the California Department of Conservation – Division of Mines and Geology as MRZ-3. Areas classified as MRZ-3 contain known mineral deposits that may qualify as mineral resources. Further exploration work within these areas could result in the reclassification into the MRZ-2 category, which are areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present. The Project site is not within the vicinity (1300ft) of an identified MRZ-2 area as identified by the County Guidelines for Determining Significance, and the nearest identified MRZ-2 area to the site is approximately 4.8 miles to the southwest. Additionally, the Project site is approximately .08 miles from high density residential development, and as such, a future mining operation at the Project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, the Project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.
- 12(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25). Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

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

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

Discussion

- 13(a) The GPU EIR concluded this impact to be less than significant with mitigation. The area surrounding the Project site consists of Commercial, Urban Residential, and Manufacturing land uses. The Project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on a review of the County's noise contour maps, the Project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A). The Project consists of expanding the existing gas station commercial center to include relocation and rebuilding of the gas station convenience store, and construction of two sit down restaurants and drive through restaurant. The Traffic Report dated August 15, 2019, demonstrated that the Project would not result in doubling of the traffic volume on any impacted roadways. Based on the County's Noise Report Format and Content Requirements, it is considered significant direct impact when "a new projects combine to generate more than double the existing sound energy of a documented noisy site." Therefore, the Project implementation would not result in the exposure of any on-site or off-site, existing or reasonably foreseeable future noise sensitive land uses to exterior or interior noise in excess of 60 dBA or an increase of 10 dB (CNEL) over preexisting noise.

Noise Ordinance – Section 36-404: Non-transportation noise generated by the Project is not expected to exceed the standards of the Noise Ordinance at or beyond the Project's property line. The site is zoned Freeway Commercial (C44) that has a one-hour average sound limit of 60 dBA daytime and 55 dBA nighttime. The adjacent properties are zoned Urban Residential, which is subject to the arithmetic means of 52.5 decibels (dBA) nighttime and daytime of 57.5 dBA. the Limited Impact Industrial use would be subject to the noise limits of 70 dBA anytime. The Project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line. Based on the noise memo dated August 25, 2018, the noise levels from the mechanical units would not exceed the noise standards at all surrounding property lines. The noise levels for the proposed units would be attenuated by distance from the nearest property lines and by the standard parapet walls that would be installed on a building's roofline.

Noise Ordinance – Section 36-410: The Project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the Project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

For a list of Project conditions, please see below.

Project Conditions

The following are the Project's conditions:

Temporary Construction Noise

- During ground disturbing activities, the Project shall comply with the temporary construction noise control measures and shall comply with the eight-hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 and 36.409.

Ongoing Sound Level Compliance

- Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404

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As previously discussed, the GPU EIR determined impacts from excessive noise levels to be less than significant with mitigation. However, the Project would have a less than significant impact with specific Project conditions. These conditions are consistent with GPU EIR Mitigation Measures Noi-1.1 and Noi-4.2. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 13(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not introduce any new noise sensitive land uses (NSLUs) which are sensitive to low ambient vibration. Additionally, due to the Project site's proximity to I-8, there would not be a significant increase in groundborne vibrations or groundborne noise levels from that already existing on the site and within the surrounding area. As previously discussed, the GPU EIR determined impacts from excessive groundborne vibration to be less than significant with mitigation. However, the Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 13(c) As indicated in the response listed under Section 13(a), the Project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the Project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. As previously discussed, the GPU EIR determined impacts from permanent increase in ambient noise levels to be significant and unavoidable. However, the Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 13(d) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the Project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Additionally, the Project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period. As previously discussed, the GPU EIR determined impacts from temporary increase in ambient noise levels to be less than significant with mitigation. However, the Project would have a less than significant impact with specific Project conditions (listed in response 13(a)). Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 13(e) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 13(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within a one-mile vicinity of a private airstrip. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

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

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

14(a) The GPU EIR concluded this impact to be less than significant. The Project site is zoned C44 and has a General Plan Designation of General Commercial. The Project is for expansion of an existing gas station, including the relocation and addition of commercial structures associated with the gas station, and does not propose, nor would the site be compatible with, residential development. Additionally, the Project would take access from an existing driveway on Tavern Road and does not propose the extension of roads or other infrastructure. The Project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in the area.

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

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- 14(b) The GPU EIR concluded this impact to be less than significant. The Project would not displace existing housing. As such, replacement housing would not be required elsewhere.

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

- 14(c) The GPU EIR concluded this impact to be less than significant. The Project would not displace a substantial number of people. As such, replacement housing would not be required elsewhere.

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

Conclusion

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

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

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

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

Discussion

- 15(a) The GPU EIR concluded this impact to be less than significant with mitigation for the exception of school services, which remained significant and unavoidable. Project Facility Availability Forms were provided for the Project for Water and Sewer services dated May 22nd, 2018 and April 5th, 2018, respectively. Water service for the Project would be

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provided by the Padre Dam Municipal Water District, and sewer service would be provided by San Diego County Sanitation.

Fire protection and emergency response services would be provided by the Alpine Fire Protection District, located approximately 0.32 miles from the Project site at 1364 Tavern Road.

Based on the Project's service availability forms, and the discussion above, the Project would not result in the need for significantly altered services or facilities. As previously discussed, the GPU EIR determined impact to fire protection services, police protection services and other public services as significant with mitigation while school services remained significant and unavoidable. However, as the Project would have a less-than-significant impact for the reasons stated above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion

16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project proposes expansion of an existing commercial gas station facility to include a new restaurant, drive-thru, convenience store, and retain pumping stations and a coffee kiosk. No new residential use types are proposed. Additionally, the Project site is surrounded by commercial and industrial uses which do not include neighborhood recreational facilities.

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As such, the Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated.

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

- 16(b) The GPU EIR concluded this impact to be less than significant with mitigation. As described above in 16(a), the Project is for expansion of existing commercial development, and thus does not include recreational facilities, nor require the construction or expansion of recreational facilities.

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

Conclusion

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

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

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

Discussion

A Traffic Impact Study, dated August 15, 2019, was prepared by LOS Engineering, Inc. that evaluated the potential traffic-related impacts associated with the expansion of the gas station.

- 17(a) The GPU EIR concluded this impact to be significant and unavoidable. The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards, Mobility Element, and the Transportation Impact Fee Program.

Trip generation for the Project is calculated based on the increase in building size. The Project would include a new convenience store, sit-down restaurants, and drive-thru restaurant. The Project traffic consists of pass-by, diverted, and primary trips. The Project is anticipated to attract pass-by traffic (already on Tavern Road adjacent to the Project site) in the amount of 230 Average Daily Trips (ADT), 16 AM peak hour trips, and 49 PM peak hour trips, and to attract diverted traffic (already on I-8) in the amount of 700

ADT, 50 AM peak hour trips, and 51 PM peak hour trips. The Project is anticipated to generate primary traffic (new traffic) in the amount of 951 ADT, 68 AM peak hour trips, and 36 PM peak hour trips.

Level of Service (LOS) is a professional industry standard by which the operating conditions of a given roadway segment or intersection is measured. Level of Service is defined on a scale of A to F; where LOS A represents the best operating conditions and LOS F represents the worst operating conditions. LOS A facilities are characterized as having free flowing traffic conditions with no restrictions on maneuvering or operating speeds; traffic volumes are low and travel speeds are high. LOS F facilities are characterized as having forced flow with many stoppages and low operating speeds. The LOS ranges are defined below:

Level of Service Ranges			
Level of Service	Roadway Segments – Average Daily Traffic (ADT) Volume ¹	Signalized Intersections – Delay (Seconds/Vehicle) ²	Unsignalized Intersections – Delay (Seconds/Vehicle) ²
A	Less Than 1,900	Less Than or Equal to 10.0	Less Than or Equal to
B	1,901 to 4,100	10.1 to 20.0	10.1 to 15.0
C	4,101 to 7,100	20.1 to 35.0	15.1 to 25.0
D	7,101 to 10,900	35.1 to 55.0	25.1 to 35.0
E	10,901 to 16,200	55.1 to 80.0	35.1 to 50.0
F	Greater Than 16,200	Greater than 80.0	Greater than 50.0

¹ The volume ranges are based on the County of San Diego Circulation Element of a Light Collector, the average provided in Appendix A.
² Highway Capacity Manual (HCM).

According to the Traffic Impact Study prepared for the Project, all study segments will continue to operate at acceptable levels of service at LOS D or higher. While the segment of Tavern Road between I-8 westbound and eastbound ramps was found to operate at LOS E on a daily basis, and the segment of Tavern Road between the I-8 westbound ramp and Alpine Boulevard was found to operate at LOS F on a daily basis, arterial analyses of these segments shows acceptable levels of operation (LOS D). Thus, the Project would not result in a significant impact to the aforementioned intersections or road segments.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to unincorporated County traffic and LOS standards. The Project determined impacts to be potentially significant. However, the Project would have a less-than-significant impact with the incorporation of GPU EIR mitigation measures Tra-1.4 and Tra-1.7 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(b) The GPU EIR concluded this impact to be significant and unavoidable. The designated congestion management agency for the County is the San Diego Association of governments (SANDAG). In October 2009, the San Diego region elected to be exempt from the State CMP and, since this decision, SANDAG has been abiding by 23 CFR 450.320 to ensure the region's continued compliance with the federal congestion management process. Additionally, 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. Therefore, the Project would not conflict

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with an applicable congestion management program and would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

17(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport. Additionally, the Project is not located within an Airport Safety Zone, an Avigation Easement, or an Overflight Area. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

17(d) The GPU EIR concluded this impact to be significant and unavoidable. Pursuant to the sight distance study prepared for the Project by Omega Engineering Consultants dated January 9th, 2019, the Project would not alter traffic patterns, roadway design, or place incompatible uses on existing roadways. The three existing access driveways which would remain have adequate sight distance per County Public Road Standards.

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

17(e) The GPU EIR concluded this impact to be less than significant with mitigation. The Alpine Fire Protection District has reviewed the Project and provided their recommendations to maintain adequate emergency access. As discussed about in response 9(g), the nearest fire station is located approximately 0.32 miles from the Project site and has an expected emergency travel time of 0-5 minutes which would meet the required travel response time of 5 minutes per the County of San Diego General Plan Safety Element. In addition, consistent with GPU EIR mitigation measure Tra-4.2, the Project would implement the Building and Fire codes to ensure emergency access accessibility.

As previously discussed, the GPU EIR determined impacts on emergency access as less than significant with mitigation. As the Project would have a less-than-significant impact for the reasons detailed above and is consistent with GPU EIR Mitigation Measure Tra-4.2, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

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

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Tra-1.4 and Tra-1.7, Tra-4.2) would be applied to the Project. The mitigation measures, as detailed above, would require the Project applicant to comply with the County Guidelines for Determining Significance, County TIF Ordinance, and implement the Building and Fire Codes to ensure adequate services are in place.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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18. 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

- 18(a) The GPU EIR concluded this impact to be less than significant with mitigation. 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 San Diego County Sanitation dated April 5th, 2018 that indicates that there is adequate capacity to serve the Project.

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

- 18(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not require new construction of, or extension to existing water or wastewater pipelines.

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

- 18(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Project proposes new storm water drainage facilities. However, these extensions would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

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

- 18(d) The GPU EIR concluded this impact to be significant and unavoidable. A Service Availability Letter from the Padre Dam Municipal Water District has been provided which indicates that there is adequate water to serve the Project.

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

- 18(e) The GPU EIR concluded this impact to be less than significant with mitigation. A Service Availability Letter from San Diego County Sanitation has been provided, which indicates that there is adequate wastewater capacity to serve the Project.

As previously discussed, the GPU EIR determined impacts to adequate wastewater facilities be less than significant with mitigation. However, the Project would have a less-than-significant impact with no required mitigation for the reasons detailed above.

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Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 18(f) The GPU EIR concluded this impact to be less than significant. All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the Project. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 18(g) The GPU EIR concluded this impact to be less than significant. The Project would deposit all solid waste at a permitted solid waste facility. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Utilities and Service Systems, the following findings can be made:

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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19. Wildfire – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts in the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials. The guidelines for determining significance stated: the proposed General Plan Update would have a significant impact if it would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. In 2019, the issue of Wildfire was separated into its own section within Appendix G of the CEQA Guidelines to incorporate the four issue questions above. The GPU EIR did address these issues within the analysis; however they were not called out as separate issue areas. Within the GPU EIR, the issue of Wildland Fires was determined to be significant and unavoidable.

- 19(a) The GPU EIR concluded this impact to be significant and unavoidable. The site is located within a very high fire hazard severity zone (FHSZ). The Project site is within the Alpine Fire Protection District and is located approximately miles from the nearest fire station. Based on a review by County Staff of GIS Aerial Imagery, the site would have an Emergency Response Travel Time of 0 to 5 minutes, which meets the General Plan Safety Element standard for lands designated as Commercial within the Village Regional Category of 5 minutes.

As previously stated, Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials and was determined to be significant and unavoidable. However, the proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 19(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project is within a very high fire severity zone and within the Urban-Wildlife Interface Zone. The Project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. Implementation of these fire safety standards would occur during the building permit process and is consistent with GPU mitigation measures Haz-4.2 and Haz-4.3. In addition, the Project is consistent with the Zoning Ordinance and the County of San Diego General Plan. Therefore, for the reasons stated above, the Project would not be expected to experience exacerbated wildfire risks due to slope, prevailing, winds or other factors.

As previously stated, Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials and was determined to be significant and unavoidable. However, the proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 19(c) The GPU EIR concluded this impact to be significant and unavoidable. The Project would utilize the existing driveway and would incorporate on-site improvements. All infrastructure associated with the Project has been incorporated within this analysis. Therefore, no additional temporary or ongoing impacts to the environment related to associated infrastructure would occur that have not been analyzed in other sections of this environmental document.

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

19(d) The GPU EIR concluded this impact to be significant and unavoidable. The GPU EIR concluded this impact to be significant and unavoidable. As previously stated in 19(b), the Project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. The site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Therefore, for the reasons stated above, the project site would not expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.

The GPU EIR concluded significant and unavoidable impacts associated with Wildfire under Section 2.7, Hazards and Hazardous Materials. However, the proposed Project would have a less-than-significant impact with for the reasons detailed above. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Haz-4.2 and Haz-4.3) would be applied to the Project. These mitigation measures, as detailed above, requires the Project applicant to implement brush management and comply with the building and fire codes.

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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:

De Boer, Patric, Omega Engineering Consultant, (October 18, 2019), Priority Development Project SWQMP

Geocon Incorporated, (December 21, 2017), Geotechnical Investigation

Helix Environmental Planning, (February 2020), Air Quality Technical Report

Helix Environmental Planning, (February 2020), Greenhouse Gas Emissions Technical Report

Kann, Andrew; Omega Engineering Consultants, (January 2019), Sight Distance Certification

Nearn, Kassandra; County of San Diego, (May 23, 2018), Cultural Resources Survey Report

Odmundson, Karl; Helix Environmental Planning, (March 6, 2019), Biological Resource Letter Report

Rasas, Justin; LOS Engineering, (August 15, 2019), Traffic Impact Study

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

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

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

FOR PURPOSES OF CONSIDERATION OF
Alpine Tavern Gas Station Site Plan
PDS2018-STP-18-012, PDS2018-ER-18-14-003

March 12, 2020

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated March 12, 2020.

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 Padre Dam Municipal 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 type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" 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 <u>Steep Slope</u> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

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:

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

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Kassandra Nearn, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

The County of San Diego staff archaeologist/historian has inspected and surveyed the property, analyzed records, and determined there are no archaeological/ historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?YES
NO
NOT APPLICABLE

Discussion:

The project Storm Water Quality Management Plan and 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:

Staff has reviewed the noise memo dated August 25, 2018 and submitted to the County on September 20, 2019. This document provided an analysis of noise sources and receptors that may be impacted by noise levels from this project. The project site is zoned Freeway Commercial (C44) and is located near noise sensitive land uses that are zoned Rural Residential (RU) on the northern property line. The most restrictive arithmetic mean nighttime noise limit at the project property lines with the RU zone would be 52.5 decibels (dBA) nighttime and daytime of 57.5 dBA. The parcels at the eastern and western property lines are zoned commercial and thus subject to allow a one-hour average nighttime 55 dBA and 60 dBA daytime. Lastly, on the southern property is zoned M52 which allows a one-hour average sound limit of 70 dBA anytime. Based on the noise memo provided, the main source of noise would be from the mechanical units such as the air conditioning unit, commercial refrigeration, and air compressor. The memo included the manufacturer specifications of those units, which demonstrate that the noise levels from those units would comply with the noise limits pursuant to the Noise Ordinance, Section 36.404. In addition, the noise levels from the air conditioning units

and refrigeration would be attenuated by the standard parapet walls installed on the building's roofline. The existing air compressor is located at the south end of the site and away from the residential zoned property. The proposed development is located 110 feet from the site's property line and at least 200 feet from the nearest NSLU property line. Based on the noise memo letter, the operational noise levels would be attenuated to conformance with the Noise Ordinance, Section 36.404 at the nearest NSLU property line.

Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed the average sound level of 75 dBA for an eight-hour period at the property line between 7 a.m. to 7 p.m. No impulsive construction equipment is proposed. The project will also be conditioned for the temporary noise measures to ensure that the noise levels from the construction activities would not exceed the noise standards pursuant to the Noise Ordinance, Sections 36.408 through 410.

Based on the information above, the project design and location would comply with County noise standards.

ALPINE TAVERN GAS STATION SITE PLAN

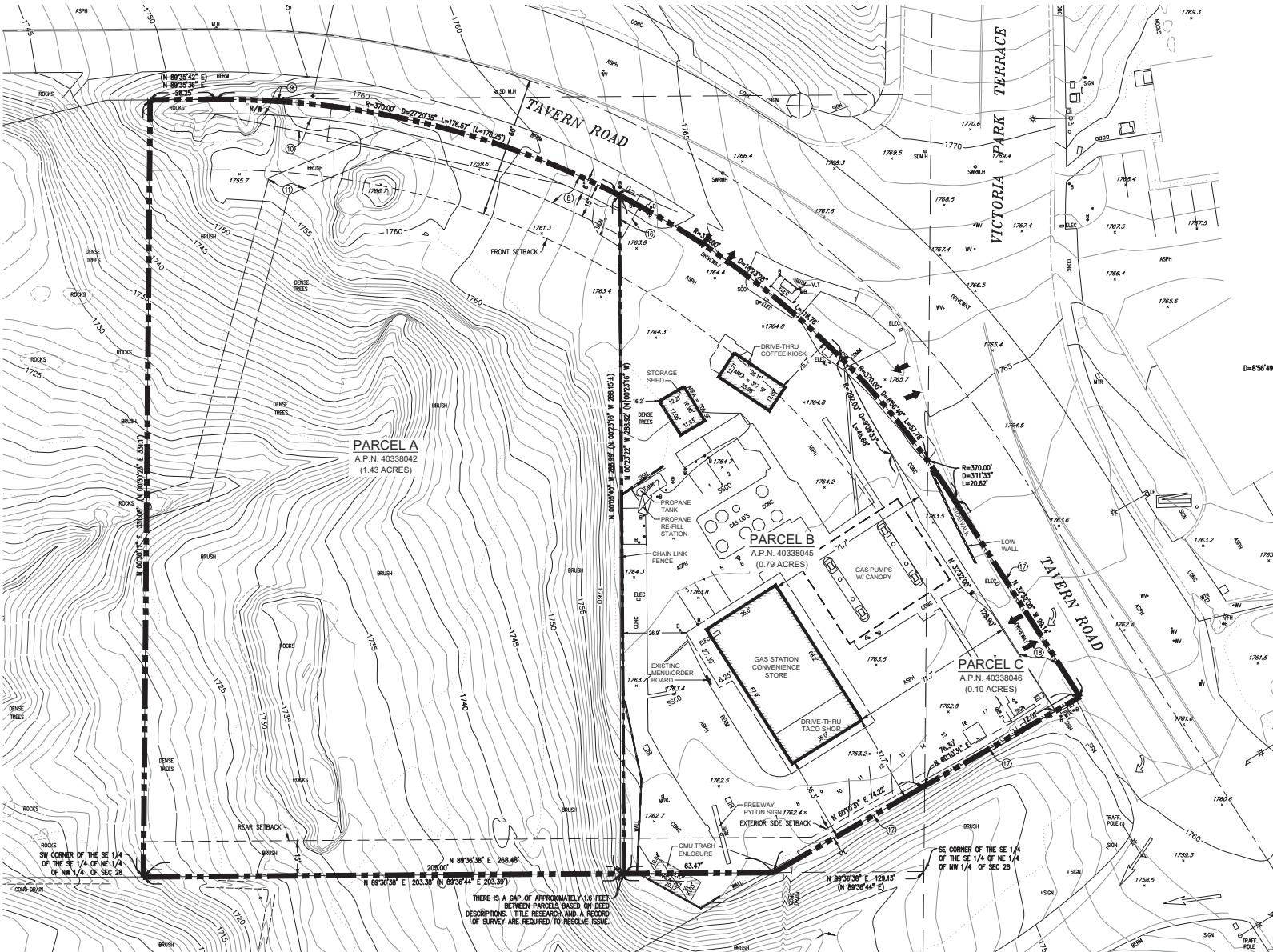
PDS2018-STP-18-012 / PDS2018-ER-14-003

ENVIRONMENTAL FINDINGS

May 21, 2020

- 1) In accordance with State CEQA Guidelines Section 15183, find the project is exempt from further environmental review as explained in the 15183 Statement of Reasons dated March 12, 2020, because the project is consistent with the General Plan Update (GPU) for which an environmental impact report (EIR) dated August 2011 on file with Planning & Development Services (PS) as Environmental Review Number 02-ZA-001 was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project, as explained in the 15183 Statement of Reasons dated March 12, 2020.
- 2) In accordance with State CEQA Guidelines section 15183(e)2, the Zoning Administrator, at a duly noticed public hearing on May 21, 2020, found that feasible mitigation measures identified in the General Plan Update EIR will be undertaken.
- 3) Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
- 4) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
- 5) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is exempt from the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated September 24, 2019 on file with Planning & Development Services as Environmental Review Number PDS2018-ER-18-14-003.

**Attachment C
Site Plan,
Preliminary Grading Plan**



TAVERN ROAD GAS STATION
ALPINE, CALIFORNIA

 SITE PLAN - EXISTING

0' 10' 20' 40'

SCALE: 1" = 20'-0"

THERE IS A GAP OF APPROXIMATELY 1.6 FEET
BETWEEN PARCELS BASED ON DEED
DESCRIPTIONS. TITLE RESEARCH AND A RECORD
OF SURVEY ARE REQUIRED TO RESOLVE ISSUE.

NOTE:
ZAAP, INC. HAS PREPARED THIS SITE PLAN BASED ON
INFORMATION PROVIDED BY THE PROPERTY OWNER.
ZAAP ASSUMES NO RESPONSIBILITY FOR THE
ACCURACY OR THE EXISTENCE OF ANY IMPROVEMENT
NOT SHOWN. THIS SITE PLAN IS NOT INTENDED
AS A SUBSTITUTE FOR AN ALTA SURVEY.

2900 Fourth Avenue #204
San Diego, CA 92103
Phone: 619.233.6450
Fax: 619.233.6449
Web: www.zAAP.biz

ZAAP PROJECT NO.	1710
DATE:	03/12/2020
ENVIRONMENTAL LOG NO.:	PDS2018-ER-18-14-003
REVISION #:	
DATE:	
REVISION #:	
PROJECT NAME:	ZIAFARTH ASSOCIATES ARCHITECTURE + PLANNING
SP-1	
SHT #:	

PROJECT DATA

OWNER:
TONY SHORES
2020 HILLSIDE ROAD
EL CAJON, CA 92109

PROJECT ADDRESS:
1140 TAVERN ROAD
ALPINE, CA 91901

COMMUNITY PLAN:
ALPINE

GENERAL PLAN REGIONAL CATEGORY:
VILLAGE

VILLAGE BOUNDARY:
ALPINE

ZONING INFORMATION

USE REGULATION	C44
ANIMAL REGULATION	S
DENSITY	-
MINIMUM LOT SIZE	6000
MAXIMUM FLOOR AREA RATIO	-
FLOOR AREA RATIO	-
BUILDING TYPE	W
HEIGHT	G
SETBACK	E
LOT COVERAGE	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	B

EXISTING USE PERMITS

MUP70-114

05/14/1970 - PERMIT WAS APPROVED FOR A FREEWAY SERVICE CENTER, GAS STATION AND RESTAURANT

MUP70-203

08/03/1970 - PERMIT WAS APPROVED TO ALLOW A REDUCTION OF FRONT YARD SETBACK FROM 60 FEET TO 51 FEET AND A REDUCTION IN THE MINIMUM LOT SIZE FROM 1 ACRE TO 0.79 ACRES.

EASEMENT & EXCISES NOTES:

THE FOLLOWING IS A LIST OF EASEMENTS TO GOVERNOR AS LISTED IN THE ABOVE REFERENCED PRELIMINARY SURVEY. RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, WHETHER PLOTTED OR NOT, ARE NOT SHOWN. EASEMENTS, EXCISES AND OTHER RIGHTS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE LISTED FOR REFERENCE ONLY.

(1) EASEMENT FOR HIGHWAY SLOPE AND INCIDENTAL PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED APRIL 12, 1966 AS INSTRUMENT NO. 60769 OF OFFICIAL RECORDS.

(2) EASEMENT FOR COUNTY HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED AUGUST 6, 1999 AS INSTRUMENT NO. 1999-054590 OF OFFICIAL RECORDS.

(3) EASEMENT FOR CLEAR SPACE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED AUGUST 6, 1999 AS INSTRUMENT NO. 1999-054594 OF OFFICIAL RECORDS.

(4) EASEMENT FOR CLEAR SPACE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED AUGUST 6, 1999 AS INSTRUMENT NO. 1999-054595 OF OFFICIAL RECORDS.

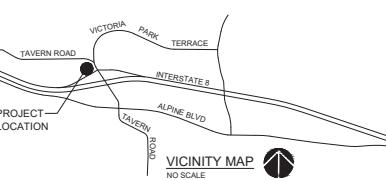
(5) EASEMENT FOR FLOOD DRAINAGE CHANNEL AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY CONSERVATION DISTRICT, RECORDED AUGUST 6, 1999 AS INSTRUMENT NO. 1999-054596 OF OFFICIAL RECORDS.

(6) AN EASEMENT FOR HIGHWAY SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 12, 1966 AS INSTRUMENT NO. 60769 OF OFFICIAL RECORDS, IN FAVOR OF STATE OF CALIFORNIA.

(7) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 10, 1967 AS INSTRUMENT NO. 99579 AND DECEMBER 11, 1968, AS INSTRUMENT NO. 229387, BOTH OF OFFICIAL RECORDS.

(8) EASEMENT FOR COUNTY HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED JULY 24, 1966 AS INSTRUMENT NO. 134079 OF OFFICIAL RECORDS.

(24) EASEMENT FOR CONSTRUCTION OF APPURTENANCES IN FAVOR OF RAYMOND L. CONLEY AND ISABELLA BODEN, RECORDED AUGUST 19, 1971 AS INSTRUMENT NO. 185789 OF OFFICIAL RECORDS. NOT POTABLE ITEM.

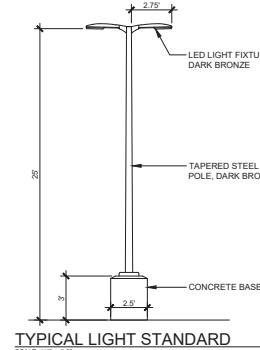
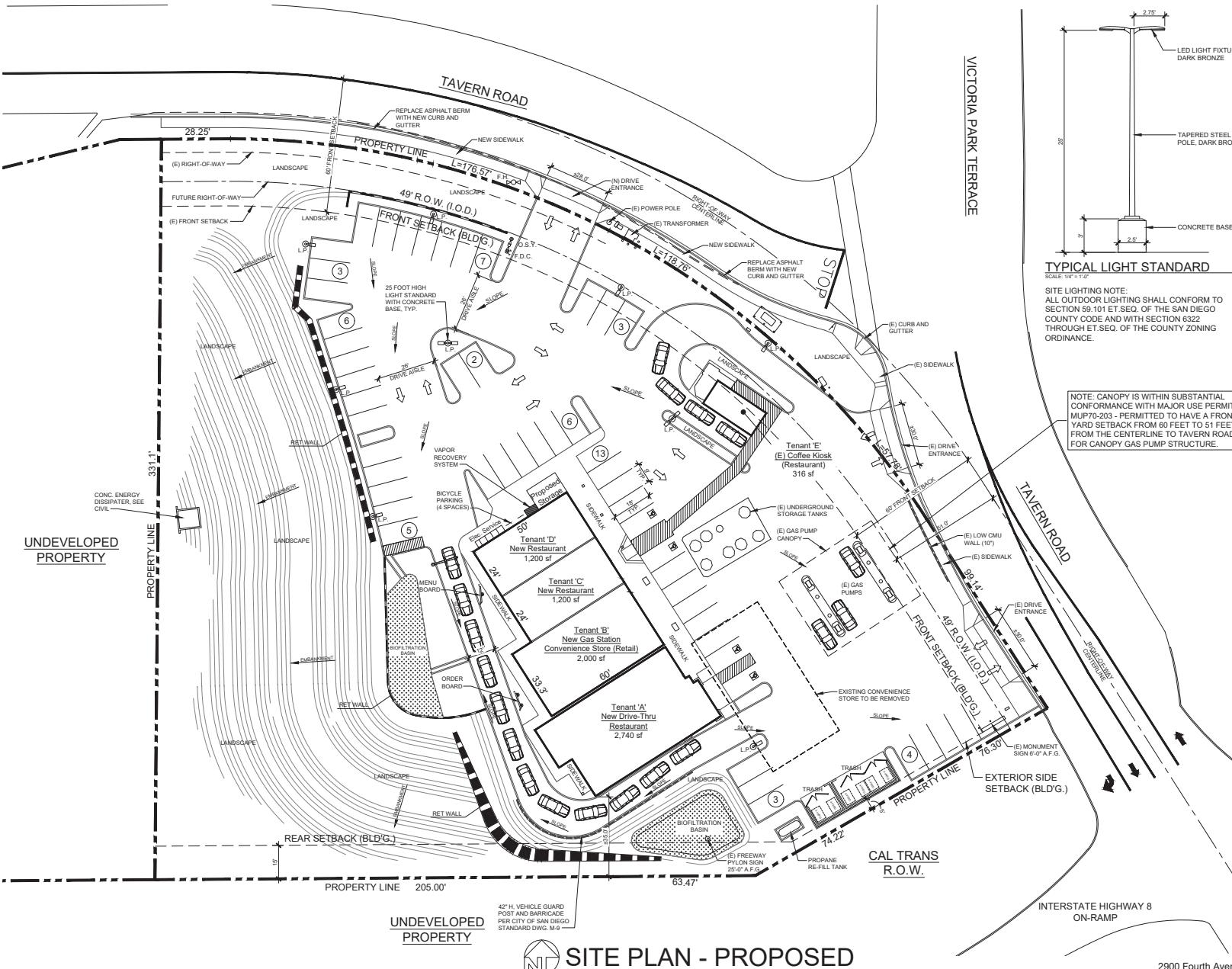


3 - 79

PROJECT NO.: PDS2018-STP-18-012
ENVIRONMENTAL LOG NO.: PDS2018-ER-18-14-003

ZAAP PROJECT NO.	1710
DATE:	03/12/2020
REVISION #:	
DATE:	
REVISION #:	
PROJECT NAME:	ZIAFARTH ASSOCIATES ARCHITECTURE + PLANNING
SP-1	
SHT #:	

Site Plan Existing.dwg



SITE LIGHTING NOTE:
ALL OUTDOOR LIGHTING SHALL CONFORM TO SECTION 59.101 ET SEQ. OF THE SAN DIEGO COUNTY CODE AND WITH SECTION 6322 THROUGH ET SEQ. OF THE COUNTY ZONING ORDINANCE.

PROJECT NO.: PDS2018-STP-18-012
ENVIRONMENTAL LOG NO.: PDS2018-ER-18-14-003

ZAAP PROJECT NO. 17510
DATE: 03/12/2020

REVISION #: DATE: REVISION #: DATE:
△△△△△

PROJECT NAME:
TAVERN ROAD GAS STATION
SP-2
SHT #

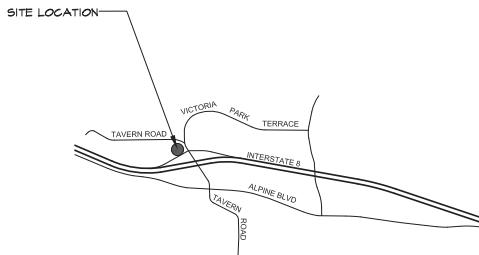
ZAAP
ZIEGARTH ASSOCIATES
ARCHITECTURE + PLANNING
Web: www.zAAP.biz

NOTE:
ZAAP INC. HAS PREPARED THIS SITE PLAN BASED ON INFORMATION PROVIDED BY THE PROPERTY OWNER.
ZAAP INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR THE EXISTENCE OF ANY IMPROVEMENT NOT REVEALED DURING SURVEY. THIS SITE PLAN MAY NOT BE USED AS A SUBSTITUTE FOR AN ALTA SURVEY.

2900 Fourth Avenue #204
San Diego, CA 92103
Phone: 619.233.6450
Fax: 619.233.6449
Web: www.zAAP.biz

LANDSCAPE ARCHITECTURAL PLANS FOR: 1140 TAVERN RD ALPINE, CA 91901

APN 403-380-4200, 403-380-4500, 403-380-4600



VICINITY MAP



NTS

LANDSCAPE NOTE:

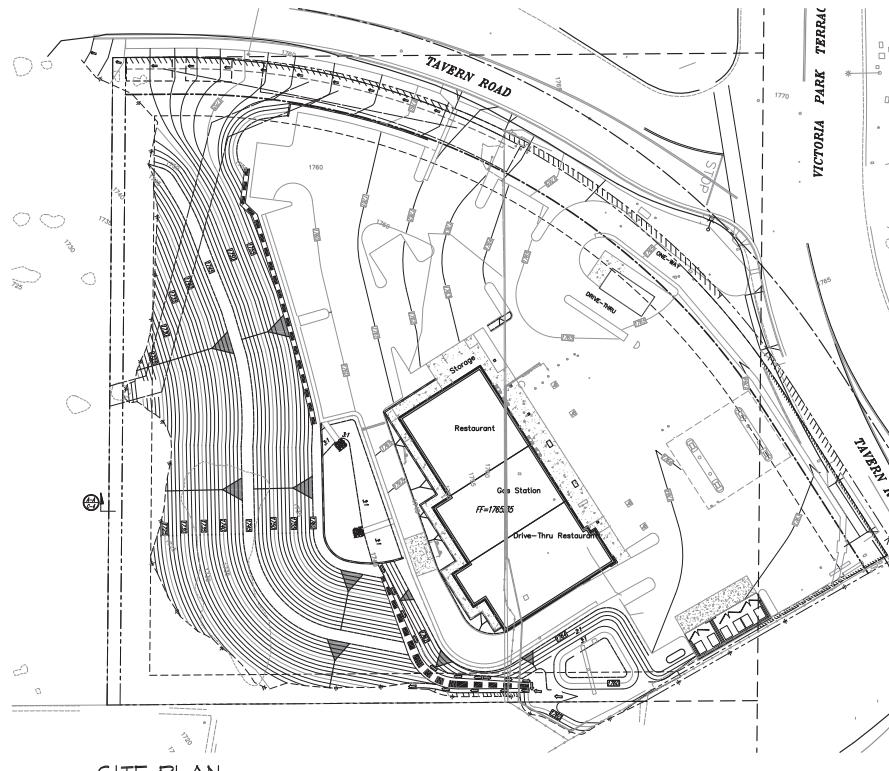
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO LAKESIDE PLANNING COMMITTEE AND COUNTY OF SAN DIEGO'S LANDSCAPE STANDARDS, LAKESIDE FIRE PROTECTION DISTRICT REQUIREMENTS AND SOGUE HEIGHT RESTRICTIONS UNDER UTILITY LINE. ALL OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
- TREES PLANTED WITHIN 5 FEET OF WALKS, CURBS OR PAVING SHALL BE PLANTED WITH A ROOT BARRIER (BIO-BARRIER).
- ALL PLANTING AREAS SHALL BE FINISHED WITH A 3 INCH LAYER OF SHREDDED BARK OR COCO-MULCH AVAILABLE THROUGH A.J. ECOLOGY INDUSTRIES INC. (760) 749-4942.
- IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS ARE DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS BY THE OWNER.
- ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION AT ALL TIMES, INCLUDING TRIMMING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE MATERIALS.
- NO BRUSH MANAGEMENT SHALL BE REQUIRED FOR THIS PROJECT.

IRRIGATION AND WATER CONSERVATION NOTE:

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPERTISE. ALL PLANTING AREAS SHALL BE EQUIPPED WITH A SYSTEM OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED UNDERGROUND PIPED IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EROSION. STATE OF THE ART AUTOMATIC CONTROLLER WITH MASTER VALVE AND ET SENSOR (WEATHER BASED) CAPABILITIES, A REDUCED PRESSURE BACKWASH VALVE, AND A DRAIN VALVE SHALL BE PROVIDED FOR EACH ZONE. REMOTE CONTROL VALVES SHALL BE UTILIZED WITH LOW PRECIPITATION HEADS FOR REDUCED WATER CONSUMPTION. PRESSURE COMPENSATING DRIP AND LOW PRECIPITATION RATE EQUIPMENT SHALL BE PROVIDED FOR EACH PLANTING AREA. PREMIUM GRADE PVC PIPE SHALL BE PVC INSTALLED BELOW GRADE PER LOCAL AND REGIONAL STANDARDS. AN AUTOMATIC, WATER EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING. ALL IRRIGATION SHALL BE DESIGNED PER THE COUNTY OF SAN DIEGO WATER CONSERVATION ORDINANCE.

MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE. THE EXISTING PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND IN A GROWING AND HEALTHY CONDITION. ALL PLANTING AREAS SHALL RECEIVE IRRIGATION, AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.



SITE PLAN

SCALE: 1"=30'-0"



SITE PLAN - PHASE 1C

SCALE: 1"=30'-0"

TAVERN ROAD GAS STATION
ALPINE, CALIFORNIA

PROJECT

OWNER:
TONY SHORES
2020 HILLSIDE ROAD
EL CAJON, CA 92019

LANDSCAPE ARCHITECT:
JPBLA
4403 MANCHESTER AVE, STE 201
ENCINITAS, CA 92024
760-479-0644

ARCHITECT:
ZAPP
2500 FOURTH AVENUE #204
SAN DIEGO, CA 92103
619.233.6450

APN:
403-380-4200, 403-380-4500, 403-380-4600

SHEET INDEX:

TITLE SHEET
LANDSCAPE CONCEPT PLAN
WATER CALCULATIONS

LC-1
LC-2
LC-3

3 - 81

DECLARATION OF RESPONSIBLE CHARGE

LANDSCAPE ARCHITECT OF WORK:

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

JAMES P. BENEDETTI, R.L.A. #3058

2/16/18
DATE

4403 MANCHESTER AVE, SUITE 201
ENCINITAS, CA 92024
760-479-0644

760-479-0644
DATE

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN CALIFORNIA CODE OF REGULATIONS TITLE 23, DIVISION 2, SECTION 400, ET AL. I CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

JAMES P. BENEDETTI, R.L.A. #3058

2/16/18
DATE

4403 MANCHESTER AVE, SUITE 201
ENCINITAS, CA 92024
760-479-0644

760-479-0644
DATE

PROJECT NO.: 17010

DATE: 10/17/2017

REVISION #: □ DATE: □



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
•	ARBUTUS X 'MARINA' 30'W X 45'T	ARBUTUS STANDARD	24" BOX	M	18
⊕	EXISTING TO BE REMOVED VEGETATION EUCALYPTUS SPECIES 30" DBH 40'Hx30'W	GRIND STUMP AND REMOVE DEBRIS	EXISTING		1
•	LOPHOSTEMON CONFERTUS 40'H X 25'W	BRISBANE BOX	24" BOX	M	7
⊕	QUERCUS AGRIFOLIA 35'H X 35'W	COAST LIVE OAK MULTI-TRUNK	24" BOX	L	6
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
+	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	L	122
⊕	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L	210
⊕	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	5 GAL	L	83
⊕	HETEROMELES ARBITOFOLIA	TOYON	5 GAL	L	21
⊕	RHAPHIOLEPIS UMBELLATA 'MINOR GULF GREEN' TM	GULF GREEN INDIAN HAWTHORN	5 GAL	M	258
⊕	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	L	39
⊕	SALVIA X 'ALLEN CHICKERING'	SAGE	5 GAL	L	126
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	BULBINE FRUTESCENS 'SHORTY'	STALKED BULBINE	1 GAL	L	18" o.c.
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	L	18" o.c.
	GAZANIA X 'MITSUWA YELLOW'	YELLOW GAZANIA	FLAT	L	8" o.c.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L	24" o.c.

THERE IS A GAP OF APPROXIMATELY 1.6 FEET
BETWEEN PARCELS BASED ON DEED
DESCRIPTIONS. TITLE RESEARCH AND A RECORD
OF SURVEY ARE REQUIRED TO RESOLVE ISSUE.



LANDSCAPE CONCEPT PLAN - PHASE 1C

A scale bar with markings at 0, 20, 40, and 60 inches. The markings are black on a white background. Below the scale, the text "SCALE: 1\" data-bbox="250 900 300 915"/> 20' 0" is visible.

TAVERN ROAD GAS STATION

ALPINE, CALIFORNIA

JPBLA

JAMES P. BENEDETTI
LANDSCAPE ARCHITECT
4403 MANCHESTER AVE., SUITE 201
ENCINITAS, CA 92024
760/479-0644 FAX 760/479-0645

PROJECT NO.:	17010		
DATE:	10/17/2017		
REVISION #:	DATE:	REVISION #:	DATE:
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
PROJECT NAME:		LC-2	
TAVERN ROAD GAS STATION		SHT #	



THE TOTAL IRRIGATED AREA IS 43,730 SQ. FT.	
ZONE 1	HYDROZINE ONE: Drip, Low Water-Use Planting (3,800 SF, 20.1% OF TOTAL LANDSCAPE AREA)
ZONE 2	HYDROZINE TWO: MP ROTATOR, Low Water-Use Planting (31,491 SF, 72.0% OF TOTAL LANDSCAPE AREA)
ZONE 3	HYDROZINE FOUR: Drip, Medium Water-Use Planting (2,914 SF, 6.7% OF TOTAL LANDSCAPE AREA)
ZONE 4	HYDROZINE FOUR: BUBBLERS, Medium Water-Use TREES (525 SF, 1.2% OF TOTAL LANDSCAPE AREA)

TAVERN ROAD GAS STATION

ALPINE, CALIFORNIA



WATER CONSERVATION PLAN - PHASE 1C

A scale bar with markings at 30', 15', 0', 30', 60', and 90'. Below the bar is the text "SCALE: 1" followed by a double prime symbol (") indicating a scale of 1 foot.

SCALE: 1" = 30'-0"

****Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).**

ETAFC CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. *Provide Totals based on information calculated in Worksheet above.*

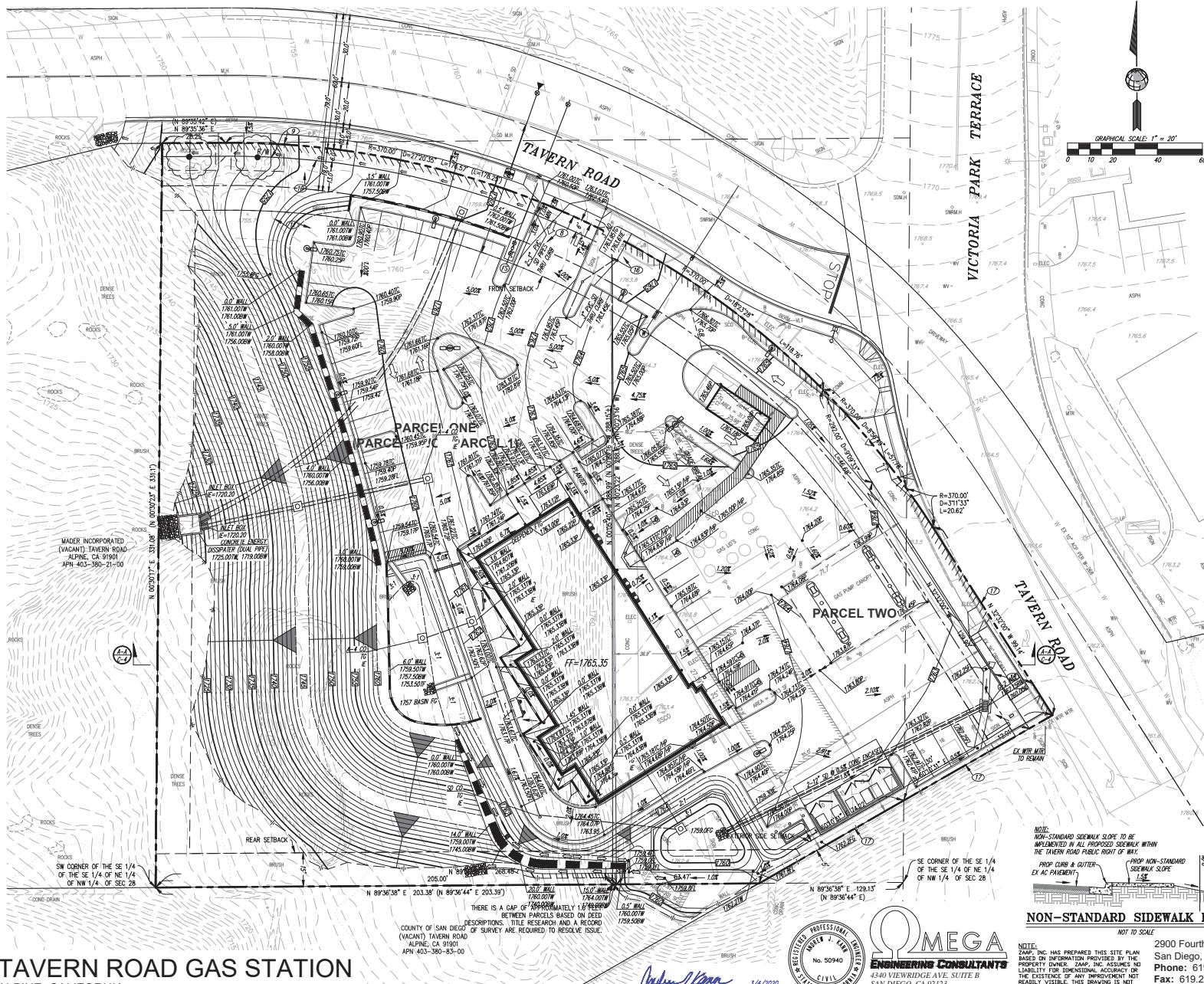
Regular Landscape Areas	Totals	All Landscape Areas	Totals
Total ETAF x Area	(B) = 18,363.2	Total ETAF x Area	(B+D) = 18,363.2
Total Area	(A) = 43,730	Total Area	(A+C) = 43,730
Average ETAF	(B) + (A) = 0.42	Site wide ETAF	(B+D) + (A+C) = 0.42

5510 OVERLAND AVE. SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-6770
www.sandiegocounty.gov/pds/
PDS-405 (Rev. 03/25/16) PAGE 2 of 2

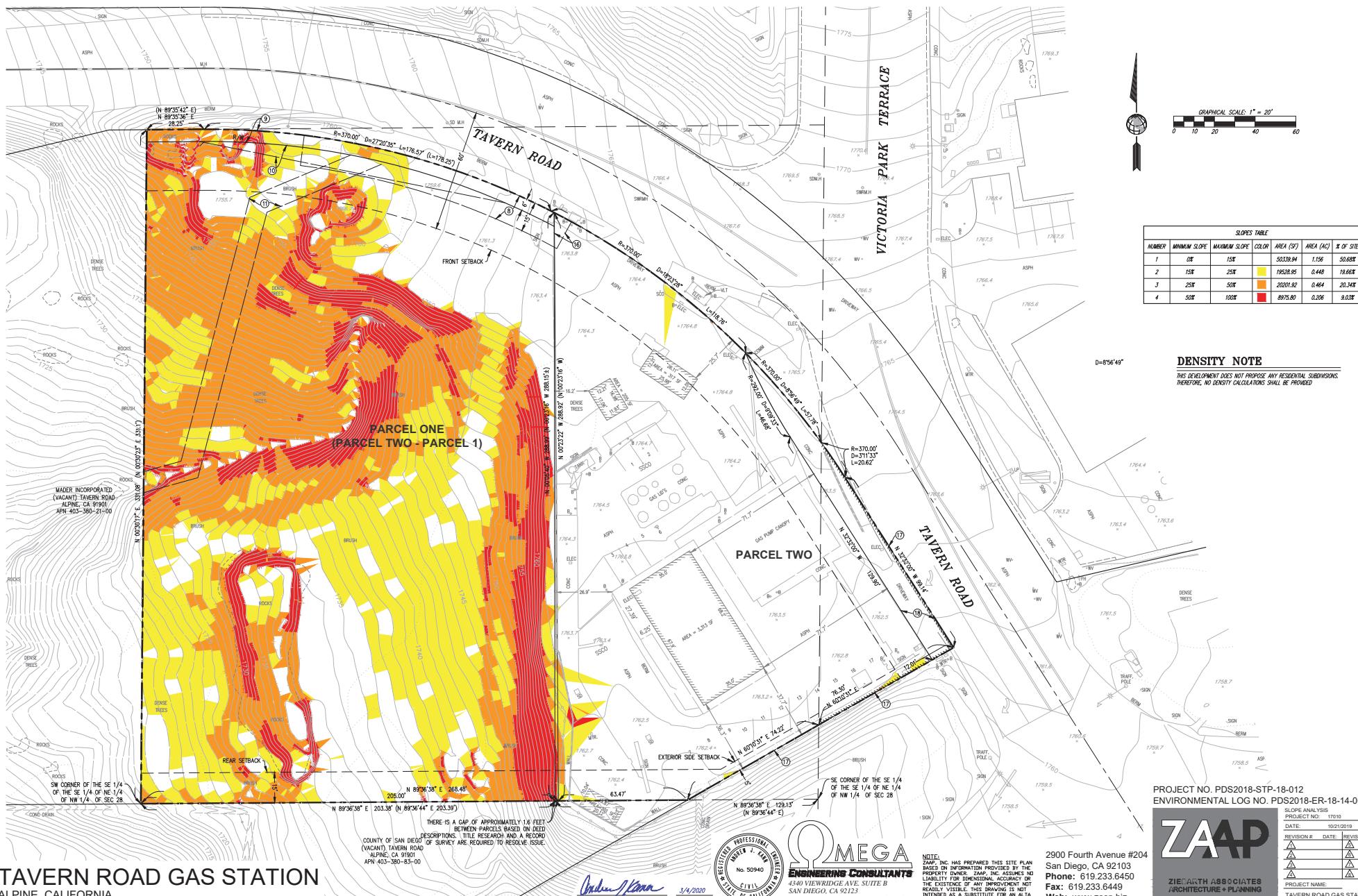
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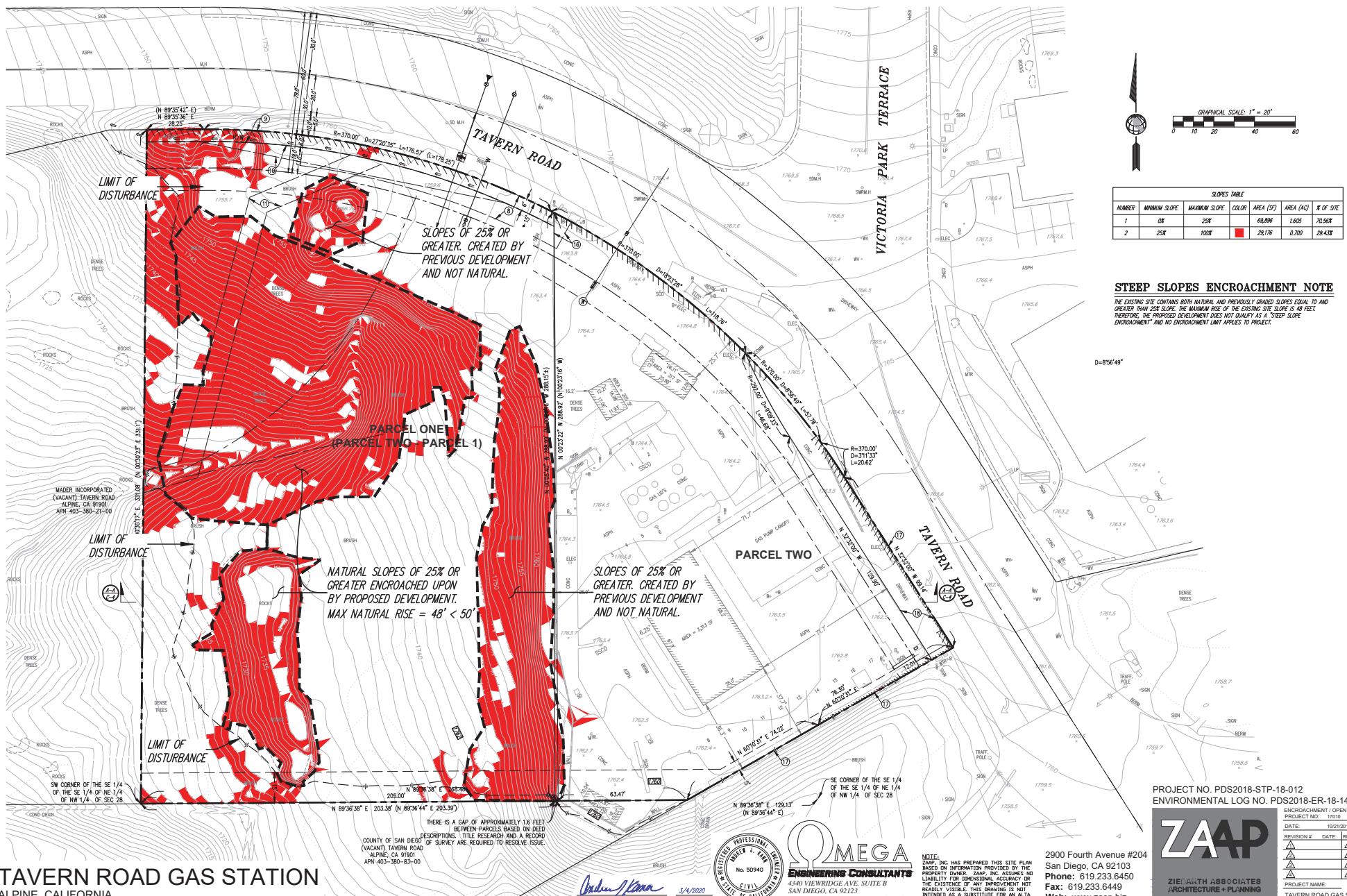
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DATE:	10/17/2017		
REVISION #:	DATE:	REVISION #:	DATE:
PROJECT NAME: <u>TAVERN ROAD GAS STATION</u>			
			SHT #

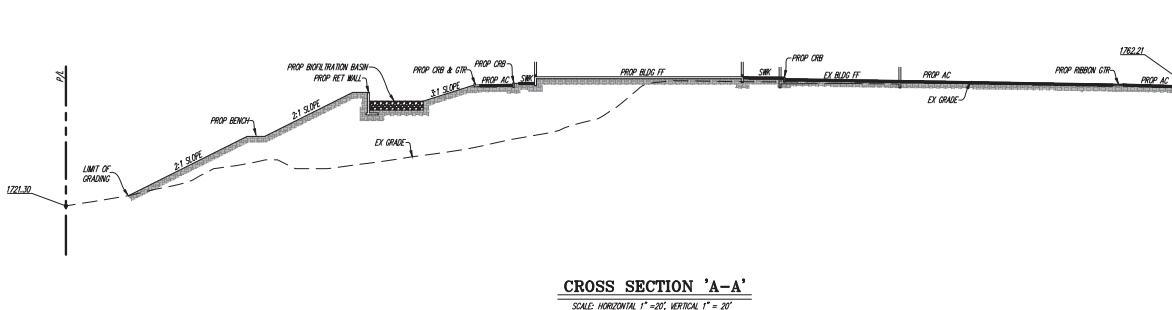
3 - 84



3 - 85







TAVERN ROAD GAS STATION
ALPINE, CALIFORNIA

Andrew J. Kahn
ANDREW J. KAHN R.C.E. 50940

3/4/2020
DATE



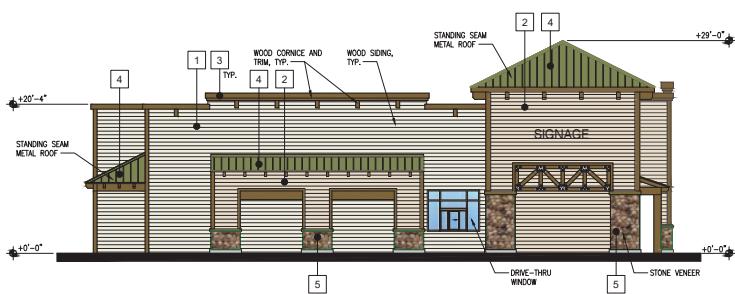
ENGINNEERING CONSULTANTS

NOTICE:
ZAAP, INC. HAS PREPARED THIS SITE PLAN
BASED ON INFORMATION PROVIDED BY THE
PROJECT TEAM AND THE PROJECT TEAM'S
LIABILITY FOR DIMENSIONAL ACCURACY OR
THE QUALITY OF THE INFORMATION PROVIDED
IS LIMITED TO THE INFORMATION THAT IS
READILY VISIBLE. THIS DRAWING IS NOT
INTENDED AS A SUBSTITUTE FOR AN ALTA
SURVEY.

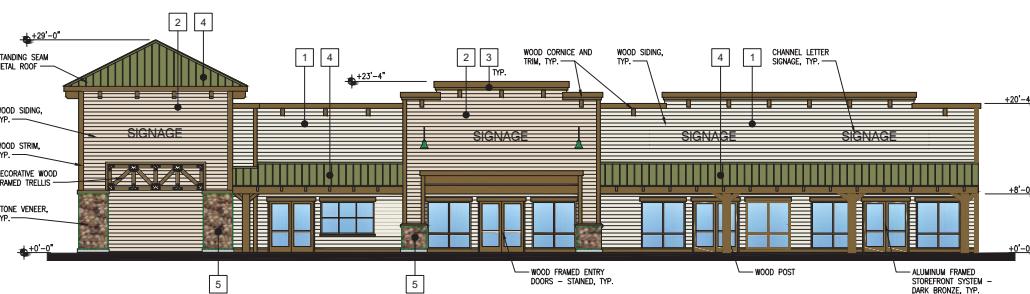
2900 Fourth Avenue #204
San Diego, CA 92103
Phone: 619.233.6450
Fax: 619.233.6449
Web: www.zaat.biz

PROJECT NO. PDS2018-STP-18-012
ENVIRONMENTAL LOG NO. PDS2018-ER-18-14-003

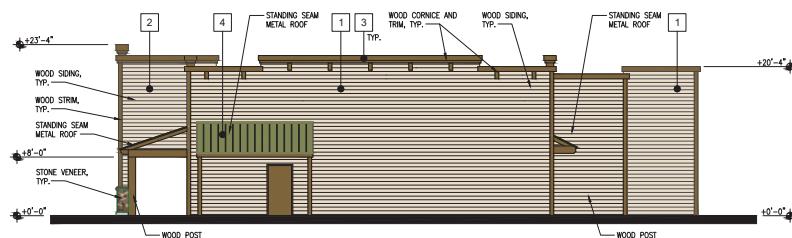
CONCEPTUAL GRADING PLAN		
PROJECT NO. 17010		
REVISION #	DATE	REVISION #
△	10/21/2019	△
△		△
△		△
△		△
△		△
△		△
PROJECT NAME:		
ZIAARTH ASSOCIATES ARCHITECTURE + PLANNING		
TAVERN ROAD GAS STATION		
C-4		
SHT #		



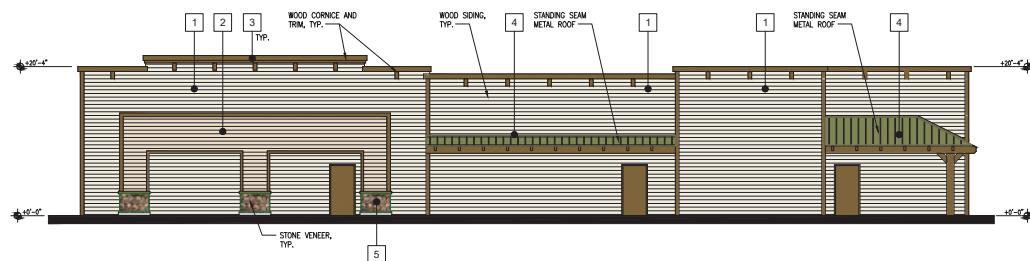
SIDE ELEVATION (SOUTH)



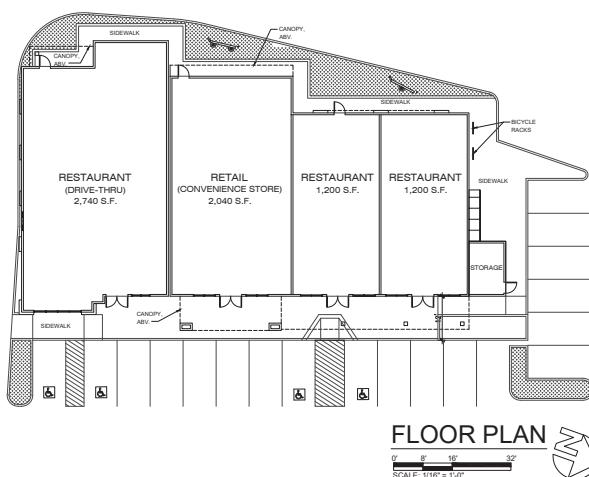
FRONT ELEVATION (EAST)



SIDE ELEVATION (NORTH)



REAR ELEVATION (WEST)



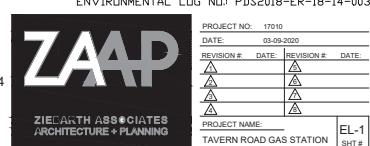
FLOOR PLAN

TAVERN ROAD GAS STATION
ALPINE, CALIFORNIA

COLOR & MATERIAL LEGEND <input checked="" type="checkbox"/>				
NO.	COLOR NAME	SW NUMBER	MATERIAL	MANUFACTURER
1	WESTHIGHLAND WHITE	SW 7566	WOOD SIDING	CERTAINTEED
2	BISCUIT	SW 6112	WOOD SIDING	CERTAINTEED
3	MOSSY GOLD	SW 6139	WOOD TRIM	
4	MESSANGER BAG	SW 7740	METAL ROOF	
5	COLORADO	-	RIVER ROCK	RCP BLOCK & BRICK

SDC PDS RCVD 09-13-19
STP18-012

PROJECT NO: PDS2018-STP-18-012
ENVIRONMENTAL LOG NO: PDS2018-ER-18-14-003



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Attachment D

Public Documentation

Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91903-1419

FINAL MEETING MINUTES

Thursday, July 26th, 2018 at 6:00pm

Alpine Community Center | 1830 Alpine Boulevard, Alpine, CA 91901

Archived Agendas & Minutes – <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/alpine.html>

- A. Call to Order 6:00 pm
- B. Invocation / Pledge of Allegiance
- C. Roll Call of Members

MEMBER	Present	Absent	Excused
Travis Lyon	X		
Jim Easterling	X		
Sharmin Self	X		
Glenda Archer	Arrived 6:49pm (excused)		
George Barnett	X		
Roger Garay	X		
Charles Jerney			x
Mike Milligan	X		
Louis Russo	X		
Leslie Perricone			X
Richard Saldano	X		
Kippy Thomas	X		

D. Approval of Minutes / Correspondence / Announcements

1. Approval of Minutes

- i. June 28, 2018 – All present approve. Sharmin Self abstains. Not present for June meeting. 8 yes, 0 no, 1 abstain, 6 vacant/absent.

2. Announcement of Vacancy on the ACPG for Seat #7. This is an opportunity for those interested in serving on the Alpine Community Planning Group to make a statement to the group about their credentials and desire to serve. No recommendations will be made at this meeting. The Group will make a recommendation at the August 23, 2018 meeting.

Mary Harris would like to be considered for the vacant seat.

3. **ACPG Statement:** The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub-regional plans. The Alpine Community Planning Group is an advisory body only.

E. Open Discussion: Opportunity for members of the public to speak to the ACPG on any subject matter within the ACPG's jurisdiction that is not on the posted agenda.

Tom Dyke – Feels Alpine Sheriff's department and fire department need to be recognized. Especially the helicopter pilot that saved his and others' property. Would like to have a 15-minute agenda item on the next meeting.

Barbara – since the West Fire she is wondering what is going to happen to the land that was supposed to be used for the high school. Would like to know what future plans are for the burned area.

Mary Harris – Wonders if the fire makes the land less desirable.

F. Prioritization of this Meeting's Agenda Items

No Items

G. Organized / Special Presentations

1. The owner of the property located at 1140 Tavern Road, Alpine, CA has applied for a discretionary permit for a Site Plan (PDS2018-STP-18-012). The subject property is currently comprised of a gas station convenience store, 4 gas pumps, propane tank re-fill service, and drive-thru coffee kiosk. The proposed project will relocate and rebuild the convenience store, add a drive-thru restaurant, add a sit-down restaurant, and regrade portions of the developed parcel as well as the adjacent undeveloped parcel to provide new parking areas for the proposed uses. As a result of the expansion onto the neighboring parcel a lot merge will be required. This project will provide grading and storm

3 - 91

water control measures for the proposed development. The group may make a recommendation to the county regarding the proposed development. **Presentation, Discussion & Action.**

Controlled access to the existing coffee kiosk, as well as secondary access. The plan will be capturing all the onsite storm water. Whole hillside will be reengineered. Will build retaining walls and do everything possible to make them blend in with the hillside. Existing underground storage tanks were replaced. Everything is up to code. Previous tanks did leak. Contaminated soils were isolated to the existing soil around the tanks. Nothing close to the ground water.

Monument signage for the property – that still needs to be prepared. The freeway sign will stay, may be updated. Monument sign will stay.

Jim motions to approve the project as submitted.

George Seconds the motion.

Vote: All present vote in favor. Motion passes. 9 yes, 0 no, 0 abstain, 6 absent/vacant

	Yes	No	Abstain	Excused
Travis Lyon	X			
Jim Easterling	X			
Sharmin Self	X			
Glenda Archer				X
George Barnett	X			
Roger Garay	X			
Charles Jerney				X
Mike Milligan	X			
Louis Russo	X			
Leslie Perricone				X
Richard Saldano	X			
Kippy Thomas	X			

2. Representatives from the Alpine Fire Protection District will provide an update to the ACPG regarding the response to the West Fire. **Presentation, Discussion & Action.**

Alpine Fire Chief Paskle gave presentation. Have handout.

Kathy Allister and Sergeant Coley from the Alpine Sheriff's department are present. Kathy was First on Scene.

Fire department calls for evacuations and the sheriff's department carry out getting it done.

Everything east of tavern road was mandatory evacuation, everything west was voluntary.

Repopulation decision is made by fire, CNF and Cal Fire, in conjunction with other first responder areas. SDGE had concerns about natural gas lines, took them a while to secure the lines.

Organizations within Alpine:

YANA – you are not alone

Take Me Home

H. Group Business:

1. Subcommittee Chairs to submit list of subcommittee members for approval. **Discussion & Action**
None Presented

I. Consent Calendar

Nothing presented

J. Subcommittee Reports (including Alpine Design Review Board)

Nothing presented

K. Officer Reports

No reports submitted

L. Open Discussion 2 (if necessary)

Nothing presented

M. Request for Agenda Items for Upcoming Agendas

Tom Dyke requested 15 minutes during next meeting for a presentation. Travis will contact him for details.

N. Approval of Expenses / Expenditures

None presented

O. Announcement of Meetings:

1. Alpine Community Planning Group – August 23rd, 2018
2. ACPG Subcommittees – TBD
3. Planning Commission – July 27th, August 3rd & 17th 2018
4. Board of Supervisors – August 7th & 8th 2018

5. Alpine Fire Community Forum Meeting –

P. **Adjournment of Meeting –**

Travis motions to adjourn

Jim Easterling seconds the motion

Everyone present votes to adjourn. 10 yes, 0 no, 0 abstain, 5 vacant/absent.

meeting adjourned at 7:36pm

Disclaimer Language

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.

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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.

Alpine Design Review Board

Minutes

Monday July 1, 2019

1830 Alpine Blvd.

Alpine, CA 91901

I Call to Order – Roll Call

The meeting of the Alpine Design Review Board was called to order by Chairperson Curt Dean at 7:05 p.m. Board members present: Curt Dean, Carol Morrison, Kippy Thomas, Dan Wasson and Peggy Easterling.

II Approval of Minutes

There was a MOTION: to approve the minutes of April 1, 2019 as emailed. Moved by Curt Dean. Seconded by: Kippy Thomas. Ayes: 5-0-0. No meetings were held in May 2019, or June 2019 for lack of an agenda.

III Public Comment

None

IV Review – RV Storage area. Alpine Blvd and Dunbar Lane. Applicant: Richard Saldano.

(Discussion and Vote). There was a MOTION: As there is no building or construction proposed on this site, to approve this project for vehicle storage use only. Moved by Peggy Easterling. Seconded by Kippy Thomas. Ayes:5-0-0.

V Review – Tavern Road Shell gas station expansion signage review. 1140 Tavern Road. Applicant Tom Sheehan (Discussion and Vote) There was a Motion as this is one building with street frontage, to approve per Alpine Design Review Guidelines 11.C.3 Wall signs a maximum area of all signs on a building elevation be limited to 10% of the wall elevation up to a maximum of 100 square feet per building. Moved by: Peggy Easterling. Seconded by Dan Wasson. Ayes: 5-0-0.

VI Review – Sinclair Gas Station building Expansion. 2232 Alpine Blvd. Applicant Terry Konjo

There was a Motion: to approve the conceptual plan for the expansion of building as proposed. Moved by Peggy Easterling. Seconded by Kippy Thomas. Ayes 5-0-0.

VII Next meeting – August 5, 2019 at 7:00pm Alpine Community Center.

VII Adjournment – The meeting was adjourned at 8:00pm.

Respectfully submitted,

Peggy Easterling

Secretary Alpine Design Review Board