



The County of San Diego

Zoning Administrator Hearing Report

Date:	May 21, 2020	Case/File No.:	Liberty Bell Plaza PDS2017-STP-17-037; PDS2017-ER-17-08-010
Place:	No in Person Attendance Allowed – Teleconference Only – County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	81,884 square feet of commercial space on an 8.5-acre property
Time:	8:30 a.m.	Location:	27555 Valley Center Road
Agenda Item:	#5	General Plan:	General Commercial
Appeal Status:	Appealable to the Planning Commission	Zoning:	General Commercial (C36)
Applicant/Owner:	Liberty Bell Plaza, LLC	Community:	Valley Center Community Planning Area
Environmental:	CEQA §15183 Exemption	APN:	189-012-17; 189-012-20; 189-012-21; 189-012-49; 189-091-08; 189-091-22; 189-091-30

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 5, 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 Liberty Bell Plaza Site Plan (Project) is 81,884 square feet of commercial space on an 8.5-acre property, consisting of four parcels. The Project is located at 27555 Valley Center Road within the Valley Center Community Plan Area. The project would develop seven commercial/retail buildings, including one supermarket (50,907 square feet), one mini-mart (1,215 square feet) for a gas station with six fueling stations and 12 pumps, five other commercial and retail buildings (10,097 square feet, 10,042 square feet, 3,558 square feet, 3,065 square feet, and 3,000 square feet), and a total of 378 parking spaces. Access to the site is provided by driveways from Valley Center Road and Charlan Road. Water and sewer will be provided by Valley Center Municipal Water District. Earthwork will consist of cut of 1,720 cubic yards and fill of 25,880 cubic yards, and undercuts of 12,086 cubic yards for a total import of 13,794 cubic yards.

The project is subject to the Village General Plan Regional Category and the General Commercial (C-1) Land Use Designation. Zoning for the site is General Commercial (C36) and minimum lot size is 6,000 square feet. 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).

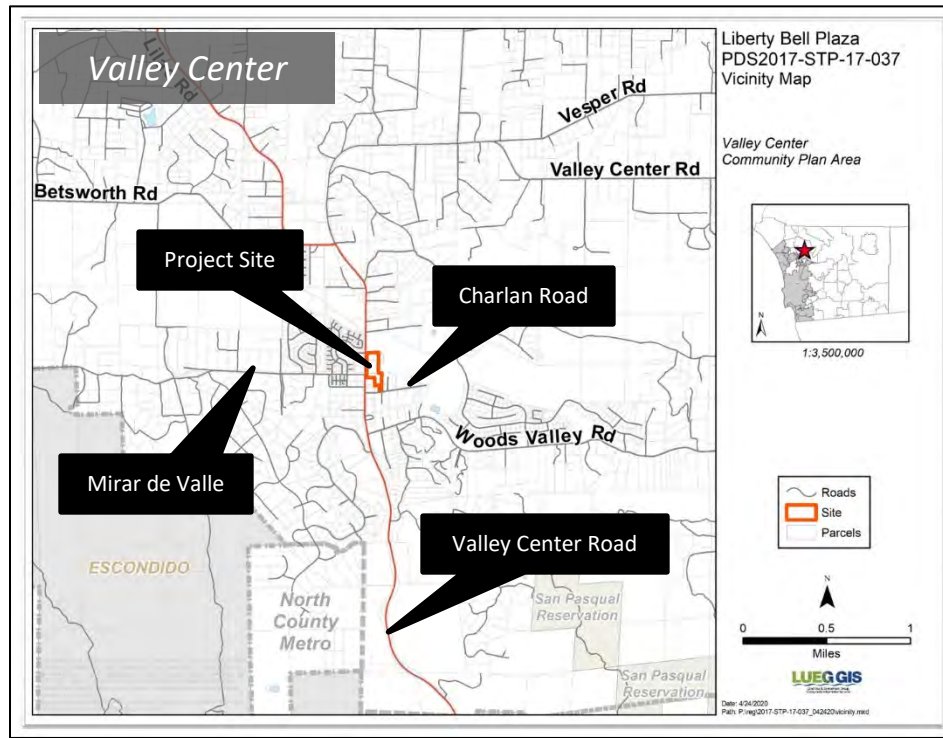


Figure 1: Vicinity Map

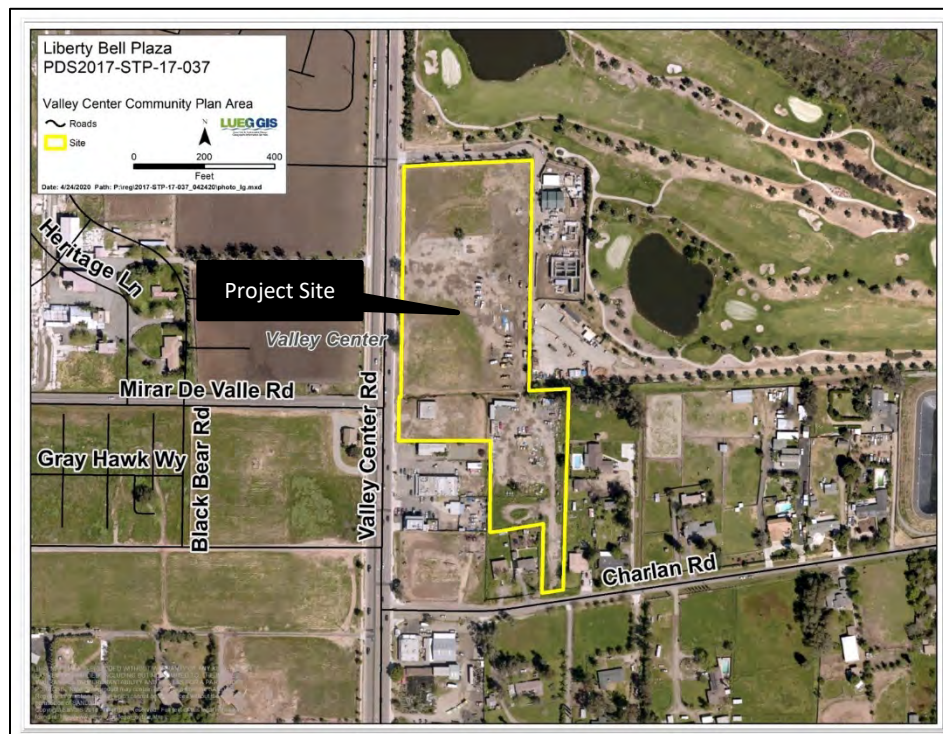


Figure 2: Aerial Map (Project Site, Existing Conditions)

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. Air Quality – An Air Quality Assessment was prepared for the Project by Ldn Consulting, dated February 10, 2020. Based on the analysis, the project has incorporated the following design features: all diesel construction equipment during grading and site preparation activities would be Tier 4 Final with Diesel Particulate Filters (DPFs), and the Project would install three electric vehicle (EV) charging stations.

The 2011 General Plan Update Environmental Impact Report (GPU EIR) determined impacts on air quality plans to be less than significant with mitigation. Because the Project is allowed under the General Plan land use designation, which used San Diego Association of Governments (SANDAG) growth projections, 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 screening-level thresholds (SLTs) and would not violate any ambient air quality standards. For the reasons detailed, the Project would have a less than significant impact and would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- b. Biological Resources – Biological resources on the Project site were evaluated in a Biological Resources Letter Report prepared by Klutz Biological Consulting, dated January 29, 2020. The site contains 8.49 acres of developed and disturbed land. Sensitive wildlife species identified on site include turkey vulture (*Cathartes aura*) and western bluebird (*Sialia mexicana*). No sensitive plant species were identified onsite. The site is located within the Draft North County Multiple Species Conservation Program (MSCP) but is not designated as a Pre-Approved Mitigation Area (PAMA).

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 measure: breeding season avoidance to prevent brushing, clearing, and/or grading between January 15th and August 31st. 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, and/or other approved local, regional, or state habitat conservation plan (Attachment B). The project would not result in a biological impact which was not adequately evaluated by the GPU EIR.

- c. Cultural Resources - A Cultural Resources Negative Findings Report for the project was prepared by Brian F. Smith and Associates, Inc. dated April 11th, 2019. Based on an analysis of records and a survey of the property, no historical or archaeological resources occur within the project site. In addition, the Native American Heritage Commission (NAHC) was contacted for a listing of Native American Tribes whose ancestral lands may be impacted by the Project. The NAHC response was received on September 25, 2017, indicating that no sacred sites, on record with the commission, were present on the project site.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: grading monitoring under the supervision of a County-approved archaeologist and a Native American monitor and conformance with the County's Cultural Resource Guidelines if resources are encountered. Those mitigation measures require paleontological monitoring during grading, as well as implement the requirements of the Grading Ordinance to minimize impacts to paleontological resources. Therefore, the Project would not result in a cultural impact which was not adequately evaluated by the GPU EIR.

- d. Greenhouse Gas Emissions – The County of San Diego adopted a Climate Action Plan (CAP) on February 14, 2018 which outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reductions targets. Implementation of the CAP requires, among other things, that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. The project has incorporated design features to reduce the impacts associated with GHG. These include plumbing for 12 EV charging stations and installation of three EV charging stations for employee and public use, a 40% reduction in outdoor water use, and utilization of architectural coatings compliant with San Diego Air Pollution Control District (SDAPCD) Rule 67 (SDAPCD, 2015). 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.
- e. Hazards – An Environmental Site Assessment (ESA) was prepared for the project by SCST, LLC dated August 21st, 2019. A Limited Phase II ESA was completed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I and II ESA Processes and the 2004 Department of Environmental Health (DEH) Site Assessment and

Mitigation (SAM) Manual. The project will be required to submit a Hazardous Materials Business Plan (HMBP) for approval from DEH. The proposed project would have a less-than-significant impact and therefore would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- f. Hydrology and Stormwater Management – A Priority Development Project Stormwater Quality Management Plan (SWQMP) dated January 29, 2020 and a Preliminary Drainage Study dated October 15, 2019 were prepared by Alidade Engineering. The SWQMP demonstrates that the project would comply with all requirements of the Watershed Protection Ordinance (WPO). The project will be required to implement site design measures, source control best management practices (BMPs), and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit (SDRWQCB Order No. R9-2013-0001), as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and County of San Diego BMP Design Manual.
- g. Noise – A Noise Report for the project was prepared by Ldn Consulting, Inc. dated December 10, 2018. Based on the report, the Project will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the 60 A-weighted decibel (dBA) Community Noise Equivalent Level (CNEL) or 65 dBA CNEL. The report evaluated the traffic generation from this project and found that it does not create a noise level increase of more than 3 dBA CNEL on any roadways. Therefore, the Project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element. Also, the noise levels from the Heating, Ventilation, and Air Conditionings (HVAC) is not expected to exceed the noise standards at the nearest property lines, with the incorporation of the parapet wall as a Project Design Feature. The Project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation.
- h. Traffic – A Traffic Impact Analysis (TIA), prepared by Linscott, Law & Greenspan Engineers and dated July 15th, 2019 was prepared for the Project. As discussed in the TIA, new project trips would be distributed onto County roads. The project would result in 9,826 driveway average daily trips (ADT), with the project generating 7,956 primary trips to roadways in the project area. All study area intersections are anticipated to continue to operate at a Level of Service (LOS) D (approaching unstable flow of traffic) or better with the exception of the intersection of Valley Center Road, Mirar Del Valle and the project's Driveway #3 which will continue to operate at LOS F (forced or breakdown flow). Additionally, all study area roadway segments are anticipated to continue to operate at LOS D or better with the exception of the segment of Valley Center Road between Thundernut Lane/N. Lake Wohlford Road and Cole Grade Road, and the segment of Cole Grade Road between Fruitvale Road and Valley Center Road; both of which will continue to operate at LOS E (unstable flow, operating at capacity). Based on the results of the TIA, the Project would cause direct project impacts to one intersection and two road segments, and cumulative impacts to two intersections and two road segments. All County intersections and road segments impacts will be mitigated to less than significant with the implementation of mitigation measures. Please see below for a list of project impacts and the subsequent improvements and mitigation measures.

Direct Impacts and Proposed Mitigation

- Intersections
 1. Valley Center Road/ Project Driveway #3/ Mirar De Valle Road
 - The project applicant will be required to implement a signalized intersection
- Road Segments
 1. Valley Center Road (Thundernut Lane/ N. Lake Wolford Road to Cole Grade Road)
 - A westbound right turn lane will be required to be provided
 2. Cole Grade Road (Fruitvale Road to Valley Center Road)
 - A westbound right turn lane will be required to be provided

Cumulative Impacts and Proposed Mitigation

- Intersections
 1. Valley Center Road/ Cole Grade Road
 - The project applicant will be required to pay a Transportation Impact Fee (TIF)
 2. Valley Center Road/ Project Driveway #3/ Mirar De Valle Road
 - The project applicant will be required to implement a signalized intersection and restriping of lane configurations
- Road Segments
 1. Valley Center Road (Thundernut Lane/ N. Lake Wolford Road to Cole Grade Road)
 - The project applicant will be required to pay a TIF
 2. Cole Grade Road (Fruitvale Road to Valley Center Road)
 - The project applicant will be required to pay a TIF

The mitigation measures, as detailed above, would require the project applicant to comply with the County Public Road Standards, Guidelines for Determining Significance, County TIF Ordinance, and implement the Building and Fire Codes to ensure adequate services are in place.

D. PUBLIC INPUT

During the 31-day public disclosure period, from March 5 to April 6, 2020, one public comment letter was received from the San Diego County Archaeological Society. The letter consisted of five comments and concerns, which included questioning whether 1928-29 "Tax Factor" photos were checked, what the results of other "historic sources" were, what the previous uses of the parcels were, and that the mitigation measures included in the findings document consisted of the County's typical archaeological and Native American monitoring program. Historic arials were evaluated as part of the background information. In addition, the National Register of Historic Places Index, Office of Historic Preservation - Directory of Properties in the Historic Property Data File, USGS 7.5-minute Valley Center Quadrangle (1948), San Diego Historic Roads Map (1769 to 1885), and the Official Map of San Diego County (1872) were reviewed; no resources were identified on the project site. No changes were made to the CEQA document as a result of the comments. Please see Attachment D for comment letters and responses.

E. VALLEY CENTER COMMUNITY PLANNING GROUP / SOUTH VILLAGE SUBCOMMITTEE / DESING REVIEW BOARD

The project was heard by the Valley Center Community Planning Group, the Valley Center South Village Subcommittee, and the Valley Center Design Review Board. On August 6, 2018 the Valley Center Design Review Board recommended approval of the project by a vote of 5-0-0 (5-yes, 0-no, 0-absent). On April 3, 2019, the Valley Center South Village Subcommittee recommended approval of the project by a vote of 5-1-0 (5-yes, 1-no, 0-absent) with conditions, which were then incorporated into the project's design. These conditions include replacing the proposed concrete sidewalks along Valley Center Road with decomposed granite pathways, and using a second row of evergreen trees for further screening along Valley Center Road. On June 10, 2019, The Valley Center Community Planning Group recommended approval of the project by a vote of 9-5-0 (9-yes, 5-no, 0-absent).

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:

Bradley Sonnenburg, Project Manager
858-694-3640
Bradley.Sonnenburg@sdcounty.ca.gov

Report Approved By:

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

AUTHORIZED REPRESENTATIVE: _____



DARIN NEUFELD, CHIEF

ATTACHMENTS:

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

Attachment A

Planning Documentation

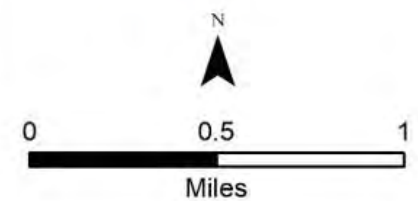
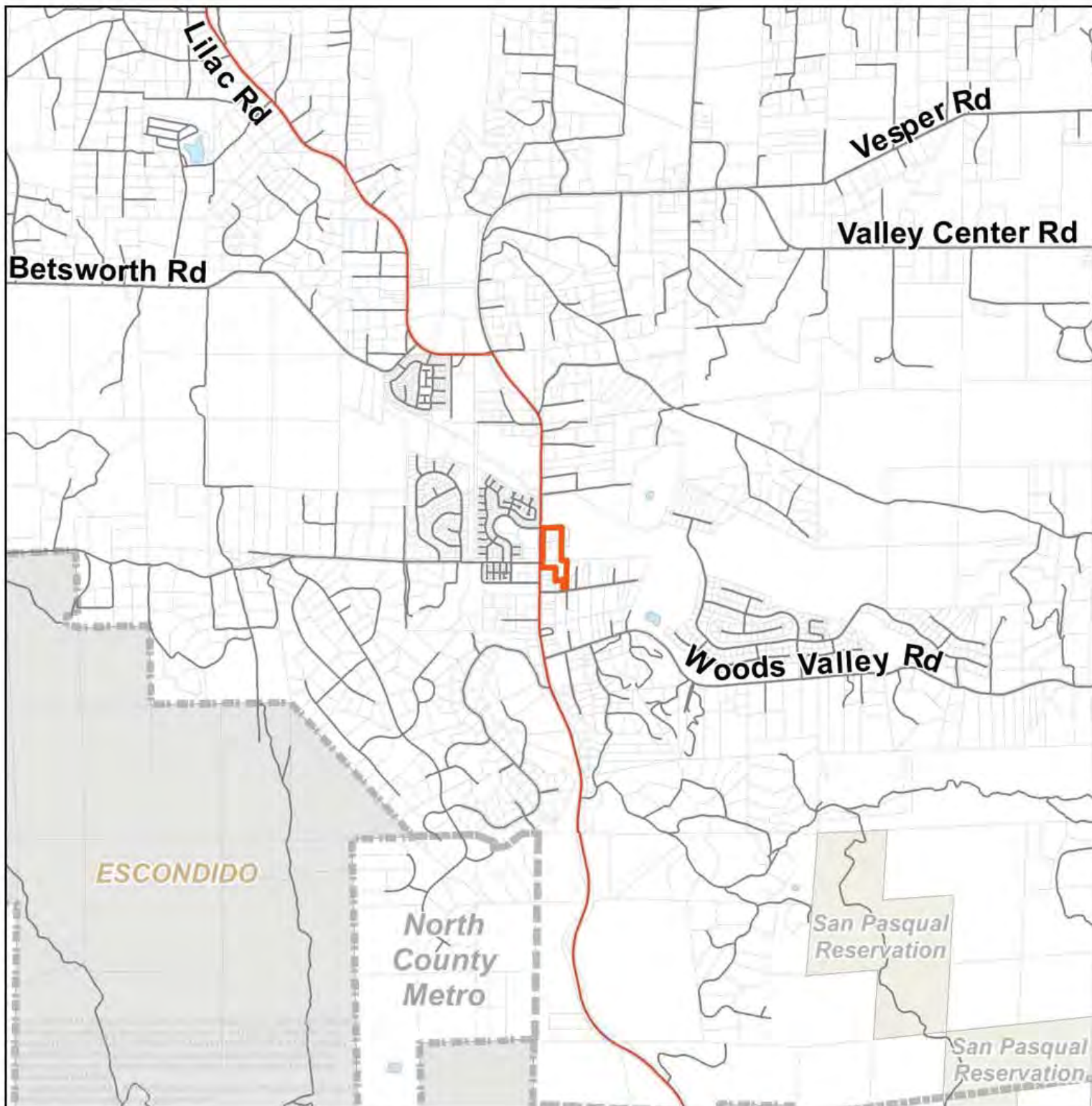
Liberty Bell Plaza
PDS2017-STP-17-037
Vicinity Map

Valley Center
Community Plan Area



1:3,500,000

5 - 10



LUEGGIS
Land Use & Environment Group
Cartography & Data Services

Attachment B
Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General
www.SDCPDS.org

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

March 5, 2020

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

Project Name: Liberty Bell Plaza
Project Record Numbers: PDS2017-STP-17-037; PDS2019-BC-19-0104
Environmental Log Number: PDS2017-ER-17-08-010

APN(s): 189-012-17-00; 189-012-20-00; 189-012-21-00; 189-012-49-00;
189-091-08-00; 189-091-22-00; 189-091-30-00

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:

Bradley Sonnenburg, Project Manager
(858) 694-3640
bradley.sonnenburg@sdcounty.ca.gov

Project Location:

The Liberty Bell Plaza project (Project) is located within the unincorporated Community Planning area of Valley Center in northern San Diego County. The approximately 8.5-acre Project site is located at 27643 Valley Center Road in Valley Center. Recreational open space borders the site to the north and east, while the south and north contain commercial and residential use types. Additionally, the Valley Center Municipal Water District facility is directly adjacent to the east of the Project site.

Project Applicant Name and Address:

Liberty Bell Plaza LLC
P.O. Box 642
Rancho Santa Fe, CA 92067

General Plan

Community Plan: Valley Center

Regional Categories: Village

Land Use Designations: General Commercial

Density: N/A

Floor Area Ratio (FAR): .045/0.70

Zoning

Use Regulation: C36

Minimum Lot Size: 6,000sf

Special Area Regulation: Community Design Review (B); Flood Plain (F)

Description of Project: The Project is for the development of an 81,884 square foot (SF) commercial plaza, on an 8.5-acre Project site. The Project would develop 7 commercial and retail buildings, including one supermarket (50,907 SF), one mini-mart (1,215 SF) for a gas station with six fueling stations and 12 pumps, 5 other commercial/retail buildings (10,097 SF, 10,042 SF, 3,558 SF, 3,065 SF, and 3,000 SF) with a total of 378 parking spaces. The Project has been designed in accordance with the Valley Center Design Guidelines, incorporating decorative features, muted tones, brick columns, natural wood, stone and other design elements. Access to the Project site would be provided by driveways off of both Valley Center Road and Charlan Road.

Project Site Description:

The project site is relatively flat, with average slopes ranging between 5% and 15%. Historically the site has been used intermittently for agricultural purposes, with more recent use as a former commercial agricultural retail establishment for hay and grain sales. Existing buildings on site will be demolished as part of the Project.

Discretionary Actions:

Discretionary Permits for the Project include a Site Plan for Community Design Review, and a Boundary Adjustment with 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 Liberty Bell Plaza 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.

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 commercial center. The Project site is Zoned General Commercial (C36) with a General Plan Designation of General Commercial (C-1). Commercial and retail uses, including gasoline sales, is allowed by right within the C36 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 site. The Project is located in an

15183 Statement of Reasons

area developed with residential use types, a golf course and other commercial use types. 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, Hydrology and Water Quality, Transportation and Traffic, and Wildfire. 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 Checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

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

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



Signature

March 5, 2020

Date

Bradley Sonnenburg

Printed Name

**Land Use/ Environmental
Planner**

Title

CEQA Guidelines §15183 Exemption Checklist

Overview

This checklist provides an analysis of potential environmental impacts resulting from the 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 27642 Valley Center Road, within the Valley Center community of the unincorporated County of San Diego. The site is approximately 8.5 acres and is located just northeast of the boundary of the City of Escondido.

A number of RCAs have been identified by the County that are located within approximately 2 miles of the Project site. Three of these RCAs have been identified as visual resources: Valley Center Ridge, Burnt Mountain, and Lancaster Mountain. Valley Center Ridge is located approximately 0.5 miles southwest of the Project site, and Burnt Mountain is located approximately 1.5 miles southwest of the Project site. Due to distance and intervening topography, the Project would not detract from any views of the aforementioned RCAs. The Lancaster Mountain RCA overlaps the northeast corner of the site, however, the portion of the RCA to the northeast corner of the Project site has been

identified as primarily focused on riparian and oak woodland habitats that constitute sensitive habitat. There are no identified County trails on the scenic portion of Lancaster Mountain. The Lancaster Creek trail crosses the lower elevations of the mountain, however, due to distance and intervening topography would not afford views of the Project site.

The County has identified a number of planned community trails within the Community Trails Master Plan within the vicinity of the Project site, including the Heritage trail, Joe Barry trail, and Woods Valley Ranch trail, that would afford views of the Project. 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 Valley Center Community Plan.

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

- 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 Lake Wolford Road from the Escondido city limits to Valley Center Road and Valley Center Road/Lilac Road between two terminuses along State Route 76.

No direct views to the Project site are available from either Lake Wolford Road or Valley Center Road/Lilac Road due to constraining intervening topography and distance. Lake Wolford Road is located approximately 3.54 miles to the south and east of the Project site, while Valley Center Road/ Lilac Road is located approximately .67 miles to the north.

In addition to the General Plan Scenic Highway System, Woods Valley Road from Valley Center Road to Paradise Mountain Road and Lilac Road from Old Castle Road to Highway 76 are Mobility Element roads which have been noted as unique and aesthetically important within the Valley Center Community Plan. Lilac Road is located approximately 3.64 northwest of the site and would not afford any views of the Project due to distance and intervening land uses as well as topography. Woods Valley Road is located .37 miles south of the Project site. Views of the Project would be potentially available from this road segment, however the project would be consistent with surrounding existing commercial use types, and would be required to conform with the Valley Center Community Plan. Thus, the Project would not detract from the existing viewshed from a scenic roadway.

As previously discussed, the GPU EIR determined impacts on scenic resources to be less than significant with mitigation. As the proposed Project would have a less than significant

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

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

The Project site is within the village area of the Valley Center Community Plan located off a County Maintained Road (Valley Center Road). The existing visual character and quality of the Project surroundings are characterized by commercial use types, rural residential development on large lots, planned residential development, recreational uses including a golf course, and the Valley Center Municipal Water District facilities site. Viewer groups of the Project site would include motorists, and to a lesser extent, recreationalists, such as walkers, bikers and hikers.

The project is for the development of a commercial and retail center and associated on-site improvements. 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, 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 is located within Zone A of the Light Pollution Code, due to the site's location within twenty miles of the Palomar Observatory. The Project 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 A 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. Additionally, a photometric plan was prepared for the proposed Project dated September 12th, 2018, indicating that the Project would be in compliance with the Light Pollution Code. Thus, the proposed Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

As previously discussed, the GPU EIR determined impacts from light or glare to be significant and unavoidable. However, the 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.

Conclusion

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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 contains lands designated as Farmland of Local Importance according to the Farmland Mapping and Monitoring Program (FMMP). Additionally, the site contains Visalia sandy loam (VaA) and clayey alluvial sand (Co) which are County of San Diego Prime Soil candidates defined by the FMMP. However, the site has been developed with commercial structures and the majority of the site has been disturbed. As such, the soil structure and quality has likely been compromised due to soil compaction from development and operation of former commercial uses. Additionally, the Project site does not contain 10

acres or contiguous Prime Farmland or Statewide Importance Soils as defined by the FMMP. Therefore, no potentially significant impact or conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to a non-agricultural use would occur as a result of this project.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources to be significant and unavoidable. However, the proposed Project would have a less than significant impact to agricultural 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(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is zone C36, a commercial zone, and is not located within a quarter mile radius to any agricultural-zoned land or active commercial agricultural operation in the County of San Diego. The nearest agricultural preserve is located approximately 2.4 mile northwest of the Project site. The nearest lands under Williamson Act Contract are located approximately 2.5 miles northwest of the Project site. Due to distance, no land-use interface conflicts would occur. Additionally, the Project is for the development of a commercial and retail center and associated site improvements, which is compatible with the surrounding commercial use types. Therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act Contract.

As previously discussed, the GPU EIR determined impacts from land use conflicts to be less than significant with mitigation. As the proposed Project would have a less than significant impact for the reasons detailed above, the Project would be consistent with the analysis provided in 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 8.5 mile to the east of the Project site. Thus, due to distance, the Project would have no impact on the Forest. In addition, the County of San Diego does not have any existing Timberland Production Zones.

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 currently taking place on the Project site. In addition, no impacts would occur in association with interface conflicts. Please refer to response 2(a) and 2(b) for a 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. However, the Project would have a less than significant impact to agricultural 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.

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. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
3. Air Quality – Would the Project:			
a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?	<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 Assessment was prepared for the Project dated March 2, 2020 by Ldn Consulting, Inc.

The Project has incorporated design features, which have been included within the below analysis:

- All diesel construction during grading and site preparation activities would be Tier 4 Final with Diesel Particulate Filters (DPFs)

- The Project would install three electric vehicle (EV) charging stations

3(a) The GPU EIR concluded this impact to be less than significant. The General Plan designates the Project site as General Commercial within the Compatible Regional Category 'Village'. The site is zoned C36, General Commercial. The Project, which is to construct a neighborhood shopping center consisting of a market, strip mall, fast food restaurant, and convenience market with six fueling stations, would be consistent with the General Plan land use designation. Because the proposed project is allowed under the General Plan land use designation, which used San Diego Association of Governments (SANDAG) growth projections, 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 screening-level thresholds (SLTs), 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 with mitigation. As the proposed Project would have a less than significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

The air quality analysis takes into account both the construction and operation phases of the Project.

In general, air quality impacts from land use projects are the result of emissions from area sources (landscaping and consumer products), energy (natural gas and electricity), transportation (on-road mobile sources), and from short-term construction activities. The County has established Guidelines for Determining Significance for Air Quality which incorporate the San Diego Air Pollution Control District's (SDAPCD) established air quality impact analysis SLTs for all new source review (NSR) in SDAPCD Rule 20.2 and Rule 20.3. These SLTs identified in the County Guidelines can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. SLTs for volatile organic compounds (VOCs) are based on the threshold of significance for VOCs from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which is more appropriate for the San Diego Air Basin).

Construction

The project proposes construction of a 52,000 square foot (SF) market, 27,700 SF strip mall, 4,000 SF fast food restaurant, and a 1,300 SF convenience market with six fueling stations. For the purposes of the air quality analysis, project development was assumed to start in June 2020 and is projected to end October 2021. Additional construction details are provided in the Air Quality Assessment. 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. To further reduce potential impacts generated during the construction phase, the Project would require all construction equipment used during grading and site preparation activities to employ Tier 4 engines with diesel particulate filters (DPF). With the application of fugitive dust control

and equipment emission reduction measures, emissions from construction activities would be below the County SLTs as indicated in Table 4.1 of the Air Quality Assessment provided in. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during project construction

Operation

During project operations, the vehicle trips generated from the project would result in an additional 10,200 average daily trips (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 SLTs. 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.

Projects that generate traffic may result in the formation of locally high concentrations of CO, known as CO "hot spots". A CO hot spot analysis was conducted within the Air Quality Analysis which analyzed two of the worst-case intersections as identified by the Traffic Assessment, which would be impacted by the implementation of the Project. Both intersections exceeded the 3,000 Peak Hour trips screening level. To determine if the intersections would result in a CO hotspot, the EMFAC2014 model was used. The Project was found to produce CO emission concentrations below the California Ambient Air Quality Standards.

A Health Risk Analysis was performed for the Project following the Gasoline Service Station Industrywide Risk Assessment Guidelines prepared by the California Air Pollution Control Officers Association (CAPCOA) in consultation with CARB and OEHHA. The Project would be required to comply with the following conditions:

- The Project would require the installation of station source equipment, including Phase I and Phase II vapor recovery systems, to reduce potential toxic emissions to a less than significant level.

Project construction and operational emissions associated with the proposed commercial development are not anticipated to exceed the County's construction and operational SLTs, based on the analysis presented in the Air Quality Study and implementation of Project conditions.

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. 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 (PM_{10}) and Particulate Matter less than or equal to 2.5 microns ($PM_{2.5}$) under the CAAQS. O_3 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 PM_{10} 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 SLTs (see Question 3(b) above). Additionally, grading activities associated with construction of the project would be subject to the County of San Diego Grading Ordinance and the SDAPCD Rule 55, which requires the implementation of dust control measures. The project would generate PM₁₀, PM_{2.5}, and NO_x emissions during project operations primarily from mobile sources (i.e., vehicle trips), and VOCs from area and mobile sources. Operational emissions would not be anticipated to exceed the County's SLTs.

The project is located at the intersection of Valley Center Road and Mirar De Valle Road. Two residential developments are proposed within the general vicinity of the intersection. The Park Circle development proposes 318 homes to the west and the Shady Oaks development proposes 47 homes to the southwest. Cumulative impacts could occur if the most intensive phases of construction for these projects occur simultaneous to similar phases for the Project. The most intensive construction phase for the Project and for typical developments occurs during earthwork and grading activities. To mitigate any potential cumulative impacts from construction activities, the Project would coordinate with County Staff to ensure simultaneous earthwork activities would not occur simultaneously, to the extent feasible.

The Project is proposing development that is consistent with the County's General Plan, thus operational air emissions are considered to have been accounted for in the General Plan environmental review. The General Plan was prepared consistent with the RAQS and SIP.

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 listed in 3(b). Therefore, the Project would be consistent 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 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 proposed project would also not be considered a point-source of significant emissions.

The closest sensitive receptors to the Project site is the single family residential unit located approximately 462 feet east of the Project site. 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, the application of Tier 4 engines with DPF, implementation of Phase I and Phase II vapor recovery systems for the six fueling stations, 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 commercial development 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 Project's throughput of gasoline is estimated at 6.8 million gallons and 360,000 gallons of diesel. The California Air Resources Board (CARB) defines the proposed gas station on the project site as a large gas station (i.e. throughput of 3.6 million gallon per year or greater), for which sensitive land uses should be sited further than 300 feet of the facility. Because the nearest residential land use is approximately 462 feet east of the Project, the impact to sensitive receptors would be less than significant.

The Project would generate approximately 10,200 ADT during operation, including pass by, diverted, and primary trips. According to the Traffic Impact Study (TIS) prepared by LOS Engineering, Inc, the intersection at Valley Center Road and Mirar de Valle Road would operate at an unacceptable level of service (LOS) of E with the addition of project related trips. A CO Hotspots analysis was conducted for this intersection (see Appendix X for details); however, intersection emission levels were found to be lower than the CAAQS for CO emissions. Thus, Project implementation would not result in the formation of CO hotspots. Impacts to sensitive receptors from 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. In addition, the implementation of Tier 4 construction equipment with DPF would reduce onsite PM₁₀ from construction exhaust emissions (i.e. diesel particulate matter), reducing inhalation cancer risk to a less than significant level. Health risks associated with the operation of the fueling station would also result in a less than significant impact to nearby sensitive receptors with the implementation of SDAPCD Rules 61.3 and 61.4.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to sensitive receptors. However the project would have a less than significant impact 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(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. Subsequently, no significant air quality odor impacts are expected to affect surrounding receptors.

As previously discussed, the GPU EIR determined less than significant impacts from objectionable odors. As the proposed Project would have a less than significant impacts with the incorporation of Project Conditions 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 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
4. Biological Resources – Would the Project:			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

A Biological Resources Letter Report was prepared for the Project by Klutz Biological Consulting dated January 29th, 2020.

- 4(a) The GPU EIR concluded this impact to be significant and unavoidable. Biological resources on the project site were evaluated in a Biological Resources Report prepared by Klutz Biological Consulting, dated January 29th, 2020. The site contains 8.49 acres of developed and disturbed land. Sensitive wildlife species identified on site include turkey vulture (*Cathartes aura*) and western bluebird (*Sialia mexicana*). No sensitive plant species were identified onsite. The site is located within the North County Multiple Species Conservation Program (MSCP) but is not designated as a Pre-approved Mitigation Area (PAMA).

As considered by the GPU EIR, potential project impacts to sensitive habitat and/or species would be mitigated through ordinance compliance and through implementation of the following standard project condition: breeding season avoidance to prevent brushing, clearing, and/or grading between January 15th and August 31st. The GPU EIR identified this mitigation measures as Bio 1.5.

As previously discussed, the GPU EIR determined impacts to special status species as significant and unavoidable. However, the Project determined impacts to be less than significant with the incorporation of project conditioning for breeding season avoidance, consistent with GPU EIR mitigation measure Bio 1.5. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(b) The GPU EIR concluded this impact to be significant and unavoidable. Based on the Biological Resources report prepared for the Project, no sensitive habitats or wetlands were found onsite or offsite. However, the site includes a drainage ditch that does not include any wetland or riparian vegetation along the southern portion of the site. This drainage would be regulated as “waters” of the State or U.S. Therefore, the Project would be required, as a Project Condition, to obtain permits from the Regional Water Quality Control Board (RWQCB) or the United States Army Corps of Engineers (USACE), or to provide evidence from these agencies that no permits would be required. This condition is consistent with the GPU EIR mitigation measure Bio 2.2. In addition, and as detailed in response 4(a) above, breeding season avoidance as a standard project condition would be required consistent with the GPU EIR mitigation measure 1.5.

As previously discussed, the GPU EIR determined impacts to riparian habitat and other sensitive natural communities as significant and unavoidable. However, the proposed Project's impacts would be less than significant with the implementation of Project conditions consistent with GPU EIR mitigation measures Bio 1.5 and Bio 2.2. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(c) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed Project site does not contain any wetlands as defined by Section 404 of the Clean Water Act. However, as previous discussed in response 4(b), the site does include a non-wetland water of the State and/or U.S. The Project would be required to obtain permits from RWCQB or USACE, or provide evidence that no permits would be required, as a Project condition. This condition is consistent with the GPU EIR mitigation measure Bio 2.2.

As previously discussed, the GPU EIR determined impacts to federally protected wetlands as significant with mitigation. However, the proposed Project determined impacts would be less than significant with standard project conditions consistent with the GPU EIR mitigation measures Bio 1.7 and Bio 2.2. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 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, and a Biological Resources Letter Report, it was determined that the site is not part of a regional linkage/corridor nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. Additionally, the Project site is surrounded by existing commercial development.

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

- 4(e) The GPU EIR concluded this impact to be less than significant. The project is consistent with the Guidelines for Determining significance for Biology, the Resource Protection Ordinance (RPO), and the Migratory Bird Treaty Act (MBTA) because breeding season avoidance will be implemented as a mitigation measure to prevent any potential impacts to raptors or other migratory birds. The project will not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources.

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

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Bio 1.5 and Bio 2.2) would be applied to the Project. Those mitigation measures, as detailed above, requires the Project applicant to comply with the County's Guidelines for Determining Significance for Biological Resources and to obtain permits through the RWQCB and USACE.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
5. Cultural Resources – Would the Project:			
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 Negative Findings Report for the Project was prepared by Brian F. Smith and Associates, Inc. dated April 11th, 2019.

- 5(a) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County approved historian, Brian F. Smith, it has been determined that no historical resources occur within the Project site. The results of the survey are provided in an historical resources report titled, "Cultural Resources Negative Findings For the Liberty Bell Plaza Project", prepared by Brian F. Smith dated April 11th, 2019.

As previously discussed, the GPU EIR determined impacts on historic resources to be less than significant with mitigation. However, he proposed Project determined impacts on historic resources to be less than significant with no required 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.

- 5(b) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County approved archaeologist, Brian F. Smith dated April 11th, 2019, it has been determined that no archeological resources occur within the Project site. In addition, the Native American Heritage Commission (NAHC) was contacted for a listing of Native American Tribes whose ancestral lands may be impacted by the Project. The NAHC response was received on September 25, 2017, indicating that no sacred sites, on record with the commission, were present on the Project site.

Although no resources were identified during the site survey, the potential exists for subsurface deposits because of dense vegetative cover on portions of the property which limited ground visibility. Additionally, several recorded archaeological sites are located within the vicinity of the Project.

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

Conditions of Approval

The following includes the Project conditions of approval:

Pre-Construction

- Contract with a County approved archaeologist to perform archaeological monitoring and a potential data recovery program during all earth-disturbing activities. The Project Archaeologist shall perform the monitoring duties before, during and after construction.
- Pre-construction meeting to be attended by the Project Archaeologist and Luiseno Native American monitor to explain the monitoring requirements.

Construction

- Monitoring: Both the Project Archaeologist and Luiseno Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. Both the Project Archaeologist and Luiseno Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources
- If cultural resources are identified:
 - Both the Project Archaeologist and Luiseno Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist at the time of discovery.
 - The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American shall determine the significance of discovered resources.
 - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
 - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseno Native American monitor.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

Rough Grading

- Monitoring Report: Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.

Final Grading

- Final Report: A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, and any culturally-affiliated tribe who requests a copy.
- Cultural Material Conveyance
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

As previously discussed, the GPU EIR determined impacts to archaeological resources as less than significant with mitigation. The Project determined impacts to archaeological resources as potentially significant. However, the Project would incorporate the GPU EIR mitigation measure Cul-2.5 (as well as Project specific mitigation measures and conditions 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.

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

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

- 5(d) The GPU EIR concluded this impact to be less than significant with mitigation. A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the Project is located on geological formations (Quaternary Alluvium) that potentially contain unique paleontological resources. Proposed grading would include more than 2,500 cubic yards of excavation which has the potential to impact fossil deposits.

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

As previously discussed, the GPU EIR determined impacts on paleontological resources as less than significant with mitigation. The proposed Project determined impacts to paleontological resources as potentially significant. However, the proposed Project would incorporate the GPU EIR mitigation measures Cul-3.1 for a less than significant impact with mitigation. 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.

- 5(e) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

As previously discussed, the GU EIR determined impacts to human remains as less than significant with mitigation. The proposed Project determined impacts to human remains as potentially significant. However, the proposed Project would incorporate the GPU EIR mitigation measure Cul-2.5 (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

Conclusion

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

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

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Cul-2.5 and Cul-3.1), would be applied to the Project. Those mitigation measures, detailed above, require paleontological monitoring during grading, as well as implement the requirements of the Grading Ordinance to minimize impacts to paleontological resources.

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

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-necessary 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 needed 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 with Tier 4 engines to be used during each phase of construction, which is anticipated to commence beginning year 2020 with full operations by 2022. Petroleum consumptions would be necessary for operation and maintenance of construction equipment and would not be beyond what is necessary for the Project. The application of Tier 4 engines for construction equipment would improve the efficiency of the equipment beyond what would be assumed for a standard fleet. 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. In addition, a gas station would be installed at the project site, which is an allowed use within the C-36 zone. 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. For the gas station specifically, the project would be required to work with the San Diego Air Pollution Control District (SDAPCD) for the completion of the permit. This would require appropriate station source equipment to reduce potential toxic emissions associated with fueling. Additionally, the Project would provide numerous sustainability features that would reduce transportation and building energy consumption and increase the efficient use of water. A summary of these features in the Project's Climate Action Plan Consistency Review Checklist, prepared by Ldn Consulting.

The Project would generate approximately 9,826 driveway average daily trips (ADT), as described in the Project's Transportation Impact Analysis prepared by Linscott, Law & Greenspan, Engineers and dated July 2019. The Project would include a dedicated parking stall for vanpool, clean vehicle, and carpool only. Additionally, the Project would plumb for 12 electric vehicle (EV) stations and install 3 EV stations for employees and public use. 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 with the GPU related to energy use, nor would it result in the wasteful, inefficient, or unnecessary consumption of energy resources, as specified within Appendix G of the CEQA Guidelines.

- 6(b) 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:
- Tier 4 construction equipment which would reduce fuel consumption associated with construction activities;
 - 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;
 - Plumb for 12 EV charging stations and install 3 EV charging stations for employee and public use.
 - Work with the SDAPCD for appropriate station source equipment for the gas station

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. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

7. Geology and Soils – Would the Project:

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) rupture of a known earthquake fault, (ii) strong seismic ground shaking or seismic-related ground failure, (iii) liquefaction, and/or (iv) 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

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, nor is it located within a known Active Fault Near-Source Zone. 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 Project site is located approximately 14.9 miles southwest from the nearest Alquist-Priolo Fault Zone and 14.4 miles southwest from the nearest County Special Study Zone. 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 located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Additionally, the site is underlain with

alluvial materials. According to review of the Project site by County Staff Hydrogeologist, in-situ soil densities are expected to be sufficiently high to preclude liquefaction. To ensure no impacts would occur, a soils compaction report would be required prior to all ground disturbance activities.

- 7(a)(iv) The GPU EIR concluded this impact to be less than significant. The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards and is identified as Marginally Susceptible to potential landslides. 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 within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Based on review of the Project by County Staff Hydrogeologist, and the flat topography of the site, potential hazards associated with landslides are less than significant. 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 proposed Project would have a less-than-significant impact with the incorporation of Project conditions for a geological soils report, 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 mollisols and other unidentified soils that have a soil erodibility rating of moderate and severe. However, the Project would not result in substantial soil erosion or the loss of topsoil because the Project would 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 substantially 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 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 located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards, however, the site has relatively flat topography and potential hazards associated with landslides have been determined to be less than significant by County Hydrogeologist. Lateral spreading is a principal effect from liquefaction. The site is located within a potential liquefaction area, however, as indicated in response 7(a)(iii), in-situ soil densities are expected to be sufficiently high to preclude liquefaction.

In order to assure that any proposed buildings are adequately supported, a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant.

As previously discussed, the GPU EIR determined impacts from soil stability to be less than significant. As the proposed Project would have a less-than-significant impact with the incorporation of standard 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(d) The Project site is underlain with the following soils according to the Environmental Site Assessment prepared for the Project by SCST, LLC dated August 21st, 2019: Holocene-to late Pleistocene-age young colluvial deposits consisting of poorly consolidated and poorly sorted slope wash and stream deposits, and sedimentary deposits underlain at depth by rocks of the Southern California Batholith. Soils in the vicinity of the Project site have been identified by the United States Department of Agriculture (USDA) -Soil Conservation Service as sandy loam to clay loam with expansive soil potential ranging from low to high. However, 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 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.

- 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 septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting the tanks or system.

As previously discussed, the GPU EIR determined impacts to wastewater disposal systems 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 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.

8. Greenhouse Gas Emissions – Would the Project:

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

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

☐
☐
☐

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

☐
☐
☐

Background on CAP

The County of San Diego adopted a Climate Action Plan on February 14, 2018 which outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reductions targets. Implementation of the CAP requires, among other things, that new development Projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP.

Discussion

Project Design Features:

The Project has incorporated design features to reduce the impacts associated with GHG.

- Plumb for 12 EV charging stations and installation of 3 EV charging stations for employee and public use;
- Compliance with the County's Water Conservation in Landscaping Ordinance and demonstrate a 40% reduction in outdoor water use;
- Utilization of architectural coatings compliant with San Diego Air Pollution Control District (SDAPCD) Rule 67 (SDAPCD, 2015).

Analysis

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

The Project is for the development of a commercial and retail center with associated site improvements. The Project would produce GHG emissions through grading and construction activities, as well as during the operation of the Project through vehicle trips, use of the commercial and retail buildings, the proposed on-site fueling station, and other associated uses. Indirect GHG uses would also be produced from offsite sources such as water conveyance and utilities. 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 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:

- **Reduce Vehicle Miles Traveled:** Because the project would have more than 25 occupants, the project will provide one carpool/vanpool-only parking space and promote employees to participate in carpool programs to reduce commute trips. The project will also install three electric vehicle (EV) charging stations for employees and plumb for 12 EV charging stations (3 percent of total parking spaces). In addition, the project would install bicycle parking facilities on-site for alternative transportation modes. The application of these design features would reduce project trips to the extent feasible. Due to the proposed project use, some trips occurring on the site would be pass-by/diverted trips, considered to be generated by other, off-site uses. These VMT reduction measures are aimed at reducing new trips that are directly associated with the project.
- **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.

As previously discussed, the GPU EIR determined impacts to be less than significant with mitigation. As the Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis 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's 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 General Commercial (C36). 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.

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's 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 Project specific impacts would be less than significant.

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?

☐☐☐

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

☐☐☐

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

☐☐☐

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

☐☐☐

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

☐☐☐

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

☐☐☐

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

☐☐☐

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

☐☐☐

Discussion

An Environmental Site Assessment was prepared for the Project by SCST, LLC dated August 21st, 2019. A Limited Phase II ESA was completed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I and II ESA Processes and the 2004 DEH SAM Manual.

- 9(a) The GPU EIR concluded this impact to be less than significant. The Project proposes the on-site sale of gasoline and would result in handling, storage, and disposal of hazardous substances which exceed threshold quantities. Further discussion of the proposed on-site fueling station is continued below.

In addition, pursuant to the Environmental Site Assessment prepared for the Project, the Project site and sites identified within one-quarter mile of the Project site, have known presence of Hazardous Substances and are discussed below.

Terry's Hay and Grain

The former site of Terry's Hay and Grain overlaps the Project site and was reported in 1992 to have petroleum hydrocarbons spilled onto the site as a result of fueling activities from an aboveground storage tank (AST). Groundwater and soil samples were collected from 3 monitoring wells on the site between 1993 and 1995, with petroleum hydrocarbon constituents reported in one of the soil samples. Petroleum hydrocarbons residues have potential to exist in the soil at the former location of the AST.

E Dean Webb, DDS, Medina Eades, DDS

The existing dental facility directly adjacent to the southwest of the Project site has multiple recorded violations for medical hazardous waste handling, however there is no documented release of hazardous materials or substances and has low potential to have a recognized environmental condition.

Butterfield Trails Ranch

The Butterfield Trails Ranch site is approximately 800 feet to the northeast of the Project site and has recordation of the installation of a 500-gallon underground storage tank (UST) in 1978. There has been no recordation of unauthorized releases of petroleum hydrocarbon products and is not likely that on-site activities have created a recognized environmental condition.

McArthur Equipment Rental

The McArthur Equipment Rental was recorded to have two 500-gallon USTs and two 1,000-gallon USTs that were removed from the site in 1991. The County of San Diego Department of Environmental Health (DEH) closed a case on the site in 2003 stating that no remedial action was required, and thus it is not likely that activities at the site have created a recognized environmental condition.

Mobil Service Station

The retail gasoline station on the site approximately 600 feet northeast of the Project site has been in operation since prior to 1974, with a recorded unauthorized release of petroleum hydrocarbons sometime prior to October 1991. Contaminated soil and groundwater were left in place after the issuance of a “No Further Action letter” by the RWQCB, and a plume of impacted groundwater remains extending away from the Project site. Thus, it is not likely that activities at this facility have created a recognized environmental condition at the subject property.

Vic’s Garage & Towing

Vic’s Garage & Towing (Valley Center Auto Body, Vic’s Garage, Vic Herrera’s Auto Repair), located approximately 550 feet southeast of the Project site, has been documented as storing or generating hazardous materials onsite, however, does not have any documented release of hazardous substances. It is not likely that activities at this facility have created a recognized environmental condition at the site.

Double T Tire Service, Inc., Terry’s Auto Repair, VC Diesel Repair, Joe’s Country Feed and Pet, Gratel Repair, Inc.-DBA Diesel Repair

This site has been documented as storing or generating hazardous materials onsite, however, does not have any documented release of hazardous substances. It is not likely that activities at this facility have created a recognized environmental condition at the site.

The project would be required to submit a Hazardous Materials Business Plan (HMBP) for approval from the Department of Environmental Health. The purpose of the HMBP is to prevent or minimize damage to public health, safety, and the environment from a release of a hazardous material. The HMBP contains detailed information on the storage of hazardous materials at regulated facilities.

~~Additionally, two buildings on the Project site would be 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:

Hazardous Materials Business Plan

- A HMBP would be prepared and submitted to the County of San Diego for review and approval prior to occupancy or use of the premises in reliance of the Site Plan.

~~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.~~

Soil Testing and Remediation

- Remediation of excavated soil would be performed under the supervision of the DEH Site Assessment and Mitigation (SAM) Program. Soil would be stockpiled, tested, and characterized for disposal, and an addendum to the Phase II ESA prepared by a Registered Engineer or Professional Geologist. A Soil Management Plan would be prepared for the remediation of hazardous materials.

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 a Hazardous Materials Management Plan, ~~structure and debris removal, lead and asbestos surveys,~~ and soil testing and remediation. The project conditions are consistent with San Diego County Board Policy I-132 and General Plan Policy S-11.4 as analyzed in the GPU EIR. Thus, for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(b) The GPU EIR concluded this impact to be less than significant. The Project is not located within one-quarter mile of an existing or proposed school. 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.

The Project is required to comply with applicable regulations pertaining to hazardous waste to ensure that impacts related to hazardous emissions and schools is less than significant.

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

- 9(c) The GPU EIR concluded this impact to be less than significant. Based on the Environmental Site Assessment prepared for the Project, the site has the potential to have been subject to a release of hazardous substances. Refer to response 9(a) above for further discussion on release of hazardous substances.

The Project does not proposed structures for human occupancy, nor does it propose significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, nor is 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 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 as identified in response 9(a) for a Hazardous Materials Management Plan, ~~structure and debris removal, lead and asbestos surveys~~, and soil testing and remediation. The project conditions are consistent with San Diego County Board Policy I-132 and General Plan Policy S-11.4 as analyzed in the GPU EIR. Thus, for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

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

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

- 9(f)(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 site is not located within an identified dam inundation zone. Additionally, 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

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 proposed 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 for the 16 Fire Protection Districts in San Diego County.

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.

- 9(h) The GPU EIR concluded this impact as less than significant. The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). 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. there are none of these uses on adjacent properties. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

As previously discussed, the GPU EIR determined less than significant impacts with mitigation from vectors. However, the proposed Project would have a less-than-significant impact. 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 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 amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding? ☐ ☐ ☐
- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam? ☐ ☐ ☐
- m) Inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐

Discussion

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

(1) PDP SWQMP dated January 29, 2020 prepared by Alidade Engineering.

(2) A Preliminary Drainage Study dated October 15, 2019 prepared by Alidade Engineering.

- 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 Valley Center (903.14) hydrologic subarea, within the San Luis Rey hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed is

impaired. Constituents of concern in the San Luis Rey watershed include Chloride and total dissolved solids. The project would contribute to release of these pollutants; however, the Project would comply with the Watershed Protection Ordinance (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-1.2 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 9(a) and 9(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 determine significant and unavoidable impacts to water quality standards and requirements and groundwater supplies and recharge. However, the proposed Project would have a less than significant impact with mitigation to water quality standards and requirements, and groundwater supplies and recharge (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(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project will obtain its water supply from the Valley Center Municipal Water District that obtains water from surface reservoirs or other imported sources. The Project would not use any groundwater, and the existing well on the Project site would be destroyed and inspected by County Department of Environmental Health (DEH) as a standard condition of approval. The Project would not involve operations that would interfere substantially with groundwater recharge.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to groundwater supplies and recharge. However, the proposed Project would have a less than significant impact to groundwater recharge for the reasons stated above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

Existing site runoff drains to the northwest to two existing culverts and through an existing graded channel crossing the Project site. To avoid concentrated discharge impacts, including substantial erosion or siltation on or off-site, on-site improvement would include the following: extension of the existing culvert to the easterly property line, construction of a new headwall or drop structure to direct water within the existing channel through the Project site, conveyance of run-on water to an on-site storm drain, installation of biofiltration basins, and installation of a swale along the southerly property line.

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 and less than significant impacts. However, the proposed Project would have a less-than-significant impact to erosion or siltation (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(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Preliminary Drainage Study prepared for the Project by Alidade Engineering determined that the proposed Project would not alter the existing drainage pattern in a manner which would result in flooding on or off-site. Redevelopment of the Project site would direct runoff northeasterly through an existing graded channel to two culverts along the easterly property line for treatment and biofiltration management. The Project's proposed drainage patterns would result in less than significant impacts to the properties downstream of the Project site. Additionally, although a portion of the project site is located within the floodplain limits for Moosa Creek, no proposed buildings would be located within these limits.

As previously discussed, the GPU EIR determined impacts to flooding as less than significant with mitigation. The proposed Project would have a less than significant impact to flooding with the incorporation of design features and improvements. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(g) The GPU EIR concluded this impact to be less than significant with mitigation. Pursuant to the Preliminary Drainage Study prepared by Alidade Engineering, the proposed Project would redirect runoff, but not in a manner to exceed the capacity of existing or planned storm water drainage systems.

A water surface pressure gradient hydraulic analysis was performed to clearly demonstrate that the existing box culvert can safely convey peak flows, maintaining hydraulic grade line below the finished surface similar to existing conditions. The results demonstrated the existing culvert can safely convey and increase in design peak from the project site. In addition, the Preliminary Drainage Study also determined that velocity increase would be negligible to the public storm drain in Valley Center Road.

As previously discussed, the GPU EIR determined impacts to exceed capacity of stormwater systems as less than significant with mitigation. With mitigation, the proposed Project would have a less-than-significant impact with regards to exceeding the capacity of stormwater systems with mitigation (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(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 9(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 proposed Project would have a less-than-significant impact to water quality standards with the implementation of project conditions listed in 10(a). The conditions are consistent with the GPU EIR mitigation measures Hyd-1.2 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. Pursuant to the Preliminary Drainage Study prepared by Alidade Engineering, a portion of the Project site is located within the Moosa Creek floodplain limits. However, no structures are proposed to be located within these limits. Additionally, the Project is for a commercial and retail center and associated improvements and does not propose any residential uses. Therefore, the Project would not place housing within a County or federal floodplain or floodway.

As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area as less than significant with mitigation. 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.

- 10(j) The GPU EIR concluded this impact to be less than significant with mitigation. As previously stated under response 10(i), no structures would be located within a County or federal floodplain or floodway. In addition, the project site is not located within a Dam Inundation Zone.

As previously discussed, the GPU EIR determined impacts from impeding or redirecting flood flows as less than significant with mitigation. 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.

- 10(k) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed Project is for the development of a commercial and retail center. No residential housing is proposed as part of the Project. In addition, as discussed in response 10(i), no structures would be located within the Moosa Creek floodplain limits and as previously stated in response 10(j), the project site is not located within a Dam Inundation Zone.

As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard areas and emergency response and evacuations plans as less than significant with mitigation. 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.

- 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. As previously discussed in response 10(j), the project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County.

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 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.

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

10(m)(i) 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 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 Hydrology and Water Quality, the following findings can be made:

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

	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 does not propose any major introduction or expansion of infrastructure. Water and wastewater pipeline extensions would occur only within the project site. Additionally, the Project would include new private access and service road, however these will be on the Project site and would not result in division of any existing surrounding land uses. As previously discussed, the GPU EIR determined impacts from physically dividing an established community as less than significant with mitigation. 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.
- 11(b) The GPU EIR concluded this impact to be less than significant. The Project would permit commercial development of six total retail spaces, including one large market as well as a mini mart for a proposed gas station, which is consistent with the General Commercial use type established by the General Plan and the certified GPU EIR. The discretionary actions for the Project include a Site Plan to ensure conformance with Community Design Review Area requirements and a Boundary Adjustment with Certificate of Compliance.

The Project site is Zoned General Commercial (C36) and has a General Plan land use designation of General Commercial. The site falls within the Valley Center Community Plan Area. The Project would be consistent with the Valley Center Community Plan. In addition, the project was conditionally approved by the Valley Center Community Planning Group (VCCPG) South Village Subcommittee pursuant to VCCPG meeting minutes dated April 3rd, 2019. Additionally, the VCCPG approved the project June 10th, 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. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

12. Mineral Resources – Would the Project:

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

☐☐☐

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

☐☐☐

- 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 (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Inconclusive” (MRZ-4). However, the Project site is surrounded by dense residential and commercial land uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the Project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the Project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

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

- 12(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project is not located in an area that has MRZ-2 designated lands, nor is it located within 1,300 feet of such lands. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project. 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. The GPU EIR concluded significant and unavoidable impacts to mineral resources, however, the Project would have less than significant impacts for the reasons detailed above. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

13. Noise – Would the Project:

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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 residences, vacant lots, commercial, and industrial 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 Noise Analysis prepared by Ldn Consulting, Inc. and dated December 10, 2018, the project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the 60 dBA CNEL or 65 dBA CNEL. The report evaluated the traffic generation from this project and found that it does not create a noise level increase of more than 3 dBA CNEL on any roadways. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36-404: Based on the Noise Report prepared by Ldn Consulting, Inc. and dated December 10, 2018, the non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The site is zoned General Commercial (C36) that has a one-hour average sound limit of 60 dBA daytime and 55 dBA nighttime. The adjacent properties are zoned Variable Family Residential, General Commercial, and Specific Plan. The primary noise sources from this project would be from the roof-top mechanical ventilation system and on-site truck deliveries. The Noise Report evaluated noise levels from these sources and demonstrated that they comply with the County's Noise Ordinance, Section 36.404. Based on the report, the noise levels from the Heating, Ventilation, and Air Conditionings (HVAC) is not expected to exceed the noise standards at the nearest property lines, with the incorporation of the parapet wall as a Project Design Feature. The parapet wall is required to be roughly one-foot taller than the HVAC units and block the line-of-sight from the adjacent property lines. This would result in a cumulative noise level of 43.5 dBA, therefore, complying with the County's standards. The Noise Analysis also states that the project's noise levels from the truck deliveries (which will only occur during the daytime hours of operation) at the nearest adjoining NSLU properties would be 54.5 dBA, which and will not exceed County's daytime noise level limits of 55 dBA.

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.

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

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

The project does not propose any residential uses which are sensitive to low ambient vibration. The proposed project consists of an 82,3000 square feet commercial plaza building with 373 parking stalls on an 8.5 gross acre lot.

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

13(c) The GPU EIR concluded this impact to be less than significant with mitigation.

As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. The Noise Report prepared by Ldn Consulting, Inc. and dated December 10, 2018, evaluated potential noise impacts that may result from this project and demonstrated that the noise levels comply with the County's Noise standards.

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

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. The Noise Report prepared by Ldn Consulting, Inc. and dated December 10, 2018, evaluated potential noise impacts that may result from this project and demonstrated that the noise levels comply with the County's Noise standards. In addition, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36.409), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

As previously discussed, the GPU EIR determined impacts to temporary or permanent increase in ambient noise levels as less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 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. The nearest airport is the Ramona Airport, which is located approximately 12 miles to the east of the project site.

As previously discussed, the GPU EIR determined impacts from excessive noise exposure from a public or private airport as less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 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. The nearest airport is the Ramona Airport, which is located approximately 12 miles to the east of the project site.

As previously discussed, the GPU EIR determined impacts from excessive noise exposure from a public or private airport as less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of 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
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 designated in the General Plan as General Commercial and is zoned General Commercial (C36). The Project does not propose any new residential use types, nor does it propose extension of roads or substantial extension of infrastructure. In addition, 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 proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

14(b) The GPU EIR concluded this impact to be less than significant. The Project does not propose the demolition of any residential structures and thus would not displace substantial numbers of 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 proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

14(c) The GPU EIR concluded this impact to be less than significant. The Project does not propose the demolition of any residential structures and thus 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 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 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. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

15. 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. The proposed Project is for the development of a commercial and retail center with associated improvements. The Project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the Project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

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. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

16. Recreation – Would the Project:

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

☐☐☐

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

☐☐☐

Discussion

16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project consists of commercial development and does not propose any residential uses which would increase the use of existing neighborhood or regional parks, or other recreational facilities. As previously discussed, the GPU EIR determined impacts related to deterioration of parks and recreational facilities to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

16(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not propose any new recreational facilities on- or off-site, nor does it propose the expansion of existing recreational facilities. As previously discussed, the GPU EIR determined impacts related to construction of new recreational facilities to be less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

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

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

17. Transportation and Traffic – Would the Project:

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

☐☐☐

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

☐☐☐

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

☐☐☐

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

☐☐☐

e) Result in inadequate emergency access?

☐☐☐

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

☐☐☐

Discussion

A Traffic Impact Analysis (TIA), prepared by Linscott, Law & Greenspan Engineers and dated July 15th, 2019 was prepared for the proposed Project.

- 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.

As discussed in the traffic study, new Project trips would be distributed onto County roads. The Project would result in 9,826 driveway average daily trips (ADT), with the Project generating 7,956 primary trips to roadways in the Project area.

Level of Service (LOS) is a professional industry standard by which the operating conditions of a given roadway segment or intersection is measures. 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 d vided in Appendix A.			
² Highway Capacity Manual (HCM).			

The Project is anticipated to generate 9,826 driveway average daily trips (ADT), 408 a.m. peak-hour trips (245 inbound and 163 outbound), and 1,020 p.m. peak-hour trips (510 inbound and 510 outbound). Primary trips for the Project are expected to be 7,956 ADT, with 318 a.m. peak hour trips (191 inbound and 127 outbound), and 612 p.m. peak hour trips (306 inbound and 306 outbound).

All study area intersections are anticipated to continue to operate at LOS D or better with the exception of the following: Valley Center Road/ Project Driveway #3/ Mirar de Valle Road; which will continue to operate at LOS F.

Additionally, all study area roadway segments are anticipated to continue to operate at LOS D or better with the exception of the following: Valley Center Road between Thudernut Lane/N. Lake Wohlford Road and Cole Grade Road, and Cole Grade Road between Fruitvale Road and Valley Center Road; both of which will continue to operate at LOS E.

Based on the results of the TIA, the Project would cause direct and cumulative Project impacts to the following intersections and road segments:

Direct

Intersections

- Valley Center Road/ Project Driveway #3/ Mirar De Valle Road

Road Segments

- Valley Center Road (Thundernut Lane/ N. Lake Wolford Road to Cole Grade Road)
- Cole Grade Road (Fruitvale Road to Valley Center Road)

Cumulative

Intersections

- Valley Center Road/ Cole Grade Road
- Valley Center Road/ Project Driveway #3/ Mirar De Valle Road

Road Segments

- Valley Center Road (Thundernut Lane/ N. Lake Wolford Road to Cole Grade Road)
- Cole Grade Road (Fruitvale Road to Valley Center Road)

All County intersections and road segments would not result in significant impacts with the implementation of improvements and/or mitigation measures. Please see below for a list of Project improvements and mitigation measures.

Project Mitigation

The following are the proposed mitigation measures for the Project:

Direct

Valley Center Road/Project Driveway #3/ Mirar de Valle Road

- The Project applicant would be required to implement a signalized intersection

Valley Center Road (Thundernut Lane/ N. Lake Wolford Road to Cole Grade Road)

- A westbound right turn lane would be required to be provided

Cole Grade Road (Fruitvale Road to Valley Center Road)

- A westbound right turn lane would be required to be provided

Cumulative

Valley Center Road/ Cole Grade Road

- The Project applicant would be required to pay a Transportation Impact Fee (TIF)

Valley Center Road/ Project Driveway #3/ Mirar De Valle Road

- The Project applicant would be required to implement as signalized intersection and restriping of lane configurations

Valley Center Road (Thundernut Lane/ N. Lake Wolford Road to Cole Grade Road)

- The Project applicant would be required to pay a Transportation Impact Fee (TIF)

Cole Grade Road (Fruitvale Road to Valley Center Road)

- The Project applicant would be required to pay a Transportation Impact Fee (TIF)

Therefore, the Project would have a less-than-significant impact to County roadway and road segments with the incorporation of GPU EIR mitigation measures Tra-1.3, Tra-1.4, Tra-1.7 and Tra-2.1 (as well as Project specific mitigation measures consistent with the GPU EIR) for a less than significant impact with mitigation.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to unincorporated County traffic and LOS standards. The Project would have a less than significant impact with the incorporation of GPU EIR mitigation measures and project specific mitigation measures consistent with the GPU EIR. Therefore, the project would

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

- 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. Therefore, the project would not conflict 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 site is not located within an Airport Influence Area, Airport Safety Zone, Airport Land Use Compatibility Plan Area, Avigation Easement, or Overflight Area. Therefore, the Project would have a less than significant impact to air traffic patterns. 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. The proposed Project would not substantially alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.

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 proposed project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the San Diego County Consolidated Fire Code. In addition, consistent with GPU EIR mitigation measure Tra-4.2, the Project would implement the Building and Fire codes to ensure emergency vehicle 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 proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be

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

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Tra-1.3, Tra-1.4, Tra-1.7, Tra-2.1 and 4.2) would be applied to the Project. The mitigation measures, as detailed above, would require the Project applicant to comply with the County Public Road Standards, Guidelines for Determining Significance, County TIF Ordinance, coordinate with other jurisdictions to identify appropriate mitigation 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
----------------------------------	--	-----------------------------------

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?

☐☐☐

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 Valley Center Municipal Water District (VCMWD) 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 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(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project involves new water and wastewater pipeline extensions. However, these extensions would be on-site, and would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis. Water and sewer service would be provided by the VCMWD.

As previously discussed, the GPU EIR determined impacts on wastewater treatment requirements 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(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 VCMWD 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 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.

- 18(e) A Service Availability Letter from the VCMWD District 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 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.

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

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. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

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?

☐
☐
☐

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

☐
☐
☐

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts in the environment?

☐
☐
☐

Significant
Project
Impact

Impact not
identified by
GPU EIR

Substantial
New
Information

d) Expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?

☐☐☐

Discussion

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

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 Valley Center Fire Protection District and is located approximately 1.5 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 require the installation and maintenance of new private driveways, as well as on and off-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 located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards and is identified as Marginally Susceptible to potential landslides. Based on review of the Project by County Staff Hydrogeologist, and the flat topography of the site, potential hazards associated with landslides are less than significant. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved prior to the issuance of a building permit. 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.

Appendices

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 the list of Project specific technical studies used to support the Project's environmental analysis. All technical studies are available on the website here https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects.html#par_title or hard copies are available at the County of San Diego Zoning Counter, 5510 Overland Avenue, Suite 110, San Diego, 92123:

Klutz, Korey; Klutz Biological Consulting, (January 29, 2020), Biological Resource Letter Report

Lindscott, Law & Greenspan, Engineers, (July 15, 2019), Transportation Impact Analysis

Louden, Jeremy; Ldn Consulting, Inc., (February 10, 2020), Final Climate Action Plan Consistency Review Checklist

Louden, Jeremy; Ldn consulting, Inc., (March 2, 2020), Air Quality Assessment

Moore, Brent C.; Alidade Engineering, (January 29, 2020), Stormwater Quality Management Plan for Priority Development Projects

Moore, Brent C.; Alidade Engineering, (October 15, 2019), CEQA-Level Preliminary Drainage Study

Skinner, Douglas A.; Bell Holdings, LLC, (August 21, 2019), Update Phase I Environmental Site Assessment Phase II Environmental Site Assessment

Smith, Brian F.; Brian F. Smith and Associates, Inc. (April 11, 2019), Cultural Resources Negative Findings for The Liberty Bell Plaza Project

References

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

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 -
References_2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

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

5 - 76
NOTICE OF EXEMPTION

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

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

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

Project Name: Liberty Bell Plaza; PDS2017-STP-17-037, PDS2017-ER-17-08-010

Project Location: 27555 Valley Center Road, Valley Center, CA

Project Applicant: Steve Flynn, Liberty Bell Plaza, PO Box 642 Rancho Santa Fe, CA 92067 (858-723-3589)

Project Description: The Project is for the development of an 81,884 square foot (SF) commercial plaza, on an 8.5-acre Project site. The Project would develop 7 commercial and retail buildings, including one supermarket (50,907 SF), one mini-mart (1,215 SF) for a gas station with six fueling stations and 12 pumps, 5 other commercial/retail buildings (10,097 SF, 10,042 SF, 3,558 SF, 3,065 SF, and 3,000 SF) with a total of 378 parking spaces. Access to the site will be provided by driveways connecting to Valley Center Road and Charlan Road, both public roads. Water and Sewer will be provided by the Valley Center Municipal Water District. Earthwork will consist of cut of 1,720 cubic yards and fill of 25,880 cubic yards, and undercuts of 12,086 cubic yards for a total import of 13,794 cubic yards. The project is subject to the General Plan Regional Category Village, Land Use Designation General Commercial. Zoning for the site is General Commercial (C36) and minimum lot size is 6,000 square feet. The proposed project is consistent with the development density established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

Agency Approving Project: County of San Diego

County Contact Person: Bradley Sonnenburg **Telephone Number:** (858) 694-3640

Date Form Completed: May 21, 2020

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above described project on May 21, 2020 and found the project to be exempt from the CEQA under the following criteria:

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

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

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

Signature:  Telephone: (858) 694-3640

Name (Print): Bradley Sonnenburg Title: Land Use/Environmental Planner

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
LIBERTY BELL PLAZA, PDS2017-STP-17-037, PDS2019-BC-19-0104

March 5, 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:

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The project will obtain its water supply from the Valley Center 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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. 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 in compliance. A portion of the project site is within a floodplain. However, no development is proposed within the floodway/floodplain fringe area. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

The average slope for the property is 5 to 15 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego approved archaeologist/historian, Brian F. Smith, and it has been determined that the property does not contain any archaeological/ historical sites. As such, the project complies with the RPO.

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

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

The project Storm Water Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

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

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

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

Staff has reviewed the Noise analysis prepared by Ldn Consulting, Inc. dated December 10, 2018 and plot plan associated with the Liberty Bell Plaza. Documentation is considered acceptable and staff has final recommendations to ensure the project is in conformance with County noise standards. The project is subject to the County Noise Element and Noise Ordinance that governs the noise levels generated by this project. The main source of operational noise from this project would be from the mechanical equipment and truck loading operation. The noise report analyzed the operational noise based on a conservative scenario. The analysis demonstrated that the noise levels from the mechanical units and truck deliveries would be in compliance with the Noise Ordinance, Section 36.404. The most stringent allowable day time noise limit is 55 dBA

and a night time of 50 dBA at the nearest property line, which is approximately 50 feet away. Based on the report, one truck delivery takes approximately 45 minutes and would produce a noise level of 54.5 dBA at the nearest property line. Deliveries would only be limited to the daytime hours of 7:00am to 10:00pm, no deliveries shall occur during the nighttime hours. The mechanical units will be located on the rooftop and will be installed behind the proposed parapet walls on each building. The parapet will vary in height, but will be roughly 1-foot higher than the HVAC units. With the combination of the distance separation and parapet wall, the noise levels from the mechanical units are anticipated to not exceed the Noise Ordinance, Section 36.404. Therefore, noise levels from these sources will be in compliance with the noise standards.

Additionally, the project is also subject to the County Noise Ordinance that regulates the temporary noise limits. Temporary construction noise is subject to Section 36.408, 409, and 410. Noise from grading activities is one of the main noise producing sources from this project. The grading equipment would be spread out over the project site, the combined grading operation would be more than 300 feet way from the adjacent property lines. Construction work would be limited to Monday through Saturday between 7a.m. to 7 p.m. There will also be no off-site construction or grading. Blasting and/or rock crushing is not proposed. Therefore, temporary noise from construction and grading is not expected to exceed the 75 dBA.

The report also analyze the traffic impacts from this proposed project. Based on the report, the project does not create a direct or cumulative noise level increase of 3 dBA CNEL on any roadway segment. Therefore, traffic noise from this project will not cause any significant impacts to the existing or future noise sensitive land uses. Based on that information, the noise levels from the traffic would be in conformance with the Noise Elements.

LIBERTY BELL PLAZA SITE PLAN

PDS2017-STP-17-037 / PDS2018-ER-17-080

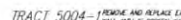
ENVIRONMENTAL FINDINGS

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.).

Attachment C
Site Plan and Preliminary Grading Plan

VALLEY CENTER, CALIFORNIA



GENERAL PLAN REGIONAL CATEGORY VILLAGE (V)
LAND USE DESIGNATION - GENERAL COMMERCIAL (C-1)

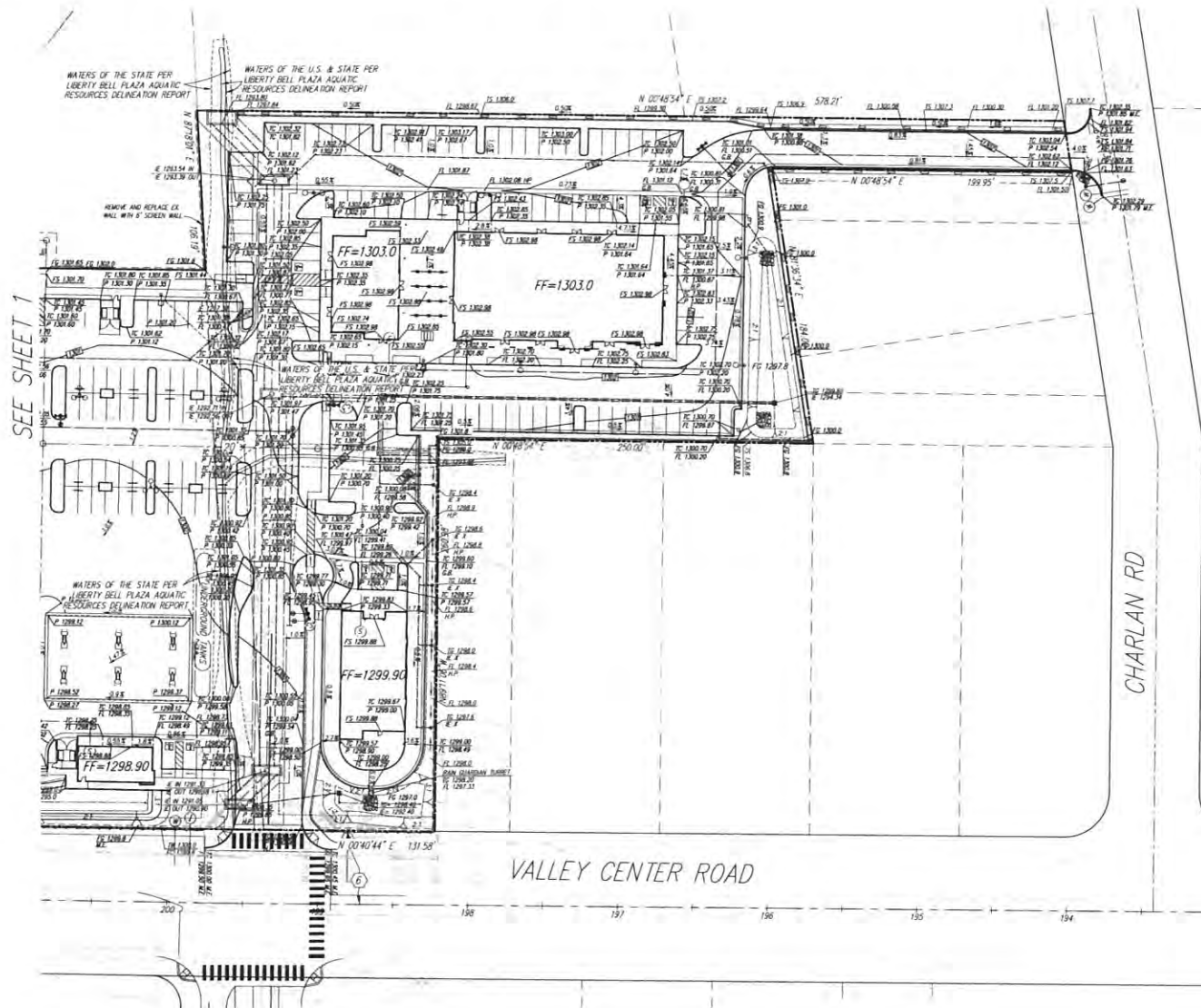
ALIDADE ENGINEERING
41743 ENTERPRISE CIRCLE NORTH
SUITE 209
TEARUKA, C4 92590

5.84

SEE SHEET 2

LIBERTY BELL PLAZA

VALLEY CENTER, CALIFORNIA



SEE SHEET 1



CHARLAN RD

VALLEY CENTER ROAD

PREPARED BY:
NAME: ALIDADE ENGINEERING
ADDRESS: 41743 ENTERPRISE CIRCLE N., SUITE 209
EMERYVILLE, CA 94520
PHONE: (951) 587-2020 FAX: (951) 587-2626
PROJECT ADDRESS:
27444 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
PROJECT NAME:
LIBERTY BELL PLAZA
SHEET TITLE:
CONCEPTUAL GRADING PLAN SHEET 2 OF 2 SHEETS

SITE PLAN 1
CONCEPTUAL GRADING PLAN 2-3
LANDSCAPE CONCEPT PLAN 4-7
ALIDADE ENGINEERING
41743 ENTERPRISE CIRCLE NORTH
SUITE 209
EMERYVILLE, CA 94520
PH: (951) 587-2020
FAX: (951) 587-2626

5-85

Attachment D
Public Documentation



San Diego County Archaeological Society, Inc.

Environmental Review Committee

26 March 2020

To: Mr. Bradley Sonnenburg
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Intent to Adopt Findings
Liberty Bell Plaza
PDS2017-STP-17-037, PDS2019-BC-19-0104, PDS2017-ER-17-08-010

Dear Mr. Sonnenburg:

I have reviewed the subject project's documents on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the documents provided on the County's website, we have the following comments:

1. The cultural resources report's Introduction refers to aerial photos without indicating which photos were inspected, and those photos are not reproduced in the report. Were the 1928-29 "Tax Factor" photos checked? If so, what do they show? If not, why not?
2. The next page of that report indicates that a number of other "historic sources" were consulted. Again, the report fails to reveal the results and reproduce the applicable portions of the maps.
3. Finally, the report does not indicate what the previous uses of the parcels were. Indeed, it is only the response email from the Pauma Band of Luiseño Indians which cites the Valley Center Inn as having been present.
4. Investigation of previous land uses and what the maps and aerial photos may show is of concern for potential guidance for archaeological monitoring. The results are also information which should have been revealed as part of the public review process.
5. We note that the cultural resources mitigation measures included in the Findings document are the County's typical archaeological and Native American monitoring program.

SDCAS appreciates the opportunity to review and offer our comments as part of the County's environmental review process.

Sincerely,


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

cc: Brian F. Smith & Associates
SDCAS President
File



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

Memorandum

TO: Brad Sonnenburg, Project Manager
FROM: Donna Beddow, Staff Archaeologist
SUBJECT: Response to Comments; Liberty Bell Plaza; PDS2017-STP-17-037
DATE: April 15, 2020

The following are staff's responses to comments received during the public review period for the draft 15183 Findings Declaration dated March 5, 2020. The draft 15183 Findings were circulated for public review from March 5, 2020 through April 6, 2020. Comments were received that did not require changes to the Environmental Document (15183 Findings).

Response to comments received from San Diego County Archaeological Society:

1. The County acknowledges and appreciates this comment. The commenter requests clarification as to the type of aerial photos that were evaluated. Historic aerials were evaluated as part of the background information. In addition, the National Register of Historic Places Index, Office of Historic Preservation - Directory of Properties in the Historic Property Data File, USGS 7.5-minute Valley Center Quadrangle (1948), San Diego Historic Roads Map (1769 to 1885), and the Official Map of San Diego County (1872) were reviewed. Additional background evaluation is not required. The cultural evaluation was negative for the presence of resources. No changes were made to CEQA documentation as a result of this comment.
2. The County acknowledges and appreciates this comment. The commenter states that the report cites several historic sources that were evaluated as part of the background information and that the report did not provide the results. No resources were identified on the project site based on a review of the resources identified in response #1 above. No changes were made to CEQA documentation as a result of this comment.
3. The County acknowledges and appreciates this comment. The commenter states that past land use is not provided in the report. Page 2 of the report provides current and past land uses. See Introduction. No changes were made to CEQA documentation as a result of this comment.
4. The County acknowledges and appreciates this comment. The commenter states that past land use and aerial photos provide guidance for the requirement for archaeological monitoring. The project is conditioned with an Archaeological

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

5. Comment noted. See response #4 above.

Valley Center Community Planning Group

Minutes for a regular meeting held on June 10, 2019 at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

CHAIR: Oliver Smith

VICE-CHAIR: Jeana Boulos

SECRETARY: Kathy MacKenzie

A=Absent; Ab=Abstention; BOS=Board of Supervisors; PDS=Department of Planning & Development Services; DPW=Department of Public Works; DRB=Valley Center Design Review Board; GP= County General Plan; N=No; P=Present; PC=County Planning Commission; PSR=Property Specific Requests; R=Recused; SC=Subcommittee; TBD=To Be Determined; VCCPG=Valley Center Community Planning Group; VC= Valley Center; VCPRD=Valley Center Parks & Recreation District; Y=Yea

A. Roll Call

- Meeting was called to order at 7:07 p.m. and a Quorum was established with 14 members present and 1 seat vacancy.

Jeana Boulos - P

Steve Hutchison - P

Jon Vick - P

William Del Pilar - P

Susan Janisch - P

Kevin Smith - P

Susan Fajardo - P

Kathy MacKenzie - P

Dina Gharmalkar - P

James Garritson - P

LaVonne Norwood - P

Renee Wolf - P

Delores Chavez Harmes-P

Oliver Smith - P

B. Pledge of Allegiance - Ms. Renee Wolf

C. Approval of Minutes from Regular Meeting of May 13, 2019

- Motion: To approve the May 13, 2019 Minutes.
- Maker/Second: Garritson /Janisch
- **Motion Carries 14-0-0 (Y-N-Ab).**

D. Public Communication/Open Forum - Members of the public may address the Planning Group on any topic not on the agenda.

- Due to the “standing room only” audience, the Chairman announces a one-minute time limit throughout meeting for all audience members who wish to speak.
- Mike O’Connor, an audience member: He is concerned about the roads and fire safety in Valley Center and points out no progress on either road 14 or 19, yet ground is breaking soon for the housing developments. And acknowledged thanks to the planning group members donating their time.

- Erick Jockinsen, an audience member and also a member of the South Village Subcommittee: Makes two points (a) doesn't like or appreciate the scare tactics that have been used lately about how any development will destroy the quality of life in Valley Center, it is simply creating a shopping district in our town, and (b) the VCCPG denying property rights is wrong.

E. Action items

1. *Discussion and Vote on formal assignment of VCCPG Parliamentarian (Norwood)*

- Ms. Norwood states 2017 was the last time the VCCPG had a Parliamentarian. Having one helps smooth meeting, helps secretary and the person chosen has to be on the board.
- Chairman Smith elaborates the person selected must be qualified, have a working knowledge of the rules, how long, etc.
- Ms. Boulos suggested the person should also need to do research.
- Chairman Smith says research is not a requirement.
- Mr. Del Pilar feels Robert's Rules are more efficient, more positive, and gives people the ability to speak their mind.
- Audience member, Rich Rudolph says this discussion should go under "Group Business" after the public has a chance to speak.
- Chairman Smith explains the question has been raised can we get through this without one. Because of the topics, the full house tonight, and time limits, this is critical to make the selection now.
- Ms. Norwood suggests Dee Chavez Harmes as the Parliamentarian.
- Ms. Chavez Harmes shares her experience that includes serving on many boards and having knowledge and experience using Robert's Rules, has in-depth knowledge and where to look up information, but is not certified.
- Chairman Smith asks if there are any other nominations. There are none.
 - **Motion:** To move for formal establishment of VCCPG Parliamentarian and appoint Delores Chavez Harmes to serve as Parliamentarian
 - **Maker/Second:** Norwood/Garritson
 - **Motion Carries** 13-0-1 (Y-N-Ab). {Ms. Chavez Harmes abstains}

2. *Discuss and Vote to determine YES or NO whether the updated Scoping Letter for Liberty Bell Plaza Project is to be considered as new information per Board of Supervisors Policy I1 Article VI Section VI (Chairman Smith)*

- Chairman Smith explains to the VCCPG this vote is to determine whether the updated Scoping Letter for Liberty Bell Plaza project is to be considered new information per Board of Supervisors Policy I1, Article VI, Section VI
- Mr. Hutchison passes out a list of 6 items entitled "Liberty Bell Plaza: New Information" ([See Attachment 1](#)) while Mr. Vick informs members of the VCCPG that new information came to light after the South Village Subcommittee (SVSC) vote on the Liberty Bell Plaza

project.

- Mr. Del Pilar invites the San Diego County representative to explain the process and define what a scoping letter is and if this information is new.
- Ashley Smith, with the San Diego County Planning Department, says the Scoping Letter was issued in November of 2017 with an attachment of an outline of comments. There has been no new scoping letter issued. The applicant has gotten all the information requested to the County, and the County is currently in the review process. At this time, no major issues have been identified and she thinks it is appropriate to take a vote on moving this project forward. Ms. Smith further explains there will be a 30-day public disclosure period for review and feedback.
- Keith Roberston, Chairman of the Valley Center Design Review Board (VCDRB) says all of the supposed “missing items” have been addressed by the VCDRB.
- Ms. Chavez Harmes asks Ms. Smith if any new items or material has been identified since the scoping letter of 2017. Ms. Smith reiterates the County is in the process of reviewing and has not identified any new major issues that will result in changes to the site plan. They will continue working through with applicant.
- Ms. Chavez Harmes addresses the Chair about the Scoping Letter. She has confirmed, through the county, the scoping letter is only sent to 3 parties - the Planning Group Chair, the DRB Chair and the County Planning Department. She asks the Chair if he received a new “scoping letter” from the County. Chairman Smith said he did not receive anything directly from the county. However, other members of the board did. Ms. Chavez Harmes points out that the scoping letter would not be going out to members of the board, only to the chairs. of VCCPG and DRB. She asked if the county would address it?
- Ms. Smith from the County explains the “new attachment” is actually a working draft from the applicant--and not a new scoping letter.
- Chairman Smith asks Ms. Smith why the May attachment is longer. She explains the working draft attachment is longer because it includes items added by the developer not on the formal scoping letter that include: PDS Land Development Comments, Department of Public Works Comments, and Planning & Development Services CEQA Comments.
- Mr. Vick shares that Ms. MacKenzie pointed out the titles of “Scoping Letter” on the reports are misleading, because they are both actually attachments to the scoping letter from November 29, 2017. Mr. Vick clarified these two documents are attachments to the scoping letter. One is the original Attachment A (See Attachment 2), while the second, dated May 22, 2019 (See Attachment 3) is the applicant’s working copy. Mr. Vick said he’d asked Project Manager, Brad Sonnenberg for an updated scoping letter so they could review it before this meeting. What was received is Attachment 3. And therefore item #1 on the handout (See Attachment 1) is not correct. Mr. Vick confirmed no updated scoping letter has been received. However the SVSC had not seen the original scoping letter or the updated attachment prior to voting on the project and therefore took a vote in April before having the information they should have had.
- Mr. Del Pilar states since the county did not issue a new scoping letter, no new information

has been issued from the County.

- John Ziebarth, the project's architect, said under Section 13, they needed the signed DRB approval, which they have received after working with the group between 1.5 and 2 years to meet their requirements. Before the traffic study can be finalized, the approval to move this project forward must be given.
- Mr. Hutchison asks County Representative Ms. Smith about the first several items on the attachment. Why are they identified as "informational only?" The job of the VCCPG is to look for consistency with the General Plan and Community Plan. Only thing settled on is the DRB. The County hasn't really looked at consistency. It sounds like we don't get that information until the EIR. He thinks we are putting the cart before the horse.
- Ms. Smith explains before the project gets final approval, it also goes to the Planning Director for final review to ensure consistency and that it meets the general plan. We're here to get your feedback and overall recommendations tonight.
- Mr. Hutchison points out the Public Disclosure Plan only relates to environmental compliance.
- Ms. Boulos inquires if any modifications that happen after approval will have a 30-day period for public review and feedback. Does it include the site plan, or is it strictly environmental?
- Ms. Smith says it's about the Environmental review, and the site plan is part of the package.
- Audience Member, Ann Quinley, doesn't see any problem.
- Audience Member, Michael O'Connor is concerned with the size and site plan considerations when looking at the community plan. He points out the VCCPG needs to look at zoning, floor plan, whole comprehensive package.
- Ms. Norwood thinks if the VCCPG gets too picky, the county and developer will go over our heads, like Rite Aid, and then Valley Center will have no say in development. Plus this developer has gone well above what was required.
- Audience member, Tracy Smith, asks the County Representation, Ms. Ashley Smith, if this a final vote or just a go-ahead to move forward and have another vote for approval? The County representative says this vote is about making a formal recommendation to approve or deny with conditions or requests to the county.
- Chairman Smith says the future public 30-day period review is on environmental issues only. Map, design, size, or architectural will not be allowed to be part of the next review. Environmental review only. We need to do our decision on the rest of the project now.
- Ashley Smith confirms this review is for the environmental impact.
- Tracy Smith asks if that means only issues brought up affect environmental. Ms. Ashley Smith confirms that is correct.
- Mr. Vick says the SVSC did not review the scoping letter. He thinks the subcommittee should look at it along with the new information obtained from the developer to ensure compliance.
- Ms. Chavez Harmes said (1) the VCCPG can't go back and vote to have a vote that was completed. It is an obstruction of a separate committee to review and revote on a matter

that has already been voted on and cleared by another committee per Roberts Rules of Order. Chairman Smith disagrees.

- Audience Member and SVSC member, Eric Jockinsen, explains he's the one who made the motion for the SVSC to approve the project after the VCDRB approved. Project approval was brought for a vote before the SVSC. It passed with a 5-1 vote. Mr. Jockinsen said, "Only Mr. Vick voted no and is a bad loser."
- Chairman asks for an end to the discussion and put it to a vote. Is it new information, yes or no? Needs 2/3rds vote. Mr. Garritson said the County already explained it is NOT new information, but Chairman Smith explains the VCCPG has the right to make that decision for itself. Mr. Hutchison points out that a 2/3rds vote is not required, only a majority.
- Rick Rudolph presents a letter and shares his background. The one minute time limit is used up giving his bio, he is asked to sit down, Mr. Greg Johnson, who was to speak next, gives his time to Mr. Rudolph to read his letter. Time elapses again, and then audience member, Lael Montgomery continues reading ([See Attachment 4](#)).
- Mike O'Connor, audience member, is disappointed with the time limit - people take time to come and then don't have time to speak their opinion. He says this project is being sideswiped. It is going to drive out small businesses and economic viability. New information has come up and needs to be considered.
 - **Motion:** Is the Scoping Letter new information per Board of Supervisors Policy I1, Article VI, Section VI? Yes or No.
 - **Maker/Second:** O. Smith/Hutchison

Jeana Boulos - N William Del Pilar - N Susan Fajardo - Y James Garritson - N Delores Chavez Harmes-N Steve Hutchison - Y Susan Janisch - N	Kathy MacKenzie - N LaVonne Norwood - N Oliver Smith - Y Jon Vick - Y Kevin Smith - N Dina Gharmalkar - N Renee Wolf - Y
--	--
 - **Motion Defeated** 5-9-0 (Y-N-Ab). Scoping Letter ([Attachment 3](#)) is NOT considered new information by County rules.

3. Presentation, Discussion and Recommendation Vote on Liberty Bell Plaza site plan, concept and size. Presentation by Ross Burnett. PDS2017-STP-17-037, Project Manager Brad Sonnenberg (858-694-3640) (Vick)

- Mr. Vick summarized saying the SVSC voted on April 3rd on a motion proposed by Eric Jockinsen on the Liberty Bell size and scope that had been reviewed by the VCDRB without reviewing the scoping letter. The SVSC moved to approve the size and scope of the Liberty Bell Plaza project with the following conditions (Mr Jockinsen interrupted to say the word is "recommendations", not "conditions"): to replace the concrete sidewalks with DG pathways along Valley Center Road, replace the trees in the second row with evergreens to provide screening and also to request the floor plans and details for articulation to be

reviewed by the subcommittee. It was seconded by Jeana Boulos and the final vote of the SVSC was 5-1. Mr. Vick was the nay vote because of size. Mr. Vick says he wants a market, however, wants to keep it rural. His wife had been on the VCDRB and she was instrumental in developing the Heritage Trail and Mr. Vick worked to get the landscaping. He just wants to ensure we all know what the plans say (community and general plans) to maintain rural community. Mr. Vick then passed out a statement of his reasons why the VCCPG should not vote at this time to approve or deny approval of the Liberty Bell Plaza site plan, concept and design ([See Attachment 5](#)).

- Chairman Smith asks what specifically the motion is. He asks Mr. Jockinsen, who made the motion, what specifically did it say? Is there a conflict? What was the motion?
- Mr. Jockinsen said the motion was an attempt to soften the project because the SVSC got a lot of flack from the Tractor Supply with the hardscape vs softscape. In answer to Chairman Smith's question, the motion was to "[Approve the project with *recommendations* of replacing the concrete sidewalk with DG, replace 2nd row of deciduous trees with evergreen trees to provide better screening of building from road and to request floor plans and articulation.](#)"
- Ms. Boulos states the replacement of deciduous trees is up to the VCDRB. Further, the VCCPG can't decide on DG, that's a county issue, as they will also be maintaining it. Also the minutes need to be changed from using the word "conditions" to "recommendations".
- Chairman Smith inquires if there is a clear motion?
- Ms. Chavez Harmes announces she was at the SVSC meeting and asks Mr. Vick if the group has a secretary. Mr. Vick informs her that Susan Fajardo normally takes minutes, but she wasn't there, so he took the minutes.
- Ms. Chavez Harmes says she and Ms. Janish were not recorded as being present in the minutes and that she did write down the motion as made by Mr. Jockinson; "Move to approve the project with recommendations of replacing concrete sidewalks with DG pathways, use of evergreen trees in the second row of trees from the road to provide better screening and provide details of the articulation." Mr. Vick said the final minutes haven't been distributed yet. Chairman Smith said, he is trying to find out exactly what the SVSC motion was so that the VCCPG could vote on it. He's seeing Mr. Jockinsen, Ms. Boulos, and Ms. Chavez Harmes on one position and Mr. Vick on another. Ms. Chavez Harmes interjects that it is unacceptable to change the wording of the motion and Chairman Smith explains that is why he is attempting to get the language of the motion because the draft minutes were not accurate and that bothers him. Mr. Del Pilar reminds Chairman Smith that Ms. Chavez Harmes had written down the motion from the meeting and Chairman Smith asks her to read: "[Move to approve the project with the following recommendations: Remove concrete sidewalks along Valley Center Road and replace with DG pathways; use evergreen trees in the second row of trees to provide better screening; and provide floor plan and articulation.](#)"
- Mr. Vick interrupts to say they were looking at Site Plan, they were not looking at everything. Ms. Chavez Harmes said if Mr. Vicks strikes some of the beginning language of

his version it will be accurate.

- Chairman asks Ms. Boulos if what Ms. Chavez Harmes read is accurate. Ms. Boulos asks the motion to be read one more time.
- The motion is read again.
- Claire Collins, also a member of the SVSC talked about the trees, DG and size of building might not have enough parking spaces.
- Will Rogers, also a member of the SVSC, said he asked for the floorplan because he only saw ½ of the facade. The third request was to provide a detailed floor plan for articulation by the subcommittee.
- Chairman says that's the motion. Dina seconds. Now discussion.
- Ms. Janisch shares she was at the DRB meeting and heard Susan Moore say that they'd like 6 trees in each section, 3 evergreens and 3 deciduous trees in the second row.
- Chairman Smith asks to go around group to ask questions. Ms. Norwood asks to refrain from asking questions until the audience has had a chance to speak their opinions.
- Mr. Vick wants to clarify that this vote is to approve the *project*, not the *site plan*. Chairman Smith says the motion is as spoken. Mr. Vick responds saying "I was chair of the meeting, I took the minutes, the motion was to approve the *site plan*, not the project. You're way off base." The Chairman responded saying three or four people on the subcommittee are here and they disagree. Therefore, other members of the subcommittee disagree on what they voted on.
- Audience Member, Lee Schwarz wants to know why the store is so big? Why rolling over so fast?
- Chairman Smith points out that it is outside the parameters of the Planning Group to decide or make recommendations on the use of a property. That is the choice of the owner and county. The VCCPG doesn't have a say.
- Mr. Vick interrupts to correct Chairman Smith. "The plan, section LU2-7 requires new commercial properties to maintain or enhance the viability of the existing commercial businesses. We have a reasonable responsibility to protect existing businesses. In the San Diego General Plan under 11-9 states new projects must be scaled and compatible."
- Mr. Will Rogers wants to ensure awareness of what we're voting on, please base vote on criteria - consistent with the general and community plans.
- Ann Quinley is concerned about the size of store. She feels it's better to have 2, 3, or 4 smaller stores than 1 mammoth store.
- Michael O'Connor - Feels the store is too big. We don't need 50,000 (*NOTE: correct size is 50,900*) square feet.
- Johnson Dualsvey - wants Vons.
- Leroy Goering - wants Vons.
- Craig Johnson - wants Vons. Concerned about safety issues at the intersection of Mirar de Valle and VC Roads.
- Camille Hayes - welcomes Vons. Bigger concern is the traffic measures. What is planned?
- Alysha Stehly - proponent of approving project and allowing it to start. Keep the money in

Valley Center. The developer has gone above and beyond responding to requests from community.

- Nathan Hilbig, son of Wayne Hilbig. He has worked this last decade on this project. The Bells have worked tirelessly. This project will bring in jobs, save residents time and reduce traffic by not having to drive up and down the grade.
- Aaron Anaya - wants Vons. The store is not too large, and offers more options. Also caution note to VCCPG about relations with developers - do not antagonize as they don't have to go through the VCCPG. Lastly a grocery store, no matter the size, is not going to change our small town values! "The behavior of some of the people in attendance tonight, if you were my kids, you'd be on time out."
- Douglas Moriarity - board president of Woods Valley. Shares the developer came to the community to give a presentation and the residents of Woods Valley do want the Vons project to come.
- Bruce Salerno - He thinks VC would benefit from full service market. VC is going to get developed but doesn't want big box stores. Size is too big and offers such a breadth of service, it makes it impossible for a small market to compete.
- Rand Lowe - Wants the store to look like it belongs here. LD9-8, and LD-11 are vague statements. Needs to have teeth in these statements to make it look like it belongs here.
- Lael Montgomery - Bad idea to approve something prematurely. Make recommendations, see what the developer does, wait until the end and then give approval.
- Larry Glavenic - 2 things: In 5 years there will be gridlock going down the grade with no plans for new roads. If this town is planning for 40,000 residents, we need to provide right type of retail.
- Richard Rudolph - Send decision back to subcommittee. Why is county asking for decision? Very strange. Need more information. What's the rush?
- Daniel Scephurek - Bring a custom, full service butcher shop to Valley Center.
- Mike Moyna - Don't make this area into Escondido. Make it like Rancho Bernardo. He wants his property value to stay up. Make the retail the right size, serve the community, meet the guidelines, and it will keep the property values up.
- John Ziebarth - Size of small grocery store. 50,900. The DRB approved. Mr. Vick is trying to stop.
- Craig Johnson - No reason to rush to give people chance to adjust their feelings to what is going to happen. We should be in charge, not the developer or county.
- Mr. Ross Burnet gives presentation of project to audience and explains he's given this presentation throughout the community multiple times to ensure everyone has had the chance to give input. As far as the size, with the cost of construction, the last thing they want to do is overbuild! There is no new information from County. The intention has always been to work closely with the community and they intend to continue to do so.
- Mr. Ziebarth explains further on the community character issues - the landscaping is 12-13 feet deeper from road than called for. As far as competition, markets like Trader Joe's or Sprouts like to be in shopping outlets with Vons or Ralphs or Albertsons because Trader

Joe is a niche market and benefit from the customers generated by the bigger markets.. Further, the project has been designed NOT to increase traffic. There will be a side road entry, less people will be driving down the grade, which reduces carbon emissions, improves the air quality and reduces the traffic. In conclusion, the project has worked closely with both the VCDRB and SVSC and have met guidelines.

- Chairman Smith asks each VCCPG member to make a statement.
- Ms. Norwood - Clearly heard 11 yes's, 9 no's and 4 concerns about the size of building, competition with existing businesses and traffic issues. Since it's her job to represent the majority of the people, she'll vote yes on this project.
- Ms. Wolf - She wants store, but the issues are traffic and the store size. She thinks it is too large.
- Ms. Janisch - Likes the project. Pleased with cooperation, they listen to ideas, make corrections and answer questions. No problems with size or trees.
- Ms. MacKenzie - Heard more yeses than nos. This developer has gone over and above what they needed to do. As far as community, we need a grocery store. It's the size that concerns some people. The developer has thoroughly analyzed what is needed based on projected population and surrounding area residents who will come to shop. They're not going to build more than they need. The traffic is a concern, a side entrance will alleviate that. A traffic study will also be done, which is a whole other topic.
- Mr. K. Smith - He's going to *&#\$ some people off, since it's nearly a 50/50 split no matter what way he votes. He doesn't like the size of the store and he's gone to many meetings. No criticism. The VCCPG needs to pursue with county directly. We can't say businesses can't come in. This developer has tried and made significant changes to meet our demands. Remember, the county ultimately approves the project, not the VCCPG.
- Ms. Boulos - She's heard a lot about the size of the grocery store, but not about the rest of the project. The size determination is not up to VCCPG and there's a lot more to the project and points out the County does ultimately decide. VCCPG can't restrict what owners do with the land/property they bought to develop. We are restricted to giving our opinions/recommendations to county Planning Commission, but we can still provide some input on this project.
- Chairman Smith - He heard "No big box stores." County has definition of big box: 60,500 sq ft or larger. People say don't want big box, but want supermarket. 35,000 sq ft has been suggested. Big concern is traffic. Recommends the gas pump and traffic is not part of this project approval. It is an additional and separate item. Recommend to add to motion on the floor that we recommend a traffic study for that site.
- Mr. Del Pilar - He's done lots of research. Amazon started destroying mom and pops stores. The average Von's is 50,000 - 60,000 sq ft and includes a coffee bistro, floral section, bakery section and deli section. They are one-stop shops. Consumers want convenience. Developer got the VCDRB's stamp of approval, which it had to do before

it could go to the SVSC who votes 5-1 vote in favor of moving forward to the VCCPG. End of story. This project brings 150 jobs to the area. And has programs to help workers get further education. Further, after studying the Vons in Carlsbad learned that Vons uses local produce and florals - another income generator for the local community. There are some ugly buildings in VC, but these developers are going overboard to comply and they have been honest with us throughout and are working hard to provide what we want. Keep good relationships with developers - "remember Rite Aid."

- Ms. Chavez Harmes - This Vons is being built for what is coming, not what is here. For 1400 homes that's a minimum of 2800+ people. We don't want to have to redo in another 5, 10 or 20 years to accommodate the growth. Valley Center Road is not pretty. This project can be the catalyst for a new, higher standard. What concerns her the most is not the developer, or the size of the grocery store, but the behaviour and actions taken by some of the board members: causing alarm, fear, and misrepresenting facts to the public, attempting to undermine a legitimate vote, to cause unnecessary drama in trying, to obstruct a legitimate vote, to compromise trust; these actions are un-excusable and have only served to increase financial hardship for all, as costs are passed from developer on to the consumer.
- Mr. Gharmalkar - When looking around the entire area of Valley Center, the best place to locate a grocery store is Valley Center Road. The topography elsewhere won't allow. He wants less trips to keep money local and to serve the community.
- Mr. Garritson - Thanked developer for coming again to a meeting. He thinks the matter should have been voted on last month. With a 5-1 vote from the SVSC, he doesn't see why it had to be postponed, it should have immediately been forwarded to the VCCPG for a vote. He takes offense when the VCCPG doesn't support property owners. Valley Center is no longer agricultural, residents need to get into the present time.
- Mr. Hutchison - (1) Traffic. Study is vitally important. Butterfield Ranch was approved without traffic study which resulted in potentially 650 feet of *planned* median removal, but after negotiations, only 190 feet were removed from plan. What we don't know is vital. Not just driveways, it's the traffic. (2) Further he's concerned with the compatibility with the Plan. The plan calls for forward-facing buildings to create that "downtown" feel - but this is side-facing. Parking is to be to the side or behind developments. (3) He thinks most VCCGP members haven't given the General Plan its due. The County says it has no issues, the developer says it meets the requirements, yet the plan is vague. Big Box county specs is more of a suggestion, not specification. This Vons will be 2.5 times larger than the Tractor Supply store. (4) We are Elected Officials of County - VCCPG members - are to recommend to County. What we say matters. We are here to protect VC from overdevelopment. Therefore, he's opposed - for the size.
- Mr. Vick - Against the store. Size is a transformational issue. Look at the scoping letter. All sizing is marked "informational / NA" If approved now, don't know what you're

voting for. It won't include traffic impact analysis. This project shows 9800 car trips daily is estimated. If approved now, don't know what we're voting for. What's the rush? Recommendation is to wait for further information on updated scoping letter and traffic report.

- Ms. Fajardo - Increased traffic, doesn't see traffic increasing in our community from the project, since all traffic goes downhill anyway. She believes the three upcoming housing projects will affect the traffic more.. The outcropping rocks, according to our general plan are to be protected, yet they were destroyed by the developer at the corner of Valley Center and Miller Road to make way for another gas station. As far as mom and pop stores, most don't offer the selection or the reasonable prices Von offers. She is for the project.
 - Chairman Smith distributes a petition ([See Attachment 6](#)) from 31 VC residents saying the Vons and its size does a disservice as well as bringing too many gas stations to our town that take business away from small businesses. Mr. Del Pilar announced this petition is a result of a college student and he applauds her getting involved and making a difference. He urges people to get involved.
 - Steve Wynn - His father-in-law, Mr. Bell, bought the land in 1981. Since that time he has dealt with just about every obstacle imaginable. What people really want is a nice looking store. When they walk in, they don't know what the square footage is. He ensures the developer will continue to work with the community to ensure people get what they want.
 - Chairman Smith - Makes motion to modify "[Recommendation for County to pay particular attention to traffic issues regarding the gas station and do a site specific study.](#)" Boulos seconds. Chairman Smith asks the maker of the motion (Mr. Vick) if he agrees to the modification.
 - Mr. Vick says yes...if it also includes that the County look at all the General Plan and Community Plan items and has an issue resolution created.
 - Ms. Chavez Harmes points out Mr. Vick's request is a separate motion. And so we should vote on the (original) motion as it is.
 - Chairman Smith requests the original motion be read again:
 - [Motion to approve the project with the following recommendations: Remove concrete sidewalks along Valley Center Road and replace with DG pathways; use evergreen trees in place of deciduous trees in the second row of trees along the road to provide better screening; and request the floor plan in details of the articulation be provided for review.](#)
 - **Maker/Second:** Vick /Gharmalkar
- | | |
|--------------------------|---------------------|
| Jeana Boulos - Y | Steve Hutchison - N |
| William Del Pilar - Y | Susan Janisch - N |
| Susan Fajardo - Y | Kathy MacKenzie - N |
| James Garritson - Y | LaVonne Norwood - Y |
| Delores Chavez Harmes- Y | Oliver Smith - N |

Jon Vick - N

Dina Gharmalkar - Y

Kevin Smith - N

Renee Wolf - N

○ **Motion Defeated: 7-7-0 (Y-N-Ab)**

- Chairman Smith informs that the motion needs a minimum of 8 to achieve quorum and asks if anyone else has a motion.
- Mr. Hutchison makes a motion to refer the issue back to the subcommittee for further consideration. Ms. Wolf seconds.
- Mr. K. Smith questions why Mr. Hutchison wants to refer the matter back to subcommittee. Mr. Hutchison says the subcommittee needs to take this more seriously and review everything.
- Mr. Vick says the SVSC never looked at the scoping letter so they didn't know what they were voting on.
- Ms. Boulos comments that Mr. Vick keeps referring to the scoping letter. Yet, doesn't clarify as to the 2017 attachment or the 2019 attachment. Mr. Vick says the only one available at the time was the 2017. He doesn't think the subcommittee ever looked at that. Ms. Boulos asks if he knew that for a fact. Mr. Vick does not. Ms. Boulos shares that she did review the scoping letter and the attachment.
- Ms. Chavez Harmes asks the chair of the SVSC, "did you not prepare and present that to your subcommittee?" Mr. Vick explains when it came out, he was not the chair. Ms. Chavez Harmes asked wasn't the vote taken in April of 2019 and wasn't he the chair at that time? Mr Vick said yes and explained he had assumed it had previously been done. Chairman Smith said every member of the VCCPG received a copy of the updated draft attachment secured by Mr. Vick as soon as Chairman Smith received it. It was pointed out the topic was about the subcommittee members receiving it, not the VCCPG members receiving the information.
- Ms. Janisch shares that she was at the meeting and knew the DRB went over the conditions, and so did the SVSC.
- Oliver wants to have a vote to determine if further discussion is needed or is it time to vote on the motion on the table.

○ **Motion Yes to immediately vote on the motion on the table or No votes means we continue discussion**

○ **Maker/Second: Chairman Smith/Janisch**

Jeana Boulos - Y

Kathy MacKenzie - Y

William Del Pilar - N

LaVonne Norwood - Y

Susan Fajardo - Y

Oliver Smith - Y

James Garritson - N

Jon Vick - Y

Delores Chavez Harmes - Y

Kevin Smith - Y

Steve Hutchison - Y

Dina Gharmalkar - Y

Susan Janisch - Y

Renee Wolf - Y

○ **Motion Carries: 12-2-0 (Y-N-Ab) to vote on motion on table**

- Chairman Smith instructs the group to immediately vote on the motion.

- **Motion** to refer the issue back to the SVSC for further consideration.

- **Maker/Second:** Hutchison/Wolf

Jeana Boulos - N

Kathy MacKenzie - N

William Del Pilar - N

LaVonne Norwood - N

Susan Fajardo - N

Oliver Smith - N

James Garritson - N

Jon Vick - Y

Delores Chavez Harmes- N

Kevin Smith - Y

Steve Hutchison - Y

Dina Gharmalkar - N

Susan Janisch - N

Renee Wolf - Y

- **Motion Defeated:** 4-10-0 (Y-N-Ab)

- Chairman Smith says the group needs to vote to extend the meeting to 10:30.
 - **Motion** to extend meeting to 10:30 pm.
 - **Maker/Second:** Chairman Smith/Garritson
 - **Motion Passes:** 12-2-0 (Y-N-Ab)
- Ms. Chavez Harmes motions [approval of the Liberty Bell Plaza project](#) and Mr. Garritson seconds. Ms. Chavez Harmes says the majority of the public wants it, there has only been one scoping letter. We do need information on traffic, but believes we'll be in a position to be able to ask for that as the developer has worked in good faith and demonstrated their willingness to meet our requests, Therefore the motion is presented with no recommendations.
- Mr. Hutchison is surprised by the Parliamentarian and challenges the motion. It's the same thing with no new information.
- Mr. Garritson mentions that votes have been taken several times on the same thing to break a tie in the past.
- Mr. Ziebarth shares that once approval is given they can actually move forward to complete the traffic study and we can come back once that's done. That's why the vote is being asked for now, so they can move forward and start finalizing all the loose ends. Without the go ahead, these things can't be done.
- Mr. Hutchison challenges the motion again, saying it's the same issue without change or new information.
- Mr. Vick does not believe the Traffic Impact Analysis is part of the study. Ms. Anna Smith from the County clarifies again that the Traffic Study IS part of the assessment and there will be a 30-day review period to give feedback.
- Aaron Anaya interjects to advise group members to consider the young families and large demographic missing in the audience and not represented at this meeting that need the convenience.
- Mr. Del Pilar supports Mr. Garritson by reminding group of voting repeatedly in the past over filling a spot on the board until we had a majority.
- Lael Montgomery from the audience says if approval is given without consideration for traffic or review of sidewalks by the county, you're wrong. Ms. Chavez Harmes says maybe she is, and asks either Mr. Burnett or Mr. Ziebarth to address those issues. Ms.

Montgomery refused to let them speak and says we can't just approve it with no conditions or recommendations or requirements.

- Mr. Ross and Mr. Ziebarth explain traffic, need for approval so they can order the traffic study.
- Audience member, Dorothy Kennedy, questions if this vote is to approve straight out?
- Mr. Vick said traffic analysis is not part of environmental study.
- Ms. Ashley Smith of the County corrects Mr. Vick stating that the traffic study WILL be included and comments can be made during the public hearing.
- Ms. Chavez Harmes explains to Mr. Hutchison that the last vote was different in that it was presented with recommendations. This one is reworded.
- Chairman Smith says he voted no because he didn't like the wording on the first motion to approve the project. Rewording it may change his vote.
- Ms. MacKenzie says it's ridiculous to send the project back to the subcommittee to revote on something that was already approved.
- Mr. Rogers is not okay with this. He said the approval included 3 recommendations.
- Mr. Burnett said the project was brought to the DRB and over the past several years they have responded to all requests.
- Ms. Lael Montgomery suggests the VCCPG vote on the recommendations to the county and take out "approval of project". Ms. Charvez Harmes doesn't understand how that suggestion would help the project move forward. Ms. Montgomery says you move forward with little steps. Once you have all the information, then you can make an intelligent decision.
- An audience member asks group to stop milling around all night long. Let Mr. Hutchison challenge, but take the vote and move on. Make a decision.
- Mr. Burnett explained the back of the project faces the water treatment plant, that their experience with the DRB shows their willingness to work with us.
- Ms. Carmen Sifuentes says the traffic isn't going to increase because people aren't going to drive here to go shopping at Von's. They are heading through to go to the casinos. VC needs a beautiful and clean place to go shopping.
 - **Motion:** Yes to vote on the proposed motion immediately or No to continue discussion
 - **Maker/Second:** Chairman Smith/???
 - **Motion Carries:** 14-0-0 (Y-N-Ab) to vote on motion on table
- Chairman Smith calls for the vote.
 - **Motion** To approve the Liberty Bell Plaza project
 - **Maker/Second:** Chavez Harmes/Garritson

<p>Jeana Boulos - Y</p> <p>William Del Pilar - Y</p> <p>Susan Fajardo - Y</p> <p>James Garritson - Y</p> <p>Delores Chavez Harmes- Y</p>	<p>Steve Hutchison - N</p> <p>Susan Janisch - Y</p> <p>Kathy MacKenzie - Y</p> <p>LaVonne Norwood - Y</p> <p>Oliver Smith - N</p>
--	---

Jon Vick - N

Dina Gharmalkar - Y

Kevin Smith - N

Renee Wolf - N

- **Motion Carries:** 9-5-0 (Y-N-Ab)

- After vote, Jon Vick, without a word, gets up and walks out of the meeting.

4. Discussion of the Rite Aid Project and its Progress. Reflection on what was done right or wrong. (Smith)

- Due to time constraints, this topic was not discussed.

5. Information Only: Chair subpoena for records and deposition regarding the Granger Solar Project on Mesa Crest Rd (PDS2015-MUP-15-019). This project was reviewed by VCCPG Solar Projects Subcommittee and full VCCPG starting in 2015. (Chairman Smith)

- Chairman Smith explains neighbor is suing because of drainage issue caused by cell tower. However, VCCPG didn't recommend or vote, so County is who they need to contact. Chairman Smith was subpoenaed. Moral: Save documents. The only documents that are NOT public are drafts. All else are public documents including emails and texts. This is the second time records have been subpoenaed.

6. Discussion and possible vote on county proposal to repair 9 locations with damaged curb, gutter or sidewalk identified for repair or replacement in the Valley Center Community (Gharmalkar)

- The county has allocated and budgeted for repair of damaged curbs, gutters and sidewalks and provided a list of which to repair. Mr. Gharmalkar makes a motion to accept.
 - **Motion:** Recommend repair of concrete sidewalks identified on county's list.
 - **Maker/Second:** Gharmalkar / Garritson
 - **Motion Carries:** 14-0-0 (Y-N-Ab)

F. Group Business

1. CVCCPG Standing Rules reviewed and recommendation vote taken on changes if needed, or keep the same (Smith).

Due to time limit, this item was not discussed.

2. Report of the VC Emergency Evacuation Subcommittee (Harmes).

Ms. Chavez Harmes explains the need for approval of Cal Fire Replacement on the subcommittee. Cal Fire Chief Rick Johnson can not fulfill the requirements and a replacement is needed and makes a motion.

- **Motion:** Recommend Battalion Chief Cal Hendrie as representative to Valley Center Emergency Evacuation subcommittee.
- **Maker/Second:** Chavez Harmes / Garritson
- **Motion Carries:** 14-0-0 (Y-N-Ab)

3. Meeting Updates: Next Regular Monthly VCCPG meeting: July 8, 2019.

G. Reports of VCCPG Subcommittees

a. Community Plan Update - (Steve Hutchison, Chair)

- No updates.
- b. Emergency Evacuation Subcommittee – (Delores Chavez-Harmes, Chair)**
 - See item 2 under Group Business.
- c. Member Training - (Oliver Smith, Chair)**
 - No updates.
- d. Mobility – (Jon Vick, Chair)**
 - No updates.
- e. Nominations – (Susan Fajardo, Chair)**
 - No updates.
- f. North Village – (William Del Pilar, Chair)**
 - No updates.
- g. Parks & Rec. – (LaVonne Norwood, Chair)**
 - No updates.
- h. South Village – (Jon Vick, Chair)**
 - No updates..
- i. Tribal Liaison – (Jeana Boulos, Chair)**
 - No updates.
- j. Website – (Kathy MacKenzie, Chair)**
 - No updates.

H. Correspondence Received for the April 8, 2019 Meeting

1. Upcoming project to repair and replace concrete sidewalks, curbs and gutters in San Diego County. To VCCPG Chair, Oliver Smith, from Eric M. Ng, Senior Civil Engineer with County of San Diego - DPW. eric.ng@sdcounty.ca.gov. 858-694-2517. Design Engineering & Capital Projects, 5500 Overland Avenue, Suite 320, San Diego, CA 92123.
2. Zoning ordinance update for Small Cell Wireless Facilities. As follow up to the CPG/CSG Chairs meeting that was held on May 18, 2019, we would like to inform you that the draft Zoning Ordinance Update for Small Cell Wireless Facilities will be distributed for public review on May 31, 2019. On February 28, 2019, the Board of Supervisors (Board) directed staff to return to the Board in 180 days with additional requirements for small cell wireless facilities for reducing cluttering, avoidance of sensitive sites, co-location, distance between poles, placement of utility boxes residential preferred locations, undergrounding or equipment, and additional public noticing. This project proposed changes to the Zoning Ordinance to address the Board direction and to comply with the September 2018 FCC Order. For any questions, please contact Tara Lieberman, PDS. AdvancePlanning@sdcounty.ca.gov (project email address). 858-495-5466 (project phone line).
3. Site Plan Waiver for 127-370-47-00 Nelson Wya regarding as-built addition to existing garage. To Keith Robertson, DRB from Jenny Tran, Land Use Aid with San Diego County, Planning & Development Services, 5510 Overland Avenue, San Diego. Phone: 858-694-3042. Email: Jenny.tran@sdcounty.ca.gov.

4. Notice regarding nominations for a Parks and Recreation Champion. Submissions will be reviewed by a panel of judges, and recognition will be given in several categories - in addition to the grand prize: 2019 Parks and Recreation Champion. Winners will be announced at a ceremony and banquet in July, in celebration of National Parks and Recreation Month. County of San Diego Department of Parks and Recreation, % Marketing Department, 5500 Overland Ave., #310, San Diego, CA 92123.

jessiva.geiszler@sdcounty.ca.gov

I. Adjournment

- Motion: Motion to adjourn.
- Maker/Second: Chair Smith/Garritson
- **Motion Carries 14-0-0 (Y-N-Ab).**

The meeting adjourned at 10:30 p.m.

Minutes were approved on August 12, 2019.

Kathy MacKenzie, Secretary

Attachments 1, 2, 3, 4, 5, 6

Attachment 1**Liberty Bell Plaza: New information**

The case for considering the May 22nd update to the LBP Scoping Letter as new information includes the following

1. The original Scoping letter, issued in November 2017 was not updated until May 22, 2019. Thus, the SVSC did not have access to an update at the April 3, 2019 S/C meeting at which they approved the LBP project.
2. The SVSC was not aware that there are many items on the Scoping Letter Attachment A that are critical to VC Planning that remain unresolved and need to be resolved prior to project approval.
3. The unresolved issues ("unchecked boxes") are important VC Community Plan issues, SD County General Plan issues, and VC Road traffic issues that are critically important to the future of VC.
4. The May 22nd Scoping Letter included many VC Community Plan and SD County General Plan items that were categorized as "Informational" and "N/A" when these items are of critical importance to Valley Center's future. Several important land use items were found to have been omitted. According to the attached May 30th note from Project Manager Brad Sonnenberg, these items are to be reviewed for applicability and conformance with the proposed site plan, but this has not yet been accomplished.
5. The Scoping Letter Attachment A received on May 22nd included 9 pages of items that had not been submitted with the November 2017 Scoping letter so have not been reviewed by the SVSC.
6. Neither the SVSC nor the Mobility S/C were aware that the LBP project projected 9,800 total trips per day on VC Road. These S/Cs have not had an opportunity to review the impact this will have on VC Road.

In addition, On June 5th DS County PDS Project Manager Brad Sonnenberg wrote to Kathy MacKenzie: "the plans were recently resubmitted and they are still currently under review, and a new Project Issue Checklist/letter has not yet been issued showing what items are remaining".

Liberty Bell Plaza Scoping Letter from November 29, 2017

ATTACHMENT A

Page 1

PROJECT ISSUE CHECKLIST

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Planning & Development Services (PDS) Project Planning Comments					
1-1	General Plan Conformance	The proposed project is within the General Plan Regional Category "Village" and Land Use Designation "General Commercial". Please review the below goals and policies of the County of San Diego General Plan to ensure the proposed project complies.	Informational.	11/17/2017	11/17/2017
1-2	General Plan Conformance	<i>Commercial Designation. This designation provides for commercial areas where a wide range of retail activities and services are permitted.</i> <i>The maximum intensity of General Commercial development varies according to the compatible regional category as follows:</i> Village—0.70 FAR 82,300 sf / 369,693.72 sf = 0.22 FAR The project complies with the General Commercial Village FAR maximum intensity of 0.70.	Informational. Staff has reviewed and no further justification is required.	11/17/2017	11/17/2017
1-3	General Plan Conformance	LU-9.5. Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Informational.	11/17/2017	N/A
1-4	General Plan Conformance	LU-9.8 Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.	Informational.	11/17/2017	N/A
1-5	General Plan Conformance	Commercial, Office and Industrial Development. LU-11.1 Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	Informational.	11/17/2017	N/A
1-6	General Plan Conformance	LU-11.2 Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.	Informational.	11/17/2017	N/A
1-7	General Plan Conformance	LU-11.6 Office Development. Locate new office development complexes within Village areas where services are available, in proximity to housing, and along primary vehicular arterials (ideally with transit access) with internal vehicular and pedestrian linkages that integrate the new development into the multi-modal transportation network where feasible.	Informational.	11/17/2017	N/A

Plus → LU-2 LU-2.2 LU-11.5

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 2

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 8	General Plan Conformance	<i>LU-11.7 Office Development Compatibility with Adjoining Uses. Require new office development, including office parks, to be compatible to the scale, design, site layout, and circulation patterns of adjacent existing or planned commercial and residential development.</i>	Informational.	11/17/2017	N/A
1 - 9	General Plan Conformance	<i>LU-11.3 Pedestrian-Oriented Commercial Centers. Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage "strip" commercial development. "Strip" commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.</i> Please show conformance with the General Plan goal of pedestrian-oriented commercial centers within Villages. Consider designing Shops to create frontage and pedestrian access on Valley Center Road and minimize the automobile-orientation of the development, or provide additional justification.	Informational.	11/17/2017	N/A
2 - 1	Community Plan Conformance	<i>Require new commercial development to comply with the Design Guidelines for Valley Center including, but not limited to, the retention of significant natural features characteristic of the community's landscape. Existing topography, land forms, drainage courses, rock outcroppings, vegetation and watershed shall be incorporated in the design of the future development of commercial land via the "B" Community Design Area.</i> Please ensure conformance with Valley Center Design Guidelines.	Informational.	11/17/2017	N/A
2 - 2	Community Plan Conformance	<i>Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.</i>	Informational.	11/17/2017	N/A
3 - 1	Valley Center Design Guidelines Conformance	<i>Design Objectives. Commercial Development on Valley Center Road. Parking Lots and service areas are to be fully screened from road view.</i> Please provide visual simulations from Valley Center Road, to depict how the proposed parking area will be screened.		11/17/2017	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 3

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
3 - 2	Valley Center Design Guidelines Conformance	5. <i>Architectural Character.</i> Please provide dimensioned elevations on all sides of proposed buildings, including the Clocktower, Liberty Bell, Famous Flag and Heroes Flag.		11/17/2017	
3 - 3	Valley Center Design Guidelines Conformance	11. <i>Site Lighting.</i> Site lighting shall be limited to that necessary for security, safety and identification. Please provide location of lights on the Site Plan.		11/17/2017	
3 - 4	Valley Center Design Guidelines Conformance	12. <i>Site Planning Principles - Commercial Development.</i> <i>Development Regulations:</i> 1. <i>Setbacks:</i> The minimum front and street side setbacks shall be 30 feet as measured from the ultimate street right-of-way line. The minimum rear and interior side yard setbacks shall be 10 feet. Please delineate all setbacks on Site Plan to show conformance with setback requirements.		11/17/2017	
3 - 5	Valley Center Design Guidelines Conformance	2. <i>Minimum lot size.</i> The minimum commercial parcel size shall be one acre. Please provide a lot encumbrance map to show conformance with lot sizes. A lot merger via certificate of compliance, tentative map, or tentative parcel map may be required.		11/17/2017	
3 - 6	Valley Center Design Guidelines Conformance	15. <i>Signage.</i> Please include and dimension all proposed signage on the elevations on the revised Site Plan.		11/17/2017	
4 - 1	Zoning Ordinance - Use Type	Please identify/clarify all proposed uses onsite to determine conformance with C36 General Commercial use regulations, parking regulations and others. Please include a description of all commercial use types, hours of operation, and any other relevant information.		11/17/2017	
4 - 2	Zoning Ordinance - Building Type	<i>Building Type regulations:</i> W: <i>Nonresidential Detached, Nonresidential Attached</i> L: <i>Nonresidential Detached, Nonresidential Attached</i>	Informational.	11/17/2017	11/17/2017
4 - 3	Zoning Ordinance - Building Height	<i>Building Height:</i> G: <i>Maximum: 35 feet, 2 stories.</i> Please provide dimensions on all elevations to show conformance with building height requirements, including the all proposed buildings, Clocktower and Liberty Bell. Please clarify use of Heroes Flag and Famous Flag.		11/17/2017	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 4

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 4	Zoning Ordinance - Setbacks	<p>Setbacks: O: <i>Front: 50' (from centerline)</i> <i>Side Interior: 0' (from lot line, 5' if lot abuts residential zone)</i> <i>Side Exterior: 35' (from centerline)</i> <i>Rear: 25' (from lot line, 15' if lot or building site is used exclusively for buildings with commercial principal uses or buildings with commercial principal uses with one or more dwellings on the second story.)</i></p> <p>B: <i>Front: 60' (from centerline)</i> <i>Side Interior: 15' (from lot line)</i> <i>Side Exterior: 35' (from centerline)</i> <i>Rear: 50' (from lot line)</i></p> <p>Please show all lot lines to show conformance with setback regulations. Should the applicant choose to merge the parcels, please submit for a Boundary Adjustment/Certificate of Compliance.</p>		11/17/2017	
4 - 5	Zoning Ordinance - Special Area Regulations B	<p>Special Area Regulations: B <i>The project is subject to the Community Design Review Board. Please see Valley Center Design Guidelines for more information.</i></p> <p>Please contact the Chair of the Valley Center Community Group to present the project and receive a recommendation.</p>		11/17/2017	
4 - 6	Zoning Ordinance - Special Area Regulations F	<p>Special Area Regulations: F <i>No building or structure shall be placed, erected, constructed, altered or enlarged within the area subject to the Flood Plain Area Regulations.</i></p> <p>Please show Flood Plain line on Site Plan. Please see DPW-Flood comments for more detail.</p>		11/17/2017	
4 - 7	Zoning Ordinance	<p>Signage: Section 6250-6299 specifies the size, location, number and type of onsite signs permitted. Please identify and dimension all proposed signage. Any proposed signage must be shown on the plot plan and subsequent attached plans or it won't be permitted.</p>		11/17/2017	

5 - 112

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 5

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 8	Zoning Ordinance - Parking	Proposed Parking: Total Offstreet Parking spaces provided: 373 Reserved Accessible Parking: 14 Bike Parking: (Please provide) Please confirm all proposed parking. There are discrepancies on the Plot Plan and in the submitted Project Description and Application for Initial Study.		11/17/2017	
4 - 9	Zoning Ordinance - Parking	<i>Off Street Parking Requirements:</i> <i>Commercial Office: 4 parking spaces per KSF GFA</i> <i>0.1 Bike space per car space but not less than 3</i> <i>Shop 3/Office:</i> <i>140,000 SF x .004 = 56 parking spaces</i> <i>Bank: 4 parking spaces per KSF GFA</i> <i>0.1 Bike spaces per car space but not less than 3.</i> <i>Drive-Through Vehicle Stacking Provision: 3 vehicles (60 feet)</i> <i>minimum per teller/ATM lane. 0.1 Bike space per car space but not less than 3.</i> <i>3,600 SF x .004 = 14.4 parking spaces</i> <i>Retail Services and Sales: 4.5 Parking spaces per KSF GFA. (Total eating, drinking and entertainment uses cannot exceed 15% of project's GFA. Otherwise the floor area that exceeds 15% shall be calculated according to stand-alone eating and drinking establishment use parking requirements).</i> <i>0.1 Bike space per car space but not less than 3.</i> <i>Market 50,800 SF + Shop 1 9,700 SF + Shop 2 3,200 SF = 63,700 SF x .0045 = 286.65 parking spaces</i> <i>Gasoline Station (with accessory retail sales): 4 parking space per KSF GFA</i> <i>0.1 Bike Space per car space but not less than 3.</i> <i>Gas Station: 1,000 SF x .004 = 4 parking spaces</i> Total Offstreet Parking required: 361.05 parking spaces. Total Offstreet Bicycle required: 36.105 bicycle spaces.	Informational. Please see Parking Comment 4-10.	11/17/2017	11/17/2017
4 - 10	Zoning Ordinance - Parking	Please clarify all uses proposed with associated gross floor area (GFA) in order to calculate offstreet parking requirements. For instance, are eating and drinking establishments proposed as part of the shops? How much GFA is devoted to office in Shop 3? Please identify number of bike parking spaces on site and include with calculations.		11/17/2017	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 6

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 11	Zoning Ordinance - Parking	<p>Accessible Parking Required: 301-400 spaces: 8 required minimum accessible spaces. Minimum 2 of 8 must be van-accessible (1 for every 6 provided).</p> <p>Please show compliance with ADA parking requirements. Please label all ADA spaces on Plot Plan including van accessible spaces. Please provide a typical.</p>		11/17/2017	
4 - 12	Zoning Ordinance - Parking	<p>Parking Design: Please show conformance with minimum dimensions for Common Parking Lot Layouts, Sections 6790-6792: 90 deg: 18' x 9', 16' aisle.</p> <p>Some spaces are identified as less than 18' long. Please show conformance with minimum parking lot dimensions. Please provide a typical.</p>		11/17/2017	
4 - 13	Zoning Ordinance - Parking	<p>Note: Compact vehicle spaces are only allowed to be used as surplus parking and cannot be used to satisfy the minimum parking requirement per the Zoning Ordinance. Compact spaces should be no less than 8' wide and 16' long. Compact spaces should be restricted for use by compact vehicles and identified with pavement stenciling and/or signage. Compact spaces should be located furthest from the building entrances to discourage use by non-compact vehicles.</p>	Informational.	11/17/2017	11/17/2017
4 - 14	Zoning Ordinance - Parking	<p><i>Clean Air Vehicle Parking:</i> <i>Constructed non-residential uses shall provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles, per Section 6792 of the Zoning Ordinance:</i></p> <p><i>201 and over: at least 8% of total.</i></p> <p><i>The designated parking spaces shall be identified with the words "CLEAN AIR VEHICLE". The words should be painted in white paint and the lower edge of the word "VEHICLE" should be aligned with the end of the stall striping to be visible beneath a parked vehicle. Parking spaces provided for clean air vehicle will be credited towards the minimum parking requirement per the Zoning Ordinance.</i></p> <p>Please identify Clean Air Vehicle parking spaces on the Plot Plan.</p>		11/17/2017	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 7

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 15	Zoning Ordinance - Lighting	The proposed project falls within the Dark Skies Zone A. A Lighting Plan for the parking lot site shall be provided for all parking lots with 5 or more spaces, per Section 6792 of the Zoning Ordinance. Lighting should clearly identify the parking lot, entrances and exits to adjacent streets, and enhance the pedestrian environment. Lighting Plans should be appropriate to the location, context and scale of the areas being lit. Lighting must also conform to Zoning Ordinance Section 6300 and the Light Pollution Code. Please identify proposed lighting on Plot Plan, or on another sheet.		11/17/2017	
4 - 16	Zoning Ordinance - Gasoline sales	Gasoline sales: There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.	Informational.	11/17/2017	11/17/2017
5 - 1	Plot Plan - Project Description	Please identify grading quantities, i.e. amount and depth of cut/fill. Please identify length of sewer and water connections.		11/17/2017	
5 - 2	Plot Plan - Project Description	Please clarify the square footage and usage of the "Shops 3" commercial and office. What is the square footage of each building in that cluster? What is the proposed use in each building?		11/17/2017	
5 - 3	Plot Plan	Please include a Lot Encumbrance Map to show all parcels within the project site, to ensure if buildings are encroaching over lot lines. If so, a redesign, lot merger via certificate of compliance, Tentative Parcel Map or Tentative Map will be required.		11/17/2017	
5 - 4	Plot Plan	Is access to the loading area/service dock for the Market being proposed from offsite, as well as other improvements such as a proposed rail fence and proposed landscaping? Please provide access agreement, owner permission, and/or any other documents with neighboring property and easement owners if improvements are proposed offsite.		11/17/2017	
5 - 5	Plot Plan	Please include Zoning for all APNs on Cover Sheet/Plot Plan. Information for APN 189-091-35 is missing. Please note that this parcel is split zoned with C36/RR use and development regulations.		11/17/2017	
5 - 6	Plot Plan	Please identify as existing or proposed all buildings and uses on site. Are any existing buildings, landscaping or other improvements to be removed?		11/17/2017	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 8

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5 - 7	Plot Plan	Please include all easements on the Site Plan. Note that an Easement for Water Access and Use Agreement, Doc# 2017-0353122 has been identified on the property.			
6 - 1	Elevations	Please provide dimensioned elevations and label each side (North, South, East, West) of every proposed structure. Please include proposed materials and a Key Map for all structures, including the Market building, Clocktower, Liberty Bell, Heroes Flag and Famous Flag.		11/17/2017	
7 - 1	Traffic & Transportation	The 82,300 SF neighborhood shopping center will generate about 9,800 total trips with about 4,400 being primary trips. The rest are pass by or diverted. A Traffic Impact Analysis is required.		11/17/2017	
8 - 1	Legal Lot Status	The assessor's parcels listed below have legal lot status per County Policy G-3. (i.e. Deed [recorded prior to Feb. 1, 1972], Certificate of Compliance) 189-012-17 189-012-49 189-091-08 189-091-22 189-091-30 189-091-35	Informational.	11/16/2017	11/16/2017
8 - 2	Legal Lot Status	The assessor's parcels listed below do not have legal lot status per County Policy G-3. (i.e. Deed [recorded prior to Feb. 1, 1972], Certificate of Compliance) 189-012-20 189-012-21 Please submit Deeds or conveyance documents recorded prior to Feb. 1, 1972 as evidence of legal lot status per County of San Diego Policy G-3. A lot merger through a certificate of compliance, Tentative Parcel Map or Tentative Map may be required.		11/17/2017	
9 - 1	Service Availability Forms	Please complete and submit Sewer, Water and Fire Service Availability Forms (PDS-399S, PDS-399W, PDS-399F).		11/17/2017	
10 - 1	Groundwater	Please identify any existing wells on the property and identify the use. If the property contains wells that will no longer be used or are not a part of the project, a Well Destruction Permit may be required as a condition of approval.		11/17/2017	
10 - 2	Groundwater	Please clarify if groundwater will be used to serve the project.			

5 - 116

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 9

Item No.		Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
11 - 1		Fire Protection	A letter dated June 19, 2017 from Valley Center Fire Protection District stated that "VCFPD approves 20' drive aisle widths within the parking area where stalls are at a 60 degree angle". Please have plans fully reviewed by Valley Center Fire Protection District in order to determine if a Fire Protection Plan is necessary.		11/17/2017	
12 - 1		Ownership Verification	Ownership is shown as Liberty Bell Plaza LLC for all submitted APNs. Please submit verification of ownership through an updated Title Report and vesting grant deed(s). Documents submitted were for Bell Holdings LLC and Bell Development LLC.		11/17/2017	
13 - 1		Community Planning/Design Review Board	The project was heard at the Valley Center Design Review Board on 11/6/2017, although no formal recommendation was made. Please contact the Chair of the Valley Center Design Review Board to present the project and receive a formal recommendation.		11/17/2017	
14 - 1		Hazardous Material Use/Storage Onsite	A review of your project indicates that there is a possibility for onsite storage, use or transport of hazardous materials as a part of normal operations associated with a gas station, grocery market, and a mini mart. Please provide additional detail regarding the types of uses and operations that will require hazardous materials storage, use and/or transport. Detail the types of hazardous materials (i.e. gasoline, petroleum, oils, chlorine gas, solvents, pesticides etc.) that would be stored onsite and estimate the quantities that would be stored onsite at any given time. Note that a detailed Hazardous Materials Business Plan may be required as a condition of approval.		11/17/2017	

5 - 117

Liberty Bell Plaza Scoping Letter from May 22, 2019

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Page 1

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Planning & Development Services (PDS) Project Planning Comments					
1 - 1	General Plan Conformance	The proposed project is within the General Plan Regional Category "Village" and Land Use Designation "General Commercial". Please review the below goals and policies of the County of San Diego General Plan to ensure the proposed project complies.	Informational.	11/17/2017	11/17/2017
1 - 2	General Plan Conformance	<i>Commercial Designation. This designation provides for commercial areas where a wide range of retail activities and services are permitted.</i> <i>The maximum intensity of General Commercial development varies according to the compatible regional category as follows:</i> <i>Village—0.70 FAR</i> 82,300 sf / 369,693.72 sf = 0.22 FAR The project complies with the General Commercial Village FAR maximum intensity of 0.70.	Informational. Staff has reviewed and no further justification is required.	11/17/2017	11/17/2017
1 - 3	General Plan Conformance	<i>LU-9.5. Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.</i>	Informational.	11/17/2017	N/A
1 - 4	General Plan Conformance	<i>LU-9.8 Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.</i>	Informational.	11/17/2017	N/A
1 - 5	General Plan Conformance	<i>Commercial, Office and Industrial Development.</i> <i>LU-11.1 Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.</i>	Informational.	11/17/2017	N/A
1 - 6	General Plan Conformance	<i>LU-11.2 Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.</i>	Informational.	11/17/2017	N/A

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 2

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 7	General Plan Conformance	LU-11.6 Office Development. Locate new office development complexes within Village areas where services are available, in proximity to housing, and along primary vehicular arterials (ideally with transit access) with internal vehicular and pedestrian linkages that integrate the new development into the multi-modal transportation network where feasible.	Informational.	11/17/2017	N/A
1 - 8	General Plan Conformance	LU-11.7 Office Development Compatibility with Adjoining Uses. Require new office development, including office parks, to be compatible to the scale, design, site layout, and circulation patterns of adjacent existing or planned commercial and residential development.	Informational.	11/17/2017	N/A
1 - 9	General Plan Conformance	LU-11.3 Pedestrian-Oriented Commercial Centers. Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage "strip" commercial development. "Strip" commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street. Please show conformance with the General Plan goal of pedestrian-oriented commercial centers within Villages. Consider designing Shops to create frontage and pedestrian access on Valley Center Road and minimize the automobile-orientation of the development, or provide additional justification.	See revised site plan.	11/17/2017	N/A
2 - 1	Community Plan Conformance	Require new commercial development to comply with the Design Guidelines for Valley Center including, but not limited to, the retention of significant natural features characteristic of the community's landscape. Existing topography, land forms, drainage courses, rock outcroppings, vegetation and viewshed shall be incorporated in the design of the future development of commercial land via the "B" Community Design Area. Please ensure conformance with Valley Center Design Guidelines.	Informational.	11/17/2017	N/A
2 - 2	Community Plan Conformance	Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.	Informational.	11/17/2017	N/A

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 3

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
3 - 1	Valley Center Design Guidelines Conformance	<i>Design Objectives. Commercial Development on Valley Center Road. Parking Lots and service areas are to be fully screened from road view.</i> Please provide visual simulations from Valley Center Road, to depict how the proposed parking area will be screened.	Visual simulations included in resubmittal.	11/17/2017	
3 - 2	Valley Center Design Guidelines Conformance	<i>5. Architectural Character.</i> Please provide dimensioned elevations on all sides of proposed buildings, including the Clocktower, Liberty Bell, Famous Flag and Heroes Flag.	See revised plans under separate cover.	11/17/2017	
3 - 3	Valley Center Design Guidelines Conformance	<i>11. Site Lighting. Site lighting shall be limited to that necessary for security, safety and identification.</i> Please provide location of lights on the Site Plan.	Lighting plan included in resubmittal.	11/17/2017	
3 - 4	Valley Center Design Guidelines Conformance	<i>12. Site Planning Principles - Commercial Development. Development Regulations:</i> <i>1. Setbacks: The minimum front and street side setbacks shall be 30 feet as measured from the ultimate street right-of-way line. The minimum rear and interior side yard setbacks shall be 10 feet.</i> Please delineate all setbacks on Site Plan to show conformance with setback requirements.	Setbacks shown on revised site plan.	11/17/2017	
3 - 5	Valley Center Design Guidelines Conformance	<i>2. Minimum lot size. The minimum commercial parcel size shall be one acre.</i> Please provide a lot encumbrance map to show conformance with lot sizes. A lot merger via certificate of compliance, tentative map, or tentative parcel map may be required	Tentative Parcel Map included in resubmittal	11/17/2017	
3 - 6	Valley Center Design Guidelines Conformance	<i>15. Signage.</i> Please include and dimension all proposed signage on the elevations on the revised Site Plan.	Revised signage plans in resubmittal set under separate cover.	11/17/2017	
4 - 1	Zoning Ordinance - Use Type	Please identify/clarify all proposed uses onsite to determine conformance with C36 General Commercial use regulations, parking regulations and others. Please include a description of all commercial use types, hours of operation, and any other relevant information.	Uses not yet determined.	11/17/2017	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 4

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 2	Zoning Ordinance - Building Type	<i>Building Type regulations:</i> <i>W: Nonresidential Detached, Nonresidential Attached</i> <i>L: Nonresidential Detached, Nonresidential Attached</i>	Informational.	11/17/2017	11/17/2017
4 - 3	Zoning Ordinance - Building Height	<i>Building Height: G: Maximum: 35 feet, 2 stories.</i> Please provide dimensions on all elevations to show conformance with building height requirements, including the all proposed buildings, Clocktower and Liberty Bell. Please clarify use of Heroes Flag and Famous Flag.	See revised plans under separate cover.	11/17/2017	
4 - 4	Zoning Ordinance - Setbacks	<i>Setbacks:</i> <i>O:</i> <i>Front: 50' (from centerline)</i> <i>Side Interior: 0' (from lot line, 5' if lot abuts residential zone)</i> <i>Side Exterior: 35' (from centerline)</i> <i>Rear: 25' (from lot line, 15' if lot or building site is used exclusively for buildings with commercial principal uses or buildings with commercial principal uses with one or more dwellings on the second story.)</i> <i>B:</i> <i>Front: 60' (from centerline)</i> <i>Side Interior: 15' (from lot line)</i> <i>Side Exterior: 35' (from centerline)</i> <i>Rear: 50' (from lot line)</i> Please show all lot lines to show conformance with setback regulations. Should the applicant choose to merge the parcels, please submit for a Boundary Adjustment/Certificate of Compliance.	Tentative Parcel Map included in resubmittal and siteplan updated	11/17/2017	
4 - 5	Zoning Ordinance - Special Area Regulations B	<i>Special Area Regulations: B</i> <i>The project is subject to the Community Design Review Board.</i> <i>Please see Valley Center Design Guidelines for more information.</i> Please contact the Chair of the Valley Center Community Group to present the project and receive a recommendation.	D.R.B. has approved. Stamped drawings already submitted.	11/17/2017	

5 - 121

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 5

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 6	Zoning Ordinance - Special Area Regulations F	<i>Special Area Regulations: F</i> <i>No building or structure shall be placed, erected, constructed, altered or enlarged within the area subject to the Flood Plain Area Regulations.</i> Please show Flood Plain line on Site Plan. Please see DPW-Flood comments for more detail.	Flood Plain limits shown on revised plans.	11/17/2017	
4 - 7	Zoning Ordinance	Signage: Section 6250-6299 specifies the size, location, number and type of onsite signs permitted. Please identify and dimension all proposed signage. Any proposed signage must be shown on the plot plan and subsequent attached plans or it won't be permitted.	See revised signage plans under separate cover.	11/17/2017	
4 - 8	Zoning Ordinance - Parking	Proposed Parking: Total Offstreet Parking spaces provided: 373 Reserved Accessible Parking: 14 Bike Parking: (Please provide) Please confirm all proposed parking. There are discrepancies on the Plot Plan and in the submitted Project Description and Application for Initial Study.	Site plan revised. Revised Project Description submitted separately.	11/17/2017	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Page 6

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 9	Zoning Ordinance - Parking	<p><i>Off Street Parking Requirements:</i> <i>Commercial Office: 4 parking spaces per KSF GFA</i> <i>0.1 Bike space per car space but not less than 3</i> Shop 3/Office: 140,000 SF x .004 = 56 parking spaces</p> <p><i>Bank: 4 parking spaces per KSF GFA</i> <i>0.1 Bike spaces per car space but not less than 3.</i> <i>Drive-Through Vehicle Stacking Provision: 3 vehicles (60 feet)</i> <i>minimum per teller/ATM lane. 0.1 Bike space per car space but not less than 3.</i> 3,600 SF x .004 = 14.4 parking spaces</p> <p><i>Retail Services and Sales: 4.5 Parking spaces per KSF GFA. (Total eating, drinking and entertainment uses cannot exceed 15% of project's GFA. Otherwise the floor area that exceeds 15% shall be calculated according to stand-alone eating and drinking establishment use parking requirements).</i> <i>0.1 Bike space per car space but not less than 3.</i> Market 50,800 SF + Shop 1 9,700 SF + Shop 2 3,200 SF = 63,700 SF x .0045 = 286.65 parking spaces</p> <p><i>Gasoline Station (with accessory retail sales): 4 parking space per KSF GFA</i> <i>0.1 Bike Space per car space but not less than 3.</i> Gas Station: 1,000 SF x .004 = 4 parking spaces</p> <p>Total Offstreet Parking required: 361.05 parking spaces. Total Offstreet Bicycle required: 36.105 bicycle spaces.</p>	Informational. Please see Parking Comment 4-10.	11/17/2017	11/17/2017
4 - 10	Zoning Ordinance - Parking	<p>Please clarify all uses proposed with associated gross floor area (GFA) in order to calculate offstreet parking requirements. For instance, are eating and drinking establishments proposed as part of the shops? How much GFA is devoted to office in Shop 3? Please identify number of bike parking spaces on site and include with calculations.</p>	Uses not known at this time.	11/17/2017	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Page 7

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 11	Zoning Ordinance - Parking	<p>Accessible Parking Required: 301-400 spaces: 8 required minimum accessible spaces. Minimum 2 of 8 must be van-accessible (1 for every 6 provided).</p> <p>Please show compliance with ADA parking requirements. Please label all ADA spaces on Plot Plan including van accessible spaces. Please provide a typical.</p>	All ADA spaces and routes shown on revised site plan.	11/17/2017	
4 - 12	Zoning Ordinance - Parking	<p>Parking Design: Please show conformance with minimum dimensions for Common Parking Lot Layouts, Sections 6790-6792: 90 deg: 18' x 9', 16' aisle.</p> <p>Some spaces are identified as less than 18' long. Please show conformance with minimum parking lot dimensions. Please provide a typical.</p>	Dimensions shown on revised site plan.	11/17/2017	
4 - 13	Zoning Ordinance - Parking	<p>Note: Compact vehicle spaces are only allowed to be used as surplus parking and cannot be used to satisfy the minimum parking requirement per the Zoning Ordinance. Compact spaces should be no less than 8' wide and 16' long. Compact spaces should be restricted for use by compact vehicles and identified with pavement stenciling and/or signage. Compact spaces should be located furthest from the building entrances to discourage use by non-compact vehicles.</p>	No compact spaces proposed on site plan.	11/17/2017	11/17/2017
4 - 14	Zoning Ordinance - Parking	<p><i>Clean Air Vehicle Parking:</i> <i>Constructed non-residential uses shall provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles, per Section 6792 of the Zoning Ordinance:</i></p> <p><i>201 and over: at least 8% of total.</i></p> <p><i>The designated parking spaces shall be identified with the words "CLEAN AIR VEHICLE". The words should be painted in white paint and the lower edge of the word "VEHICLE" should be aligned with the end of the stall striping to be visible beneath a parked vehicle. Parking spaces provided for clean air vehicle will be credited towards the minimum parking requirement per the Zoning Ordinance.</i></p> <p>Please identify Clean Air Vehicle parking spaces on the Plot Plan.</p>	Clean Air stalls depicted on revised site plan.	11/17/2017	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Page 8

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 15	Zoning Ordinance - Lighting	The proposed project falls within the Dark Skies Zone A. A Lighting Plan for the parking lot site shall be provided for all parking lots with 5 or more spaces, per Section 6792 of the Zoning Ordinance. Lighting should clearly identify the parking lot, entrances and exits to adjacent streets, and enhance the pedestrian environment. Lighting Plans should be appropriate to the location, context and scale of the areas being lit. Lighting must also conform to Zoning Ordinance Section 6300 and the Light Pollution Code. Please identify proposed lighting on Plot Plan, or on another sheet.	Lighting plan included in resubmittal.	11/17/2017	
4 - 16	Zoning Ordinance - Gasoline sales	Gasoline sales: There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.	Informational.	11/17/2017	11/17/2017
5 - 1	Plot Plan - Project Description	Please identify grading quantities, i.e. amount and depth of cut/fill. Please identify length of sewer and water connections.	Earthwork quantities revised. See revised CGP	11/17/2017	
5 - 2	Plot Plan - Project Description	Please clarify the square footage and usage of the "Shops 3" commercial and office. What is the square footage of each building in that cluster? What is the proposed use in each building?	Uses of building not yet known.	11/17/2017	
5 - 3	Plot Plan	Please include a Lot Encumbrance Map to show all parcels within the project site, to ensure if buildings are encroaching over lot lines. If so, a redesign, lot merger via certificate of compliance, Tentative Parcel Map or Tentative Map will be required.	Tentative Parcel Map included in resubmittal	11/17/2017	
5 - 4	Plot Plan	Is access to the loading area/service dock for the Market being proposed from offsite, as well as other improvements such as a proposed rail fence and proposed landscaping? Please provide access agreement, owner permission, and/or any other documents with neighboring property and easement owners if improvements are proposed offsite.	Access agreement with tribe included resubmittal	11/17/2017	
5 - 5	Plot Plan	Please include Zoning for all APNs on Cover Sheet/Plot Plan. Information for APN 189-091-35 is missing. Please note that this parcel is split zoned with C36/RR use and development regulations.	APN 189-091-35 is not a part of this STP.	11/17/2017	
5 - 6	Plot Plan	Please identify as existing or proposed all buildings and uses on site. Are any existing buildings, landscaping or other improvements to be removed?	No existing buildings on site.	11/17/2017	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Page 9

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5 - 7	Plot Plan	Please include all easements on the Site Plan. Note that an Easement for Water Access and Use Agreement, Doc# 2017-0353122 has been identified on the property.	All existing easements shown on revised plans		
6 - 1	Elevations	Please provide dimensioned elevations and label each side (North, South, East, West) of every proposed structure. Please include proposed materials and a Key Map for all structures, including the Market building, Clocktower, Liberty Bell, Heroes Flag and Famous Flag.	Rsubmitted separately.	11/17/2017	
7 - 1	Traffic & Transportation	The 82,300 SF neighborhood shopping center will generate about 9,800 total trips with about 4,400 being primary trips. The rest are pass by or diverted. A Traffic Impact Analysis is required.	LLG	11/17/2017	
8 - 1	Legal Lot Status	The assessor's parcels listed below have legal lot status per County Policy G-3. (i.e. Deed [recorded prior to Feb. 1, 1972], Certificate of Compliance) 189-012-17 189-012-49 189-091-08 189-091-22 189-091-30 189-091-35	Informational.	11/16/2017	11/16/2017
8 - 2	Legal Lot Status	The assessor's parcels listed below do not have legal lot status per County Policy G-3. (i.e. Deed [recorded prior to Feb. 1, 1972], Certificate of Compliance) 189-012-20 189-012-21 Please submit Deeds or conveyance documents recorded prior to Feb. 1, 1972 as evidence of legal lot status per County of San Diego Policy G-3. A lot merger through a certificate of compliance, Tentative Parcel Map or Tentative Map may be required.	Tentative Parcel Map included in resubmittal	11/17/2017	
9 - 1	Service Availability Forms	Please complete and submit Sewer, Water and Fire Service Availability Forms (PDS-399S, PDS-399W, PDS-399F).	Included in resubmittal package	11/17/2017	
10 - 1	Groundwater	Please identify any existing wells on the property and identify the use. If the property contains wells that will no longer be used or are not a part of the project, a Well Destruction Permit may be required as a condition of approval.	Well location noted on site and to be removed.	11/17/2017	
10 - 2	Groundwater	Please clarify if groundwater will be used to serve the project.	No use on site.		

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Page 10

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
11 - 1	Fire Protection	A letter dated June 19, 2017 from Valley Center Fire Protection District stated that "VCFPD approves 20' drive aisle widths within the parking area where stalls are at a 60 degree angle". Please have plans fully reviewed by Valley Center Fire Protection District in order to determine if a Fire Protection Plan is necessary.	Plan revised to depict typical drive aisle widths. VCFPD has reviewed plan.	11/17/2017	
12 - 1	Ownership Verification	Ownership is shown as Liberty Bell Plaza LLC for all submitted APNs. Please submit verification of ownership through an updated Title Report and vesting grant deed(s). Documents submitted were for Bell Holdings LLC and Bell Development LLC.	Current grant deeds included in resubmittal.	11/17/2017	
13 - 1	Community Planning/Design Review Board	The project was heard at the Valley Center Design Review Board on 11/6/2017, although no formal recommendation was made. Please contact the Chair of the Valley Center Design Review Board to present the project and receive a formal recommendation.	D.R.B. approved.	11/17/2017	
14 - 1	Hazardous Material Use/Storage Onsite	A review of your project indicates that there is a possibility for onsite storage, use or transport of hazardous materials as a part of normal operations associated with a gas station, grocery market, and a mini mart. Please provide additional detail regarding the types of uses and operations that will require hazardous materials storage, use and/or transport. Detail the types of hazardous materials (i.e. gasoline, petroleum, oils, chlorine gas, solvents, pesticides etc.) that would be stored onsite and estimate the quantities that would be stored onsite at any given time. Note that a detailed Hazardous Materials Business Plan may be required as a condition of approval.	Will be submitted later under separate cover.	11/17/2017	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Page 11

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Planning & Development Services (PDS) Land Development Comments					
0 - 1	Wetlands	<p>NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.</p> <p>U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; http://www.usace.army.mil/</p> <p>Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov ;http://www.waterboards.ca.gov/sandiego/</p> <p>California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; http://www.dfg.ca.gov/</p>	Existing man made channel to be converted to underground facility. Submittal to ACOE, RWQCB and CDFG to be coordinated with team members	10/4/17	
1 - 1	General	Have your project reviewed and commented on by the Valley Center Fire Protection District. Project's conditions may be revised upon further review and input from the agency.	Will resubmit to VCFPD for review.	10/4/2017	
2 - 1	Site Plan	Show the direction of lot & road drainage and percent of slopes on roads & driveways.	Slopes and drainage shown on CGP	10/4/2017	
2 - 2	Site Plan	Provide document numbers for any onsite and offsite easements.	Complete	10/4/2017	10/4/2017
2 - 3	Site Plan	Include any walkways and/or pathways. State whether proposed and/or existing walkways and pathways are paved (i.e. asphalt concrete, portland cement, etc.).	See revised site plan.	10/4/2017	
2 - 4	Site Plan	Show proposed and existing Landscaped areas. Provide a summary of the landscaped areas.	Bernie	10/4/2017	
2 - 6	Site Plan	What is proposed for Sewer to serve the project?	See revised Conceptual Grading Plan.	10/4/2017	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Page 12

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 7	Site Plan	Provide a legend for all the proposed and existing facilities of the project. Include lines and symbols. Please define all symbols including existing/proposed Fire hydrants, sewer laterals and mains, Fire Service, manholes, fencing, etc.; Delete symbols from the Legend which are not used on the plans.	Legend included on Conceptual Grading Plan	10/4/2017	
2 - 8	Site Plan	Provide the dimensions of the proposed driveway.	Dimensions shown on revised site plan.	10/4/2017	
2 - 9	Site Plan	Show a minimum fire turnaround radii of 28 feet (28').	See revised site plan.	10/4/2017	
2 - 10	Site Plan	The private driveway connecting on the private access road should have a minimum turnout radius of 28 feet (28'). Show fire turnout radii of 28 feet (28') minimum for the private driveway connection to the private access road.	See revised site plan.	10/4/2017	
2 - 11	Site Plan	Please use consistent font size. Please ensure symbols on plan match symbols in legend and Easement Notes. There are many conflicting notes making the plans difficult to read. Please clean up the plans.	See revised site plan.	10/4/2017	
2 - 12	Site Plan	Per Public Road Standards 6.1.C minimum driveway separation on a Mobility Element Road is 300'. If the proposed driveways do not meet this minimum separation distance then a Design Exception Request is required.	Understood. Exception included in resubmittal.	10/4/2017	
3 - 1	SWQMP (Stormwater Quality Management Plan)	The applicant shall submit a new intake form and PDP SWQMP in accordance with the 2016 BMP Design Manual requirements and to be in conformance with the Watershed Protection Ordinance and the new Municipal Permit, 2013 MS4, that was implemented by the County on February 26, 2016. The BMP Design Manual and SWQMP forms are available at: http://www.sandiegocounty.gov/content/sdc/dpw/watersheds/DevelopmentandConstruction.html The SWQMP is a living document to be updated to reflect any changes during the project's final plan review and construction throughout the life of the project in perpetuity.	SWQMP included in resubmittal.	10/4/2017	
4 - 1	Prelim. Grading Plan (PGP)	Submit a Preliminary Grading Plan. Additional information can be obtained in the following link: Preliminary Grading Guideline http://www.sdcounty.ca.gov/dplu/docs/ZC034.pdf Grading Ordinance http://www.sdcounty.ca.gov/dpw/land/landpdf/gradingordinance.pdf	Submitted	10/4/2017	10/4/2017
4 - 2	PGP	Show the direction of lot & road drainage and percent of slopes on roads & driveways.	Drainage and slopes included in revised CGP	10/4/2017	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 13

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 3	PGP	Show the existing and proposed contour lines and elevations. Show proposed pad elevations and spot elevations for driveway(s).	Contours and Elevations shown on revised CGP	10/4/2017	
4 - 4	PGP	Extend existing contour lines 100 feet offsite.	Shown on revised CGP	10/4/2017	
4 - 5	PGP	A minimum setback, for grading is required, from top and toes of slopes, per the San Diego County Grading Ordinance Section 87.412. Also note that the setback is measured from the property line.	Comment for Informational Purposes Only	10/4/2017	10/4/2017
4 - 6	PGP	Clearly show discharge points, access for maintenance, and easements for proposed BMPs.	All BMPs shown on plan with access points from 3:1 slopes. No easements.	10/4/2017	
4 - 7	PGP	Provide a legend for all the proposed and existing facilities of the project. Include lines and symbols. Please define all symbols including existing/proposed Fire hydrants, sewer laterals and mains, Fire Service, manholes, fencing, etc.; Delete symbols from the Legend which are not used on the plans.	Legend included on Conceptual Grading Plan	10/4/2017	
4 - 8	PGP	Show Earthwork Quantities, import, export, cut, and fill quantities of grading operation.	Earthwork quantities revised. See revised CGP	10/4/2017	
4 - 9	PGP	Add the note "This plan is provided to allow for full and adequate discretionary review of a proposed development project. The property owner acknowledges that acceptance or approval of this plan does not constitute an approval to perform any grading shown hereon, and agrees to obtain valid grading permissions before commencing such activity."	Note added to revised CGP	10/4/2017	
4 - 10	PGP	Show lines of inundation of the 100-year floodway and floodplain.	Floodplain shown on revised CGP	10/4/2017	
4 - 11	PGP	Parcel contains mapped County Floodway/Floodplains and requires review by DPW Flood Control	Floodplain shown on revised CGP. Floodplain does not actually (in reality) enter onto site.	10/4/2017	
4 - 12	PGP	Within Preliminary Grading Plan Sheet, show site design and source control BMPs selected within the PDP SWQMP.	All BMPs' shown on revised CGP	10/4/2017	
4 - 13	PGP	Clearly delineate the wetlands, jurisdictional features and Waters of the US and/or State on the PGP	Man made channel determine to be jurisdictional waters is being put into underground facility shown on revised CGP.	10/4/2017	
4 - 14	PGP	Please use consistent font size. Please ensure symbols on plan match symbols in legend and Easement Notes. There are many conflicting notes making the plans difficult to read. Please clean up the plans.	See revised CGP	10/4/2017	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 14

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5 - 1	CEQA Drainage Study	The project is required to submit a CEQA Drainage Study. The CEQA Drainage Study shall be prepared in compliance with the documents shown below. San Diego County Hydrology Manual: http://www.sandiegocounty.gov/content/sdc/dpw/flood/hydrologymanual.html San Diego County Hydraulic Design Manual: http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontrolpdf/hydraulic_design_manual_2014.pdf	Drainage Study included in resubmittal.	10/4/2017	
6 - 1	Site Plan - Improvement Plans	Improvement Plans - Project is subject to County Board of Supervisors Policy I-18 and County Code Section 51.301 et al. Please submit improvement plans for Valley Center Road (SF 639) designated as a 4.2A Boulevard with a raised median. The plans shall include intersection improvements for Valley Center Road and Mirar De Valle Road.	CGP depicts our entry layout and design.	10/4/2017	
7 - 1	Sight Distance	Provide a sight distance certification to demonstrate that adequate sight distance along Valley Center Road from the project driveways is achievable per Section 6.1.E, Table 5 of the County Public Road Standards (approved March 2012). If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "said lines of sight fall within the existing right-of-way and a clear space easement is not required."	Site distance letter included in resubmittal.	10/4/2017	

Should you have any questions regarding these comments, please contact Sean.McLean@sdcounty.ca.gov.

KENNETH J. BRAZELL, LD Manager
PDS-Land Development

KJB: SM

cc: PDS2017-STP-17-037 file

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 15

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Department of Public Works (DPW) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Flood	The plans should show the location of the floodplain lines of Moosa Canyon Creek, for both the pre and post development condition per Section 811.401(a) of the County Flood Damage Prevention Ordinance (FDPO).	Limits of flood plain shown on revised CGP. In reality, flood plain does not cross onto subject property to existing site wall.	11/14/17	
1 - 2	Flood	County Floodplain mapping in this area was revised by LOMR 04-09-1312P. Effective floodplain mapping for this area is shown on FEMA FIRM Panels 06073C0810G and 06073C0809G.	Limits of flood plain shown on revised CGP. In reality, flood plain does not cross onto subject property to existing site wall.	11/14/17	
1 - 3	Flood	Any proposed work that will cause a change in the Base Flood Elevation (BFE), Base Flood Depth or Floodplain boundary will require a Conditional Letter of Map Revision (CLOMR) prior to any grading activities and a Letter of Map Revision (LOMR) prior to issuance of a certificate of occupancy in accordance with Section 811.503(b) of the FDPO and CFR Sections 65.3 and 65.12.	Limits of flood plain shown on revised CGP. In reality, flood plain does not cross onto subject property to existing site wall.	11/14/17	
1 - 4	Flood	Any proposed structure within the mapped Floodplain is required to be raised one-foot above the base flood elevation or properly flood-proofed in accordance with Section 811.501(c) of the FDPO.	Limits of flood plain shown on revised CGP. In reality, flood plain does not cross onto subject property to existing site wall.	11/14/17	
1 - 5	Flood	Local drainage issues should be reviewed by the PDS Plans Reviewer.	Understood	11/14/17	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 16

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Planning & Development Services (PDS) CEQA Comments					
1-0	CEQA Studies and additional information	See below for a list of studies and additional information required.	Informational.	11/17/2017	4/5/2019
2-1	Air Quality	An Air Quality Analysis is required. Please see Attachment E.	Emily, Ross	11/17/2017	4/5/2019
2-2	Air Quality	Updates to Air Quality Analysis are provided under separate attachment.	Emily, Ross	4/5/2019	
3-1	Biological Resources	A Biological Letter Report is required. Please see Attachment F.	Informational.	11/17/2017	4/5/2019
3-2	Biological Resources	Staff has reviewed the Biological Letter Report dated December 19, 2018 prepared by Klutz Biological Consulting and submitted to the County on January 14, 2019. The report was found to be adequate with incorporation of the minor revisions detailed below.	N/A	4/5/2019	4/5/2019
3-3	Biological Resources	All changes to the document must be in strikeout/underline format.	Korey Klutz	4/5/2019	
3-4	Biological Resources	Please correct the ER number.	Korey Klutz	4/5/2019	
3-5	Biological Resources	Please provide additional discussion for previous grading of the project site, including the uses for grading and how this was established.	Korey Klutz	4/5/2019	
3-6	Biological Resources	Please update summary, Table 1 and additional paragraph in the text from "Developed Lands" to "Disturbed/Developed Lands"	Korey Klutz	4/5/2019	
3-7	Biological Resources	Please ensure that the acreages of vegetation communities match the total acres of the site.	Korey Klutz	4/5/2019	
3-8	Biological Resources	Please list the dominant plant species for the disturbed vegetation community. If none are present, please include a sentence describing that no species are present.	Korey Klutz	4/5/2019	
3-9	Biological Resources	Please provide additional explanation of potential wildlife corridors to include existing development surrounding the site, etc.	Korey Klutz	4/5/2019	
3-10	Biological Resources	Please provide additional discussion for potential cumulative impacts of the proposed project.	Korey Klutz	4/5/2019	
3-11	Biological Resources	Appendix A - please include any species found in the disturbed vegetation community.	Korey Klutz	4/5/2019	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 17

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
3-12	Biological Resources	Appendix A includes the vegetation community of Non-Native Grassland. If NNG occurs within the survey area, please include in the text of the document. If NNG does not occur within the survey area, please remove species found within the NNG community as it leads to confusion within the report.	Korey Klutz	4/5/2019	
4-1	Climate Change	A GHG Analysis Report is required. Please see Attachment M.	Informational.	11/17/2017	4/5/2019
4-2	Climate Change	Updates to the CAP Checklist have been provided under separate attachment.	Emily, Ross	4/5/2019	
5-1	Cultural Resources	A Cultural Study is required. Please see Attachment G.	Informational.	11/17/2017	4/5/2019
5-2	Cultural Resources	Updates to the Cultural Study have been provided under separate cover.	Emily, Ross	4/5/2019	
5-3	Cultural Resources	The project has been sent for AB-52 Tribal consultation. Any comments will be collected and forwarded.	Informational.	4/5/2019	4/5/2019
6-5	Drainage	A Drainage Study is required. Please see Attachment S.	Drainage study included in resubmittal	11/17/2017	
7-6	Fire	A Fire Protection Plan may be required. Please have the plans fully reviewed by Valley Center Fire Protection District.	Plans being resubmitted to VCFPD for review.	11/17/2017	
8-1	Geologic Hazards	Based on the flat topography of the site, potential hazards associated with landslides are less than significant. In-situ soil densities are expected to be sufficiently high to preclude liquefaction. Therefore, a Geologic Reconnaissance report is not required for the project. The project will still be required to comply with the County's Grading Ordinance.	Informational.	11/17/2017	11/17/2017
9-1	Groundwater Resources	At this time, it is unclear if the project proposes utilizing groundwater resources. A Well Destruction Permit may be required. Please provide more information and see Attachment K. Also, please provide a Water Service Availability Form.	No groundwater use	11/17/2017	
10-1	Hazardous Materials	A Phase I Environmental Site Assessment is required. Please see Attachment H.	Emily, Ross	11/17/2017	
10-2	Hazardous Materials	A Hazardous Materials Use/Storage Onsite Assessment may be required as a condition of approval. Please see Attachment I.	Resolved.	11/17/2017	11/17/2017
10-3	Hazardous Materials				
11-1	Mineral Resources	Because of the proximity to nearby development, a Mineral Resources Report will not be required.	Informational.	11/17/2017	11/17/2017
12-1	Noise	An Acoustical (Noise) Study is required. Please see Attachment L.	Informational.	11/17/2017	4/5/2019

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Page 18

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
12-2	Noise	Staff has reviewed the Noise analysis prepared by Ldn Consulting, Inc. dated December 10, 2018 and plot plan associated with the Liberty Bell Plaza. Documentation is considered acceptable and staff has final recommendations to ensure the project is in conformance with County noise standards. The project is subject to the County Noise Element and Noise Ordinance that governs the noise levels generated by this project. The main source of operational noise from this project would be from the mechanical equipment and truck loading operation. The noise report analyzed the operational noise based on a conservative scenario.	LDN		
12-3	Noise	The analysis demonstrated that the noise levels from the mechanical units and truck deliveries would be in compliance with the Noise Ordinance, Section 36.404. The most stringent allowable day time noise limit is 55 dBA and a night time of 50 dBA at the nearest property line, which is approximately 50 feet away. Based on the report, one truck delivery takes approximately 45 minutes and would produce a noise level of 54.5 dBA at the nearest property line. Deliveries would only be limited to the daytime hours of 7:00am to 10:00pm, no deliveries shall occur during the nighttime hours. The mechanical units will be located on the rooftop and will be installed behind the proposed parapet walls on each building. The parapet will vary in height, but will be roughly 1-foot higher than the HVAC units. With the combination of the distance separation and parapet wall, the noise levels from the mechanical units are anticipated to not exceed the Noise Ordinance, Section 36.404. Therefore, noise levels from these sources will be in compliance with the noise standards.	LDN		
12-4	Noise	Additionally, the project is also subject to the County Noise Ordinance that regulates the temporary noise limits. Temporary construction noise is subject to Section 36.408, 409, and 410. Noise from grading activities is one of the main noise producing sources from this project. The grading equipment would be spread out over the project site, the combined grading operation would be more than 300 feet way from the adjacent property lines. Construction work would be limited to Monday through Saturday between 7a.m. to 7 p.m. There will also be no off-site construction or grading. Blasting and/or rock crushing is not proposed. Therefore, temporary noise from construction and grading is not expected to exceed the 75 dBA.	LDN	4/5/2019	4/5/2019

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Page 19

Item No.		Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
12-5		Noise	The report also analyze the traffic impacts from this proposed project. Based on the report, the project does not create a direct or cumulative noise level increase of 3 dBA CNEL on any roadway segment. Therefore, traffic noise from this project will not cause any significant impacts to the existing or future noise sensitive land uses. Based on that information, the noise levels from the traffic would be in conformance with the Noise Elements.	LDN	4/5/2019	4/5/2019
		Noise	~Staff has the following noise conditions to STP: 1) On the site plan, place a note, indicating, "Noise Design Feature: Parapet Walls, at least 1-foot taller than HVAC units."	LDN	4/5/2019	4/5/2019
		Noise	~Staff has the following noise conditions to STP: (SEE ATTACHED DRAFT NOISE CONDITIONS)	LDN	4/5/2019	4/5/2019
1-13		Transportation & Traffic	A Traffic Impact Analysis is required. Please see Attachment N.	LLG	11/17/2017	
		Transportation & Traffic	Please find comments on TIA under separate cover.	LLG	4/5/2019	
1-14		SWQMP	An updated Stormwater Quality Management Plan and Stormwater Intake Form are required. Please see Attachment J.	SWQMP included in resubmittal	11/17/2017	
1-15		Visual Resources	Please provide visual simulations from multiple locations on Valley Center Road. Please see Attachment D.	Cathy	11/17/2017	

Attachment 4

To: Chairperson and Members of the Valley Center Community Planning Group

Date: 6/10/19

Re: Agenda Items E 2&3 Liberty Bell Plaza

1. I am Rich Rudolf, former VCCPG Member for about 15 years, member of one or more VCCPG Subcommittees since 1998, current member of Community Plan Update and North Village subcommittees.
2. I retired on Dec 31, 1999 after 27 years as a municipal attorney, practicing Planning and Land Use Law for the last 15 years of my career as Assistant City Attorney for Chula Vista and then Carlsbad.
3. I participated with you in the interminable fight against the Lilac Hills Ranch Project, Randy Goodson, John Rilling, and Accretive, Inc, the most uncooperative and recalcitrant Developer San Diego County, much less Valley Center, has ever seen. I worked with you to save the planning and sponsor groups when the Board of Supervisors attempted to do away with us.
4. I envision your board as the representatives and guardians of this Community, responsible for protection and enhancement of our unique qualities. Most, if not all, of us moved here because of its special rural beauty, character, and the friendliness of its residents.
5. In 2004, by a split vote, we approved Herb Schaffer's Town Center Shopping Center Project at the corner of VC and Cole Grade Roads at one of our most contentious meetings. It was a standard, close your eyes and you are in anywhere/everywhere USA shopping center. Those of us voting No filed a Dissenting Report, pointing out how it was not consistent with the Community Plan and Design Guidelines, and did not create the Country Village that enhanced our community as we envisioned it could be. That would have been built, but Herb was suddenly met with \$2M TIP fees not previously required! He went back to the drawing board, and was convinced to work with us to create a real Town Center Project. The VCCPG approved the new plan with his promise that the entire project (both the commercial and residential components) would come back to the VCCPG for approval via a "Specific Plan." The General Plan land use designations and zoning to allow it were included in the General Plan Update. Recession came, addition sewer costs, etc., and the Oat Field is still an Oat Field.

6. But the process was still another example of the VCCPG not giving up, fighting to use the meagre tools at our disposal to work with Developers and County staff to bring the promise of the General and Community Plans and our Design Guidelines to fruition, and not allow them to be treated as mere “guidelines” or ignored (as Mr. Goodson and Accretive would have had it).
7. You are reminded tonight that your subcommittee is supposed to review projects and present you with recommendations that demonstrate how they comply, or do not comply, with the General and Community Plan and Design Guidelines. It is clear that their Motion recommending 5-1 for approval of Liberty Bell Plaza Project does not address those requirements; it does not because the subcommittee did not have the 2017 Scoping Letter and its Table A with all the preliminary matters the PDS staff required the Bell Applicants to address and satisfy. You have just been made aware of that, and that the Applicant’s PARTIAL responses have just been received and not yet analyzed by the PDS staff. Nor, of course, by your subcommittee, you, or the community. Also unknown are the contents of the required Traffic Study, to determine if appropriate measures will be required to prevent making the South Village traffic a nightmare.
8. So, I ask you continue our tradition of fighting for the community, standing up to staff and/or any Developer to insist on the information you need to make the best possible decision for US.
9. Please vote Yes, this is “New Information.” Make it clear that you want it (and the soon-to-be-revised Second Iteration Scoping Letter) to go back to your South Village Subcommittee for thorough review and analysis, resulting in a new recommendation for your consideration. If the Project satisfies all the General Plan, Community Plan, and Design Guidelines requirements, then you should approve the Project. But not until a full, complete, and fair process has been followed.
10. Please vigorously protect and represent us—your constituency, neighbors, and friends.

Thanks for all your hard work for all of us in your community!

Gratefully,
Rich Rudolf

Attachment 5

Reasons Why the VCCPG should not vote to approve or deny approval of the Liberty Bell Plaza (LBP) site plan, concept and design

According to the SD County PDS Scoping Letter the project has not been shown to be in conformance with the SD General Plan nor the VC Community Plan (and the VC Design Guidelines)*.

The LBP Scoping Letter Attachment A, received on May 22, 2019 from SD County indicates that the following issues are unresolved or are yet to be reviewed for applicability and conformance:

SD County General Plan:

Scoping Letter General Plan Conformance Items 1-3 through 1-9, all of which are marked "Informational" and "N/A". Of particular important to VC is item 1-6:

LU-11.2: Compatibility with Community Character. Requires that commercial development be located, scaled and designed to be compatible with the unique character of the community.

Missing from the Scoping Letter are the following General Plan items that should be shown to be in compliance prior to approval:

LU-2: Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

LU-2.7: Requires new commercial centers maintain or enhance the viability of existing commercial areas.

LU-11.5: Large format Retail Stores are allowed only where the scale of the use and design is compatible with the surrounding areas.

These items are yet to be reviewed for applicability and conformance.

Scoping Letter item 7-1: Traffic & Transportation: LBP will generate about 9,800 total trips per day on VC Road. A Traffic Impact Analysis is required and should be reviewed by the VC Mobility and S. Village S/Cs to understand the impact and mitigation recommended prior to VCCPG approval.

*The County has reported to the VC DRB that the 6 DRB items on the Scoping Letter have been complied with but no update to Attachment A reflecting this conformance has been received.

VALLEY CENTER COMMUNITY PLAN
None of the following from the VC Community Plan have been
addressed in the LBP Scoping Letter:

1. COMMUNITY CHARACTER

GOALS

1. PRESERVE AND ENHANCE THE **RURAL CHARACTER** OF VALLEY CENTER BY MAINTAINING A PATTERN OF LAND USE CONSISTENT WITH THE FOLLOWING REGIONAL CATEGORIES.

A. VILLAGE

ENHANCE THE **RURAL VILLAGE CHARACTER** OF VALLEY CENTER'S NORTH AND SOUTH VILLAGES

2. LAND USE

GENERAL GOALS

A PATTERN OF DEVELOPMENT THAT CONSERVES **VALLEY CENTER'S RURAL CHARACTER.**

3. COMMERCIAL

"RURAL VILLAGES" THAT ARE CONSISTENT IN SCALE AND DESIGN WITH A LOW DENSITY RURAL RESIDENTIAL AND AGRICULTURAL COMMUNITY.

COMMERCIAL USES SHALL NOT INTERFERE EITHER FUNCTIONALLY OR VISUALLY WITH ADJACENT LAND USES OR THE **RURAL ATMOSPHERE OF THE COMMUNITY**

Attachment 6

We, the undersigned residents of Valley Center, urge the Valley Center Community Planning Group (VCCPG) to reconsider the franchise developments that are currently in consideration for our community.

WHEREAS, we believe in the “small town” atmosphere of Valley Center and large corporations do not contribute to the country living appeal of our town. The historical understanding of life in Valley Center has meant seclusion from large-scale commercial developments¹.

WHEREAS, within the stated Valley Center Community Plan², “the focus for Valley Center commercial development is on small businesses which serve a limited market and the daily needs of local residents.”

WHEREAS, a Vons of 51,000 square feet does a disservice to the community of Valley Center by drawing customers away from locally owned businesses. The addition of a Vons will not generate new sales and only “shift economic activity from one part of town to another.”³ A big-box store such as Vons increases the probability of locally-owned enterprises going out of business and “absorb[s] retail sales from nearby stores without significantly contributing to local economic development.”⁴

WHEREAS, a Vons of 51,000 square feet is too large for a community of about 11,600⁵ people, and there is no evidence to suggest that the new developments will be filled within a timely manner as the developments at the bottom of the Grade were not immediately bought.

¹ <https://www.latimes.com/archives/la-xpm-1990-10-24-me-2730-story.html>

² Page 12. <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/VALLEY%20CENTER-CP-11-18-15.pdf>

³ https://ilsr.org/impact-chain-stores-community/?fbclid=IwAR2DYKerMqT_w5iufk33y3OeAoxIXmfAmTibkM_Ow_KMYlrykNqKcvQhiuCI

⁴ https://journals.sagepub.com/doi/full/10.1177/0891242412457985?fbclid=IwARojLhcMrhKLPOhUsSbC-57mLvDA2vtaSaaQRs94WSTNvYEJHONY_TII

⁵ Current figure based on the 2010 population and growth percentage from 2000 to 2010.

<http://www.city-data.com/city/Valley-Center-California.html>
<https://www.census.gov/quickfacts/valleycenteredpcalifornia>

WHEREAS, the community does not need another gas station or grocery mart when there is already Valley Center Oil, Town Center Market, Pala Vista Gas, Inc., United Oil, Valley Center Market, and Lilac Foods in addition to pop-up fruit stands.⁶

WHEREAS, the community would be better served by the addition of family-oriented businesses.

THEREFORE LET IT BE RESOLVED, we, the undersigned residents of Valley Center, stand against the inclusion of more gas stations and a 51,000 square foot Vons in our community, and

LET IT BE FURTHER RESOLVED, we support community growth, and we call on the VCCPG to encourage and promote small business ventures in the town centers.

⁶ <https://vcchamber.com/business-directory>

Isabel Orah
Sabrina Munaco
Brent Colvin
Roxana Contreras McNerny
Gay McNeil
Susan C. Shoup
Grace Lechnir
Adrienne Johnson
Victoria Holtz
Sofia Orah
Peter Orah
Armida Davis-Orah
Robin Treasure
Melanie Hughes
Holeen Sunderland
Janalee Sanders
Wayne Sanders
Sukmal Turner
Jordyn Birch
Margo Littrell
Mark Littrell
Remy Littrell
Mardee Littrell

Essence Park
Judith Segina
Dana Kerrigan
Jamie Lee
Dawn Hughes
Rosie Hughes
Leigh Pettit
Mia Becerra

DRAFT Minutes
VCCPG South Village Subcommittee

Valley Center Community Hall, Room 3 28246 Lilac Road, VC 92082 6:30 PM, Wednesday, April 3rd	S. Village S/C Members present: Jon Vick (Chair), Will Rogers, Gary Wynn, Erik Jockinsen, Jeana Boulos, Claire Collins, Absent: Henk Bothof, Susan Fajardo Guests: Bill Miller, Steve Laub & Al Beaudette, Judith Shadzi, Ross Burnett & John Ziebarth
---	---

1. **Establish Quorum: SVSC: 6 /8**
2. **Open Forum** – any subject not on the agenda (max. 3 minutes). None
3. **Review and approval of SV S/C Minutes** for October 30th, 2018. Motion to approve by Wynn, seconded by Boulos, approved 6/0/0.
4. **Union Oil gas station remodel:** Informational presentation. Remodel of Union Oil gas station, 27406 VC Road; relocating and expanding the convenience store, and adding a car wash (requires a Major Use Permit). Steve Laub, Land Solutions, Inc. (619-644-3300) cell 619-559-5553). This will be a Chevron station (has affinity program with Vons) with a 1,250-sf car wash, a 3,300-sf mini-market (selling wine and beer), restrooms, and 4 additional gas pumps. The building will be on top of the leach field that is no longer necessary due to the sewer hookup. The building style will be the same as the existing pump roof. A schematic site plan was presented. The plans have been presented to the DRB but not yet approved. Wynn asked to see a detailed landscaping plan and a storm water plan. Wynn requested no solid fence between Union Oil and Tractor Supply, but with lots of landscaping. Vick asked to see the plans again after DRB approval.
5. **Liberty Bell Plaza:** presentation and possible vote; Ross Burnett. The VC DRB has approved the site plan and building styles. There was much discussion about landscaping between the road and the building and the parking lot. The goal is to mask the building and parking lot from the street as much as possible with extensive landscaping on the 32 feet available. Vick is skeptical that this will be achieved and pointed to the lack of screening from the street as promised by Ross for Tractor Supply. Ross blames the DRB for specifying deciduous trees. The DRB position is that no trees will grow to maturity when they are surrounded by hardscape. Ross promised 35 feet of “water-wise” landscaping by which he apparently meant cement as this is what was provided. Vick reiterates that the Tractor Supply store will never be masked from the street as promised and he does not believe the landscaping proposed for Vons store will be any better. Hutchison and Vick request that the site plan make allowance for proposed roundabout. Ross responds they do not object to a roundabout at Mirar de Valle and will make modifications to site plan if and when necessary. Fajardo and Vick believe Vons is too large at 50,900 sf and will destroy VC’s community character and that the size is contrary to the SD County General Plan Land Use Elements (see attached) and is therefore illegal. Jockinsen proposes a **motion: Move to approve site plan and concept regarding size and**

scope of the Liberty Bell Plaza with the following conditions: remove concrete sidewalks along VC Road and replace with DG pathways, and use evergreen trees in the second row of trees from the road to provide better screening, and request the floor plan and details of the articulation be provided for review by the S/C. Seconded by Boulos. Approved 5/1/0 with Vick voting no on the basis that the size of Vons is contrary to the SD County General Plan Land Use Element and is thus illegal, as well as contrary to the VC Community Plan and the VC Design Guidelines. Vick makes a statement that each project we are seeing chips away at our community character and soon we will have none and VC will look like East Valley Parkway.

6. **Gateway Sign:** Update and possible vote (Collins). Collins proposed a **motion** that the SVSC vote to add the proposed gateway sign to be considered within the VC Road Corridor Study as a traffic calming element and a welcome to VC, currently being conducted by SD County. Motion by Collins, seconded by Vick, approved 6/0/0.
7. **S. Village Project review:** Park Circle, Orchard Run, Shady Oak, Liberty Bell Plaza, Autozone, Hatfield Plaza – (Vick). There was some discussion on each. The status of each needs to be confirmed and will be on the agenda for the next S/C meeting.
8. **Community Character:** discussion and possible vote. Review of VC Design Guidelines, VC Community Plan, and SD County General Plan as they relate to maintaining a rural community character, and the impact on our community character of “big box” stores (Vick). See attached comments by Fajardo, with which Vick is in agreement.
9. **Next meeting date: TBD**

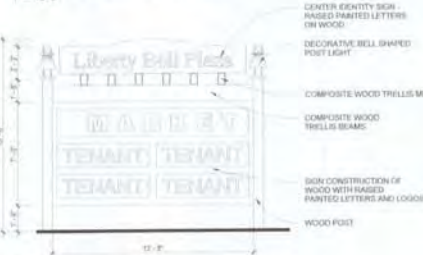
Disclaimer Language

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.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

$$1^{\circ} = 40-0^{\circ}$$


10'-0"

2'-0"

12'-0"

Liberty Bell Plaza

WILBERT

TENANT TRAIL

CENTER ENTITY SIGN
RAISED LETTERS ON WOOD

WOOD TRELLIS MEMBERS

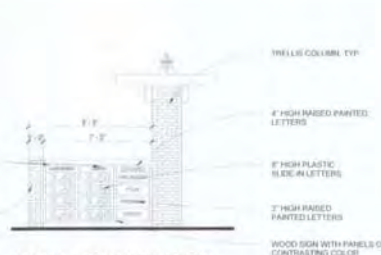
6x POST

WOOD BEAM

RAISED

BRICK CO. MATCH

SECONDARY SAW OF WOOD CONSTRUCTION WITH RAISED PAINTED LETTERS AND LOOPS

[illegible]

VALLEY CENTER - CALIFORNIA

SITE PLAN

PARKING PROPOSED		BUILDING SQUARE FOOTAGE		AUG. 10, 2018
	Count	BLDG	Area	
1' x 15' - 30' w/ type	23			
1' x 15' - 30' w/ OVERHANG	313	COMB 1	3000 SF	14
ADA P 1' x 30' w/ seg	1	COMB 2	12000 SF	48
ADA P 1' x 30' w/ seg	16	COMB 3	3000 SF	14
ADA P 1' x 30'	1	COMB 4	10000 SF	40
TOTAL PROPOSED	265	COMB 5	3000 SF	14
		COMB 6	1315 SF	5
		MARKET	9000 SF	36
		Grand Total	31800 SF	126



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



PERSPECTIVE OF FRONT



PERSPECTIVE OF NORTH / BACK

MATERIAL LEGEND

- | | |
|---|---|
| 1. STUCCO - COLOR A | 4. BRICK VENEER |
| 2. BOARD AND BATTEN SIDING | 5. METAL GABLE ELEMENT PAINTED RUST |
| 3. METAL VERTICAL SIDING | 6. METAL BENT TRUSS ELEMENT PAINTED WHITE |
| 7. CMU PRECISION ABOVE | 8. CMU SPLIT FACE AT BASE |
| 9. METAL PANEL HORIZONTAL SIDING | 10. FIBER CEMENT CLAPBOARD SIDING |
| 11. METAL CANOPY | 12. STANDING SEAM METAL ROOF |
| 13. STUCCO - COLOR B | 14. STONE VENEER AT BASE OF WALL |
| 15. FASCIA - PAINTED WHITE | 16. WALL CORNICE - PAINTED MEDIUM BROWN |
| 17. ALUMINUM WINDOW/ STOREFRONT - WITH ANODIZED BRONZE MULLIONS | |

DESIGN REVIEW BOARD

☐ RECOMMENDS DENIAL OF SITE PLAN

☐ RECOMMENDS APPROVAL OF SITE PLAN

☐ RECOMMENDS APPROVAL WITH CONDITIONS AS NOTED ON DRAWINGS

Chair: *[Signature]* Date: *8-11-18*

Liberty Plaza Comprehensive Sign Program

Per County of San Diego Zoning Code:

Section 5295 Wall Signs

Subsection 9.2. Where a wall sign(s) and a freestanding sign(s) are used in combination on a premise the area of the wall sign shall not exceed 1.5 square feet for each linear foot of building facing, not to exceed 250 square feet per building face.

Signage proposed

Commercial buildings with single or multi-tenant signage to comply with the County standards of 1.5 x the tenant frontage with the total sign area for the entire building face being limited to 250 sf. Maximum letter height is 2' high for single row sign and 12" high for double row of words. Logos are allowed within allowable sign area. Length of signage is limited to 75% of the tenant frontage. All signs shall be front lit with no internal illumination.

Major tenant shall comply with the County standards of 1.5 x the tenant frontage with the total sign area for the entire building face being limited to 250 sf. Logos are allowed within allowable sign area. All signs shall be front lit with no internal illumination.



LIBERTY BELL PLAZA

VALLEY CENTER - CALIFORNIA MARKET BUILDING

CONCEPTUAL DESIGN

AUG. 10, 2018

5 - 147



EAST ELEVATION

1/8" = 1'-0"



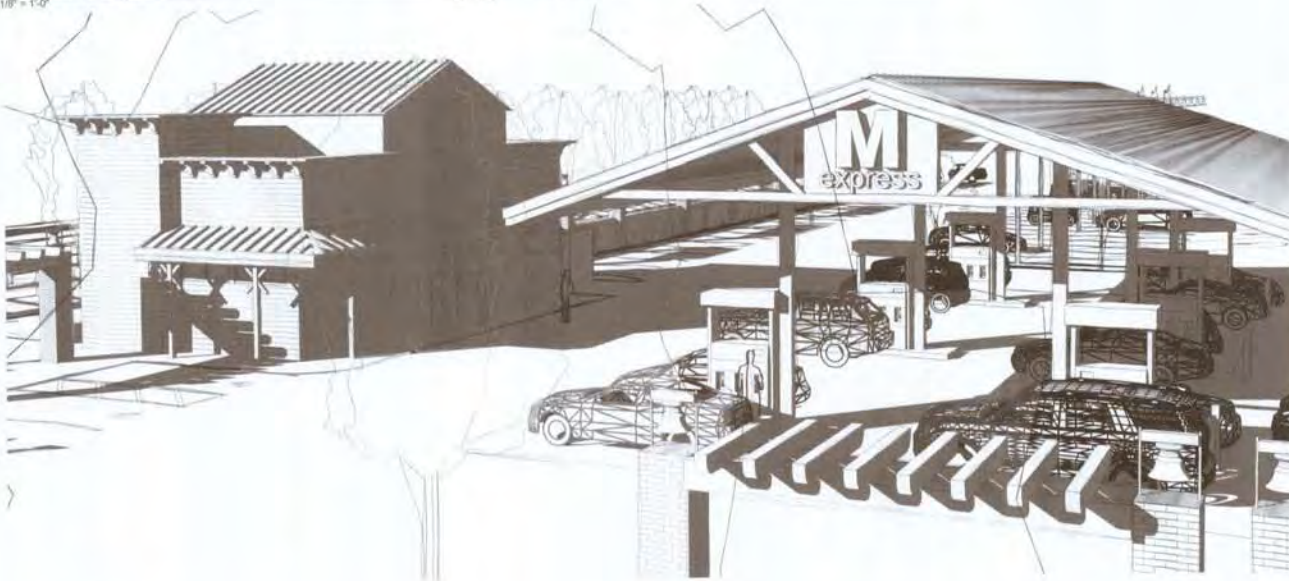
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



Fuel Center



FUEL SOUTH ELEV

3/16" = 1'-0"

Liberty Plaza Comprehensive Sign Program

Per County of San Diego Zoning Code:

Section 6265 Wall Signs:
Subsection a. 2. Where a wall sign(s) and a freestanding sign(s) are used in combination on a premises the area of the wall sign shall not exceed 1.5 square feet for each linear foot of building facing, not to exceed 250 square feet per building face.

Signage proposed:

Commercial buildings with single or multi-tenant signage to comply with the County standards of 1.5 x the tenant frontage with the total sign area for the entire building face being limited to 250 sf. Maximum letter height is 2' high for single row sign and 12' high for double row of words. Logos are allowed within allowable sign area. Length of signage is limited to 75% of the tenant frontage. All signs shall be front lit with no internal illumination.

Major tenant shall comply with the County standards of 1.5 x the tenant frontage with the total sign area for the entire building face being limited to 250 sf. Logos are allowed within allowable sign area. All signs shall be front lit with no internal illumination.

THE VONS DESIGN REVIEW BOARD

☒ RECOMMENDS DENIAL OF SITE PLAN

☒ RECOMMENDS APPROVAL OF SITE PLAN

☒ RECOMMENDS APPROVAL WITH CONDITIONS AS NOTED ON COMMENTS

Other _____ Date 8-11-18

MATERIAL LEGEND

1. STUCCO - COLOR A	3. BRICK VENEER
2. BOARD AND BATTEN SIDING	4. METAL GABLE ELEMENT PAINTED RUST
5. METAL CANOPY	6. METAL BENT TRUSS ELEMENT PAINTED WHITE
7. CMU PRECISION ABOVE	8. CMU SPLIT FACE AT BASE
9. METAL PANEL HORIZONTAL SIDING	10. FIBER CEMENT CLAPBOARD SIDING
11. METAL CANOPY	12. STANDING SEAM METAL ROOF
13. STUCCO - COLOR B	14. STONE VENEER AT BASE OF WALL
15. FASCIA - PAINTED WHITE	16. WALL CORNICE - PAINTED MEDIUM BROWN
17. ALUMINUM WINDOW/STOREFRONT - WITH ANODIZED BRONZE MULLIONS	



LIBERTY BELL PLAZA

CONCEPTUAL DESIGN

VALLEY CENTER - CALIFORNIA
FUEL CENTER

AUG. 6, 2018

5-148

MATERIAL LEGEND

1. STUCCO - COLOR A	2. BRICK VENEER
3. BOARD AND BATTEN SIDING	4. METAL GABLE ELEMENT PAINTED RUST
5. METAL VERTICAL SIDING	6. METAL BENT TRUSS ELEMENT PAINTED WHITE
7. CMU PRECISION ABOVE	8. CMU SPLIT FACE AT BASE
9. METAL PANEL HORIZONTAL SIDING	10. FIBER CEMENT CLAPBOARD SIDING
11. METAL CANOPY	12. STANDING SEAM METAL ROOF
13. STUCCO - COLOR B	14. STONE VENEER AT BASE OF WALL
15. FASCIA - PAINTED WHITE	16. WALL CORNICE - PAINTED MEDIUM BROWN OR WHITE
17. ALUMINUM WINDOW/STOREFRONT - WITH ANODIZED BRONZE MULLIONS	18. WOOD POST

Liberty Plaza Comprehensive Sign Program

Per County of San Diego Zoning Code:

Section 5265 Wall Signs

Subsection a.2. Where a wall sign(s) and a freestanding sign(s) are used in combination on a premises the area of the wall sign shall not exceed 1.5 square feet for each linear foot of building facing, not to exceed 250 square feet per building face.

Signage proposed:

Commercial buildings with single or multi-tenant signage to comply with the County standards of 1.5 x the tenant frontage with the total sign area for the entire building face being limited to 250 sf. Maximum letter height is 2' high for single row sign and 12' high for double row of words. Logos are allowed within allowable sign area. Length of signage is limited to 75% of the tenant frontage. All signs shall be front lit with no internal illumination.

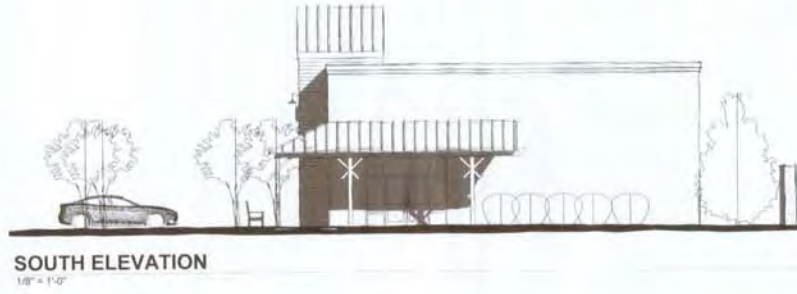
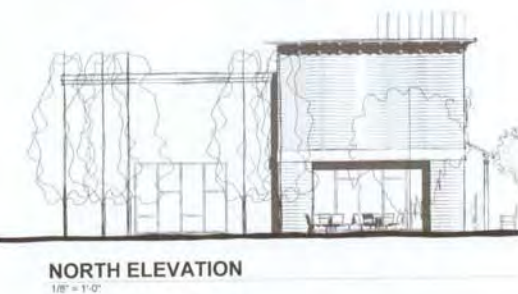
Major tenant shall comply with the County standards of 1.5 x the tenant frontage with the total sign area for the entire building face being limited to 250 sf. Logos are allowed within allowable sign area. All signs shall be front lit with no internal illumination.



FRONT PERSPECTIVE



5 - 149



LIBERTY BELL PLAZA

CONCEPTUAL DESIGN

VALLEY CENTER - CALIFORNIA
COMMERCIAL BUILDING 2

AUG. 6, 2018

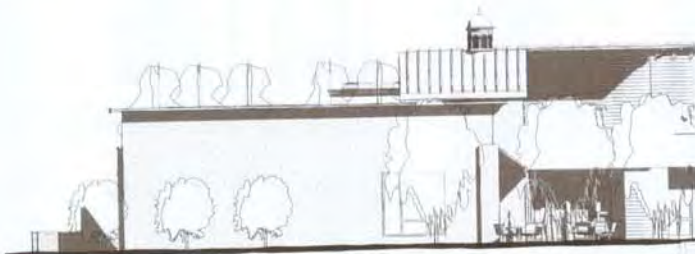
MATERIAL LEGEND

- | | |
|---|---|
| 1. STUCCO - COLOR A | 2. BRICK VENEER |
| 3. BOARD AND BATTEN SIDING | 4. METAL GABLE ELEMENT PAINTED RUST |
| 5. METAL VERTICAL SIDING | 6. METAL BENT TRUSS ELEMENT PAINTED WHITE |
| 7. CMU PRECISION ABOVE | 8. CMU SPLIT FACE AT BASE |
| 9. METAL PANEL HORIZONTAL SIDING | 10. FIBER CEMENT CLAPBOARD SIDING |
| 11. METAL CANOPY | 12. STANDING SEAM METAL ROOF |
| 13. STUCCO - COLOR B | 14. STONE VENEER AT BASE OF WALL |
| 15. FASCIA - PAINTED WHITE | 16. WALL CORNICE - PAINTED MEDIUM BROWN |
| 17. ALUMINUM WINDOW/STOREFRONT - WITH ANODIZED BRONZE MULLION | |

SEE COMMERCIAL BUILDING 2 FOR COMPREHENSIVE SIGN PROGRAM.

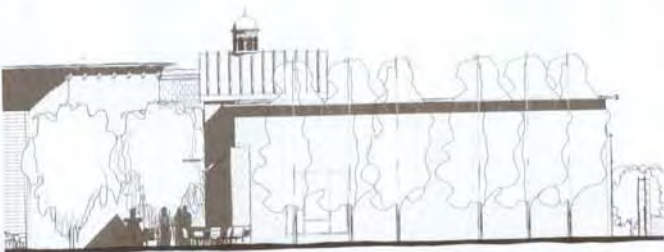


FRONT PERSPECTIVE



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

146 VCDRB DESIGN REVIEW BOARD

☐ RECOMMENDS DENIAL OF SITE PLAN

☒ RECOMMENDS APPROVAL OF SITE PLAN

☐ RECOMMENDS APPROVAL WITH CONDITIONS AS NOTED ON COMMENTS

2-11-18

Chair Date



LIBERTY BELL PLAZA

CONCEPTUAL DESIGN

VALLEY CENTER - CALIFORNIA
COMMERCIAL BUILDING 1

AUG. 6, 2018

5 - 150



SEE COMMERCIAL BUILDING 2 FOR
COMPREHENSIVE SIGN PROGRAM

MATERIAL LEGEND

- | | |
|--|---|
| 1. STUCCO - COLOR A | 2. BRICK VENEER |
| 3. BOARD AND BATTEN SIDING | 4. METAL GABLE ELEMENT PAINTED RUST |
| 5. METAL VERTICAL SIDING | 6. METAL BENT TRUSS ELEMENT PAINTED WHITE |
| 7. CMU PRECISION ABOVE | 8. CMU SPLIT FACE AT BASE |
| 9. METAL PANEL HORIZONTAL SIDING | 10. FIBER CEMENT CLAPBOARD SIDING |
| 11. METAL CANOPY | 12. STANDING SEAM METAL ROOF |
| 13. STUCCO - COLOR B | 14. STONE VENEER AT BASE OF WALL |
| 15. FASCIA - PAINTED WHITE | 16. WALL CORNICE - PAINTED MEDIUM BROWN |
| 17. ALUMINUM WINDOW/STOREFRONT - WITH ANODIZED BRONZE MULLIONS | 18. WOOD POST |
| 19. ASPHALT SHINGLES | |



LIBERTY BELL PLAZA

CONCEPTUAL DESIGN

VALLEY CENTER - CALIFORNIA
COMMERCIAL BUILDINGS 3 & 4

AUG. 6, 2018

5 - 151



VIEW FROM CENTER ENTRY

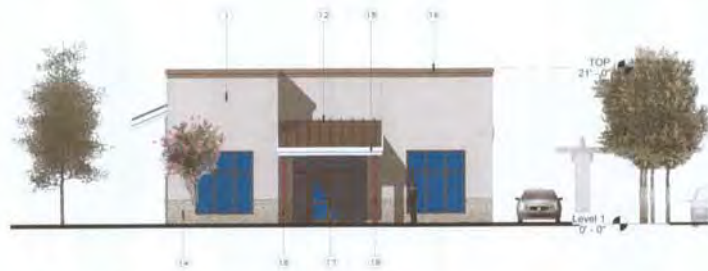
SEE COMMERCIAL BUILDING 2 FOR
COMPREHENSIVE SIGN PROGRAM.

MATERIAL LEGEND

- | | |
|--|---|
| 1. STUCCO - COLOR A | 2. BRICK VENEER |
| 3. BOARD AND BATTEN SIDING | 4. METAL GABLE ELEMENT PAINTED RUST |
| 5. METAL VERTICAL SIDING | 6. METAL BENT TRUSS ELEMENT PAINTED WHITE |
| 7. CMU PRECISION ABOVE | 8. CMU SPLIT FACE AT BASE |
| 9. METAL PANEL HORIZONTAL SIDING | 10. FIBER CEMENT CLAPBOARD SIDING |
| 11. METAL CANOPY | 12. STANDING SEAM METAL ROOF |
| 13. STUCCO - COLOR B | 14. STONE VENEER AT BASE OF WALL |
| 15. FASCIA - PAINTED WHITE | 16. WALL CORNICE - PAINTED MEDIUM BROWN |
| 17. ALUMINUM WINDOW/STOREFRONT - WITH ANODIZED BRONZE MULLIONS | 18. WOOD POST |

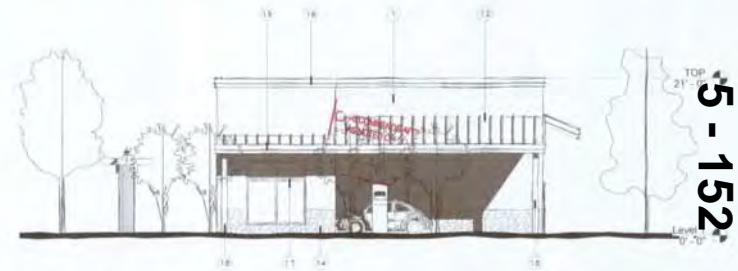


VIEW OF FRONT ENTRY



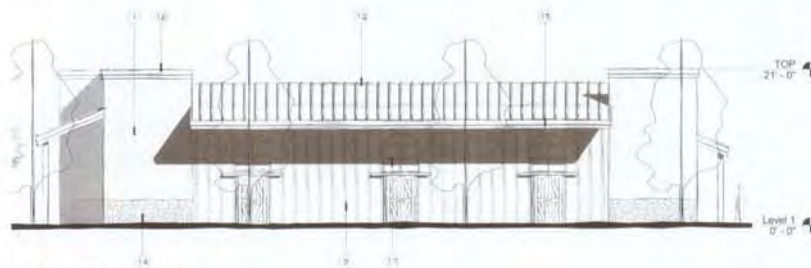
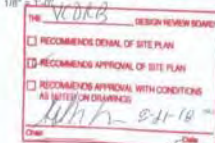
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



LIBERTY BELL PLAZA

CONCEPTUAL DESIGN

VALLEY CENTER - CALIFORNIA
COMMERCIAL BUILDING 5

AUG. 6, 2018

5 - 152

LANDSCAPE CONCEPT SITE PLAN

SCALE 1" = 40'-0"



5 - 153

LIBERTY BELL PLAZA VALLEY CENTER - CALIFORNIA

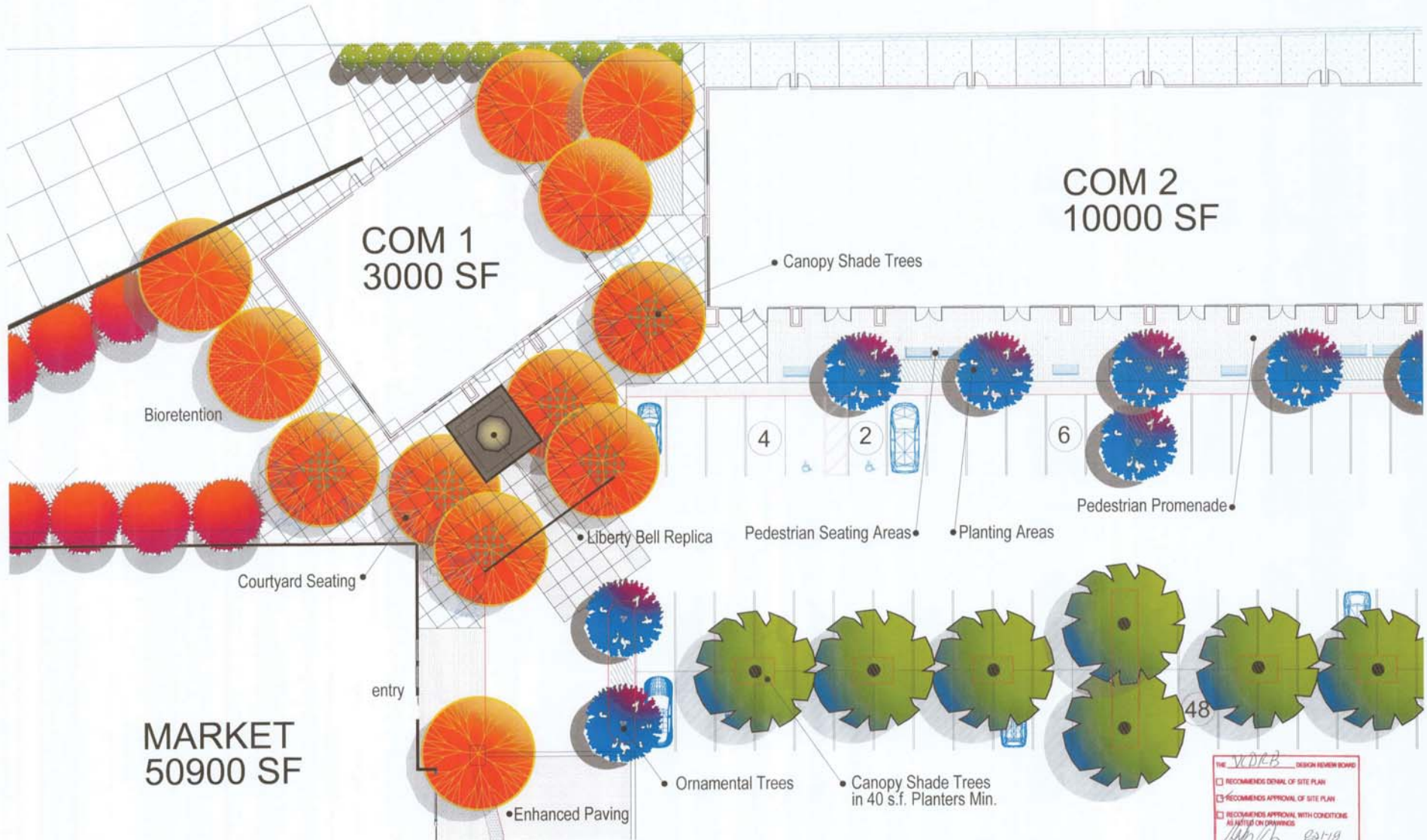
THE	WDB	DESIGN REVIEW BOARD
<input type="checkbox"/>	RECOMMENDS DENIAL OF SITE PLAN	
<input type="checkbox"/>	RECOMMENDS APPROVAL OF SITE PLAN	
<input checked="" type="checkbox"/>	RECOMMENDS APPROVAL WITH CONDITIONS AS NOTED ON DRAWINGS	
DATE	0-21-18	DATE



LA-1.0
8-06-18

COURTYARD ENLARGEMENT

SCALE: 1" = 10'-0"



LIBERTY BELL PLAZA VALLEY CENTER - CALIFORNIA

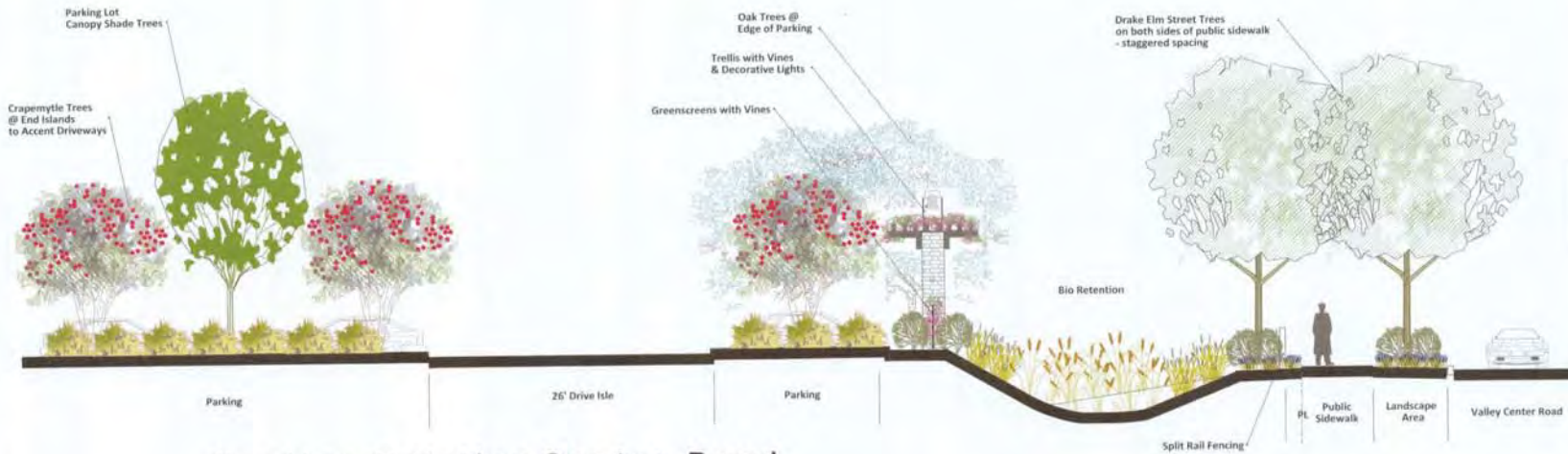
THE <u>WDB</u> DESIGN REVIEW BOARD	
<input type="checkbox"/>	RECOMMENDS DENIAL OF SITE PLAN
<input type="checkbox"/>	RECOMMENDS APPROVAL OF SITE PLAN
<input type="checkbox"/>	RECOMMENDS APPROVAL WITH CONDITIONS AS NOTED ON DRAWINGS
Chair <u>Rob/H</u>	Date <u>05/19</u>



LA-2.0
8-06-18

5 - 154

LANDSCAPE SECTION & ELEVATION @ VALLEY CENTER ROAD



Section @ Valley Center Road

THE VCARB DESIGN REVIEW BOARD

☐ RECOMMENDS DENIAL OF SITE PLAN

☒ RECOMMENDS APPROVAL OF SITE PLAN

☐ RECOMMENDS APPROVAL WITH CONDITIONS

ALL NOTED ON CHANGES

Chair: ADH Date: 05-18



Elevation @ Valley Center Road - Enlargement

LIBERTY BELL PLAZA
VALLEY CENTER - CALIFORNIA



LA-3.0

8-6-18

5 - 155

PLANT MATERIALS LEGEND			COMMENTS
STREETSCAPE	EXISTING TREE TO REMAIN OLIVE SPECIES		EXISTING OLIVE TREES TO REMAIN
	TREES STREET TREES (100% - 24" BOX SIZE MIN. SUCH AS) DRAKE CHINESE ELM (ULMUS PARVIFOLIA DRAKE) CALIFORNIA EUCALYPTUS (PLATANUS RADICEMOSA) COAST LAKE OAK (QUERCUS AGRIFOIDA) HOLLY OAK (QUERCUS ILEX)		ELM TREE GROVE TO FURTHER ESTABLISH STREETSCAPE THEME PER PLANNING GUIDELINES TREES TO PROVIDE CHARACTER AND SHADE
	SHRUBS & GROUND COVERS STREETSCAPE ZONE ACCENT & SCREENING SHRUBS (100% - 5 GAL. SIZE, SUCH AS) ROSEMARY (ROSAMARIJUS OFFICINALIS VAR.) PURPLE SAGE (LEUCOPHYLLUM FRUTESCENS) CHIMSON SPOT ROCKROSE (CISTUS LANCEOLATUS) CALIFORNIA LILAC (ICEANOTHUS GRISSEUS VAR.) DEER GRASS (MUHLENBERGIA ROSEI) KIRKS COPROSMA (COPROSMA KIRKI) BLUE GREY ICEPLANT (SENECIO MANDARINISCAE) CALIFORNIA MEADOW SEDGE (CAREX PANSA)		VALLEY CENTER ROAD LANDSCAPE BUFFER TO ENHANCE STREETSCAPE ZONE AND PROVIDE VISUAL SCREENING OF DISPLAY AREA GROUNDCOVERS FOR EROSION CONTROL
	TREES CANOPY SHADE TREES - DECIDUOUS - PARKING LOT TREES (100% - 24" BOX SIZE, SUCH AS) TULIP TREE (LIRIODENDRON) YARWOOD PLANE TREE (PLATANUS ACER) YARWOOD OAK (QUERCUS AGRIFOIDA) SPECIMEN SIZE (36" BOX SIZE MIN.) OLIVE TREE (OLEA EUROPEA) CHINESE PISTACHE (PSTACIA CHINESE) MARINA MANDARIN (ARISTOLIA MARINA) GOLD MEDALLION TREE (CASSIA LEPTOPHYLLA) PERIMETER SCREENING TREES (10% - 24" BOX, 50% - 15 GAL.) BROOKING BOX (BROOKINGIA CONFERTA) AFRICAN SUMAC (RUSUS LANCEA) ITALIAN CYPRESS (CUPRESSUS SEMPERVIRENS ITALICA)		LARGE CANOPY TREE TO PROVIDE SHADE AND REDUCE SOLAR HEAT GAIN SMALL SCALE FLOWERING TREES TO PROVIDE SEASONAL INTEREST AND CHARACTER SCREENING TREES TO PROVIDE VISUAL BUFFER AND CHARACTER
PROXIMITY SITE AREAS	SHRUBS & GROUND COVERS SCREENING SHRUBS (100% - 5 GAL. SIZE, SUCH AS) SILVER SHEEN KORIUM (PYRROSOMIA SILVER SHEEN) SHINY KYCUMA (KYCUMA CONGESTUM) NOEL'S GREVILLEA (GREVILLEA NOELI) TEXAS PRIVET (LIGUSTRUM TEXANUM) GREEN CLOUD SAGE (LEUCOPHYLLUM FRUTESCENS) GREEN CLOUD		SCREENING SHRUBS TO PROVIDE VISUAL & PHYSICAL BARRIER
	LOW & MEDIUM SHRUBS (50% - 5 GAL. SIZE, 50% - 1 GAL. SIZE @ 5" O.C. MAX.) DWARF BUTTERFLY BUSH (BUXUS BLUES VAR.) MEXICAN SHRUB ROSE (ROSA SPP.) LITTLE JOHN BOTTLEBRUSH (CALLISTEMON LITTLE JOHN) KALIDOSCOPE ABELIA (ABELIA KALIDOSCOPE) LITTLE OLIVE (OLEA LITTLE OLIVE) NEW ZEALAND FLAX (PHORALUM TENAX VAR.) MEXICAN FEATHER GRASS (HAELLA TENAXISSIMA) TANZANIA FLAX LILY (HAELLA TAZMANGA TAZMANGA) AFRICAN IRIS (IREX VICTORIA) MEXICAN FEATHER GRASS (HAELLA TENAXISSIMA)		MEDIUM AND LOW GROWING SHRUBS TO PROVIDE SEASONAL INTEREST & EROSION CONTROL
	GROUNDCOVERS (GRASS - 1 GAL. SIZE @ 7" O.C. OR HYPOXERIS, 10% FLATS @ 12" O.C. SUCH AS) DEER GRASS (MUHLENBERGIA ROSEI) BLUE MOHAWK SEDGE (JUNCUS PATENS BLUE MOHAWK) PUTAH CREEK MYOPORUM (MYOPORUM PUTAH CREEK) KIRKS COPROSMA (COPROSMA KIRKI) BLUE GREY ICEPLANT (SENECIO MANDARINISCAE) SLOPE SAVER 2 FESCUE HYPOXERIS 100/1000 (SLOPE SAVER 2 FESCUE HYPOXERIS 100/1000) (SLOPE SAVER 2 FESCUE HYPOXERIS 100/1000) (SLOPE SAVER 2 FESCUE HYPOXERIS 100/1000)		GROUNDCOVERS FOR EROSION CONTROL
	VEGETATIVE BIOFILTER PLANTS (1 GAL. SIZE @ 8" O.C. FLATS @ 12" O.C. OR HYPOXERIS SUCH AS) SLOPE SAVER 2 FESCUE - HYPOXERIS 100/1000 S.F. BY AGRICULTURE, INC. BLUE MOHAWK SEDGE (JUNCUS PATENS BLUE MOHAWK) CANYON PRINCE RYE GRASS (EYMUS C. CANYON PRINCE) PINK MURLY GRASS (MUHLENBERGIA CAPILLARIS) CLUSTERED FIELD SEDGE (CAREX PRAEGRACILIS) EVERGREEN EUCALYPTUS (EUCALYPTUS EVERGREEN) MISCANTHUS TRANSMORPHICUS (MISCANTHUS TRANSMORPHICUS) VARIETATED MAIDEN GRASS (MISCANTHUS SINENSIS VARIETATUS)		PLANTS SUITABLE FOR BIO-FILTRATION

LANDSCAPE LEGEND & NOTES:

HARDSCAPE LEGEND:



PLANTING NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE LANDSCAPE DESIGN STANDARDS OF THE VALLEY CENTER DESIGN REVIEW, PLANNING ZONING CODE (CHAPTER 3.3), ARTICLE 42, THE WATER EFFICIENCY LANDSCAPE REGULATIONS, AND ALL OTHER LANDSCAPE RELATED COUNTY AND REGIONAL STANDARDS.
- AGRICULTURAL SUSTAINABILITY TESTING WILL BE PROVIDED TO DETERMINE THE SOIL TYPE AND SOIL AMENDMENTS REQUIRED FOR LANDSCAPING.
- TREES AND SHRUBS WILL BE LOCATED TO PRESERVE A CLEAR ZONE AS DESIGNATED BELOW:
 - TREES - MINIMUM SEPARATION DISTANCE
 - TRAFFIC SIGNAL STOP SIGN - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET (10' FROM SPWER)
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET (TRANSFORMER, HYDRAULIC, UTILITY POLES, ETC)
 - STREETWAYS - 10 FEET
 - INTERSECTIONS - 25 FEET
 - INTERSECTING CURB LINES OF TWO STREETS
- ROOT BARRIERS WILL BE INSTALLED WITHIN 5 FEET OF PAVING TO CONTROL SURFACE ROOTS.

IRRIGATION SYSTEM:

- THE IRRIGATION SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE STATE WIDE AGRICULTURAL LANDSCAPE ORDINANCE. THE AUTOMATIC IRRIGATION SYSTEM AND ITS COMPONENTS WILL BE DESIGNED TO OPERATE ON EXISTING POTABLE &/OR RECYCLED WATER SOURCES.
- A COMBINATION OF DRIP AND SPRAY IRRIGATION SYSTEM, MAP ROTORS AND ROTARY HEAD SYSTEM WILL BE EMPLOYED TO MAXIMIZE WATERING TECHNIQUES TO MEET THE MAJOR REQUIREMENTS AND TO MEET 50-COUNTY REGIONAL IRRIGATION STANDARDS.
- THE IRRIGATION CONTROLLER WILL HAVE A WEATHER STATION THAT WILL REGULATE THE DISTRIBUTION AND TIMING OF WATERING BASED ON ACTUAL ON SITE WEATHER CONDITIONS.
- RAIN SHUT OFF DEVICES WILL BE EMPLOYED FOR WATER CONSERVATION.
- THE SYSTEM WILL BE DESIGNED TO RESPOND TO WATER CONSERVATION, PUBLIC HEALTH AND SAFETY CONCERNS, THE LANDSCAPE DESIGN & SPECIFIC PLANT MATERIAL REQUIREMENTS. EACH HEAD SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE & OPERATING PRESSURE FOR EACH SYSTEM.
- A SURFACE ROOT WATERING SYSTEM WILL BE INSTALLED TO PROVIDE SUPPLEMENTAL IRRIGATION WATER TO THE TREE ROOTZONE.
- THE LANDSCAPE WATER REQUIREMENTS WORKSHEET WILL BE PREPARED AND SUBMITTED WITH THE PLANS IN ACCORDANCE WITH THE STATE WIDE AGRICULTURAL LANDSCAPE ORDINANCE INCLUDING THE (ETW) ESTIMATED TOTAL WATER USE AND (MAW) MAXIMUM APPLIED WATER ALLOWANCE.

MAINTENANCE:

- THE OWNER WILL PROVIDE CONTINUOUS LANDSCAPE MAINTENANCE THE PROJECT. LANDSCAPE IS TO BE MAINTAINED IN A HEALTHY, DISEASE FREE CONDITION.



LIBERTY BELL PLAZA VALLEY CENTER - CALIFORNIA

LA-4.0
8-06-18

STREETSCAPE TREES



QUERCUS ILEX
HOLLY OAK



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



ULMUS PARVIFOLIA 'DRAKE'
'DRAKE' CHINESE ELM

SCREENING TREES



RHUS LANCEA
AFRICAN SUMAC



TRISTANIA CONFERTA
BRISBANE BOX



CUPRESSUS SEMP
ITALIAN CYPRESS

ACCENT ORNAMENTAL TREES



LAGERSTROEMIA X FAUREI



LAGERSTROEMIA X FAUREI
CRAPE MYRTLE TREE



LAGERSTROEMIA X FAUREI
CRAPE MYRTLE TREE



CITRUS SPECIES



ARBUTUS MARINA
MARINA STRAWBERRY



CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE

PARKING LOT TREES



KOELREUTERIA BIPINNATA
CHINESE FLAME TREE



OLEA EUROPAEA
OLIVE TREE



PODOCARPUS GRACILIOR
FERN PINE



TIPUANA TIPU
TIPU TREE

LIBERTY BELL PLAZA
VALLEY CENTER - CALIFORNIA

THE <u>WDRB</u>	DESIGN REVIEW BOARD
<input type="checkbox"/>	RECOMMENDS DENIAL OF SITE PLAN
<input checked="" type="checkbox"/>	RECOMMENDS APPROVAL OF SITE PLAN
<input type="checkbox"/>	RECOMMENDS APPROVAL WITH CONDITIONS AS NOTED ON DRAWINGS
Chair <u>[Signature]</u>	Date <u>8-21-18</u>

LA-5.0
8-06-18

LANDSCAPE PLANT MATERIALS

ACCENT SHRUBS



CHAMAEROPS HUMILIS
MEDITERRANEAN FAN PALM



ROSA ICEBERG
ICEBERG SHRUB ROSE



DESERT SPOON
DASYLIION WHEELERI



AGAVE VARIEGATA
VARIEGATED AGAVE

SHRUBS



BUDDLEJA BUZZ VAR.
DWARF BUTTERFLY BUSH



ANIGOZANTHOS 'HARMONY'
HARMONY KANGAROO



DIANELLA TASMANICA
DIANELLA



DIETS VEGETA
AFRICAN IRIS

SCREENING SHRUBS



OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE OLIVE



SHINY XYLOSMA
XYLOSMA



PITTOSPORUM
'SILVERSHEEN'
SILVERSHEEN KOHUHU



LIGUSTRUM TEXANUM
TEXAS PRIVET



GREVILLEA NOELII
GREVILLEA



ROSMARINUS 'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY



PHORMIUM 'EVENING GLOW'
NEW ZEALAND FLAX



NASELLA TENUISSIMA
MEXICAN FEATHER GRASS



PENNISETUM 'FIREWORKS'
FIREWORKS FOUNTAIN GRASS



CALLISTEMON 'LITTLE JOHN'
LITTLE JOHN BOTTLEBRUSH



CHONDROPELATUM SPP.
CAPE RUSH



HEMEROCALLIS
DAYLILY



ABELIA 'KALEIDOSCOPE'
KALEIDOSCOPE



PLUMBAGO CAPENSIS
CAPE PLUMBAGO

GROUND COVER



SENECIO MANDRALISCAE
GREY ICEPLANT



MYOPORUM PUTAH CREEK
PUTAH CREEK MYOPORUM



LANTANA SPP.
GOLD LANTANA

STREETSCAPE & TRAIL SHRUBS



PENNISETUM
LITTLE BUNNY TAILS



MUHLENBERGIA RIGENS
DEER GRASS



CISTUS LANDIFER
ORCHID ROCKROSE



LEUCOPHYLLUM FRUTESCENS
GREEN CLOUD SAGE

THE WCB DESIGN REVIEW BOARD

☐ RECOMMENDS DENIAL OF SITE PLAN

☒ RECOMMENDS APPROVAL OF SITE PLAN

☐ RECOMMENDS APPROVAL WITH CONDITIONS AS NOTED ON DRAWINGS

WCB 2-21-18

DATE

LIBERTY BELL PLAZA
VALLEY CENTER - CALIFORNIA

LA-6.0
8-06-18

LANDSCAPE PLANT MATERIALS