



The County of San Diego

Zoning Administrator Hearing Report

Date:	June 25, 2020	Case/File No.:	Westhill TPM; PDS2016-TPM-21238; PDS2016-ER-16-14-004
Place:	No in Person Attendance Allowed – Teleconference Only – County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Tentative Parcel Map to subdivide 5.68 acres into 4 lots
Time:	8:30 a.m.	Location:	9046 Westhill Road, Lakeside
Agenda Item:	#2	General Plan:	Semi-Rural Residential (SR-1)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	RLM Westhill, LLC	Community:	Lakeside Community Planning Area
Environmental:	CEQA §15183 Exemption	APN:	385-023-21

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 Tentative Parcel Map (TPM) 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 April 16, 2020, the project qualifies for an exemption from further environmental review.

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

B. DEVELOPMENT PROPOSAL

1. Project Description

The Westhill Tentative Parcel Map (TPM) (Project) is a minor residential subdivision of a 5.68-acre property into four parcels. The Project site is located at 9046 Westhill Road in the Lakeside Community Planning Area within unincorporated San Diego County. Access to each parcel will be provided by individual private driveways connected to a new private road which will connect to Westhill Terrace. Water will be provided by the Lakeside Water District and sewer services will be provided by the San Diego County Sanitation District. Earthwork will consist of 400 cubic yards of balanced cut and fill.

The Project is subject to the Semi-Rural General Plan Regional Category and the Semi-Rural Residential (SR-1) Land Use Designation. Zoning for the site is Limited Agriculture (A70). The proposed density is consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

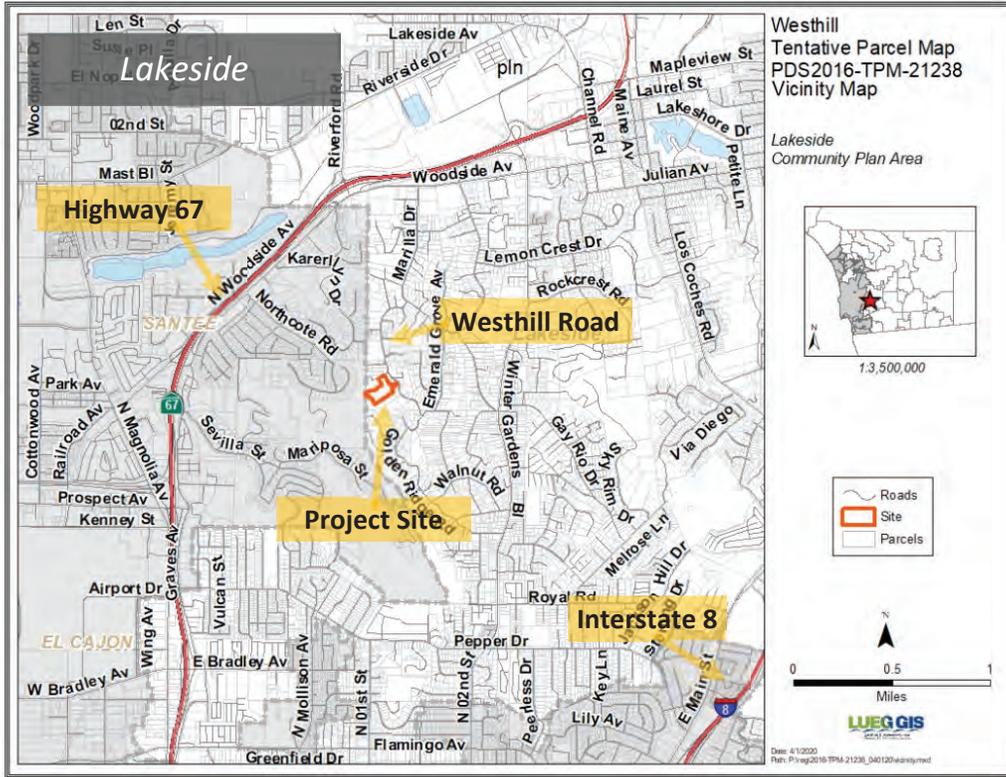


Figure 1: Vicinity Map

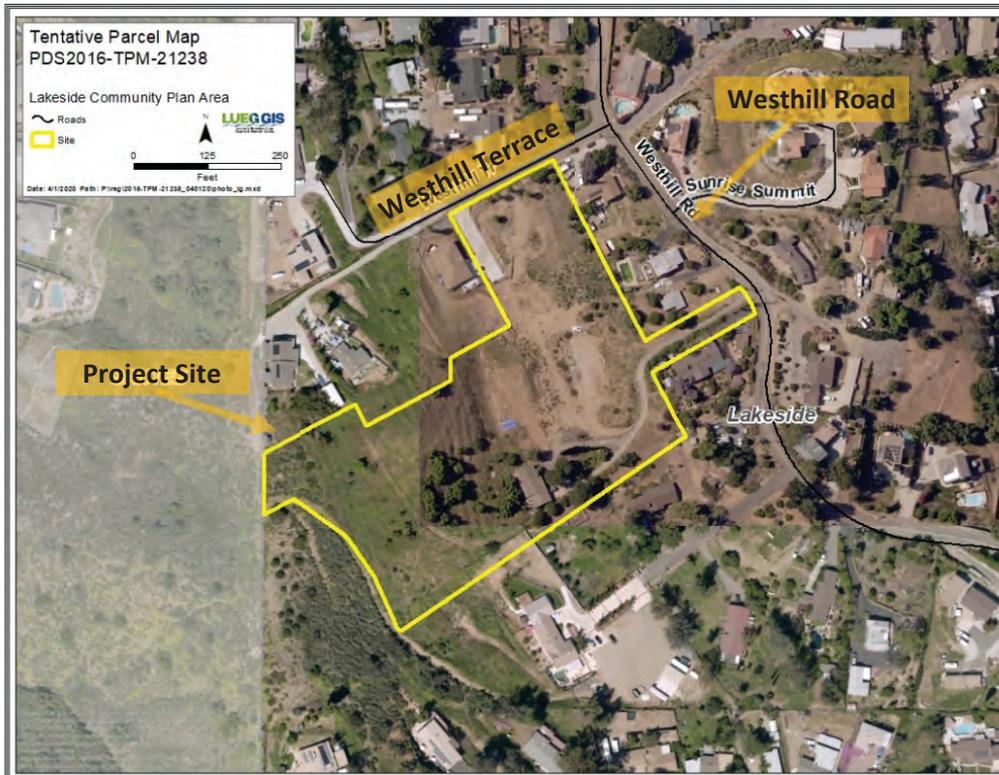


Figure 2: Aerial Map (Project Site, Existing Conditions)

C. ANALYSIS AND DISCUSSION

1. Key Requirements for Requested Action

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

- a) The project is consistent with the development density established by existing zoning, community plan, or general plan policies for which the GPU EIR was certified.
- b) There are no project specific effects which are peculiar to the project or its site.
- c) There are no project specific impacts which the GPU EIR failed to analyze as significant effects.
- d) There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
- e) There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

2. Project Analysis

- a. Biological Resources – Biological resources on the Project site were evaluated in a Biological Resources Letter Report prepared by Blue Consulting Group, dated November 9, 2019. The site is composed primarily of disturbed and developed lands but does contain a small 0.16-acre patch of disturbed coastal sage scrub, which is considered to be a sensitive habitat. The applicant will be required to preserve the disturbed coastal sage scrub habitat on-site within a biological open space easement, including signage for the open space, and would be required to dedicate a limited building zone easement. In addition, as a standard condition of approval, breeding season avoidance would be required to prevent brushing, clearing, and/or grading between February 1st and August 31st. Based on the Biological Resources Letter Report, no wetlands or jurisdictional waters are located onsite and the Project site does not contain any wetlands as defined by Section 404 of the Clean Water Act.

The site is located within the Multiple Species Conservation Plan (MSCP) area but is not designated as a Pre-approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA). Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by County staff, and the Biological Resources Letter Report, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general Project vicinity. Therefore, it has been found that the Project would not 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.

The Project is consistent with the MSCP, Biological Mitigation Ordinance and Resource Protection Ordinance because the onsite habitat on-site (0.16-acres of coastal sage scrub) would be preserved in a biological open space easement delineated by open space signage and protected through the dedication of a limited building zone easement. The GPU EIR identified these mitigation measures as Bio-1.5, Bio-1.6 and Bio-1.7. The Project would not result in a biological impact which was not adequately evaluated by the GPU EIR.

- b. Hydrology and Water Quality – The Project site, assessor’s parcel number (APN) 385-023-21-00, is 5.68-acres and contains one existing single-family residence which would be retained on proposed Parcel 2. The Project site also contains an existing concrete driveway which currently serves the existing single-family residence and an existing, offsite single-family residence located on APN 385-023-22-00. This existing concrete driveway would be retained and utilized as a portion of the Project’s proposed onsite private road. The Project site’s topography is concave in shape with the eastern and western portions of the site at a higher elevation than the northern and southern portions. The Project site is part of a 38.84-acre drainage basin, with the entire basin’s drainage terminating at the northern end of the Project site. Water from this basin sheet flows through the bottom of the Project site’s concave shape onto Westhill Terrace at the existing point of compliance (POC); see Figure 3.

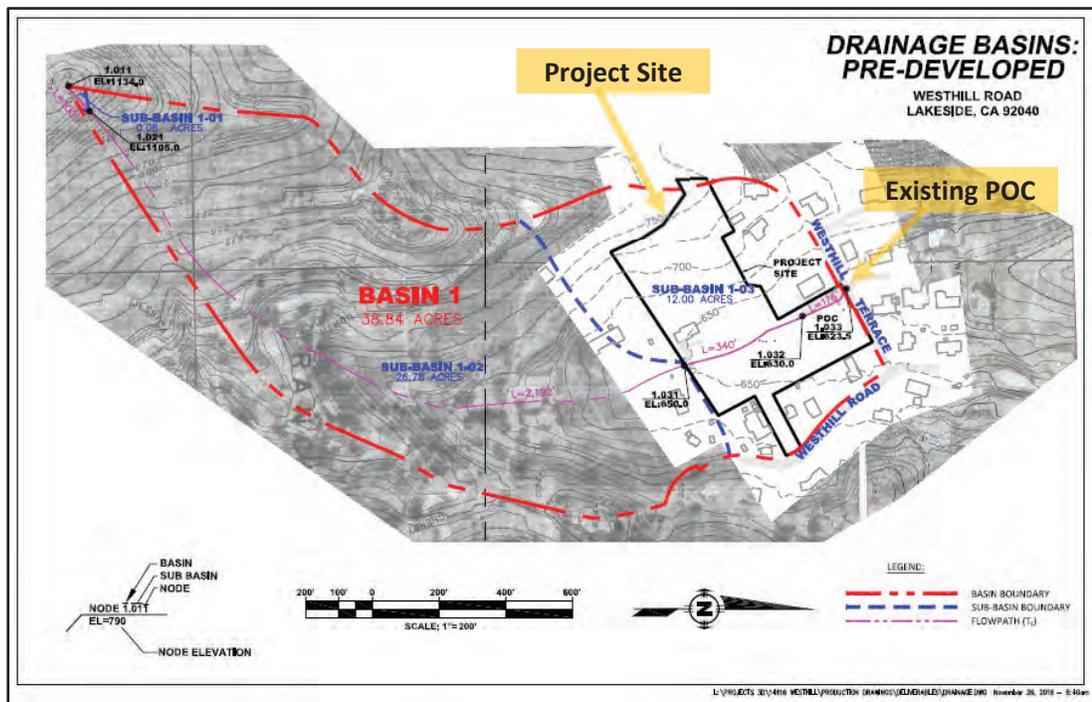


Figure 3: Pre-Developed Drainage Basin

A portion of the Project site (APN 385-023-21-00) and a portion of offsite APN 385-023-22-00 were previously graded for four residential pads per grading permit PDS2014-LDGRMN-00039, which was approved on March 26, 2015 for what was previously APN 385-023-19-00; see Figure 4.



Figure 4: Grading for four pads authorized by PDS2014-LDGRMN-00039

After the grading was complete, the legal lot boundaries for previous APN parcels 385-023-19-00 and 385-023-20-00 were then adjusted through boundary adjustment PDS2015-BC-15-0075, which was approved on April 14, 2016. After the boundary adjustment was recorded, the parcels received their current APNs. Offsite parcel 385-023-22-00 has an existing single-family residence which is located on one of the residential pads graded per PDS2014-LDGRMN-00039. The remaining three residential pads graded per PDS2014-LDGRMN-00039 are located on the Project site (APN 385-023-21-00) with one residential pad each on proposed Parcels 1, 3 and 4. A prior owner of the Project site and offsite parcel 385-023-22-00 graded the site for the four pads authorized by grading permit PDS2014-LDGRMN-00039 prior to the current owner's submission of the application for tentative parcel map Project PDS2016-TPM-21238. Stormwater runoff issues related to this prior grading have been noted by neighbors and were monitored by the County of San Diego's Private Development Construction Inspection via stormwater monitoring record DPW2015-PDCISM-00428 due to the prior owner's inadequate placement of best management practices (BPMs), which are required to manage erosion and siltation caused

by stormwater runoff. Record DPW2015-PDCISM-00428 was closed on July 6, 2017 when the site's runoff issues were deemed to be adequately addressed by the current property owner's addition of the onsite concrete driveway and the placement of runoff controls; see Figure 5.



Figure 5: Concrete driveway and runoff controls added in 2017.

In December 2018, the current property owner added additional BMPs to the Project site in an effort to control stormwater runoff issues which occurred again due to the prior grading authorized by PDS2014-LDGRMN-00039; see Figure 6.



Figure 6: Additional BMPs (runoff controls) added in 2018.

As detailed in the Stormwater Quality Management Plan for Standard Projects (SWQMP) prepared by Walsh Engineering & Surveying, Inc., dated March 11, 2019, the Project will comply with all requirements of the Watershed Protection Ordinance. During the construction phase, the Project will prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will 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 will 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 will implement site design and source control 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. The Project would not result in substantial erosion or siltation on or off-site because 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. 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.

Existing site runoff drains to the northwest onto Westhill Terrace due to the existing concave shape of the Project site and the site's proximity as the terminus of a 38.84-acre drainage basin. To avoid concentrated discharge impacts, including substantial erosion or siltation on or off-site, on-site improvements would include the following: construction of an earthen channel to convey upstream stormwater through the Project site, and utilizing existing and new brow ditches to convey water from around the pads and existing house to the proposed earthen channel; see Figure 7. Stormwater conveyed through the earthen channel would outlet water at the surface of Westhill Terrace to match the existing site condition. The Preliminary Drainage Study prepared for the Project by Walsh Engineering & Surveying, Inc., dated April 23, 2019, determined that the Project would not alter the existing drainage pattern in a manner which would result in flooding on or off-site. The construction of the Project's proposed earthen channel would direct runoff northwesterly to the existing point of compliance (POC), but not in a manner to exceed the capacity of existing or planned storm water drainage systems. This proposed channel would increase the travel time of the existing flowpath of the drainage basin through the Project site, which would lower peak flows below pre-developed levels. By reducing the slopes of the channel and adding rip-rap, the peak flows and water velocity would be reduced. Because the Project would reduce the 100-year peak flows, the Project would not contribute runoff to exceed the capacity of the existing drainage system. The GPU EIR determined impacts to exceed capacity of stormwater systems as less than significant with mitigation. With mitigation, the 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.

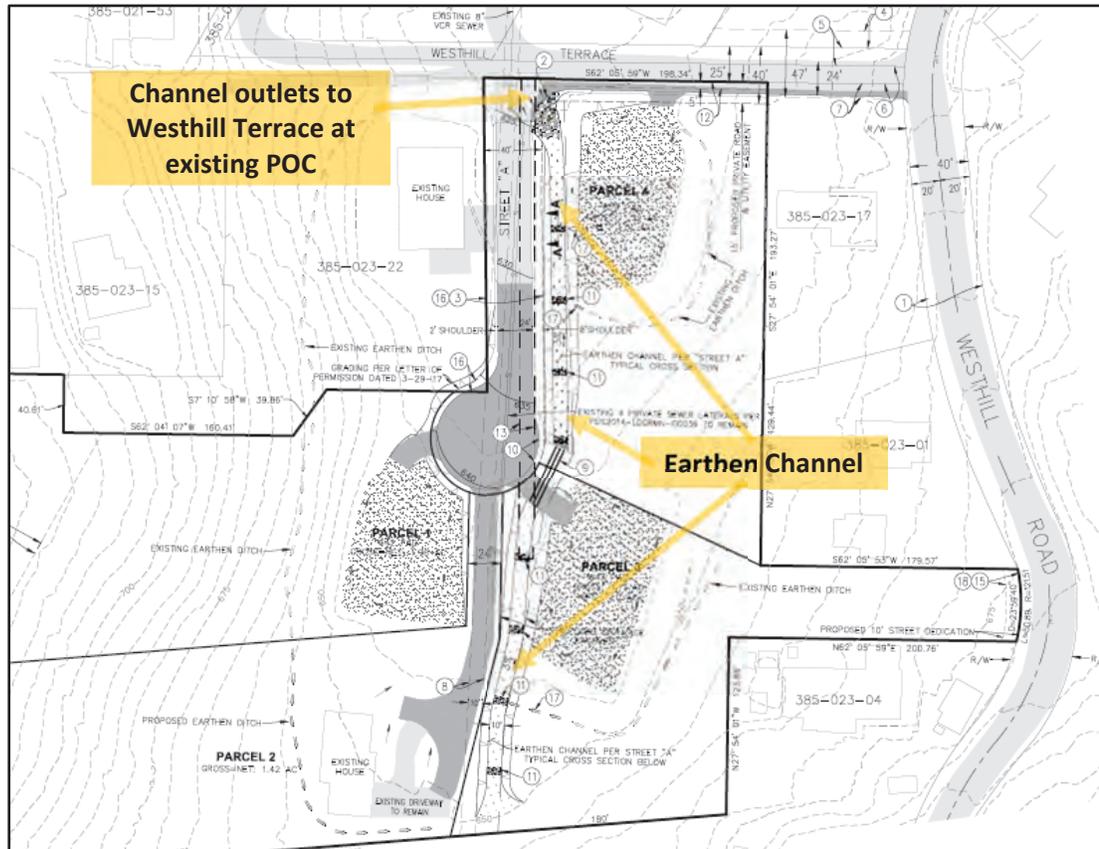


Figure 7: Preliminary Grading Plan with proposed Earthen Channel and Brow Ditches

D. PUBLIC INPUT

During the 30-day public disclosure period from April 16, 2020 through May 18, 2020, five public comments were received. The first comment is from the San Diego County Archaeological Society, Inc. (SDCAS). The Environmental Review Committee of the SDCAS agrees that no cultural resources mitigation measures are necessary for the Project.

The second comment is from a nearby neighbor and is regards to an old driveway which connected the existing house located on the Project site to Westhill Road. This driveway is no longer in use and the existing house now takes access to Westhill Road via the newer, existing driveway located onsite which connects to Westhill Terrace, which itself connects to Westhill Road. This Project does not require the clean-up of the old driveway or weed abatement for existing vegetation. Any requested clean-up or weed abatement should be directed to the property owner or to the PDS Code Compliance division. No changes were made to the CEQA document as a result of this comment.

The third, fourth and fifth comments are from two other nearby neighbors who have concerns regarding runoff issues from the prior grading conducted pursuant to grading permit PDS2014-LDGRMN-00039, and the proposed drainage and stormwater management for this Project. Although stormwater runoff issues related to the prior grading authorized by grading permit PDS2014-LDGRMN-00039 have occurred, the proposed Project has a different design to accommodate the offsite and onsite stormwater received and draining through the Project site. Neighbors impacted by the prior siltation run-off issues

request various new on and offsite measures to retain and/or route stormwater. The Project meets County Grading Ordinance and Watershed Protection Ordinance requirements, and the SWQMP and Preliminary Drainage Study completed for the Project have been accepted by staff. Due to the amount of impervious surfaces the Project will create, the Project is not required to have onsite structural BMPs that would retain stormwater. Also, due to the Project's proposed design which maintains the existing pads and creates a new earthen channel which outlets onto Westhill Terrace, no offsite drainage infrastructure is required as the site will continue to drain to the existing point of compliance and 100-year peak flows will be reduced. Although the contractor who completed the grading authorized by PDS2014-LDGRMN-00039 insufficiently implemented the BMPs necessary to control erosion and siltation runoff for that grading project, it cannot be assumed that similar erosion or siltation runoff will occur for the future grading performed for this Project. This Project has a different design and, when the grading occurs, will have new BMPs placed onsite to control erosion and prevent siltation runoff. As such, no changes were made to the CEQA document as a result of this comment.

E. LAKESIDE COMMUNITY PLANNING GROUP

On December 5, 2018 the Lakeside Community Planning Group (CPG) recommended to "conditionally approve for TPM, but proponent will include the neighbors concerns in the drainage study, will return to group for approval when the stormwater plan and drainage study are complete, and come back with management plan for stormwater, drainage and street maintenance as per county requirements." The CPG conditionally approved the Project with a vote of 12-0-2 (Ayes – 12, Noes – 0, Absent – 2). The CPG meeting minutes are included in Attachment D.

After the December 5, 2018 meeting, the Project engineer met with a variety of neighbors to discuss their drainage concerns. Additional Best Management Practices (BMPs) were also installed onsite at that time to address recent stormwater runoff. Public Disclosure of the 15183 and the Project's Preliminary Drainage Study and Stormwater Quality Management Plan for Standard Projects occurred between April 16, 2020 through May 18, 2020. The Lakeside CPG's May 6, 2020 meeting, which fell within the 30-day disclosure period and the June 3, 2020 meeting were cancelled. Therefore, the project was unable to be returned to the Lakeside CPG prior to the Zoning Administrator hearing.

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.

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Report Approved By:

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AUTHORIZED REPRESENTATIVE:



DARIN NEUFELD, CHIEF

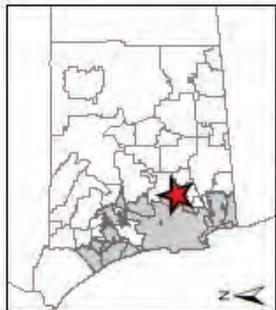
ATTACHMENTS:

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

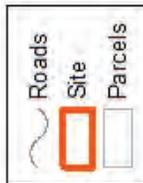
Attachment A
Planning Documentation

Westhill
Tentative Parcel Map
PDS2016-TPM-21238
Vicinity Map

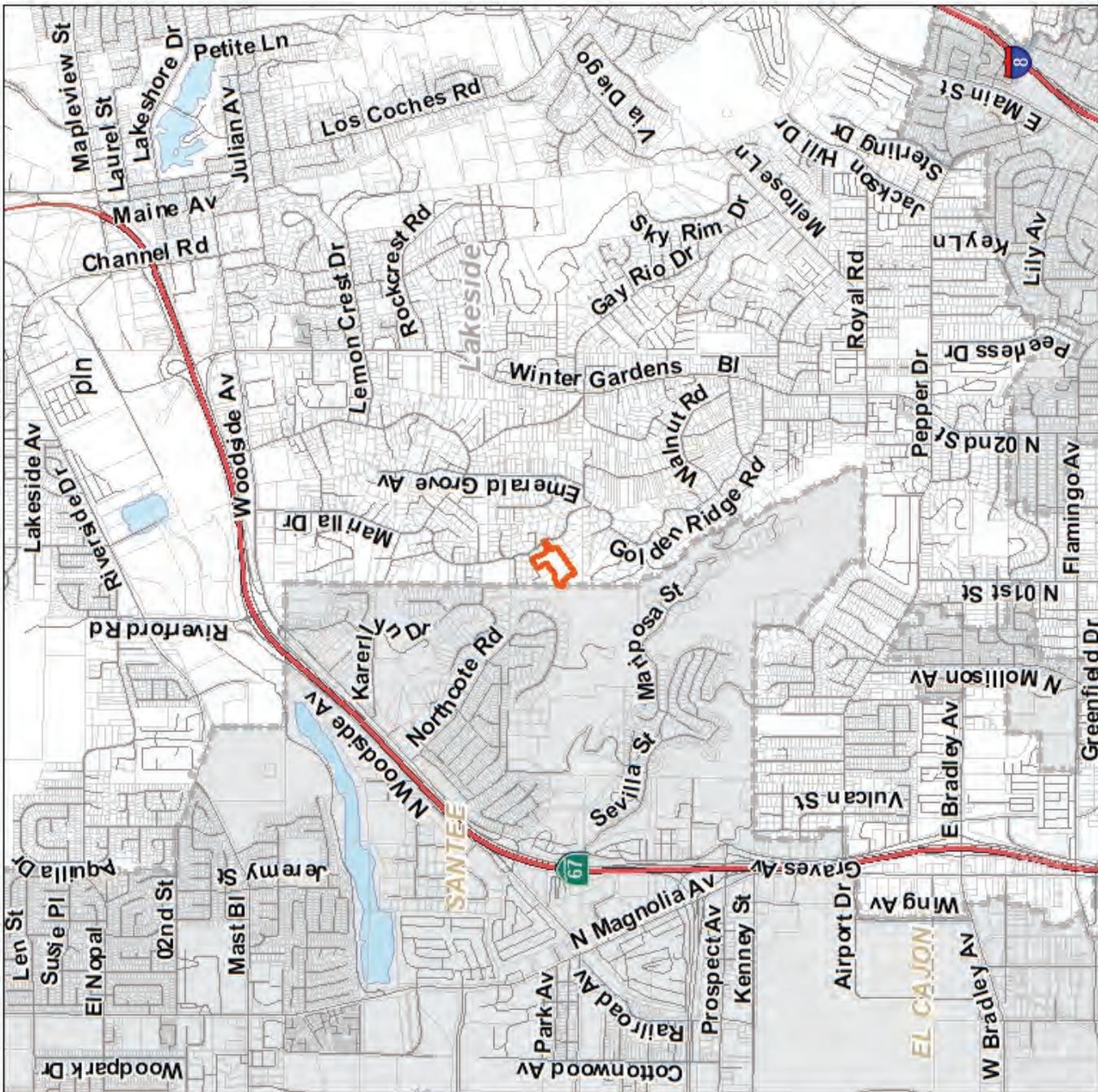
Lakeside
Community Plan Area



1:3,500,000



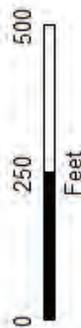
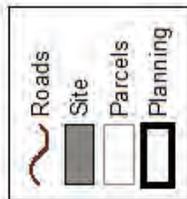
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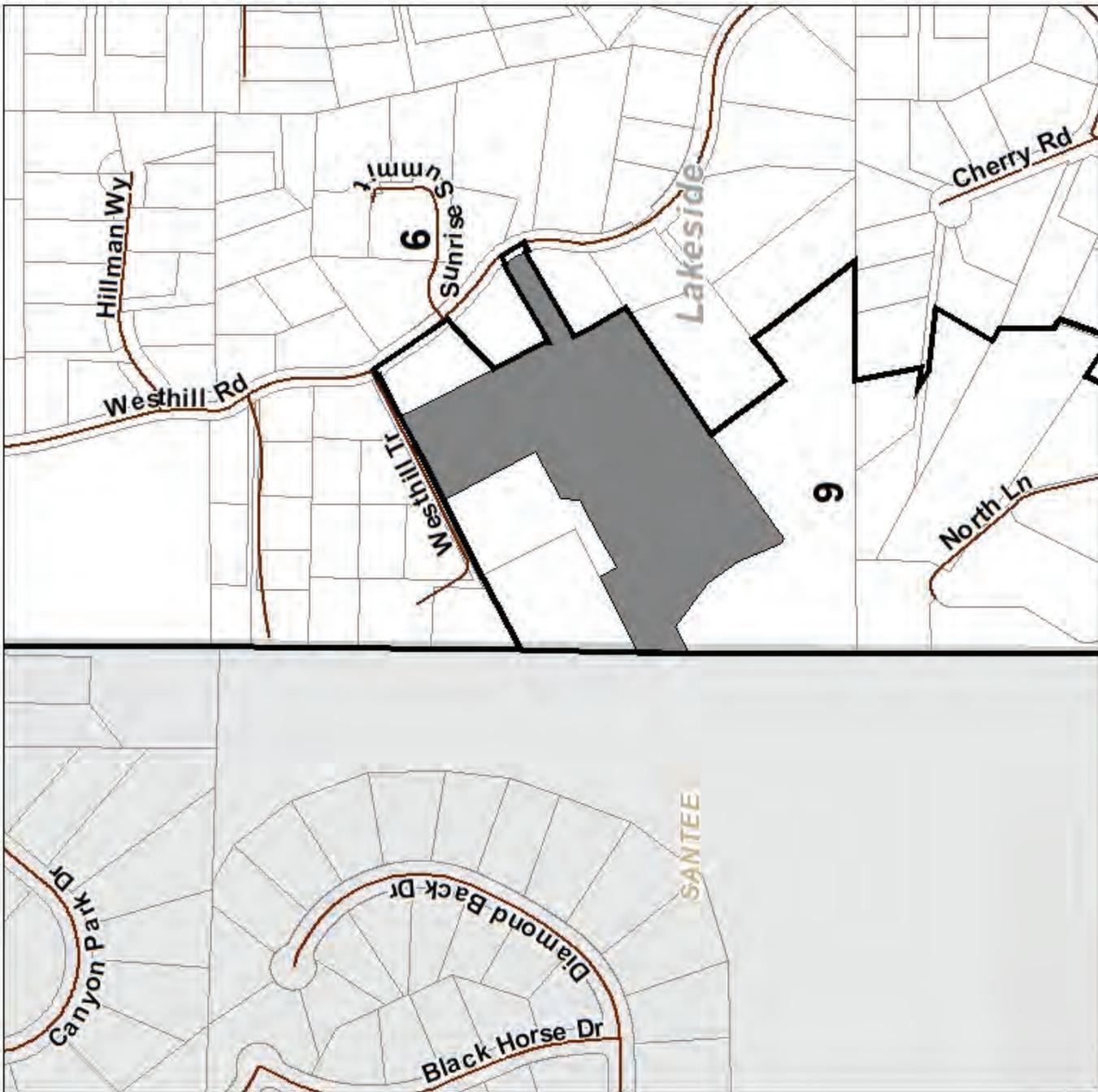
**Westhill
Tentative Parcel Map
PDS2016-TPM-21238
General Plan**

Lakeside
Community Plan Area

- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)



Date: 4/1/2020
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**Westhill
Tentative Parcel Map
PDS2016-TPM-21238
Zoning**

Lakeside
Community Plan Area

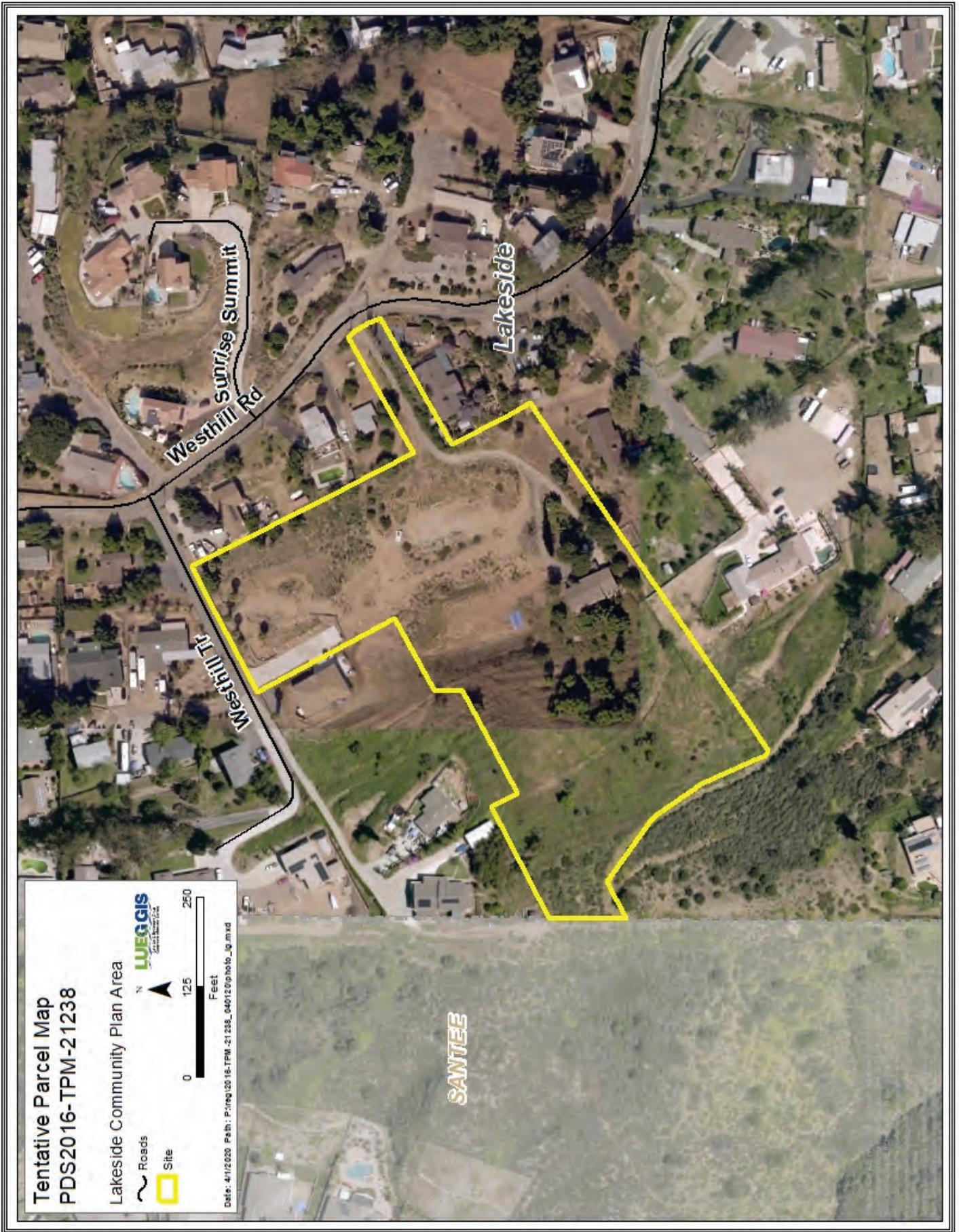
- A70 - Limited Agricultural
- RR - Rural Residential
- RS - Single Family Residential

	Roads
	Site
	Parcels
	Zoning



Date: 4/1/2020
Plan: P:\ref\2016 TPM\ 21238_040120\maping.mxd









Attachment B
Environmental Document



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General
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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

April 16, 2020

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

Project Name: Westhill Tentative Parcel Map
Project Record Numbers: PDS2016-TPM-21238
Environmental Log Number: PDS2016-ER-16-14-004
APN(s): 385-023-21-00

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:
John Leavitt, Project Manager
(858) 495-5448
john.leavitt@sdcounty.ca.gov

Project Location:
The Westhill Tentative Parcel Map project (Project) is located within the unincorporated Community Planning area of Lakeside in central San Diego County. The 5.68-acre Project site is located at 9046 Westhill Road in Lakeside. Residential use types border the site to the north, south, east and west. The biological open space, Rattlesnake Mountain Preserve, borders a portion of the site to the west.

Project Applicant Name and Address:
RLM Westhill, LLC (C/O Mary Moore)
1058 Honeysuckle Drive
San Marcos, CA 92078

General Plan

Community Plan: Lakeside

Regional Categories: Semi-Rural

Land Use Designations: Semi-Rural Residential (SR-1)

Density: 1 Dwelling Unit per acre

Zoning

Use Regulation: Limited Agriculture (A70)

Minimum Lot Size: 1 Acre

Special Area Regulation: Airport Land Use Compatibility Plan Area (C)

Description of Project: The Project is a minor residential subdivision of a 5.68-acre property into four parcels. The Project site is located at 9046 Westhill Road in the Lakeside Community Plan Area within unincorporated San Diego County. Access to each parcel would be provided by individual private driveways connecting to a new private road connecting to Westhill Terrace. Water would be provided by the Lakeside Water District and wastewater would be treated by the San Diego County Sanitation District. Earthwork would consist of 400 cubic yards of balanced cut and fill soil. The Project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural Residential (SR-1). Zoning for the site is Limited Agriculture (A70). The Project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

Project Site Description:

The Project site (APN 385-023-21-00) is 5.68-acres and contains one existing single-family residence which would be retained on proposed Parcel 2. The Project site also contains an existing concrete driveway which currently serves an existing, offsite single-family residence located on APN 385-023-22-00. This existing concrete driveway would be retained and utilized as a portion of the Project's proposed onsite private road.

The Project site's topography is concave in shape with the eastern and western portions of the site at a higher elevation than the northern and southern portions. The Project site is part of a 38.84-acre drainage basin, with the entire basin's drainage terminating at the northern end of the Project site. Water from this basin sheet flows through the bottom of the Project site's concave shape onto Westhill Terrace.

Project Site History:

A portion of the Project site (APN 385-023-21-00) and a portion of offsite APN 385-023-22-00 were previously graded for four residential pads per grading permit PDS2014-LDGRMN-00039, which was approved on 3/26/2015 for what was previously APN 385-023-19-00. The legal lot boundaries for previous APN parcels 385-023-19-00 and 385-023-20-00 were then adjusted through a boundary adjustment PDS2015-BC-15-0075, which was approved on 4/14/2016. After the boundary adjustment was recorded, the parcels received their current APNs. Offsite parcel 385-023-22-00 has an existing single-family residence which is located on one of the residential pads graded per PDS2014-LDGRMN-00039. The remaining three residential pads graded per PDS2014-LDGRMN-00039 are located on the Project site (APN 385-023-21-00) with one residential pad each on proposed Parcels 1, 3 and 4.

A prior owner of the Project site and offsite parcel 385-023-22-00 graded the site for the four pads authorized by grading permit PDS2014-LDGRMN-00039 prior to the current owner's submission of the application for the tentative parcel map PDS2016-TPM-21238. Stormwater run-off issues related to this prior grading were monitored by the County of San Diego's Private Development Construction Inspection via stormwater monitoring record DPW2015-PDCISM-00428 due to the prior owner's inadequate placement of best management practices (BPMs), which are required to manage stormwater run-off. Record DPW2015-PDCISM-00428 was closed on 7/6/2017 when the site's runoff issues were deemed to be adequately addressed by the current property owner's addition of the onsite concrete driveway and

the placement of runoff controls. In December 2018, the current property owner added additional BMPs to the Project site in an effort to control stormwater run-off issues which occurred again due to the prior grading authorized by PDS2014-LDGRMN-00039. Further discussion on the Project's drainage and BMPs is discussed in section (10) Hydrology and Water Quality below.

Discretionary Actions:

The Project consists of a Tentative Parcel Map (TPM). The TPM would divide the 5.68-acre parcel into four separate legal parcels.

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 Westhill Tentative Parcel Map is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the 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 would subdivide the 5.68-acre parcel into four separate legal parcels, which is consistent with the Family Residential Use Type allowed by right in the Limited Agriculture (A70) Use Regulation, as well as the Semi-Rural Regional Category density established by the General Plan and the certified GPU EIR.

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

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

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

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

The 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.

15183 Statement of Reasons

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

_____ Signature	_____ Date
John Leavitt _____ 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
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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 GPU EIR, 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 9046 Westhill Road within the Lakeside community of the unincorporated County of San Diego. The site is 5.68 acres and is located east of the boundary of the City of Santee. The following resource conservation areas are located in close proximity to the Project site: Rattlesnake Mountain (Project site located within resource limits), El Capitan Mountain/El Capitan Reservoir (2.5 miles northeast), Puetz Valley (4.0 miles east), Foster Creek (3.5 miles southeast), Santee Lakes Hills (2.6 miles northwest) and Cowles – Fortuna Mountain (3.25 miles west). The only RCA of the aforementioned that is identified as a visual resource is El Capitan Mountain/El Capitan Reservoir. The remainder of the RCA's are recognized for their biological value and are no longer discussed within this response.

El Cajon Mountain/El Capitan Reservoir has been identified by the County as an RCA for its visual value. The rocky peaks, especially El Cajon Mountain, provide for a visual backdrop to both the City of El Cajon and the Lakeside Community. The outer limits of the El Cajon Mountain/El Capitan Reservoir are located approximately 2.5 miles northeast of the Project site. Due to distance and intervening topography, the Project would not detract from any views of this RCA. In addition, due to distance and compatibility with surrounding development, the Project would not introduce visually dominant massing or structures that would interfere with views from this RCA.

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 State Route 67 from the Santee city limits to State Route 78 and Willow and El Monte Roads from State Route 67 to the southern end of El Capitan Reservoir.

No direct views to the Project site are available from either State Route 67 or Willow and El Monte Roads due to constraining intervening topography and distance. State Route 67 is located approximately 1 mile to the north of the Project site, while Willow and El Monte Roads are located approximately 3 miles to the northeast.

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 boundary area of the Lakeside Community Plan located off a County Maintained Road (Westhill Road). The existing visual character and quality of the Project surroundings are characterized by residential use types to the north, east and south, and a preserve to the west. Viewer groups of the Project site would include motorists, and to a lesser extent, recreationalists, such as walkers, bikers and hikers.

The Project is a minor residential subdivision of a 5.68-acre property into four parcels. 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 would use outdoor lighting but is not located within Zone A of the County of San Diego Light Pollution Code (within twenty miles of the Mount Laguna Observatory or the Palomar Observatory). The Project is located within Zone B of the Light Pollution Code (at least twenty miles of the Mount Laguna Observatory or the Palomar Observatory) and would not adversely affect nighttime views or astronomical observations because the Project would be required to conform to the Light Pollution Code (Section 51.201-51.209). This would include the utilization of the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. The Code was developed by the County in cooperation with lighting engineers, astronomers, and other experts to effectively address and minimize the impact of new sources light pollution on nighttime views. Compliance with the Code would be required prior to issuance of a building permit. Thus, the 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
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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"/>
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b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

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

2(a) The GPU EIR concluded this impact to be significant and unavoidable. According to the Farmland Mapping and Monitoring Program (FMMP) the Project site is classified as “Urban Built-up Land” and does not contain Prime or Unique Farmland, or Farmland of Local or State Importance. A small portion of the site is considered to have Prime Soils, however the site has been developed with one single-family residence and a concrete driveway, and much of the site has been disturbed due to the previously graded pads. As such, the soil structure and quality has likely been compromised due to soil compaction from development and grading. 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 zoned for Limited Agriculture (A70) which allows the family residential use type by right. No existing agricultural use exists onsite or in the immediate proximity of the Project site. The nearest agricultural preserve is located approximately 5.9 miles south of the Project site. The nearest lands under Williamson Act Contract are located approximately 6.3 miles northeast of the Project site. Due to distance, no land-use interface conflicts would occur. Additionally, the Project is a minor residential subdivision of a 5.68-acre property into four parcels, which is compatible with the surrounding residential 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. 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
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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"/>
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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"/>
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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"/>
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d) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Create objectionable odors affecting a substantial number of people?

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

3(a) The GPU EIR concluded this impact to be less than significant. The RAQS and SIP are based on General Plans within the region and the development assumptions contained within them. The Project proposes a minor residential subdivision of a 5.68-acre property into four parcels and is consistent with the density allowed on the Project site per the County General Plan and the Zoning Ordinance. Thus, the Project would not conflict with the RAQS or SIP.

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 Project is grading is limited to a balanced cut and fill of 400 cubic yards of soil. Emissions from the grading and construction phases would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the Guidelines for Determining Significance for Air Quality.

Operational emissions for the Project would be associated with vehicle trips to and from the Project site. The vehicle trip generation for the Project is expected to have fewer than 200 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADTs are below the screening-level criteria established by the LUEG guidelines for determining significance. The Project ADTs would be far below this threshold and would therefore not have a significant impact from vehicle emissions.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to air quality violations. However, as provided in the above analysis, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. 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. The Project would contribute to particulate pollution (PM10), nitrogen oxide gases (NOx), and volatile organic compounds (VOCs) emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b) above).

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

- 3(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project would introduce additional residential homes which are considered new sensitive receptors; however, the Project site is not located within a quarter-mile of any identified point source of significant emissions and is surrounded by residential homes and biological open space. Similarly, the Project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and would not place sensitive receptors near any Carbon Monoxide hotspots.

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

- 3(e) The GPU EIR concluded this impact to be less than significant. The Project could produce objectionable odors during grading, construction, and operation of the residential components; however these substances, if present at all, would only be in trace amounts (less than 1 µg/m³). Therefore, the Project would not create objectionable odors affecting a substantial number of people.

As previously discussed, the GPU EIR determined less than significant impacts from objectionable odors. 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 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
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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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"/>
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Discussion

A Biological Resources Letter Report was prepared for the Project by Blue Consulting Group, dated November 9, 2019.

- 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 Letter Report prepared by Blue Consulting Group. The site is composed primarily of disturbed and developed lands but does contain a small patch (0.16 acre) of disturbed coastal sage scrub. The site is located within the MSCP but is not designated as a Pre-approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA). The applicant would be required to preserve the disturbed coastal sage scrub habitat on-site within a biological open space easement, including signage for the open space, and would be required to dedicate a limited building zone easement. In addition, as a standard condition of approval, breeding season avoidance would be required to prevent brushing, clearing, and/or grading between February 1 and August 31.

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 mitigation and Project conditioning as described above. The GPU EIR identified these mitigation measures as Bio 1.5, 1.6 and Bio 1.7. 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 Letter Report, no wetlands or jurisdictional waters are located onsite. The following sensitive habitat was identified on the site: coastal sage scrub. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act are mitigated through implementation of on-site preservation of 0.16-acres of coastal sage scrub habitat in a biological open space easement, open space signage and the dedication of a limited building zone easement.

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 mitigation and Project conditions consistent with the GPU EIR mitigation measures Bio 1.5, 1.6 and 1.7, as discussed in response 4(a). Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 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; therefore, no impacts would occur and the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(d) The GPU EIR concluded this impact to be significant and unavoidable. Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by County staff, and the Biological Resources Letter Report, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other

potential habitat areas in the general Project vicinity. Therefore, it has been found that the Project would not 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.

- 4(e) The GPU EIR concluded this impact to be less than significant. The Project is consistent with the MSCP, Biological Mitigation Ordinance, and Resource Protection Ordinance (RPO) because the onsite habitat on-site (0.16-acres of coastal sage scrub) would be preserved in a biological open space easement delineated by open space signage and protected through the dedication of a limited building zone easement, as required by the aforementioned plans.

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 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, Bio 1.6 and Bio 1.7) 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.

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

The results of the survey and evaluation are provided in a cultural resources report titled, *Cultural Resources Survey Report for Westhill Tentative Parcel Map, PDS2016-TPM-21238* (January 2017) prepared by Donna Beddow.

- 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 staff archaeologist, Donna Beddow, it has been determined that there are no historical resources present. Based on the absence of resources, mitigation is not required.

As previously discussed, the GPU EIR concluded impacts on historic resources to be less than significant with mitigation. However, the proposed Project determined impacts on historic resources to be less than significance 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. No archaeological resources were identified on the property during the archaeological survey. The Project site was previously graded which is associated with an approved grading permit (PDS2014-LDGRMN-00039). Based on the absence of resources and the lack of potential for subsurface deposits, monitoring is not required.

The Native American Heritage Commission (NAHC) was contacted for a listing of Native American Tribes whose ancestral lands may be impacted by the Project. Sixteen Native American tribes and organizations were identified by the NAHC as groups that should be contacted. County staff contacted the identified groups to determine whether tribal cultural resources are present within the Project site. Only Santa Ysabel and Viejas responded requesting formal consultation and monitoring. Both tribes have been provided a copy of the cultural study. Consultation is ongoing and would be concluded prior to decision. Regional coordination and consultation is identified in the GPU EIR as mitigation measures CUL 2.2, CUL 2.4, and CUL 2.6.

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 less than significant with mitigation consistent with the GPU EIR mitigation measures CUL 2.2, CUL 2.4 and CUL 2.6. 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. 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(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 (sensitivity rating of marginal) that have a limited probability for the presence of paleontological resources. The Project site was previously graded which is associated with an approved grading permit (PDS2014-LDGRMN-00039). Because the site was previously graded, monitoring

would not be required. In addition, if resources are encountered, potential impacts to paleontological resources would be mitigated through ordinance compliance and through conformance with the Cultural Resource Guidelines, consistent with GPU EIR mitigation measures CUL 3.1 and CUL 3.2.

As previously discussed, the GPU EIR determined impacts on paleontological resources as less than significant with mitigation. However, the Project determined impacts to paleontological resources as less than significant with consistency to GPU EIR mitigation measures CUL 3.1 and CUL 3.2. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 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. 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 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 2.2, 2.4, 2.6, 3.1 and 3.2) would be applied to the project. Those mitigation measures, detailed above, require regional coordination and consultation as well as ordinance compliance and conformance with the Cultural Resource Guidelines.

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

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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 in the Project area 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. 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 the use of personal vehicles by residents.

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. Any 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 needs for the Project 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. Construction equipment use and associated energy consumptions would be typical of that associated with the construction of residential projects of this size in a semi-rural setting. Additionally, The Project is consistent with the General Plan and Zoning Ordinance. Thus, 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 residential land uses requiring natural gas for space and water heating, and landscape maintenance activities. The Project would meet the California Code of Regulations Title 24 Standards for energy efficiency that are in effect at the time of construction. Additionally, the Project would result in less than 200 ADT and would not be expected to result in wasteful, inefficient or unnecessary petroleum usage throughout Project operations.

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

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:

- 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.
- Install low flow indoor water fixtures in all residential units, reducing water consumption in associated energy required for water conveyance.
- Install at least one qualified energy efficient appliance in all residential units.

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. The Project would also be consistent with energy reduction policies of the County General Plan including policy COS-14.1. Additionally, the Project would be consistent with sustainable development and energy reduction policies such as policy 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 14.5 miles northeast from the nearest Alquist-Priolo Fault Zone and 7.9 miles northeast 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 not located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. 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 Generally 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, the Project site is not located on an unstable geologic unit or in an area prone to rockfall. Therefore, the 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 Visalia sandy loam, 5 to 9 percent slopes (VaC) and Vista coarse sandy loam, 15 to 30 percent slopes (VsE) 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 BMPs per the Standard 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 is not located on an unstable geologic unit or in an area prone to rockfall, 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 not located within a potential liquefaction area.

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 does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. Therefore, the Project would not create a substantial risk to life or property. In addition, the Project would not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques would ensure structural safety.

As previously discussed, the GPU EIR determined impacts from expansive soils to be less than significant. As the 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
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 proposed Project has incorporated design features to reduce the impacts associated to GHG.

- Work with the regional or local water agency to determine if incentives/rebates are available for the purchase and installation of rain barrels.
- Increase new tree plantings throughout the neighborhood by planting two trees per dwelling unit.
- Install low flow indoor water fixtures in all residential units.
- Install at least one qualified energy efficient appliance in all residential units.
- The Project applicant would be required to comply with County's Water Conservation in Landscaping Ordinance and demonstrate a 40% reduction in outdoor use.

Analysis

- 8(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is a minor residential subdivision of a 5.68-acre property into four parcels.

The Project would involve earthwork including grading of 400 cubic yards of soil. The Project would produce GHG emissions through grading and construction activities, as well as minimal operational GHG emissions from vehicle trips to and from the site. However, the Project falls below the screening criteria that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions.

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) as discussed in response 6. Energy. The Project would implement all applicable measures identified in the Checklist and would therefore be consistent with the County's Climate Action Plan.

Additionally, the California Air Pollution Control Officers Association (CAPCOA) prepared a white paper which recommends a 900 metric tons (MT) of carbon dioxide equivalent (CO₂e) per year screening level to determine the size of projects that would be likely to have a less than considerable contribution to the cumulative impact of climate change. The expected ADT for the Project is fewer than 200. Given this, the Project is far below the CAPCOA screening lever of 900 MT CO₂e annually. Due to the aforementioned factors, the Project would not generate GHG emissions that would have a significant impact on the environment.

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. As described above, the Project would not result in a cumulatively considerable contribution to global climate change. In addition, the Project is consistent with the density established through the County General Plan and Zoning Ordinance. As such, the Project would be consistent with County goals and policies included in the County General Plan that address greenhouse gas reductions. The Project would be consistent with emissions reduction targets of Assembly Bill 32 and the Global Warming Solutions Act. Thus, the Project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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

9(a) The GPU EIR concluded this impact to be less than significant. The Project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the Project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

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. 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(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. In addition, the Project is a minor subdivision for 4 residential pads. 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.

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

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

- 9(d) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed Project is located within the Gillespie Field Airport Land Use Compatibility Plan Area within Airport Influence Area 2, but is not within an airport safety zone. An aviation easement would be required, as a condition of approval, to be placed on resulting parcels from the Final Parcel Map. 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. Therefore, the Project would not result in a safety hazard for people residing in the Project area.

As previously discussed, the GPU EIR determined impacts on public airports to be less than significant with the incorporation of a Project condition consistent with the GPU EIR mitigation measure Haz 1.1. 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 would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the Project would 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 would 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 would 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) Standard SWQMP dated March 11, 2019 prepared by Walsh Engineering & Surveying, Inc.
- (2) A Preliminary Drainage Study dated April 23, 2019 prepared by Walsh Engineering & Surveying, Inc.

10(a) The GPU EIR concluded this impact to be significant and unavoidable. Development Projects have the potential to generate pollutants during both the construction and operational phases. For the Project to avoid potential violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, storm water management plans are prepared for both phases of the development Project.

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

In the post-construction phase, as outlined in the SWQMP, the Project would implement site design and source control 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 Santee (907.12) hydrologic subarea, within the San Diego hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed (Lower San Diego

River and Forester Creek) is impaired. Constituents of concern in the San Diego watershed include benthic community effects, indicator bacteria, nitrogen, nitrogen polycyclic hydrocarbons, phosphorus, selenium 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 would 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 would obtain its water supply from the Lakeside Water District, which obtains water from surface reservoirs or other imported sources. The Project would not use any groundwater and 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 onto Westhill Terrace due to the existing concave shape of the Project site and the site's proximity as the terminus of a 38.84-acre drainage basin. To avoid concentrated discharge impacts, including substantial erosion or siltation on or off-site, on-site improvements would include the following: construction of an earthen channel to convey upstream stormwater through the Project site, and utilizing existing and new brow ditches to convey water from around the pads and existing house to the proposed earthen channel. Stormwater conveyed through the earthen channel would outlet water at the surface of Westhill Terrace to match the existing site condition

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 Walsh Engineering & Surveying, Inc. determined that the proposed Project would not alter the existing drainage pattern in a manner which would result in flooding on or off-site. The construction of the earthen channel would direct runoff northwesterly to the existing point of comparison (POC). This proposed channel would reduce the slope of the existing flowpath of the drainage basin through the Project site, which would lower peak flows below pre-developed levels. The Project would not cause flooding because the proposed earthen channel would have the capacity to handle the 100-year storm event. Therefore, the Project's proposed drainage patterns would result in less than significant impacts to the properties downstream of the Project site.

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 Walsh Engineering & Surveying, Inc., the Project's proposed earthen channel would direct runoff to the existing POC, but not in a manner to exceed the capacity of existing or planned storm water drainage systems. By reducing the slopes of the channel, the peak flows and water velocity would be reduced. Because the Project would reduce the 100-year peak flows, the Project would not contribute runoff to exceed the capacity of the existing drainage system.

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 and source control BMPs as indicated in response 10(a) would be employed such that potential pollutants would be reduced to the maximum extent practicable.

As previously discussed, the GPU EIR determine impacts to water quality standards and requirements as significant and unavoidable. However, the 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 be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(i) The GPU EIR concluded this impact to be less than significant with mitigation. No FEMA or County-mapped floodplains were identified on the Project site or off-site improvement locations. In addition, the Preliminary Drainage Study prepared by Walsh Engineering & Surveying, Inc also concluded that the Project site does not contain any 100-year flood hazard areas per FEMA. Therefore, the Project would not place housing within a County or federal floodplain or flood way.

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 indicated in 10(i), no FEMA or County-mapped floodplains were identified on the Project site or off-site improvement locations. Therefore, the Project structures would not impede or redirect flood flows.

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 Project site lies outside any identified special flood hazard area and 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(k), 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 the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. Additionally, the site is consistent with surrounding use types of rural residential lots. Moreover, build-out of the site was anticipated in the GPU EIR. Therefore, the proposed Project would not physically divide an established community.

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 is a minor residential subdivision of a 5.68-acre property into four parcels. The residential use types and density are consistent with the County General Plan Semi-Rural Residential Designation and Regional Category and with the County Zoning Ordinance. The Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

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
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

12(a) The GPU EIR determined that impacts to mineral resources would be significant and unavoidable. The California Surface Mining and Reclamation Act (SMARA) required classification of land into Mineral Resource Zones (MRZs). The Project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). However, the Project site is surrounded residential 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 would 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 site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25). The Project site is not located in an area that has MRZ-2 designated lands nor is located within 1,300 feet of such lands. Additionally, the Project site is surrounded by residential land uses which are incompatible to future extraction of mineral resources on the Project site. A future mining operation at the 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 would 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. 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.

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:

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?

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

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?

**Significant
Project
Impact**

**Impact not
identified by GPU
EIR**

**Substantial
New
Information**

Discussion

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

Noise information was prepared and demonstrated that the Project would 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 – County Noise Specialist has reviewed the Project subdivision Westhill TPM-21238. The Project is subject to the County Noise Element which requires an exterior noise level threshold of 60 a-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) for single family residences. Based on the County General Plan Update, the nearby roadways are anticipated to expose the Project site to levels below the 60 dBA CNEL Noise Element. Nearby roadways have low level ADT and would be screened by intervening topography and rows of existing homes/structures. Based on these existing site features, it is not anticipated that the noise level would exceed the 60 dBA CNEL requirement at the ground level and second story level of the proposed subdivision. Additionally, the Project related traffic contributions to nearby roadways would not create any off-site direct and/or cumulative noise impacts. General Plan Noise Element conformance is demonstrated.

Noise Ordinance – Section 36-404: Non-transportation noise generated by the Project is not expected to exceed the standards of the Noise Ordinance at or beyond the Project's property line. The Project does not involve any permanent noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-409 & 36-310: The Project is also subject to temporary construction noise requirements. The County Noise Ordinance, Section 36.409 allows an eight-hour average 75 dBA sound level limit at the boundary of an occupied structure for the operations of construction equipment. Although existing residences are currently surrounding the site, all grading would take place in grading together in one single phase. Grading pads are expected to take approximately 2 weeks and would be balanced with no proposed import or export. The construction equipment operations would also be conditioned to comply with the County Noise Ordinance not to exceed the 75 dBA eight-hour average sound level requirement. This was discussed in the GPU EIR under section 2.11.3.4 Issue 4: Temporary Increase in Ambient Noise Levels, Federal, State and Local Regulations and Existing Regulatory Processes. Additionally, the Project is a minor four parcel and remainder subdivision with general construction equipment for grading that would not result in any substantial impulsive noise impacts.

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 impacts with the incorporation of Project conditions discussed in the GPU EIR, 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 proposed Project is for the development of four residential pads where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Mobility Element (ME) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 vibration velocity (VdB) or less; any property line for parcels zoned industrial

or extractive use; or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995, Rudy Hendriks, Transportation Related Earthborne Vibrations 2002). This setback insures that this Project site would not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

Also, the Project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the Project would not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

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 direct and cumulative noise impacts over existing ambient noise levels. 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 is also subject to temporary construction noise requirements. The County Noise Ordinance, Section 36.409 allows an eight-hour average 75 dBA sound level limit at the boundary of an occupied structure for the operations of construction equipment. Although existing residences are currently surrounding the site, all grading would take place in one single phase. Grading pads are expected to take approximately 2 weeks and would be balanced with no proposed import or export. The construction equipment operations would also be conditioned to comply with the County Noise Ordinance not to exceed the 75 dBA eight-hour average sound level requirement. Also, applicant would be limited to operate construction equipment between the hours of 7 AM and 7 PM pursuant to the County Noise Ordinance. The aforementioned conditions are discussed in the GPU EIR under section 2.11.3.4 Issue 4: Temporary Increase in Ambient Noise Levels, Federal, State and Local Regulations and Existing Regulatory Processes. Temporary grading operations would be less than significant with the demonstrating compliance of the County Noise Ordinance.

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 impacts with the incorporation of Project conditions discussed in the GPU EIR, 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 proposed Project is located within 2 miles of Gillespie Field Airport. However, the project implementation is not expected to expose people residing or working in the Project area to excessive noise levels in excess of the CNEL 60 dBA. This is based on County Noise Specialist review of projected County noise contour maps (CNEL 60 dBA). The location of the Project is outside of the CNEL 60 dBA contours for the airport.

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 Gillespie Field Airport, which is located approximately 2 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
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14. Population and Housing – Would the Project:

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

Discussion

14(a) The GPU EIR concluded this impact to be less than significant. The Project site is designated in the General Plan as Semi-Rural (SR-1). The Project is consistent with the density allowable under the general plan, and thus would not induce substantial unplanned population growth in the area as development of the site was accounted for within the GPU. 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
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15. Public Services – Would the Project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 Project is a minor residential subdivision of a 5.68-acre property into four parcels. 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 would 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
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16. Recreation – Would the Project:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project could increase the use of existing parks and other recreational facilities; however, the Project would be required to comply with the County’s Park Land Dedication Ordinance (PLDO). The PLDO is the mechanism that enables the funding or dedication of local parkland in the County. The Project is a minor residential subdivision of a 5.68-acre property into four parcels. To avoid any physical deterioration of local recreation facilities, the Project would be required to pay park fees prior to building permit issuance. The PLDO in-lieu dedication fees for new development is discussed in GPU EIR Section 2.14.3.1 Issue 1: Deterioration of Parks and Recreational Facilities, Federal State and Local Regulations and Existing Regulatory Processes.

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 with the incorporation of Project conditions consistent with the GPU EIR, 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 include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the Project would have a less than significant impact from the construction or expansion of recreational facilities.

As previously discussed, the GPU EIR determined impacts related to construction of new recreational facilities to be less than significant. As the 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 by adhering to the project conditions of approval, which are consistent with the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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17. Transportation and Traffic – Would the Project:

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Result in inadequate emergency access?

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

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 and Mobility Element, the County of San Diego Transportation Impact Fee (TIF) Program and the Congestion Management Program.

The Project would result in less than 200 ADT. The Project would not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the Project trips do not exceed any of the County’s Guidelines for Determining Significance for direct impacts related to Traffic and Transportation. As identified in the County’s Guidelines for Determining Significance for Traffic and Transportation, the Project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. These trips would be distributed on Mobility Element roadways in the County some of which currently or are projected to operate at inadequate levels of service.

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These Project trips could potentially contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based.

Project Mitigation

The Project would incorporate GPU EIR mitigation measures Tra-1.7 and Tra-2.1 which include implementation of the County TIF Ordinance and coordination efforts with other jurisdictions to reduce impacts to the effectiveness for the performance of the circulation system to a less than significant level.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to unincorporated County traffic and LOS standards. The proposed Project determined impacts to be potentially significant. However, the Project would have a less-than-significant impact with the incorporation of GPU EIR mitigation measures Tra-1.7, and Tra-2.1 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

17(b) The GPU EIR concluded this impact to be significant and unavoidable. The designated congestion management agency for the County is the San Diego Association of governments (SANDAG). In October 2009, the San Diego region elected to be exempt from the State CMP and, since this decision, SANDAG has been abiding by 23 CFR 450.320 to ensure the region’s continued compliance with the federal congestion

management process. 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 proposed Project is located within the Gillespie Field Airport Land Use Compatibility Plan Area within Airport Influence Area 2, but is not within an airport safety zone. As discussed in response 9(d), an aviation easement would be required on resulting parcels from the Final Parcel Map as a Project condition of approval. 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. The Project is for residential development that are restricted to the height requirement of thirty-five feet per the County Zoning Ordinance. Therefore, the Project would have a less than significant impact to air traffic patterns.

As previously discussed, the GPU EIR determined this impact to be less than significant with mitigation. The Project would have a less than significant impact with the incorporation of Project conditions consistent with the GPU EIR mitigation measure Haz 1.1. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(d) The GPU EIR concluded this impact to be significant and unavoidable. 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 would 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 County of San Diego 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 (Haz 1.1, 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 Guidelines for Determining Significant for Airport Hazards, 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
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18. Utilities and Service Systems – Would the Project:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?
- 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 San Diego County Sanitation District (SDCSD) 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 service would be provided by the Lakeside Water District and sewer service would be provided by the SDCSD.

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 Project Facility Availability form has been received from the Lakeside Water District that indicates that there is adequate water capacity 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) The GPU EIR concluded this impact to be less than significant with mitigation. A Project Facility Availability form has been received from the San Diego County Sanitation District (SDCSD) that indicates that there is adequate 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.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
19. Wildfire – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:			
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts in the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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

19(a) The GPU EIR concluded this impact to be significant and unavoidable. The site is not located within a fire hazard severity zone and is classified as Urban Unzoned. The Project site is within the Lakeside Fire Protection District and is located approximately 1.8 miles from the nearest fire station. The Project site has an Emergency Response Travel Time of approximately 3.8 minutes, which meets the General Plan Safety Element standard of 5 minutes for lands designated as Semi-Rural Residential (SR-1).

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 not within a fire hazard severity zone but is 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 a new private road and new private driveways. 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. 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 Generally Susceptible to potential landslides. Based on review of the Project by County Staff Hydrogeologist and the 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:

Jefferson, Michael; Blue Consulting Group, (November 9, 2019), Biological Resources Letter Report

Walsh, Larry; Walsh Engineering & Surveying, Inc., (May 20, 2019), Final Climate Action Plan Consistency Review Checklist

O'Gorman, William; Walsh Engineering & Surveying, Inc., (March 11, 2019), Stormwater Quality Management Plan for Standard Development Projects

O'Gorman, William; Walsh Engineering & Surveying, Inc., (April 23, 2019), CEQA-Level Preliminary Drainage Study

Beddow, Donna.; County of San Diego (January 24, 2017), Cultural Resources Survey Report for Westhill Tentative Parcel Map

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

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

**FOR PURPOSES OF CONSIDERATION OF
Westhill Tentative Parcel Map
PDS2016-TPM-21238**

April 16, 2020

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program, designated as within the Metro-Lakeside-Jamul Segment. Rattlesnake Mountain Preserve is located adjacent to the site, however disturbed habitat on-site, lack of quality habitat and no sensitive species found on site, would not be considered a Biological Resource Core Area (BRCA). The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated October 25, 2019.

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The proposed project will obtain its water supply from the Lakeside Water District which obtains water from surface reservoirs and/or imported sources.

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

Discussion:

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

0.16 acres of disturbed coastal sage scrub sensitive habitat lands were identified on the site as determined by the Biological Resources Letter Report prepared by Blue Consulting dated November 9, 2019. The 0.16 acres of disturbed coastal sage scrub habitat will be preserved onsite in a biological open space easement delineated by open

space signage and protected through the dedication of a limited building zone easement. 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 staff archaeologist and it has been determined there no archaeological/historical site(s) present. Therefore, 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:

A Standard Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by Walsh Engineering & Surveying, Inc. dated March 11, 2019. The SWQMP has been reviewed and 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:

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

Staff has reviewed the project subdivision Westhill TPM-21238 and the project information provided. The project is a four parcel subdivision located in the Lakeside Community Plan area. The site is located adjacent to Westhill Road and would take access from Westhill Terrace which is a private road. The project is subject to the County Noise Element which requires an exterior noise level threshold of 60 dBA CNEL for single family residences. Based on the County General Plan Update, the nearby roadways are anticipated to expose the project site to levels below the 60 dBA CNEL Noise Element. Nearby roadways have low level average daily trips (ADT) and would be screen by intervening topography and rows of existing homes/structures. Based on these existing site features, staff does not anticipate noise level to exceed the 60 dBA CNEL requirement at the ground level and second story level of the proposed subdivision. Additionally, the

project related traffic contributions to nearby roadways would not create any off-site direct and/or cumulative noise impacts. General Plan Noise Element conformance is demonstrated.

The project is also subject to temporary construction noise requirements. The County Noise Ordinance, Section 36.409 allows an eight-hour average 75 dBA sound level limit at the boundary of an occupied structure for the operations of construction equipment. Although existing residences are currently surrounding the site, all grading will take place in one single phase. Grading pads are expected to take approximately 2 weeks and would be balanced with no proposed import or export. No blasting or rock crushing is proposed for this project. The construction equipment operations would also be conditioned to comply with the County Noise Ordinance not to exceed the 75 dBA eight-hour average sound level requirement.

**MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For Westhill
TPM-21238
APNs 385-023-19-00 and 385-023-20-00**

October 25, 2019

I. Introduction

The proposed project is a residential subdivision of a 5.68-acre lot into four parcels, which would include the re-development of the existing graded pads, roadways and manufactured slope. The majority of the project site consists of disturbed habitat and developed lands with a small portion of low quality coastal sage scrub habitat in the western corner. There is an existing preserve to the west of the project site. The surrounding areas, to the north, east, and south, have all been developed with single family residences. No impacts will occur to sensitive biological resources as the onsite coastal sage scrub will be avoided through the dedication of a biological open space easement.

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Avoided Onsite (ac.)
Coastal sage scrub	II	0.16	0.0	0.16
Disturbed habitat	IV	4.96	4.86	0.10
Developed	IV	0.56	0.56	0.0
Total:	--	5.68	5.52	0.26

The findings contained within this document are based on County records, and the Biological Resources Letter Report, prepared by Blue Consulting on October, 2019. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

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

II. Biological Resource Core Area Determination

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

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

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

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

The project is not located in Pre-Approved Mitigation Area; therefore, does not meet this criterion.

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

The project site is less than six acres and consists of mostly Tier IV habitat; therefore, it does not meet this criterion.

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

- a. Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or**
- b. Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

The project site is not large enough to contribute to regional movement and does not provide adequate vegetation cover to be used as a corridor for wildlife. Additionally, it is not identified as the primary linkage corridor for the California gnatcatcher. Therefore, it does not meet this criterion.

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

A small portion of the site is designated as very high habitat value; however, it does not link significant blocks of habitat as the area surrounding the project site to the north, east and south is entirely developed. An existing preserve occurs to the east of the project site. Therefore, it does not meet this criterion.

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

The project site is less than six acres; therefore, it does not meet this criterion.

- vi. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**

- a. Gabbroic rock;**
- b. Metavolcanic rock;**
- c. Clay;**
- d. Coastal sandstone**

The soils on-site consist of Vista course sandy loam and Visalia sandy loam; therefore, project does not meet this criterion.

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

The majority of the habitat within the project site is Tier IV (disturbed and developed lands) that do not require mitigation. The small area (0.16 acres) of coastal sage scrub habitat will be avoided. The open space proposed on-site for this project is solely for purposes of avoiding a sensitive resource. This open space is not considered a Biological Resource Core Area and therefore, is not considered part of the regional MSCP preserve system. The requirements relating to the "Preserve" outlined in the County's Subarea Plan, the Implementation Agreement and the Final MSCP Plan will not apply to this open space.

III. Biological Mitigation Ordinance Findings**A. Project Design Criteria (Section 86.505(a))**

The project will not impact any Critical Populations of Sensitive Plant Species, Significant Populations of Narrow Endemic Animal Species, Narrow Endemic Plant Species or Sensitive Plants and is not within a Biological Resource Core Area.

IV. Subarea Plan Findings

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

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

No wetlands were observed on-site.

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

The majority of the proposed project area is disturbed and developed lands; however, the area of coastal sage scrub habitat will be avoided.

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

There are no extensive patches of coastal sage scrub (0.16 acres occurs on-site) or other habitats with high to very high biological values that occur with the project area; therefore, the project meets this criterion.

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

The majority of the habitat within the proposed project area is classified as disturbed or developed (Tier IV habitats); therefore, the project meets this criterion.

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

The proposed project will avoid the onsite Tier II habitat and the other habitats on site for proposed development are Tier IV. Therefore, this project meets this criterion.

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

No sensitive species were found within the project area and four faunal species have moderate potential to occur due to the proximity to higher quality habitat. The area of sensitive habitats will be avoided onsite. Therefore, the project meets this criterion.

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

The project site is less than six acres and would not be considered a large block of habitat for wide-ranging species. Therefore, the project meets this criterion.

- 8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.**

No sensitive species were found within the project area; therefore, the project meets this criterion.

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

The project would not impede future preserve lands as the project size is less than six acres and consists of mostly Tier IV habitats.

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

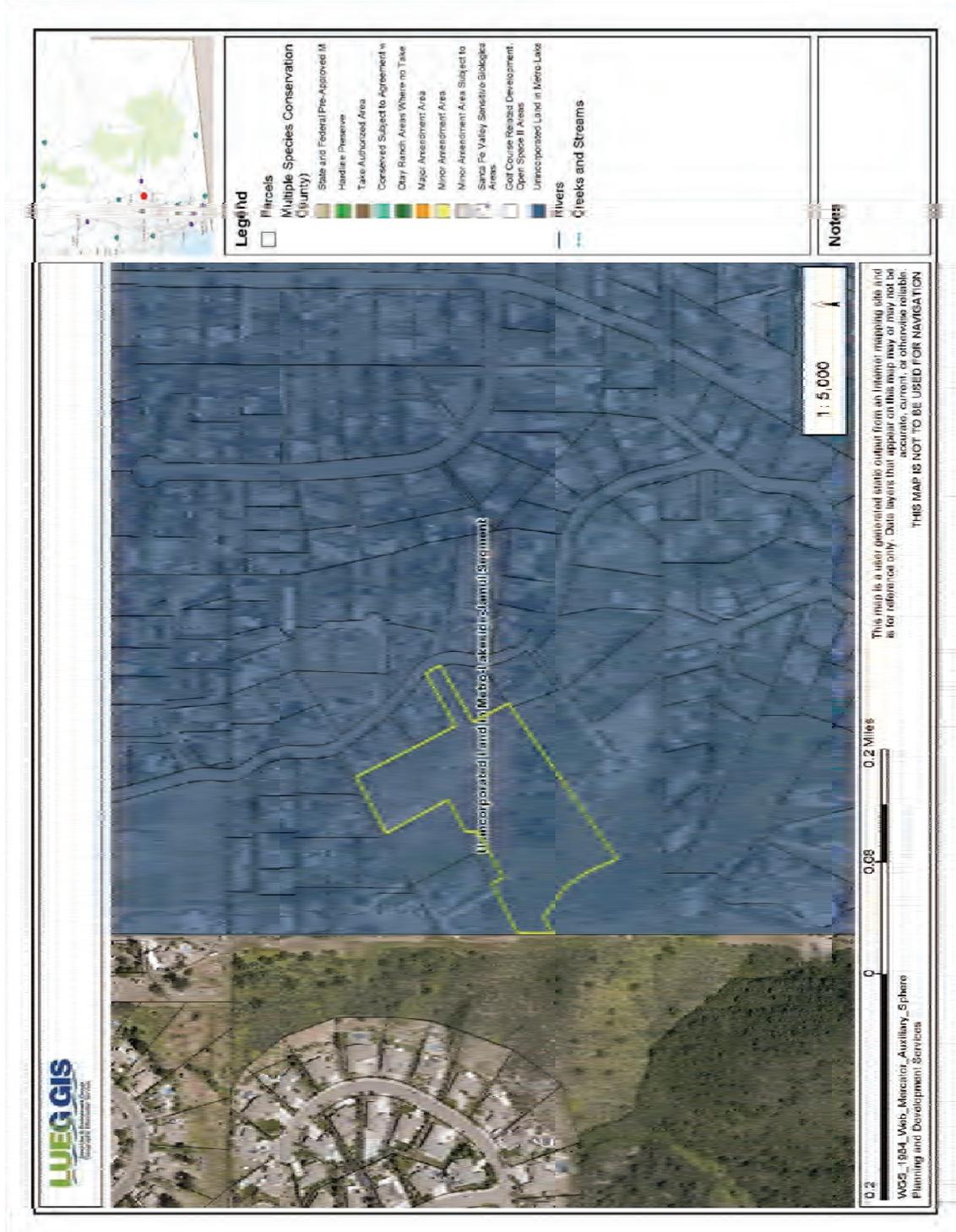
The proposed easement on site is solely to avoid habitat and will not be used for mitigation. The remaining habitat on site is Tier IV (disturbed and developed lands) and does not require mitigation. Therefore, the project meets this criterion.

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

The site does not qualify as BRCA. The majority of the project site is classified as Tier IV habitats and the 0.16 acres of coastal sage scrub (Tier II) habitat would be conserved in a biological open space easement. No sensitive species were observed within the project area and four species have moderate potential to occur based on proximity to higher quality habitat.

Ashley Smith, Planning & Development Services
October 25, 2019

MSCP Designation For Westhill TPM-21238, 385-023-21-00

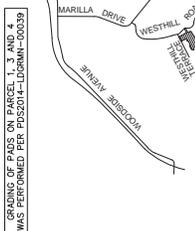
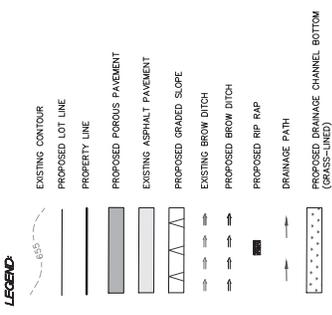


Attachment C
Tentative Parcel Map,
Preliminary Grading Plan

SHEET OF 2

PRELIMINARY GRADING PLAN

- 1 EXISTING 40' PUBLIC RIGHT OF WAY
- 2 PROPOSED RIP RAP PER RSD D-40, EARTHEN CHANNEL TO DAYLIGHT AND OUTLET WATER AT THE SURFACE TO MATCH EXISTING CONDITION
- 3 PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT
- 4 12' WIDE PRIVATE ROAD AND UTILITY EASEMENT PER DOC. 2014-0153184 RECORDED APRIL 17, 2014.
- 5 12.5' WIDE PRIVATE ROAD AND UTILITY EASEMENT PER DOC. 2014-0153184 RECORDED APRIL 17, 2014.
- 6 12.5' WIDE PRIVATE ROAD AND UTILITY EASEMENT PER DOC. 2014-0153184 RECORDED APRIL 17, 2014.
- 7 10' WIDE PRIVATE ROAD AND UTILITY EASEMENT PER DOC. 2014-0153184 RECORDED APRIL 17, 2014.
- 8 10' WIDE PUBLIC SEWER EASEMENT PER DOC. 73-276640 RECORDED OCTOBER 14, 1973.
- 9 THREE 18" HOPE STORM DRAIN PIPES WITH HEADWALLS
- 10 12" MOUNTABLE AC DKE PER RSD G-5, TYPE E FOR SMOKE ACCESS
- 11 1.5" THICK NO. 2 BACKING RIP RAP PER RSD D-40
- 12 4" WIDE SEWER EASEMENT PER DOC. 2014-0153184 RECORDED APRIL 17, 2014 TO BE VACATED
- 13 A PORTION OF THE 10' WIDE SEWER EASEMENT PER DOC. 1965-142321 RECORDED AUGUST 15, 1965 TO BE VACATED, SANITATION DISTRICT OF THE SAN DIEGO COUNTY SANITATION DISTRICT
- 14 PROPOSED 100' BIOLOGICAL OPEN SPACE EASEMENT
- 15 10' WIDE SEWER EASEMENT PER DOC. 200766 RECORDED FEBRUARY 15, 1967
- 16 10' WIDE UTILITY EASEMENT PER DOC. 2017-0145970 RECORDED MARCH 30, 2017
- 17 PROPOSED BROW DITCH PER RSD D-75
- 18 PROPOSED 10' WIDE STREET DEDICATION
- 19 PROPOSED 100' LIMITED BUILDING ZONE EASEMENT



VICINITY MAP
THOMAS BROS MAP PG. 1231, H-5

NOTE:
THIS PLAN IS REVIEWED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO CONDUCT ANY CONSTRUCTION OR OTHER ACTIVITY. VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

GRADING:
OUT= 400 C.Y.
FILL= 400 C.Y.
IMPORT= 0 C.Y.

SOURCE OF TOPOGRAPHY:
DATE: OCTOBER 31, 2014
DATE FLOWN: OCTOBER 31, 2014
TOPOGEOGRAPHIC, INC.

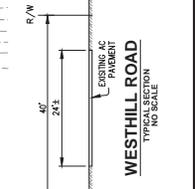
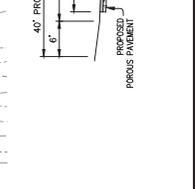
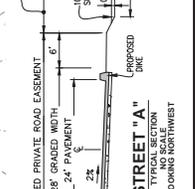
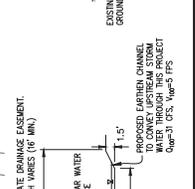
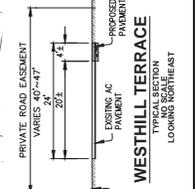
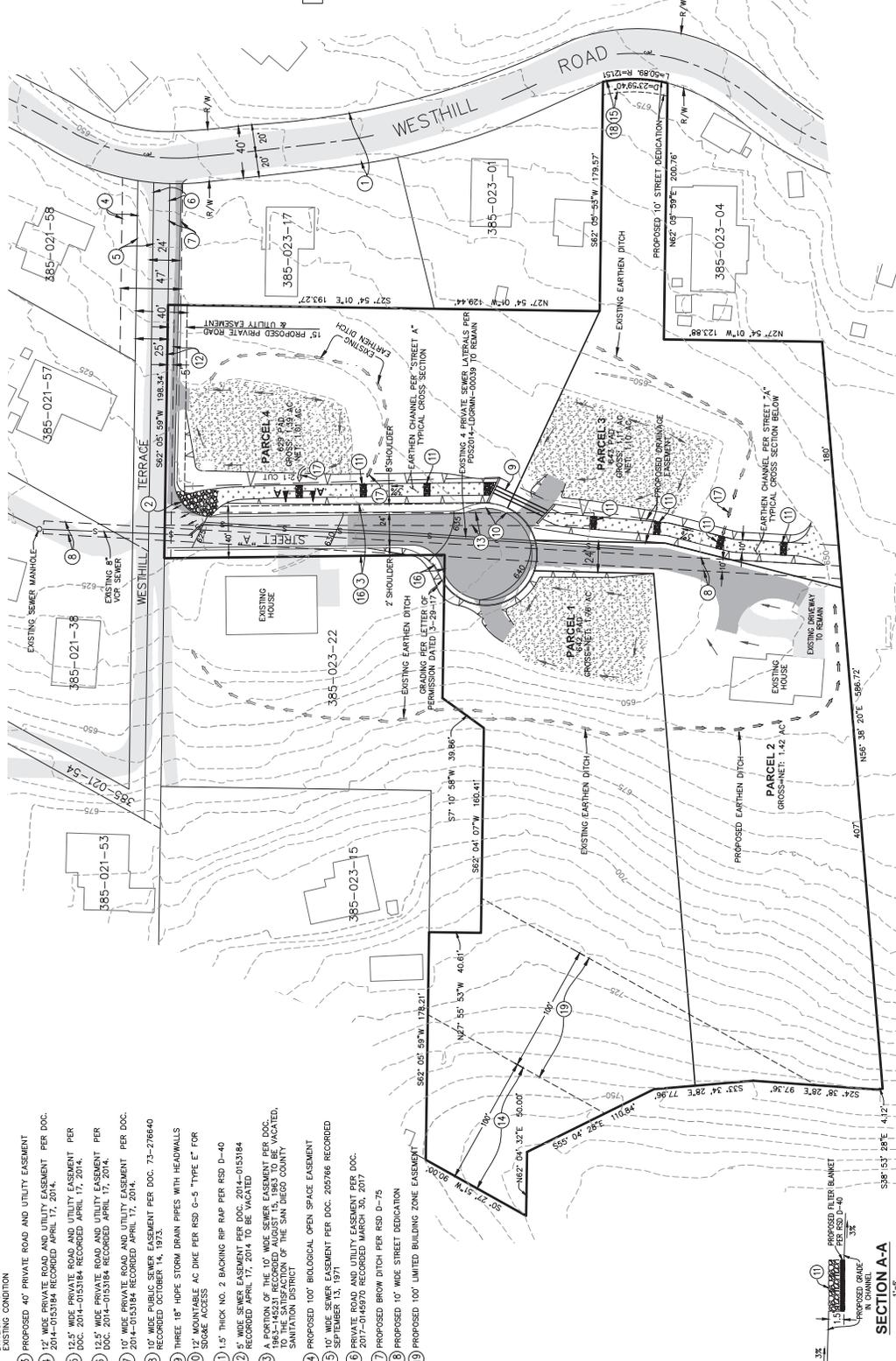
BASIS OF ELEVATIONS:
LOCATION: CENTERLINE OF WATERGARDENS BLVD. APPROX. 86' SOUTHERLY OF INTERSECTION OF WATERGARDENS DRIVE WITH BRASS DESIGN AND COORDINATE.
ELEVATION: 611.906
SOURCE: NAV 29

ASSESSOR'S PARCEL NUMBER:
385-023-01
385-023-02
385-023-03
385-023-04

OWNER:
MAYNARD, MARION MEMBER
1038 HONESUCKLE DRIVE
SAN DIEGO, CALIFORNIA 92108
(760) 670-7207

PREPARED BY:
LAWRENCE W. WALSH
RSE 48316
DATE: 10/30/2014

WALSH ENGINEERING & SURVEYING, INC.
1077 Alhambra Road, El Cajon, CA 92020
(619) 586-6247 (619) 792-1022 Fax



SCALE 1"=40'

NOTES:

DPW CONTRACTOR: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION:

1. GRADE-TEMPORARY CONSTRUCTION NOISE: [DPW, PDC].

INTENT: IN ORDER TO MINIMIZE TEMPORARY CONSTRUCTION NOISE IMPACTS ON NEIGHBORING RESIDENTS, THE FOLLOWING REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING TEMPORARY CONSTRUCTION NOISE CONTROL MEASURES AND SHALL COMPLY WITH THE EIGHT HOUR AVERAGE SOUND LEVEL OF 75 DBA PURSUANT TO NOISE ORDINANCE SECTION 36.408 & 36.409.

- a. TURN OFF EQUIPMENT WHEN NOT IN USE.
- b. EQUIPMENT USED IN CONSTRUCTION SHOULD BE MAINTAINED IN PROPER OPERATING CONDITION, AND ALL LOADS SHOULD BE PROPERLY SECURED, TO PREVENT RATTLE AND BANGING.
- c. USE EQUIPMENT WITH EFFECTIVE MUFFLERS.
- d. MINIMIZE THE USE OF BACK UP ALARM.
- e. EQUIPMENT STAGING AREAS SHOULD BE PLACED AT LOCATIONS AWAY FARTHEST AWAY FROM NOISE SENSITIVE RECEIVERS AS DEEMED FEASIBLE.
- f. TEMPORARY CONSTRUCTION EQUIPMENT OPERATIONS SHALL COMPLY WITH THE COUNTY NOISE ORDINANCE SECTIONS 36.408, 409, AND 410.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE TEMPORARY CONSTRUCTION NOISE MEASURES AND THE COUNTY NOISE ORDINANCE AS THIS APPLICANT'S OBLIGATION. THE APPLICANT SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND CONSTRUCTION EQUIPMENT OPERATIONS. **MONITORING:** THE [DPW, PDC] SHALL MAKE SURE THAT THE GRADING OPERATIONS ARE CONDUCTED WITHIN THE SPECIFIED NOISE LIMITS AND MEASURES OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [PDS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

PRE-CONSTRUCTION MEETING: PRIOR TO PRECONSTRUCTION CONFERENCE, THE APPLICANT SHALL CONDUCT ANY CLEARING, GRUBBING, OR ANY LAND DISTURBANCES.)

2. BIOW 4 GPR2-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: IN ORDER TO AVOID IMPACTS TO MIGRATORY BIRDS AND RAPTORS, THE APPLICANT SHALL AVOID ANY CLEARING, GRUBBING, OR ANY LAND DISTURBANCES IN THE MIGRATORY BIRD TREATY ACT (MBA) RESOURCE AVOIDANCE AREA (RAA), SHALL BE IMPLEMENTED ON ALL PLANS. **DESCRIPTION OF REQUIREMENT:** THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING OF ANY LAND DISTURBANCES IN THE RAA DURING THE BREEDING SEASON OF MIGRATORY BIRDS AND RAPTORS. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN FEBRUARY 1ST AND AUGUST 31ST. THE DIRECTOR OF PDS [PDS, PCC] MAY WAIVE THIS CONDITION THROUGH WRITTEN PERMISSION. THE APPLICANT SHALL CONTACT THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, PROVIDED THAT NO MIGRATORY BIRDS OR RAPTORS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING. **DOCUMENTATION:** THE APPLICANT SHALL SUBMIT A WRITTEN REQUEST FOR CONFORMANCE TO THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. ALTHOUGH, NO GRADING SHALL OCCUR IN THE RAA UNLESS CONFORMANCE IS OBTAINED FROM THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. PRIOR TO PRECONSTRUCTION CONFERENCE AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF CONSTRUCTION, THE APPLICANT SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION OPERATIONS. THE APPLICANT SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION OPERATIONS. **MONITORING:** THE [DPW, PDC] SHALL NOT ALLOW ANY GRADING IN THE RAA UNLESS THE APPLICANT HAS OBTAINED WRITTEN PERMISSION FROM THE PDS [PDS, PCC]. THE [PDS, PCC] SHALL REVIEW THE CONCURRENCE LETTER.

Attachment D
Public Documentation



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

Memorandum

TO: File

FROM: John Leavitt, Project Manager

SUBJECT: Response to Comments; Westhill TPM, PDS2016-TPM-21238, PDS2016-ER-16-14-004

DATE: June 25, 2020

The following are staff's responses to comments received during the public disclosure period for findings pursuant to CEQA Section 15183 dated April 16, 2020. The public disclosure documentation was circulated for public disclosure from April 16, 2020 through May 18, 2020, and five comments were received during that time.

Response to comments received from the San Diego County Archaeological Society, Inc.:

A1. The County acknowledges and appreciates this comment.

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

Response to comments received from Annie Urquhart:

B1. The County acknowledges and appreciates this comment. The writer expresses concern about an old driveway which connected the existing house located on the project site to Westhill Road. This driveway is no longer in use and the existing house now takes access to Westhill Road via the newer, existing driveway located onsite which connects to Westhill Terrace, which itself connects to Westhill Road. The writer requests the old driveway be cleaned up, and, it is assumed, weeds maintained to reduce fire hazard concerns. This TPM project does not require the clean-up of the old driveway or weed abatement for existing onsite vegetation. Any requested clean-up or weed abatement should be directed to the property owner or to the PDS Code Compliance division.

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

Response to comments received from Ed and Shirley Wilson:

C1. The County acknowledges and appreciates this comment. The writer expresses concern regarding stormwater runoff issues occurring from the prior grading conducted pursuant to grading permit PDS2014-LDGRMN-00039. PDS staff previously advised the writer on August 29, 2017 that, due to the prior owner's inadequate placement of best management practices (BPMs), which are required

to manage stormwater runoff, stormwater runoff issues related to this prior grading were monitored by the County of San Diego's Private Development Construction Inspection (PDCI) via stormwater monitoring record DPW2015-PDCISM-00428. Record DPW2015-PDCISM-00428 was closed by PDCI on 7/6/2017 when the site's runoff issues were deemed to be adequately addressed by the current property owner's addition of the onsite concrete driveway and the placement of runoff controls. PDS staff further advised the writer that if runoff issues continued, they should contact the Department of Public Works Watershed Protection (DPWWP). Contact information for DPWWP was provided to the writer. In December 2018, the current property owner added additional BMPs to the project site in an effort to control stormwater runoff issues which occurred again due to the prior grading authorized by PDS2014-LDGRMN-00039. At that time, PDS staff informed DPWWP of the placement of these additional BMPs and DPWWP had no further comment on the runoff or placement of additional BMPs. PDS staff encourages the writer to contact the property owner and/or DPWWP if stormwater runoff issues related to the prior grading authorized by PDS2014-LDGRMN-00039 continue to occur.

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

- C2. The County acknowledges and appreciates this comment. The writer questions what entity or entities will be responsible for both the maintenance of drainage and stormwater facilities, and for any damage that may occur to downstream properties if those facilities fail. The property owner of the existing project site (APN 385-023-21-00) is responsible for the placement and maintenance of any BMPs that are necessary to contain and control erosion and siltation caused by the prior grading authorized by PDS2014-LDGRMN-00039. The existing property owner is also responsible for any damage caused to downstream properties due to inadequate placement and maintenance of those BMPs. If this TPM project is approved and the Parcel Map is recorded, the owner(s) of the new lots will similarly be responsible for any grading conducted on their property and the associated placement and maintenance of any necessary BMPs to contain and control erosion and siltation caused by the grading. Due to the amount of impervious surfaces created, the TPM project does not require the creation of any structural BMPs that would require annual maintenance. A Home Owners Association (HOA) is not required for this TPM project.

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

Response to comments received from Ben Locke (email dated May 12, 2020):

- D1. The County acknowledges and appreciates this comment. The writer expresses concern regarding stormwater runoff issues occurring from the prior grading conducted pursuant to grading permit PDS2014-LDGRMN-00039. Due to the inadequate placement of best management practices (BPMs) by the prior owner of the project site, which are required to manage stormwater runoff, stormwater runoff issues related to this prior grading were monitored by the County of San

Diego's Private Development Construction Inspection (PDCI) via stormwater monitoring record DPW2015-PDCISM-00428. Record DPW2015-PDCISM-00428 was closed by PDCI on 7/6/2017 when the site's runoff issues were deemed to be adequately addressed by the current property owner's addition of the onsite concrete driveway and the placement of runoff controls. In December 2018, the current property owner added additional BMPs to the project site in an effort to control stormwater runoff issues which occurred again due to the prior grading authorized by PDS2014-LDGRMN-00039. At that time, PDS staff informed the Department of Public Works Watershed Protection (DPWWP) of the placement of these additional BMPs and DPWWP had no further comment on the runoff or placement of additional BMPs. PDS staff encourages the writer to contact the property owner and / or DPWWP if stormwater runoff issues related to the prior grading authorized by PDS2014-LDGRMN-00039 continue to occur.

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

- D2. The County acknowledges and appreciates this comment. The writer mentions that existing erosion control measures located on the project site (APN 385-023-21-00) are nearly full of sediment. The writer provided corresponding photographs attached to a subsequent email. These photographs appear to show the BMPs that were added to the project site in December 2018 in an effort to control stormwater runoff issues which occurred due to the prior grading authorized by PDS2014-LDGRMN-00039. PDS staff encourages the writer to contact the property owner and / or DPWWP if they believe additional or new BMPs are necessary to control potential future erosion and siltation caused by the prior grading authorized by PDS2014-LDGRMN-00039.

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

- D3. The County acknowledges and appreciates this comment. The writer states this TPM project proposes to add four more homes with a total of 24,000 square feet of impervious surfaces. This TPM project will create a total of four lots, but will have the potential for only three additional new homes as there is one existing single-family residence proposed to remain on parcel 2. Per the Stormwater Quality Management Plan for Standard Projects (SWQMP) completed for the project, the total proposed newly created or replaced impervious area equates to 9,720 square feet, which averages to 3,240 square feet for each of the potential new single-family residences proposed for parcels 1, 3 and 4. The completion of Street "A" and the driveways for parcels 1, 2, 3 and 4 are proposed to be constructed of porous pavement, and do not contribute to the proposed 9,720 square feet of proposed impervious area.

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

- D4. The County acknowledges and appreciates this comment. The writer states this TPM project must include onsite structural BMPs and/or offsite drainage infrastructure for storm runoff mitigation. The writer also states the current property owner of the project site should be responsible for repaving portions of Westhill Terrace believed to be caused by stormwater runoff from the project site. Although

stormwater runoff issues related to the prior grading authorized by grading permit PDS2014-LDGRMN-00039 have occurred, this TPM project has a different design to accommodate the offsite and onsite stormwater received and draining through the project site. This TPM project meets County Grading Ordinance and Watershed Protection Ordinance requirements, and the Stormwater Quality Management Plan and Preliminary Drainage Study completed for the project have been accepted by staff. Due to the amount of impervious surfaces the TPM project will create, the project is not required to have onsite structural BMPs that would retain stormwater. Also, due to the project's proposed design which maintains the existing pads and creates a new earthen channel which outlets onto Westhill Terrace, no offsite drainage infrastructure is required as the site will continue to drain to the existing POC and 100-year peak flows will be reduced. However, the TPM project is conditioned for Westhill Terrace to be improved with asphalt concrete to a width of 24 feet from the north property entrance easterly to Westhill Road. The existing pavement of Westhill Terrace may remain where conforming to vertical and horizontal design criteria of the County Private Road Standards, but all distressed sections from the north property entrance easterly to Westhill Road must be repaired per the condition.

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

- D5. The County acknowledges and appreciates this comment. The writer believes the 9,720 square feet of total proposed newly created or replaced impervious area indicated on the approved Stormwater Quality Management Plan for Standard Projects (SWQMP) completed for the project is misleading and the TPM project will increase runoff and damage to properties downstream. Responses to prior comments have addressed these concerns.

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

Response to comments received from Ben Locke (email dated May 13, 2020):

- E1. The County acknowledges and appreciates this comment. The writer provided photographs in PDF format of the photographs mentioned in the writer's May 12, 2020 email. These photographs and both the May 12 and May 13 emails are included in Attachment D - Public Documentation. The writer also reiterates their desire for this TPM project to provide mitigation for the runoff resulting from the prior grading authorized by grading permit PDS2014-LDGRMN-00039. Responses to prior comments have addressed these concerns.

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



San Diego County Archaeological Society, Inc.

Environmental Review Committee

6 May 2020

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

Subject: Intent to Adopt Findings Pursuant to CEQA Section 15183
Westhill Tentative Parcel Map
PDS2016-TPM-21238, Log No. PDS2016-ER-16-14-004

Dear Mr. Leavitt:

I have reviewed the subject documents posted on the PDS website, on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the documents, including the negative survey results, we agree that no cultural resources mitigation measures are necessary for this project.

A1

SDCAS appreciates inclusion in the public review process for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Royle, Jr.", is written over a faint, circular official stamp.

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

cc: SDCAS President
File

Leavitt, John

From: aurqu9040 <aurqu9040@aol.com>
Sent: Thursday, April 30, 2020 7:10 AM
To: Leavitt, John
Subject: Request on Parcel

Good Morning,

I would like to address the letter I received on PDS2016-TPM LOG
PDS2016-ER-14-004

Looking forward to the completion of these homes finally. But adjacent to my home is a alternate old road off of Westhill Rd that is not used anymore by vehicles and creating a serious fire hazard and constant every spring eyesore.

The address where this access road and mailbox 9046 sits belongs to the rental house in the valley, but their vehicle access is is not here. Please add the clearance and cleanup of this road when the building begins, would appreciate you addressing this issue
Thank you

B1

Annie Urquhart
9040 Westhill Rd
Lakeside

ANNIE'S TRAVEL DESK
aurqu9040@aol.com
619-561-6963 DIRECT NUMBER
3838 CAMINO DEL RIO NORTH
STE 300
SAN DIEGO, CA 92108
619-282-8300
SIGNATURE AGENCY FOR ALL YOUR NEEDS
CST# 2003620-10

Success is no accident. It is hard work, perseverance, learning, studying and most of all, love of what your are doing or learning to do.

2-99

Please remember the highest compliment I can receive is the referral of your friends, family and business associates. If you know anyone who would benefit from the level of service I provided, please give them my direct number or forward their name to me and it would be my pleasure to follow up with them.

Ed & Shirley Wilson, 9126 Westhill Road, Lakeside, CA 92040
Email: fast.ed.wilson@gmail.com, Phone: 619-743-6554 (Ed's Cell)

Date: April 27, 2020

County of San Diego
Division of Planning and Development
5510 Overland Ave., Suite 310
San Diego, CA 92123

Reference: Westhill Tentative Parcel Map: PDS2016-TPM-21283, Log No: PDS2016-ER-16-004

Attn: John Leavitt
Email: john.leavitt@sdcounty.ca.gov
Phone: 858-495-5448

Dear Mr. John Leavitt,

Your letter dated April 16, 2020 was received by us giving us until May 18, 2020 by 4:00 p.m. to offer our comments to the proposed findings and associated environmental analysis.

First let me explain that my wife and I are not experts on the topic of water abatement. However, we are very qualified to speak on the results of poor grading and water abatement. Since the 5 plus acres of avocado trees were removed, we have had nothing but problems with fast moving water and sediment that has damaged our landscaped yard.

This development which we believe has changed hands several times was started back in 2006 when the grove owner cutdown the trees leaving just the stumps. Starting in 2016 the developer incorrectly graded the hillside which also lacked the proper erosion control measures causing a tremendous amount of water and silt that devastated our landscaping. After complaining to the Department of Public Works the contractor provided a cleanup crew to remove the dirt/sand and replace damaged sod. On August 30, 2017 we received a letter from John Leavitt of the Planning and Development Services regarding our stormwater runoff issue he noted that the site was graded under an approved grading permit: PDS2014-LDGRMN-00039. It goes on to say that the stormwater was monitored according to record DPW2015-PDCISM-00428. This record was closed on July 6, 2017 when the site's runoff issues were deemed to be adequately addressed by the owner. However, the problem of a heavy volume of water flow and silt runoff continues to this day each time rain exceeds 1 inch in a short period of time, we are shoveling wheel barrows full of silt from our private driveway and faced with finding somewhere to relocate the silt. Now this Proposed project will consist of 400 cubic yards of balanced cut and fill, which converts to 10,800 cubic feet at 800 square feet more than indicated on the County of San Diego Storm Water Intake form (Step 3 a, b & c).

C1

Our major concern remains with the new grading proposed; i.e. the storm water runoff and how that is mitigated by the County and Developer. Neither the Preliminary Grading or the Tentative Parcel Map indicates the location of a catch basin, just three drainage pipes and earthen rip rap channel which will direct storm water runoff directly into the existing Westhill Terrace cul-de-sac which then pours on to our property. If the County believes it has adequate abatement protection in place will it have any financial responsibility if it fails and causes property damage downstream? Will the new homeowners be

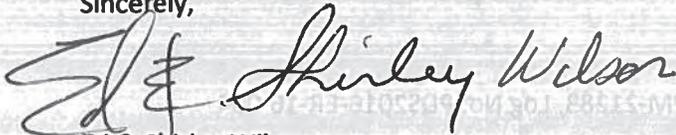
C2

responsible to maintain the catch basins if there is one and to make sure they are cleaned out when full? Who is responsible for the cost and ensures that this is being done on a regular basis? Will the new homeowners have to setup a HOA to ensure adequate funds are available? If the County is interested in the welfare of other residences then these types of questions need to be answered before approval takes place.

C2

We respectfully ask the County to listen to those that have expressed concerns and hopefully act on them.

Sincerely,


Ed & Shirley Wilson

Leavitt, John

From: Ben Ben <bennett.locke@gmail.com>
Sent: Tuesday, May 12, 2020 11:05 AM
To: Leavitt, John
Subject: RE: Westhill Tentative Parcel Map: PDS2016-TPM-21283, Log No. PDS2016-ER-16-14-004 subdivision of 5.68 acres of into 4 parcels. 9046 Westhill Rd connecting each to Private Westhill Terrace.

To:

John Leavitt

County of San Diego

Planning and Development Services

From:

Ben Locke

Property Owner 11540 Westhill Terrace

Lakeside, Ca 92040

RE: Public disclosure notice intent to adopt findings pursuant to section 15183 of the Ca Environmental Quality Act dated April 16th, 2020

RE: Westhill Tentative Parcel Map: PDS2016-TPM-21283, Log No. PDS2016-ER-16-14-004 subdivision of 5.68 acres of into 4 parcels. 9046 Westhill Rd connecting each to Private Westhill Terrace.

Mr. Leavitt or whom it may concern,

As a property owner down the road from the above referenced property, I am concerned about the control of sediment and water that has and will increase in its flow through my property and that of my neighbors due to development and subdivision of this property.

D1

Along with this letter, I have taken photos of some of the issues and those are attached. Please do not approve this subdivision without the property owner making necessary mitigation for the runoff that has already increased from 2016 grading and subsequent adding of only 1 home to this lot since converting it from an avocado orchard and will exponentially increase with the addition of more homes and non-porous surfaces on that land.

D1

Background: The property being subdivided was an avocado orchard with very absorptive soil. In 2016, the property was graded and a few years ago a home was built. With that, those of us downstream from it have experienced a huge increase in speed and amount of water and sediment that flows through our properties and down our road. With that came a huge problem of undermining the asphalt of our private road and depositing sediment from the grading onto our driveways, road, and properties as well as clogging and redirecting the flow of water to areas it has never flowed in the past due to the depositing of the sediment it carries from this lot.

D1

2-103

Now: I walked the path of the water from the lot being subdivided down to the south end of private Westhill Road. What I found is that the erosion control measures in place for this property are nearly full of sediment (some appears to be dumped by concrete trucks washing out into it). Once this is completely full, the sediment will be very damaging to those of us downstream from this property. D2

My neighbor Ed Wilson has already had to have his landscaping cleaned of nearly a ton of soil and sediment from the grading on this parcel for the home that was built on it. That cleanout had to be done by the contractor from the construction of the single home on this property so there has already been acknowledgement that the runoff of sediment from the above referenced property is damaging properties downstream by at least one person involved in the parcel development.

What is proposed is to add 4 more homes (split into 4 parcels). When and if this happens, there will be an exponential increase in the problem that has been created by just 1 house already. By adding approximately 24000 sq ft of nonporous surface to this land will bring devastating effects to those of us already battling the increased sediment and rainwater runoff from this lot after adding only 1 home. (24000 sq ft is estimated by averaging the surface area of roofs, driveways, patios, and landscaping that doesn't allow water passage into the dirt per home times 4). D3

I am not against the split of this parcel into 4 parcels, but I believe it MUST include storm runoff mitigation in the form of an underground drain pipe, sediment catch devices and a schedule with specific naming of responsible party to keep it empty and able to collect sediment. I also believe that the parcel owner should be responsible for re-paving of the private Westhill north to south section of road downstream that has been washed out by the already increased runoff from this property. D4

In the alternative because underground drain is so invasive and costly, it might be ok to follow the sediment collection and filtering basins could be followed by a concrete swale from this parcel all the way down through the southern end of Westhill Terrace, Through Ed Wilson's property on Private Westhill Road and beyond. D4

I believe Page 2 of the Standard Project Storm water Management is deceiving to say that this project will create less than 10,000 sq ft of total proposed impervious area is misleading, and barely misses this threshold so I believe that should be looked at closer. This project will greatly increase runoff and therefore damage to our properties downstream. D5

Thank you for your time and consideration in this matter.

I am always available by phone or email for questions and am willing to meet in person to point to those things I have referred to in this writing and these photos.

Sincerely,

Ben Locke

619-778-6976

Bennett.Locke@gmail.com

11540 Westhill Terrace

Lakeside, Ca 92040"





Leavitt, John

From: Ben Ben <lockeben@hotmail.com>
Sent: Wednesday, May 13, 2020 10:01 AM
To: Leavitt, John
Subject: Public disclosure notice intent to adopt findings pursuant to section 15183 of the Ca Environmental Quality Act dated April 16th, 2020
Attachments: photo looking south on westhill terrace at the developed orchard this is where the water and debris flow.pdf; photo northbound from previous 2 photos on westhill terrace showing mitigation efforts over run now and road destroyed.pdf; Photo of sediment catch for developed orchard lot.pdf; photo 2 of path of destruction from runoff amount and speed and debris.pdf; photo 3 of sediment catch for developed orchard.pdf; photo 4 of sediment catch for developed orchard.pdf

Good morning again Sir,

I got your email letting me know you couldn't open the photos so I am sending them in pdf and through my Hotmail email to see if that works. Regarding the proposed development of the 5 acres on Westhill Terrace, we, the neighbors are simply asking that someone do something to mitigate the runoff water, mud, sand etc. And that there be a designated person or group responsible for keeping the sediment catch cleaned out so it does what it's designed to do.

E1

Thank you for taking the time to review this and please let me know if you need to speak to me about anything involving this.

Sincerely,

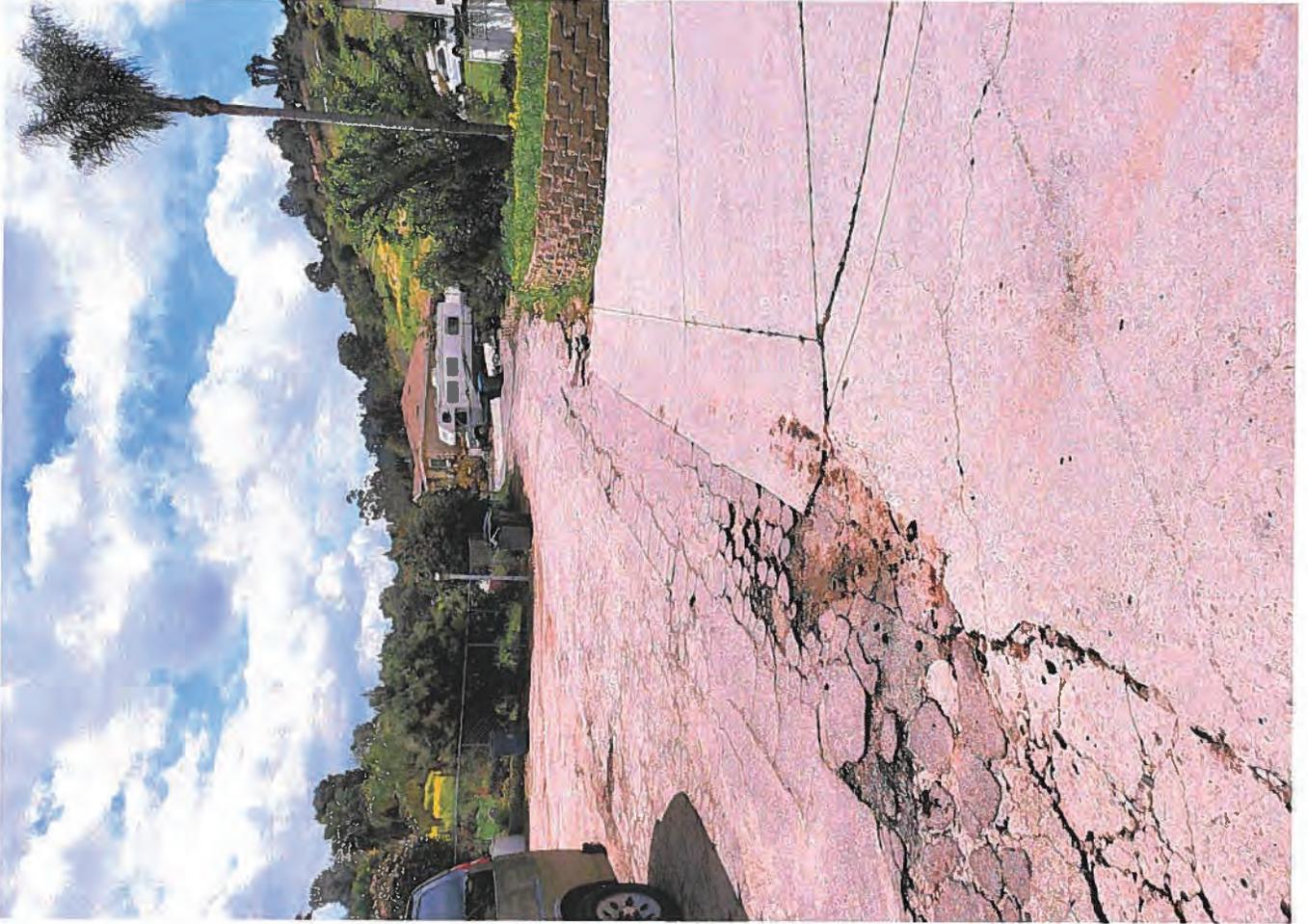
Ben Locke
11540 Westhill Ter
Lakeside, Ca 92040

2-106









2-110



COUNTY OF SAN DIEGO, LAKESIDE COMMUNITY PLANNING GROUP
P.O. Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com

*** Final Regular Meeting Minutes ***

WEDNESDAY, DECEMBER 5, 2018, 6:30 P.M.

Meeting Location: Lakeside Community Center, 9841 Vine Street, Lakeside, California

The Lakeside Community Planning Group is an elected body that acts in an advisory capacity to the Department of Planning & Development Services (PDS), the Planning Commission, the Board of Supervisors and other County departments. The Planning Group's recommendations are advisory only and are not binding on the County of San Diego.

OPEN HOUSE (6:00–6:30pm) The Lakeside Community Planning Group provided public viewing of available project plans received by the Chair for current and upcoming projects. Available plans were displayed for 30 minutes prior to regularly scheduled planning group meeting.

1. CALL TO ORDER: at 6:33pm by Chair, Brian Sesko.

Present: Seat 1, John Neumeister; Seat 2, Brian Sesko; Seat 3, Liz Higgins; Seat 4, Mike Anderson; Seat 5, Scott Alevy; Seat 6, Josef Kufa; Seat 7, Sarai Johnson; Seat 8, Vacant; Seat 11, Thomas Martin; Seat 12, Steve Robak; Seat 13, Lisa Anderson; Seat 14, Julie Bugbee; Seat 15, Tiffany Maple. Quorum reached with 12 present.

Absent: Seat 9, Marty Barnard; Seat 10, Milt Cyphert.

Public present: About 33 persons from the public were present.

2. PLEDGE OF ALLEGIANCE: led by Mike Anderson.

3.A. MEETING MINUTES: approval for Wednesday, September 5, 2018.

Brian had a question about the seat numbers on the meeting minutes. Liz confirmed that they are correct. Tiffany Maple's name is corrected (MAPLE).

Motion: Steve Robak Second: Tom Martin

VOTE: Aye: 10 Nay: 0 Abstain: Liz Higgins, Scott Alevy Absent: 2

3.B. MEETING MINUTES: approval for Wednesday, October 3, 2018.

Motion: Steve Robak Second: Tiffany Maple

VOTE: Aye: 12 Nay: 0 Abstain: _____ Absent: 2

3.C. MEETING MINUTES: approval for Wednesday, November 7, 2018.

Brian had a question about Nathan Thompson's resignation.

Motion: Steve Robak Second: Scott Alevy

VOTE: Aye: 11 Nay: 0 Abstain: John Neumeister Absent: 2

Board Discussion: Scott Alevy requests that the meeting minutes from the Special Meeting on October 25, 2018 be officially recorded. Brian Sesko assured the group that the minutes have been sent to the county.

4. ANNOUNCEMENTS

A. Notice of audio recording: Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes. Anyone wanting more information on the issues discussed can request a copy of the audio.

B. Open Forum / Public Communication:

1. Mary Ann Bosio lives in Blossom Valley and would like to have the Flynn Springs Rd pathway that was approved in October 1994 added to the Capital Improvements Project list.
2. Ann Huss lives in Blossom Valley would like the above mentioned horse trail completed because riding on the road is dangerous.
3. Resident in Blossom Valley agrees with neighbors about finishing the Flynn Springs Rd trail.

5. COUNTY PRESENTATIONS

A. Sheriff's Department – Overnight Parking Prohibition – Riverford Rd, Lakeside. Fran Passalacqua presented the position of the Sheriff's department on reducing crime in the area. The business owners were supportive.

ACTION: Support the Sheriff Department's request for overnight parking prohibition.

Motion: Steve Second: Julie

VOTE: Aye: All Nay: _____ Abstain: _____

6. PUBLIC HEARING / ACTION ITEMS

A. Request for time extension – PDS2018-STP-15-010TE Site Plan Time Extension. Heady Lavine with REC Consultants, California Trailers would like a time extension.

ACTION: Approve time extension.

Motion: Julie Second: Scott

VOTE: Aye: All Nay: _____ Abstain: _____

B. PDS2018-MUP-18-019 – Wireless project – 8602 Sky Rim Dr, Lakeside

ACTION: Approved November 7, 2018

C. PDS2018-ZAP-01-046W1 – Slight design change to cell tower – 12212 Coping Pl, Lakeside. Approved height on September 5, 2018. Jim Kennedy presented that the project was approved and then the county requested a setback, moved a 'tree' inward to the property.

ACTION: Approve design change.

Motion: Steve Second: Tom

VOTE: Aye: 11 Nay: _____ Abstain: 1

D. PDS2018-TPM-21271 – Request for 3 lot subdivision – 1543 Peerless Dr, El Cajon

ACTION: Approved November 7, 2018

E. PDS2018-STP-18-018 & 019 – Site plan approval regarding existing commercial site usage issues – Channel Rd, Lakeside (has Design Review Board approval). Ken Discenza from Site Design Associates presented that there is a code compliance issue about cargo containers and they have been approved by the Design Review Board. Janice Shackelford pointed out that the site is on the RiverWay Specific Plan and have design requirements.

ACTION: Approve the use of cargo containers on site if it conforms with the RiverWay Specific Plan.

Motion: Steve Second: Scott

VOTE: Aye: All Nay: _____ Abstain: _____

F. PDS2016-TPM-21238 – 4 lot subdivision – West Hill Terrace, Lakeside. John Leavitt, project manager for the Walsh Engineering answered questions. Neighbors have concerns about the number of lots, and the storm runoff and drainage that have been problems for years. Another neighbor is concerned that the properties are not going to be developed with custom homes but manufactured homes. Question about the number of homes and size of lots.

The board members recommend that the street not be a private road with a maintenance agreement because it becomes a problem when residents ignore the agreement. The storm runoff, drainage plan, and silt clean out should be addressed in the plan before coming back to the group. Runoff and drainage mitigation should exceed the requirements. Recommend a permeable basin for channel and a catch basin to make sure the street and drainage issues are mitigated. Recommend homeowners association for street, runoff, and drainage maintenance issues. Also proponent and county staff should work with neighbors and solve current drainage problems before coming back to the group.

ACTION: Conditionally approve for TPM, but proponent will include the neighbors concerns in the drainage study, will return to group for approval when the stormwater plan and drainage study are complete, and come back with management plan for stormwater, drainage and street maintenance as per county requirements.

Motion: Steve Second: Tom

VOTE: Aye: All Nay: _____ Abstain: _____

G. PDS2018-TM-5628–39 Unit Townhome Development–118 N Anza, Lakeside. (Continued from November 7, 2018 meeting.) Board member felt that the project fits with the neighborhood.

ACTION: Approve project as presented.

Motion: Liz Second: Sarai

VOTE: Aye: All Nay: _____ Abstain: _____

H. PDS2018-STP-18-031–Kirk Paving Site Plan – 8722 Winter Gardens Blvd, Lakeside

ACTION: Approved on October 3, 2018

7. GROUP BUSINESS

- A. Applicant, Suzette Sinclair did not attend
- B. Reappointment of board members
- C. Next meeting discussed and all approved for January 16, 2019
- D. Chair Updates regarding members requirements for Form 700 and Ethics Training

8. SUBCOMMITTEE REPORTS

- A. Design Review Board (DRB): Julie Bugbee/Brian Sesko
- B. County Service Area 69 (CSA 69): Thomas Martin
- C. Trails: Marty Barnard
- D. Capital Improvement Projects (CIP): Brian Sesko

E. Plan Lakeside Development Opportunities (PLDO): Steve Robak

9. ADJOURNMENT: at 8:53pm by Chair, Brian Sesko

Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, January 16, 2019 at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.

Minutes prepared by Sarai Johnson, Secretary, Lakeside Community Planning Group.

*** Visit our website for Agendas, Announcements & more at: LCPG.weebly.com ***

Purpose of Planning and Sponsor Groups: Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.

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.



2-115

County of San Diego, Planning & Development Services **COMMUNITY PLANNING OR SPONSOR GROUP PROJECT REVIEW** ZONING DIVISION

Record ID(s): PDS2016-TPM-21238

Project Name: Westhill TPM

Project Manager: John Leavitt

Project Manager's Phone: 858-495-5448

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



2-116

County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
ZONING DIVISION

Record ID(s): PDS2016-TPM-21238

Project Name: Westhill TPM

Planning/Sponsor Group: Lakeside CPG

Results of Planning/Sponsor Group Review

Meeting Date: 12/5/2018

A. Comments made by the group on the proposed project.

The storm run off, drainage plan, and silt clean out should be addressed in the plan before coming back to the group. Runoff and drainage mitigation should exceed the requirements. Recommend a permeable basin for channel and a catch basin to make sure the street and drainage issues are mitigated. Recommend homeowners association for street, runoff, and drainage maintenance issues. Also proponent and county staff should work with neighbors and solve current drainage problems before coming back to the group.

B. Advisory Vote: The Group **Did** **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- Approve without conditions
 - Approve with recommended conditions
 - Deny
 - Continue

VOTE: 12 Yes No Abstain 2 Vacant/Absent

C. Recommended conditions of approval:

Conditionally approve for TPM, but proponent will include the neighbors concerns in the drainage study, will return to group for approval when the stormwater plan and drainage study are complete, and come back with management plan for stormwater, drainage and street maintenance as per county requirements.

Reported by: _____ Position: _____ Date: _____

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcounty.ca.gov/pds>

