A. EXECUTIVE SUMMARY

1. Requested Actions

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

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

   b. There are no project specific effects which are peculiar to the project or its site.

   c. There are no project specific impacts which the GPU EIR failed to analyze as significant effects.

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

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

**B. BACKGROUND**

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

1) Are peculiar to the project or the parcel on which the project will 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 January 18, 2018, the project qualifies for an exemption from further environmental review.

The approval or denial of the proposed Tentative Parcel Map (TPM) will be a subsequent and separate decision made by the Director of PDS.

C. DEVELOPMENT PROPOSAL

1. Project Description

The project is a minor subdivision to subdivide a 4.6-acre property into four parcels. The project site is located at the corner of Bear Valley Parkway and Birch Avenue in the North County Metropolitan Subregional Plan Area, within the unincorporated San Diego County (County). Access will be provided by a private driveway connecting to Bear Valley Parkway and Birch Avenue respectively. The project proposes on-site septic systems for wastewater treatment and imported water from City of Escondido Water District. Earthwork consists of approximately 850 cubic yards of cut and 3,050 cubic yards of fill, resulting in 2,200 cubic yards of imported fill.

The project site is subject to the Semi-Rural General Plan Category, Semi-Rural (SR-1) General Plan Land Use Designation, and Limited Agriculture (A70) Zoning Regulations. The proposed project is consistent with the development density established by the GPU for which EIR was certified by the Board of Supervisors on August 3, 2011.

2. Project Analysis

a. Biological Resources

A Biological Resources Report dated July 5, 2016, was prepared for the proposed project by REC Consultants which concluded that impacts to biological resources are less than significant with the incorporation of mitigation measures. The site consists of developed land, disturbed land, non-native vegetation, and non-wetland Waters of the United States (U.S.). The non-wetland Waters of the U.S. consists of a drainage swale that is void of vegetation. Therefore, the project will not result in adverse impacts to any riparian or other sensitive natural community. The project will impact 0.003 acres of the non-wetland jurisdictional waters and has been conditioned to obtain the appropriate permit(s) from the State and Federal agencies if needed. This condition is identified in the GPU EIR as mitigation measure Bio 2.2.

b. Cultural Resources

Based on an analysis of records and a field survey of the site by County Staff Archaeologist, it has been determined that there are no historical resources and known archaeological resources within the project area. Therefore, the proposed project will not impact either resource.
Native American consultation included a Sacred Lands check was initiated with the Native American Heritage Commission (NAHC) on April 17, 2015. Seven tribes/organizations (La Jolla, Pala, Pauma, Pechanga, Rincon, San Luis Rey, Soboba) were contacted. Consultation meetings were held with Pala, Rincon, and San Luis Rey. Soboba deferred to southern tribes. Pauma did not request formal consultation meetings. The project site has been disturbed by agricultural uses and subsurface deposits are not anticipated. As such, archaeological monitoring is not required.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County’s Cultural Resource Guidelines if unanticipated subsurface resources are found. This mitigation measure is identified in the GPU EIR as mitigation measure Cul 2.5.

D. PUBLIC INPUT

During Public Notification from January 18, 2018 through February 19, 2018, one comment was received from the Rincon Band of Luiseño Indians, opposing to the implementation of grading monitoring to address potential impacts to unanticipated subsurface resources, and recommended archaeological and Luiseño tribal monitoring as an alternative.

The project site was previously graded, therefore, subsurface resources are not anticipated and monitoring is not required. No changes to the environmental document or project condition are required as a result of the comment.

E. COMMUNITY PLANNING GROUP

The site is located within the North County Metropolitan Subregional Plan Area which is not represented by a Planning Group or Sponsor Group.

F. RECOMMENDATIONS

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

<table>
<thead>
<tr>
<th>Report Prepared By:</th>
<th>Report Approved By:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michelle Chan, Project Manager</td>
<td>Mark Wardlaw, Director</td>
</tr>
<tr>
<td>858-495-5428</td>
<td>858-694-2962</td>
</tr>
<tr>
<td><a href="mailto:Michelle.Chan@sdcounty.ca.gov">Michelle.Chan@sdcounty.ca.gov</a></td>
<td><a href="mailto:Mark.Wardlaw@sdcounty.ca.gov">Mark.Wardlaw@sdcounty.ca.gov</a></td>
</tr>
</tbody>
</table>

AUTHORIZED REPRESENTATIVE:  

MARK SLOVICK, GROUP PROGRAM MANAGER

PDS2015-TPM-21225
ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Environmental Documentation
Attachment C – Tentative Parcel Map and Preliminary Grading Plan
Attachment D – Public Documentation
Attachment A

Planning Documentation
Steeve Tentative Parcel Map

General Plan

North County Metro Community Plan Area

(6) Village Residential (VR-4.3)
(8) Village Residential (VR-2)
(9) Semi-Rural Residential (SR-1)
(37) Open Space (Conservation)
Steeve Tentative Parcel Map

Zoning
North County Metro Community Plan Area

A70 - Limited Agricultural
RS - Single Family Residential
Attachment B

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

Date: January 18, 2018
Project Title: Steeve Tentative Parcel Map
Record ID: PDS2015-TPM-21225, LOG NO. PDS2015-ER-15-08-010
Plan Area: North County Metropolitan Subregional Plan Area
GP Designation: Semi-Rural Residential (SR-1)
Density: 1 unit per 1, 2, or 4 gross acres
Zoning: Limited Agricultural (A70)
Min. Lot Size: 1 acre
Special Area Reg.: N/A
Lot Size: 4.6 acres
Applicant: Rolf Steeve, Jr., (760) 822-4669
Staff Contact: Michelle Chan, Project Manager, Planning & Development Services (858) 495-5428 Michell.chan@sdcounty.ca.gov

Project Description
The proposed project is a minor subdivision to subdivide a 4.6-acre property into four lots. The project site is located at the corner of Bear Valley Parkway and Birch Avenue in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County. Access would be provided by a private driveway connecting to both Bear Valley Parkway and Birch Avenue. The proposed project would be served by on-site septic systems and imported water from the City of Escondido Water District. Earthwork will consist of 850 cubic yards of cut and 3,050 cubic yards of fill, resulting in 2,200 cubic yards of imported fill.

The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural Residential (SR-1). Zoning for the project site is Limited Agricultural (A70). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

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

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

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

Summary of Findings
The Steeve Tentative Parcel Map (PDS2015-TPM-21225) is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7_00_-_Mitigation_Measures_2011.pdf for complete list of GPU Mitigation Measures.

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

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

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**
The project would subdivide a 4.6-acre property into four lots, which is consistent with the Semi-Rural Residential (SR-1) development 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, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized, residential lots. 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 and noise. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.

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

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

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

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**Signature**

**Date**

**Michelle Chan**

**Printed Name**

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**Project Manager**

**Title**

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Steeve TPM
PDS2015-TPM-21225

- 3 -

January 18, 2018
CEQA Guidelines §15183 Exemption Checklist

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

- Items checked “Significant Project Impact” indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.

- Items checked “Impact not identified by GPU EIR” indicates the project would result in a project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR).

- Items checked “Substantial New Information” indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

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

A summary of staff’s analysis of each potential environmental effect is provided below the checklist for each subject area. A list of references, significance guidelines, and technical studies used to support the analysis is attached in Appendix A. Appendix B contains a list of GPU EIR mitigation measures.
15183 Exemption Checklist

1. **AESTHETICS** – Would the Project:
   a) Have a substantial adverse effect on a scenic vista? ☐ ☐ ☐
   b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐
   c) Substantially degrade the existing visual character or quality of the site and its surroundings? ☐ ☐ ☐
   d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? ☐ ☐ ☐

**Discussion**

1(a) The project site is visible from public viewpoints, including the intersection of Bear Valley Parkway and Birch Avenue. However, the site is not located within a viewshed of a scenic vista. Therefore, the proposed project will not have a substantial adverse effect on a scenic vista.

1(b) The project site is not within the viewshed of a County or state scenic highway. The project site also does not support any significant scenic resources that would be lost or modified through development of the property.

1(c) The proposed project is consistent with existing community character. The project is located in an area characterized by semi-rural residential uses on similar sized lots. Therefore, the addition of four new residential lots would not substantially degrade the visual quality of the site or its surroundings.

1(d) Residential lighting would be required to conform to the County’s Light Pollution Code. Therefore, the project would not adversely affect day or nighttime views in the area.

**Conclusion**

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

     b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

     c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?

     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?

     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?

Discussion
2(a) The proposed project site is not designated as Farmland of Statewide or Local Importance, Prime Farmland, or Unique Farmland pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project site does not contain agricultural resources as defined by the County of San Diego’s Guidelines for Determining Significance for Agricultural Resources. Thus, the proposed project would not convert Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or agricultural resources to a non-agricultural use.

2(b) The proposed project site is not located within or adjacent to a Williamson Act contract or agriculturally zoned land.

2(c) There are no timberland production zones on or near the proposed project site.

2(d) The project site is not located near any forest lands. Therefore, the proposed project would not result in the loss or conversion of forest lands.

2(e) The proposed project site is located adjacent to existing residential properties. The project site is not located adjacent to property that is considered Important Farmland or other agricultural resources. The proposed project would not result in changes to the existing environment which could result in the conversion of Important Farmland or other agricultural resources to non-agricultural uses.
Conclusion
As discussed above, the project would not result in any significant impacts to agricultural resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

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

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

d) Expose sensitive receptors to substantial pollutant concentrations?

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

Discussion
3(a) The project proposes development that was anticipated and considered by San Diego Association of Governments (SANDAG) growth projections used in development of the RAQS and SIP. As such, the project would not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and would not violate any ambient air quality standards.

3(b) Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening level criteria established by County air quality guidelines for determining significance. Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures. The vehicle trips generated from the proposed project would result in 48 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

3(c) The project would contribute PM10, NOx, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b above)).
3(d) The project would introduce four 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. Similarly, the project does not propose uses or activities that would result in exposure of sensitive receptors to significant pollutant concentrations and would not place sensitive receptors near any carbon monoxide hotspots.

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

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

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<thead>
<tr>
<th>4. <strong>Biological Resources</strong> – Would the Project:</th>
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<tbody>
<tr>
<td>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?</td>
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<tr>
<td>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?</td>
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<td>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?</td>
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<td>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?</td>
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<tr>
<td>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?</td>
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Discussion

4(a) A Biological Resources Report dated July 5, 2016 was prepared for the proposed project by REC Consultants. Four habitats or land cover categories were observed on-site: developed land (0.08-acre), disturbed land (4.31 acres), non-native vegetation (0.21-acre), and non-wetland Waters of the United States (0.02-acre). No special-status plants or animals were observed on the project site. Potential impacts to migratory birds would be avoided through breeding season avoidance measures during construction. Therefore, the proposed project would not have a substantial adverse effect on any candidate, sensitive, or special status species.

4(b) A Biological Resources Report dated July 5, 2016 was prepared for the proposed project by REC Consultants. Four habitats or land cover categories were observed on-site: developed land (0.08-acre), disturbed land (4.31 acres), non-native vegetation (0.21-acre), and non-wetland Waters of the United States (0.02-acre). The non-wetland Waters of the US consists of a disturbed drainage swale that is void of vegetation. Therefore, the proposed project would not cause an adverse effect on any riparian or other sensitive natural community.

4(c) A Biological Resources Report dated July 5, 2016 was prepared for the proposed project by REC Consultants, which identified 0.02-acre of jurisdictional waters/streambed within the project site. The biological resources study determined that the drainage swale and bottom channel (a) do not support a predominance of hydrophytic plant species, (b) do not have a hydric soil substratum, and (c) may be an ephemeral stream; however, do not have a predominately non-soil substratum. Therefore, the drainage does not qualify as a Resource Protection Ordinance (RPO) wetland.

The proposed project will impact 0.003 acres of the non-wetland jurisdictional waters on-site. The proposed project will be conditioned to obtain the following agency permits or verification that they are not required in order to comply with State and Federal Regulations: (a) a Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers, (b) a Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife, and (c) Porter-Cologne Water Quality Control Act National Pollutant Discharge Elimination System (NPDES) permits for point source discharges and waste discharge requirements. This is identified in the GPU EIR as mitigation measure Bio-2.2.

4(d) Based on a review of County GIS data, the County’s Comprehensive Matrix of Sensitive Species, and a Biological Resources Report, it was determined that the site is not part of a regional linkage/corridor as identified in the draft MSCP North County Plan nor is it in an area considered regionally important for wildlife dispersal.

Although the project site is not within an established wildlife corridor, there are existing native and non-native trees within and immediately adjacent to the project site. In order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, and the Endangered Species Act, breeding season avoidance measures will be required as a condition of approval. Impacts to migratory songbirds and raptors are considered less than significant with this breeding season avoidance requirement.

4(e) The project site is located within the draft Multiple Species Conservation Plan (MSCP) North County Plan area. The project site is not located within the draft Pre-Approved
15183 Exemption Checklist

Mitigation Area (PAMA). The project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources. The proposed project is consistent with the Resource Protection Ordinance (RPO).

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

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

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<th>5. Cultural Resources – Would the Project:</th>
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<tr>
<td>a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?</td>
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<tr>
<td>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?</td>
</tr>
<tr>
<td>c) Directly or indirectly destroy a unique geologic feature?</td>
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<tr>
<td>d) Directly or indirectly destroy a unique paleontological resource or site?</td>
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<tr>
<td>e) Disturb any human remains, including those interred outside of formal cemeteries?</td>
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</tbody>
</table>

Discussion
5(a) Based on an analysis of records and a field survey of the property by a County Staff archaeologist, it has been determined that there are no historical resources within the proposed project area. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

5(b) Based on an analysis of records and a field survey of the property by a County Staff archaeologist, it has been determined that there are no known archaeological resources within the proposed project area. Therefore, the proposed project will not cause a substantial adverse change in the significance of a known archaeological resource.
Native American consultation included a Sacred Lands check which was initiated with the Native American Heritage Commission (NAHC) on April 17, 2015. The Sacred Lands check conducted by the NAHC resulted in positive findings. The NAHC recommended that the County contact the San Luis Rey Band of Mission Indians. The NAHC provided a list of seven (7) tribes/organizations (La Jolla, Pala, Pauma, Pechanga, Rincon, San Luis Rey, Soboba) who may have information related to the subject parcel. The seven tribes were contacted on June 17, 2015, and Pala, Pauma, Rincon and Soboba responded. Concerns raised by these tribes include:

1. Notification of public review, hearings, decision, and inadvertent discoveries;
2. Copy of the cultural study;
3. Deferred to southern tribes; and
4. Archaeological monitoring to include a Luiseño Native American monitor.

Consultation meetings were held with Pala, Rincon, and San Luis Rey. Soboba deferred to southern tribes. Pauma did not request formal consultation meetings and a copy of the cultural study was provided to them. The Proposed Project has been graded historically and subsurface deposits are not anticipated. As such, archaeological monitoring is not required. All tribes involved in consultation were provided this information, and none of the tribes have disagreed with the monitoring determination. The above referenced tribes (Pala, Pauma, Rincon, San Luis Rey, and Soboba) are included in the distribution list for notification.

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

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

5(d) A review of the County’s Paleontological Resources Maps and data on San Diego County’s geologic formations indicates that the project is located on Cretaceous Plutonic formations that have no potential to contain paleontological resources.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through compliance with the County’s Paleontological Resource Guidelines and the Grading Ordinance if unanticipated resources are encountered.

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

Conclusion
As discussed above, the project would not result in any significant impacts to cultural resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.
6. Geology and Soils – Would the Project:

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

b) Result in substantial soil erosion or the loss of topsoil?

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?

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?

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?

Discussion

6(a)(i) The project site is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, the project would not expose people or structures to potential substantial adverse effects involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides.

6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.

6(a)(iii) The project site is not located within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain.

6(a)(iv) The site is located in a landslide susceptibility area considered to be generally susceptible to land sliding. However, based on the absence of significant slopes on or within the vicinity of the project site, the potential for slope failures can be considered negligible.

6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as Ramona Sandy Loam (RaB) that have a severe soil erodibility rating. However, the project would not result in substantial soil erosion or the loss of topsoil because the project will be
required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will 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 will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.

6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. Furthermore, the project will be required to comply with the WPO and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils and will not develop steep slopes that could cause landslides, lateral spreading, subsidence, liquefaction, or collapse.

6(d) The project is underlain by Ramona Sandy Loam (RaB), which is considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). However, the project would not result in substantial risks to life or property because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.

6(e) The project will discharge domestic wastewater to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must be discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows the RWQCB to authorize a local public agency to issue permits for OSWS “to ensure that systems are adequately designed, located, sized, spaced constructed and maintained.” The RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the County and within the incorporated cities. DEH has reviewed the OSWS layout for the project and approved the project’s OSWS on May 1, 2015. Therefore, the project has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized local public agency. In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chapter 3, Septic Tanks and Seepage Pits.

**Conclusion**

As discussed above, the project would not result in any significant impacts to/from geology/soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.
7. **Greenhouse Gas Emissions** – Would the Project:

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

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

**Discussion**

7(a) The proposed project would produce greenhouse gas (GHG) emissions through construction activities, vehicle trips, and residential fuel combustion. The annual 900 metric ton carbon dioxide equivalent (MT CO₂e) screening level referenced in the California Air Pollution Control Officers Association (CAPCOA) white paper is used as a conservative screening criterion for determining which projects require further analysis and identification of project design features or potential mitigation measures with regards to GHG emissions. The proposed project falls below the screening criteria that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions (i.e., the project would result in less than 50 single-family residential units). The screening criteria is based on various land use densities and project types. Projects that meet or fall below the screening thresholds are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis.

The project proposes a four lot subdivision that would allow a maximum of four dwelling units and therefore would fall below the screening criteria of 50 units. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO₂e per year, and there would be a less-than cumulatively considerable impact. Therefore, the project would not result in a significant impact due to greenhouse gas emissions.

7(b) As described above, the project would not result in a cumulatively considerable contribution to global climate change. 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, the Global Warming Solutions Act. Thus, the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

**Conclusion**

As discussed above, the project would not result in any significant impacts to GHG emissions; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.
8. **Hazards and Hazardous Materials** – Would the Project:

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- 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?
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 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?
- 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?
- 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?
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 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?
- Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident’s exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?
Discussion

8(a) A Phase I and Limited Phase II Environmental Site Assessment dated October 16, 2015 was prepared by Construction Testing & Engineering for the proposed project. The proposed 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.

8(b) The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project site is also not located within one-quarter mile of an existing or proposed school.

8(c) A Phase I and Limited Phase II Environmental Site Assessment dated October 16, 2015 was prepared by Construction Testing & Engineering for the proposed project. Based on the completed study and review by County staff, 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. Therefore, the project would not create a significant hazard to the public or environment as a result of the release of hazardous substances.

8(d) The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. As such, the proposed project would not result in a safety hazard for people residing or working in the project area.

8(e) The proposed project is not within one mile of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area.

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

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

8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.

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

8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
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8(g) While the proposed project is immediately adjacent to developed residential properties, wildlands that have the potential to support wildland fires exist in the surrounding area. However, the 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. Also, a Fire Service Availability Letter dated October 2, 2017 has been received from the Escondido Fire District which indicates the expected emergency travel time to the project site to be four minutes, which is within the maximum travel time allowed by the County Public Facilities Element.

8(h) The proposed 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. Therefore, the proposed project would not substantially increase current or future resident’s exposure to vectors which are capable of transmitting public health diseases or nuisances.

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

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<td>9. Hydrology and Water Quality – Would the Project:</td>
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<td>a) Violate any waste discharge requirements?</td>
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<td>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?</td>
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<td>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?</td>
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<td>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)?</td>
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<td>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?</td>
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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?

☐ ☐ ☐

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

☐ ☐ ☐

h) Provide substantial additional sources of polluted runoff?

☐ ☐ ☐

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?

☐ ☐ ☐

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐

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

9(a) The proposed project would require a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Priority Development Project Stormwater Quality Management Plan (PDP SWQMP) prepared by Bill Yen and Associates, Inc. (dated March 28, 2017) which demonstrates that the project would comply with all requirements of the Watershed Protection Ordinance (WPO). The project would be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures would enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and BMP Design Manual.

9(b) The project site lies within the San Dieguito hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed (Pacific Ocean Shoreline, San Dieguito River, Lake Hodges, Kit Carson Creek) is impaired. Constituents of concern in the San Dieguito watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project will comply with the WPO and implement site design measures.
source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.

9(d) The project would obtain its water supply from the City of Escondido Water District that obtains water from surface reservoirs or other imported sources.

9(e) A Drainage Study (December 1, 2016) was prepared by Bill Yen & Associates, Inc. for the proposed project. It was determined that the proposed project would not substantially alter the existing drainage pattern of the project site or area. As outlined in the project’s PDP SWQMP, the project would implement source control and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff.

9(f) A Drainage Study (December 1, 2016) was prepared by Bill Yen & Associates, Inc. for the proposed project. The proposed project would convey drainage to either natural drainage channels or approved drainage facilities. Therefore, the project would not significantly alter established drainage patterns or substantially increase the rate or amount of runoff in a manner which would result in flooding on- or off-site.

9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

9(h) The proposed project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs would be implemented such that potential pollutants would be reduced to the maximum extent practicable. Therefore, the proposed project would not result in substantial additional sources of polluted runoff.

9(i) No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site.

9(j) No 100-year flood hazard areas were identified on the project site.

9(k) The project site lies outside any identified special flood hazard area.

9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.

9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.

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

9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

Conclusion
As discussed above, the project would not result in any significant impacts to/from hydrology/water quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.
10. **Land Use and Planning** – Would the Project:

a) Physically divide an established community? □ □ □

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? □ □ □

**Discussion**
10(a) The project does not propose any roadways or other improvements that would physically divide the community.

10(b) The proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

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

11. **Mineral Resources** – Would the Project:

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

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? □ □ □

11(a) The project site has been classified by the California Department of Conservation Division of Mines and Geology as MRZ-3, which indicates that mineral resources are potentially present on the project site. However, the project site is surrounded by residential properties 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, the project would not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.

11(b) The project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25). Therefore, the proposed project will not result in the loss of a locally-important mineral resource recovery site.
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Conclusion
As discussed above, the project would not result in any significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

12. Noise – Would the Project:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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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?

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

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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?

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

Discussion
12(a) Incorporation of a Noise Restriction Easement would ensure the proposed 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 – The project is a minor subdivision for four residential lots located in the North County Metro Community Plan area. 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 noise analysis, the first floor 60 dBA CNEL would extend approximately 240 feet from Bear Valley Parkway. At this distance, ground level exterior noise sensitive land uses for all four lots would conform to the County Noise Element requirements.

Interior sound level requirements for single family residences must conform to the interior 45 CNEL threshold. The second story noise contours were also assessed and
demonstrated that the future building facades would exceed the 60 dBA CNEL threshold. This would require each home to conduct an interior noise assessment prior to issuance of any building permits. A Noise Restriction Easement dedication to the Parcel Map would be required to ensure this condition is satisfied and any improvements to door and windows are implemented to conform to the interior Noise Element policy.

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 36.408 allows an eight-hour average 75 dBA sound level limit at the boundary of an occupied structure for the operations of construction equipment. According to the project applicant, a total of two dozers, a loader/tractor, a water truck and an excavator will be required during grading activities to complete the proposed grading operations. The equipment would be spread out over the site working in different areas from 1 to 4 weeks and then relocating to a different portion of the site as needed. Although existing residences are located to the north and west, no materials processing and no blasting would occur on-site. Based on this information provided by the applicant, temporary construction noise levels would not exceed the 75 dBA eight-hour average sound level requirement.

12(b) The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Circulation Element (CE) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; 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 will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

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

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

12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to direct and cumulative noise impacts over existing ambient noise levels.

12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general
construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period.

12(e) The project site is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport.

12(f) The project site is not located within a one-mile vicinity of a private airstrip.

**Conclusion**

The GPU EIR concluded significant and unavoidable impacts associated with the permanent increase in ambient noise levels. With implementation of mitigation measures, the GPU EIR concluded less than significant impacts associated with all other resource topics for noise. The project could result in potentially significant impacts related to noise; however, impacts would be reduced to a less than significant level with mitigation incorporated. Further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.

2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.

4. Feasible mitigation measures contained within the GPU EIR as Noi-1.1, Noi-3.2, and Noi-4.2.

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**13. Population and Housing** – Would the Project:

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

   

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

   

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

   

**Discussion**

13(a) The project proposes a minor subdivision of four lots for four residential units, which is consistent with the development density analyzed by the GPU EIR for this site. As such, while the project does propose new homes, the addition of four homes and associated infrastructure extensions will not induce substantial population growth in the area.
15183 Exemption Checklist

13(b) There is no existing housing on the project site; therefore, the project would not displace existing housing.

13(c) The proposed project would not displace a substantial number of people because the site does not contain residences.

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

14. Public Services – Would the Project:

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

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

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

15. Recreation – Would the Project:

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

Discussion
15(a) The project would incrementally increase the use of existing parks and other recreational facilities; however, the project will be required to pay fees or dedicate land for local parks pursuant to the Park Land Dedication Ordinance.
15(b) The project does not include recreational facilities or require the construction or expansion of recreational facilities that could have a potential adverse effect on the environment.

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

16. Transportation and Traffic - Would the Project:

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

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

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

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

e) Result in inadequate emergency access? □ □ □

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

Discussion
16(a) The proposed project will result in an additional 48 average daily trips (ADTs), which do not exceed the thresholds established by the County Guidelines for Determining Significance for Transportation and Traffic. The proposed project, in combination with other cumulative projects, would not conflict with an applicable plan, ordinance, or policy establishing measures of the effectiveness for the performance of the circulation system. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.
15183 Exemption Checklist

16(b) The proposed project would result in a total of 48 ADT, which does not exceed the 2400 trips (or 200 peak hour trips) required for study under the region’s Congestion Management Program as developed by SANDAG.

16(c) The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public use airport.

16(d) The proposed project would not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.

16(e) The Escondido Fire District and the San Diego County Fire Authority have reviewed the project and have determined that there is adequate emergency fire access.

16(f) 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.

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

17. Utilities and Service Systems – Would the Project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

☐ ☐ ☐

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?

☐ ☐ ☐

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?

☐ ☐ ☐

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ ☐ ☐

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?

☐ ☐ ☐
15183 Exemption Checklist

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
17(a) The project will discharge domestic wastewater to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board’s (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows the RWQCB to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced constructed and maintained." The RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the County and within the incorporated cities. DEH has reviewed the OSWS layout for the project and approved the project's OSWS on May 1, 2015. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized local public agency.

17(b) The proposed project involves connections from the project site to the existing water pipelines within the Bear Valley Parkway and Birch Avenue right of way. These connections would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

17(c) The project proposes new storm water drainage facilities. However, these facilities would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

17(d) A Service Availability Letter from the City of Escondido Water District dated February 11, 2015 has been provided which indicates that there is adequate water to serve the project.

17(e) The proposed project will rely completely on a private septic system for each parcel. Therefore, the proposed project will not interfere with any wastewater treatment provider’s service capacity.

17(f) Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted, active landfills in San Diego County with remaining capacity to adequately serve the project.

17(g) The project would deposit all solid waste at a permitted solid waste facility. Therefore, the proposed project would comply with federal, state, and local statues and regulations related to solid waste.

Conclusion
As discussed above, the project would not result in any significant impacts to utilities and service systems; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.
15183 Exemption Checklist

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

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


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

http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 - References 2011.pdf
Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:
http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf
REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
STEEVE TENTATIVE PARCEL MAP, PDS2015-TPM-21225

January 18, 2018

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

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>NOT APPLICABLE/EXEMPT</th>
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<tbody>
<tr>
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<td>✓</td>
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</tbody>
</table>

Discussion:

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

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

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>NOT APPLICABLE/EXEMPT</th>
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<tbody>
<tr>
<td></td>
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<td>✓</td>
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</table>

Discussion:

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

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

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>NOT APPLICABLE/EXEMPT</th>
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<td>✓</td>
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Discussion:

The project will obtain its water supply from the City of Escondido Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.
IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

<table>
<thead>
<tr>
<th>The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?</th>
<th>YES</th>
<th>NO</th>
<th>NOT APPLICABLE/EXEMPT</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?</td>
<td>YES</td>
<td>NO</td>
<td>NOT APPLICABLE/EXEMPT</td>
</tr>
<tr>
<td>The Steep Slope section (Section 86.604(e))?</td>
<td>YES</td>
<td>NO</td>
<td>NOT APPLICABLE/EXEMPT</td>
</tr>
<tr>
<td>The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?</td>
<td>YES</td>
<td>NO</td>
<td>NOT APPLICABLE/EXEMPT</td>
</tr>
<tr>
<td>The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?</td>
<td>YES</td>
<td>NO</td>
<td>NOT APPLICABLE/EXEMPT</td>
</tr>
</tbody>
</table>

Discussion:

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

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

**Steep Slopes:**
The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.
Sensitive Habitats:
No sensitive habitat lands were identified on the site as determined in a Biological Resources Letter Report dated July 5, 2016 by REC Consultants. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

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

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

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>NOT APPLICABLE</th>
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</table>

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

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

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>NOT APPLICABLE</th>
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</table>

Discussion:
The project is a minor subdivision for four residential lots located in the North County Metro Community Plan area. The site is located east of Bear Valley Parkway. 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 noise analysis, the first floor 60 dBA CNEL would extend approximately 240 feet from Bear Valley Parkway. At this distance, ground level exterior noise sensitive land uses for all four lots would conform to the County Noise Element requirements.

Interior sound level requirements for single family residences must conform to the interior 45 CNEL threshold. The second story noise contours were also assessed and demonstrated that the future building facades would exceed the 60 dBA CNEL threshold. This would require each home to conduct an interior noise assessment prior to issuance of any building permits. A Noise Restriction Easement dedication to the Parcel Map would be required to ensure this condition is satisfied and any improvements to door and windows are implemented to conform to the interior Noise Element policy.
The project is also subject to temporary construction noise requirements. The County Noise Ordinance, Section 36.408 allows an eight-hour average 75 dBA sound level limit at the boundary of an occupied structure for the operations of construction equipment. According to the project applicant, a total of two dozers, a loader/tractor, a water truck and an excavator will be required during grading activities to complete the proposed grading operations. The equipment would be spread out over the site working in different areas from 1 to 4 weeks and then relocating to a different portion of the site as needed. Although existing residences are located to the north and west, no materials processing and no blasting would occur on-site. Based on this information provided by the applicant, temporary construction noise levels would not exceed the 75 dBA eight-hour average sound level requirement.
Attachment C

Tentative Parcel Map
and
Preliminary Grading Plan
FIRE PROTECTION NOTES:

1. FIRE HOSE LOCATIONS: 2.5" R-4 and U-4 documents. An approved water supply capable of supporting the required fire flow for fire protection shall be provided to all required points where fire hydrants, sprinklers, or systems of buildings are located.

2. GATES AND PERSONNEL: Install a security gate or other security device across a fire access road entrance瞬间. The fire code official shall approve all gates providing access to a road or driveway shall be located a minimum of 20 feet from the nearest edge of the entrance. The entrance shall be a minimum of 12 feet wide and designed for the means of egress. Gates shall be automatically opened by the fire code official and closed by the fire code official. The means of egress shall be equipped with an automatic device that opens the gate when the fire code official determines it is necessary.

3. ACCESSES: Provide access for fire lanes to be used for access by fire apparatus. Gates shall be equipped with an automatic device that opens the gate when the fire code official determines it is necessary.

4. BUILDING CODES: The building code official shall ensure that all fire protection systems are installed and maintained in accordance with the fire code official's instructions.

5. ROOFING MATERIALS: Use of non-combustible roofing materials is required in all buildings where fire protection systems are required. The roofing materials shall be of such material as to prevent the spread of fire.

6. GLAZING MATERIALS: Use of non-combustible glazing materials is required in all buildings where fire protection systems are required. The glazing materials shall be of such material as to prevent the spread of fire.

T.P.M. NO. 21225

1 - 50
Attachment D
Public Documentation
LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT COMMENTED ON THE DRAFT STATEMENT OF REASONS FOR EXEMPTION FROM ADDITIONAL ENVIRONMENTAL REVIEW AND 15183 EXEMPTION CHECKLIST

STEEVE TENTATIVE PARCEL MAP
PDS2015-TPM-21225; PDS2015-ER-15-08-010

A draft version of the Statement of Reasons for Exemption from Additional Environmental Review and 15183 Exemption Checklist was circulated for public disclosure from January 18, 2018 to February 19, 2018. The following is a listing of the names and addresses of persons, organizations, and public agencies that commented during this public disclosure period.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FEDERAL AGENCIES</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>STATE AGENCIES</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>COUNTY, CITY, AND OTHER LOCAL AGENCIES</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>ORGANIZATIONS</strong></td>
<td>Rincon Band of Luiseno Indians</td>
</tr>
<tr>
<td></td>
<td>1 West Tribal Road,</td>
</tr>
<tr>
<td></td>
<td>Valley Center, CA 92082</td>
</tr>
<tr>
<td><strong>INDIVIDUALS</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>
From: Erica Martinez [mailto:emartinez@RinconTribe.org]
Sent: Thursday, February 15, 2018 10:35 AM
To: Chan, Michelle <Michelle.Chan@sdcounty.ca.gov>
Cc: Destiny Colocho <DColocho@RinconTribe.org>
Subject: Steeve Tentative Parcel Map PDS2015-TPM-21225

Dear Ms. Chan:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the Steeve Tentative Parcel Map PDS2015-TPM-21225 and we thank you for the opportunity to consult on this project. The identified location is within the Territory of the Luiseño people, and is also within Rincon’s specific area of Historic interest.

Embedded in the Luiseño territory are Rincon’s history, culture and identity. Thank you for providing the Rincon Band with the “Intent to Adopt” and the “Statement of Reasons for Exemption.” We have reviewed the documents and have the following concerns/questions:

1. Section 5 – Cultural resources of the “Statement of Exemption” states that “potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with County’s Cultural Resource Guidelines if unanticipated subsurface resources are encountered.”

2. What is the Grading Ordinance? May we be provided with a copy?

Rincon is not in agreement with waiting until cultural resources are discovered to call an archaeologist, as most operators are not familiar with artifacts or cultural resources identification. Instead Rincon recommends archaeological and Luiseño Tribal monitoring.

We look forward to hearing from you. If you have any questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Erica A. Ortiz-Martinez
Administrative Assistant

For Destiny Colocho, Manager
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road | Valley Center, CA 92082
Office: 760-297-2635
Fax: 760-692-1498
TO: File
FROM: Kassandra Nearn, Staff Archaeologist
SUBJECT: Response to Comments; Steeve TPM, PDS2015-TPM-21225
DATE: March 1, 2018

The following are staff's responses to comments received during the public disclosure period for the 15183 Exemption Findings. Comments were received that do not require changes to the environmental documentation or the project.

Response to comments received from the Rincon Band of Luiseño Indians:

A-1 **Comment:** This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the Steeve Tentative Parcel Map PDS2015-TPM-21225 and we thank you for the opportunity to consult on this project. The identified location is within the Territory of the Luiseño people, and is also within Rincon’s specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. Thank you for providing the Rincon Band with the “Intent to Adopt” and the “Statement of Reasons for Exemption.” We have reviewed the documents and have the following concerns/questions:

**Response:** The comment is introductory in nature and is not at variance with the environmental documentation.

A-2 **Comment:** Section 5 – Cultural resources of the “Statement of Exemption” states that “potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with County’s Cultural Resource Guidelines if unanticipated subsurface resources are encountered.”

What is the Grading Ordinance? May we be provided with a copy?

Rincon is not in agreement with waiting until cultural resources are discovered to call an archaeologist, as most operators are not familiar with artifacts or cultural resources identification. Instead Rincon recommends archaeological and Luiseño Tribal monitoring.

**Response:** The commenter is opposed to Grading and Clearing Ordinance compliance as mitigation for potential impacts to unanticipated subsurface resources, and recommended archaeological and Luiseño tribal monitoring as an alternative. The commenter also requested a copy of the Grading Ordinance, which was provided to Rincon on March 1, 2018.
A cultural resources survey was completed by a County Staff Archaeologist, which was negative for cultural resources. The project site has been graded in the past; therefore, subsurface resources are not anticipated and monitoring is not required. No changes to the environmental document are required as a result of this comment.

A-3  **Comment:** We look forward to hearing from you. If you have any questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

**Response:** The comment is conclusionary. Comment noted.