



The County of San Diego

Zoning Administrator Hearing Report

Date:	April 26, 2018	Case/File No.:	Valley Center Rite Aid Site Plan PDS2015-STP-15-022 PDS2015-ER-15-08-021
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	CEQA Guidelines §15183
Time:	8:30 a.m.	Location:	28535 Cole Grade Road
Agenda Item:	#2	General Plan:	General Commercial (C-1)
Appeal Status:	Appealable to the Planning Commission	Zoning:	General Commercial (C36)
Applicant/Owner:	Jim Halferty, Halferty Development	Community:	Valley Center Community Plan Area
Environmental:	CEQA §15183 Exemption	APN:	188-250-19

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (EIR) will be undertaken for a proposed Rite Aid Pharmacy 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 C, 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 General Plan Update 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 General Plan Update EIR failed to analyze as significant effects.
- d. There are no potentially significant off-site and/or cumulative impacts which the General Plan Update EIR failed to evaluate.
- e. There is no substantial new information which results in more severe impacts than anticipated by the General Plan Update 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 Environmental Impact Report (EIR) was certified. CEQA Guidelines §15183 specifies that examination of environmental effects shall be limited to those effects that:

- 1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- 2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
- 3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

CEQA Guidelines §15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

CEQA Guidelines §15183(e)(2) further requires the lead agency to make a finding at a public hearing when significant impacts are identified that could be mitigated by undertaking mitigation measures previously identified in the EIR on the planning and zoning action.

In accordance with CEQA Guidelines §15183, the project was evaluated to examine whether additional environmental review might be necessary for the reasons stated in §15183. As discussed in the attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist (15183 Findings) dated February 8, 2018, the project qualifies for an exemption from further environmental review.

The purpose of the hearing is to make a finding that feasible mitigation measures have been applied to the project pursuant to CEQA Guidelines Section 15183, but is not to approve the project. The approval or denial of the proposed Site Plan (STP) will be a subsequent and separate decision made by the Director of PDS.

C. DEVELOPMENT PROPOSAL

1. Project Description

The proposed project is a STP for a Rite Aid Pharmacy. The project consists of an 11,872 square foot commercial building and parking lot with 47 spaces. The project proposes landscaping, including a 20-foot to 25-foot landscaping buffer along Valley Center Road and Cole Grade Road. Access will be provided by Valley Center Road and Cole Grade Road. Earthwork will consist of 1,275 cubic yards of cut and 739 cubic yards of fill, resulting in an export of 536 cubic yards. The site is developed with an operating restaurant with a drive-through. Water and sewer will be provided by the Valley Center Municipal Water District.

The proposed project is located at the intersection of Valley Center Road and Cole Grade Road in the Valley Center Community Planning Area, within unincorporated San Diego county. The project site is subject to the Village General Plan Regional Category, Land Use Designation General Commercial. Zoning for the project site is General Commercial (C36) with a B Special Area Designator (Design Review). The proposed project is consistent with the General Plan Update EIR which for which was certified by the Board of Supervisors on August 3, 2011.

2. Project Analysis

- a. Aesthetics – The proposed Rite Aid Pharmacy is classified as a Commercial use (Convenience Sales and Personal Services) and is a permitted use with in the C36 zone. The existing visual character and quality of the project site and surrounding area can be characterized as rural commercial and residential. The project site is developed with an operating restaurant and s drive-through that will be removed. The majority of the site is disturbed and has California oaks on-site that will be retained. Existing uses in the vicinity of the site include but not limited to a child daycare facility, gas station, restaurants, a bank, and post office. The proposed 11,872 square-foot Rite Aid building will be equivalent in arrangement, scale, mass and design of buildings, open spaces, and landscape elements to adjacent sites. In the vicinity there is 14,000 square-foot commercial center (Old Town Center), a 9,000 square-foot hardware store, a 7,200 square-foot pawn shop, a 7,000 square-foot garden center and a proposed Site Plan for an ARCO gas station and 3,028 square-foot AM/PM convenience store that is currently in discretionary review.

The architectural design of the proposed building is consistent with the Valley Center Design Guidelines and will exhibit rural-agricultural character that is one story, and will be painted earth tone colors to blend the structure into its surroundings. The proposed building will be of similar bulk and scale to existing uses in the surrounding area and the applicant has proposed design features to minimize the visual impact such as, a landscaping plan that will buffer and screen views of the proposed parking and building. Also, consistent with the Valley Center Design Guidelines, there are existing California oaks on the site that will be retained.

The Valley Center Design Guidelines state: the parking lot is to be as “inconspicuous as possible as viewed from the road”. The project proposes 47 parking spaces including 2 Americans with Disabilities Act (ADA) parking spaces. The ADA parking spaces have been designed to comply with the County of San Diego Parking Design Manual by locating them in front of the building, not between a driveway; and at the shortest accessible route of travel to the front entrance of the building with a 6-foot wide sidewalk. Pursuant to the County of San Diego Parking Design Manual, direct and continuous pedestrian access should be provided to building entrances, parking spaces and public sidewalks. The project design meets this requirement.

Two proposed landscaped trellises flank either side of a main pedestrian path of travel that will connect to an existing public sidewalk at the corner of Valley Center Road and Cole Grade Road to the main entrance of the building. The proposed project includes a 20-foot to 25-foot landscape edge buffer along the roadway frontages that will provide a natural screening element to both the proposed parking and building. Total landscaping area will make up approximately 20% of the 0.2-acre site. The landscaping plan design includes 20 trees in the parking area that include Crepe Myrtle, Australian Willow and existing California Oak trees whose canopy spread at maturity is approximately 15 to 20 feet. Because the parking spaces will be 9 feet wide, each tree will be able to provide 85% of canopy cover for paved parking.

The placement of the proposed building has been design to accommodate internal vehicular circulation, ADA standards, access points, security and drainage. The proposed on-site building is setback approximately 30 feet from Valley Center Road and Cole Grade Road. As designed, the truck loading area, trash enclosure, and drive through is separated from the required parking spaces and pedestrian areas to avoid conflicts between vehicular and pedestrian traffic. The parking area and pedestrian access are strategically located at the front and side of the building to increase security and safety. Because the project site will be screened with landscaping and the location of the building provides an increased setback from the adjacent public streets, the apparent bulk and/or scale of the proposed project will be reduced.

The project will be required to comply with the Light Pollution Code, which requires design features (low lumens, shielding of lights) to reduce the amount of light entering into the night sky and eliminate light spilling onto adjacent properties. Compliance with the required design features of the Light Pollution Code insures that the project will not create a significant new source of substantial light or glare.

- b. Cultural Resources – Analysis of the County of San Diego cultural resource files, records, maps, aerial photographs, and prior archaeological surveys were conducted by a County of San Diego staff archaeologist who determined the project site does not contain any archaeological resources. The project is required to comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code; the suspension of grading operations is required if human remains or Native American artifacts are encountered. Grading monitoring, consisting of a County-approved archaeologist and a Luiseno Native American monitor will be required.
- c. Traffic Impacts – A Traffic Impact Analysis was prepared and concluded that the project will not have a significant direct impact to surrounding roadways. The analysis identified the existing onsite restaurant with a drive-through generates approximately 624 average daily trips (ADT). The proposed project will add 447 ADTs, for a total of 1,071 ADTs. It was determined that the increased trips will be distributed to the existing street system based on the project's proximity to Valley Center Road and arterial streets. The added trips on Valley Center Road and Cole Grade Road will not result in significant impacts to the level of service of these roads as a result of the project. The project will be conditioned to improve both Valley Center Road and Cole Grade Road to public road standards along the project site's frontage. The site's access, as conditioned, is acceptable to the County Fire Authority and the Valley Center Fire Protection District.

It is anticipated that a portion of the increased ADT will be distributed to Mobility Element roadways in the county, some of which are currently operating, or are projected to operate, at inadequate levels of service. The project has been conditioned to pay into the Transportation Impact Fee (TIF) program, which is a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. The payment of the TIF, which will be required at issuance of building permits, will mitigate potential cumulative traffic impacts to less than significant.

D. PUBLIC INPUT

Members of the public, agencies, and organizations were noticed of the County's intent to adopt Findings pursuant to CEQA Guidelines § 15183. Emails and letters were received from members of the public and the Valley Center Community Planning Group (CPG). A majority of the concerns raised were related to community character, parking, landscaping, ingress and egress, and traffic.

1. Aesthetics/Community Character

Comments were received stating the project is not consistent with the Valley Center Design Review Guidelines and Community Plan as relates to setbacks, location of building and landscaping.

After public disclosure of the § 15183 Checklist, the project was redesigned and changes were made including: additional parking setbacks from Valley Center Road and Cole Grade Road; additional landscaping, 20 to 25-foot landscaping buffer; 28-square foot decrease in building footprint size; and the addition of a corner trellis to connect the proposed pedestrian walkway for entering and exiting the site at the corner of Valley Center Road and Cole Grade Road. This project design change does not affect the analysis within the checklist, as it does not increase any impacts analyzed within. This

design change will provide an additional buffer between the parking area and the roadway frontage as well as providing a direct and safe pedestrian pathway that is consistent with County's Parking Design Manual. The project description of the § 15183 Checklist and analysis within the § 15183 Checklist have been updated accordingly; however, as previously discussed, this will not result in any physical impacts to the environment that were not previously disclosed within the § 15183 Checklist.

2. Driveway Separation

Comments were raised regarding the spacing of the project driveways for conformance to the County of San Diego Public Road Design Standards. The separation between the project site's driveway on Valley Center Road does not meet County Public Road Standards for driveway separation. Mobility Element Roads requires a 300-foot minimum driveway separation. The applicant submitted a request to waive the 300-foot separation requirement from the driveway to the intersection of Valley Center Road and Cole Grade Road. The driveway is 267 feet from Cole Grade Road to the west. The proposed driveway opening has been located to the easterly most corner of the property along Valley Center Road in order to provide maximum separation from Cole Grade Road. The County of San Diego issued an exception to the road standards because it was deemed a hardship. Most commercial properties along the route cannot achieve the required separation distance.

3. Traffic

After Public Disclosure of the § 15183 Checklist, the Traffic Study was revised to address comments. As discussed previously under Section C2(c), a Traffic Impact Analysis was prepared and concluded that the project will not have a significant direct impact to surrounding roadways. The project will be conditioned to provide an offer of dedication and improve both Cole Grade Road and Valley Center Road to public road standards along the project site's frontage. The project has been conditioned to pay into the TIF program, which is a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. The payment of the TIF, which will be required at issuance of building permits, will mitigate potential cumulative traffic impacts to less than significant. The revisions of the traffic analysis did not necessitate additional mitigation measures and no new impacts were identified.

Staff has evaluated all of these items and determined the updated project is consistent with the General Plan, Valley Center Community Plan, Valley Center Design Review Guidelines, Zoning Ordinance and CEQA; and all issues have been reviewed and adequately addressed.

E. COMMUNITY PLANNING GROUP

The proposed project was presented and reviewed by the Valley Center Design Review Board (DRB) and Valley Center CPG collectively nine times between 2015 and 2017. There were a number of items discussed at these meetings including: community character; parking; landscaping; ingress and egress of the site; and traffic.

On April 10, 2017, the Valley Center CPG recommended denial of the project by a vote of 12-1-1-0-1 (Ayes – 12; Noes – 1; Abstain – 1; Absent – 0; Vacant - 1). The project, as presented at this meeting and subject of the vote, was an original project design later modified to address the Valley Center DRB and CPG's specific design concerns. The Valley Center CPG recommended denial of the project

because they believed; the project is not consistent with Valley Center Design Guidelines; the large size of the building with the required parking spaces and landscaping on the site; the traffic ingress and egress is inadequate; the location of the loading dock is not screened; and the project does not meet the existing community character. The Valley Center CPG recommended the project reduce the footprint of the building or relocate the project to a more appropriate site that enhances the community.

The details of the discussion and recommendation are listed in the minutes from the Valley Center CPG, and are found in Attachment E, Public Documentation.

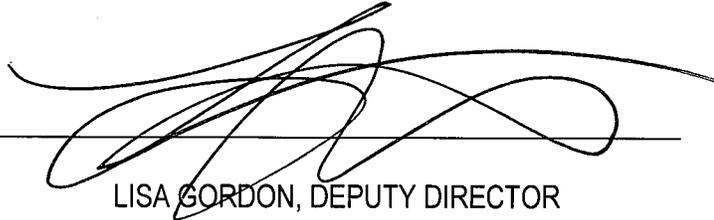
F. RECOMMENDATIONS

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

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AUTHORIZED REPRESENTATIVE: _____



LISA GORDON, DEPUTY DIRECTOR

ATTACHMENTS:

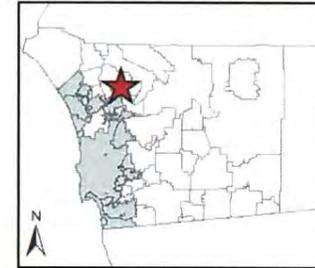
- Attachment A – Planning Documentation
- Attachment B – Environmental Documentation
- Attachment C – Environmental Findings
- Attachment D – Site Plan, Preliminary Grading Plan, Conceptual Landscaping Plan
- Attachment E – Public Documentation

Attachment A - Planning Documentation

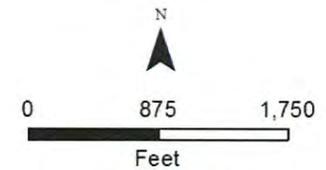


Valley Center Rite Aid
Site Plan
Vicinity Map

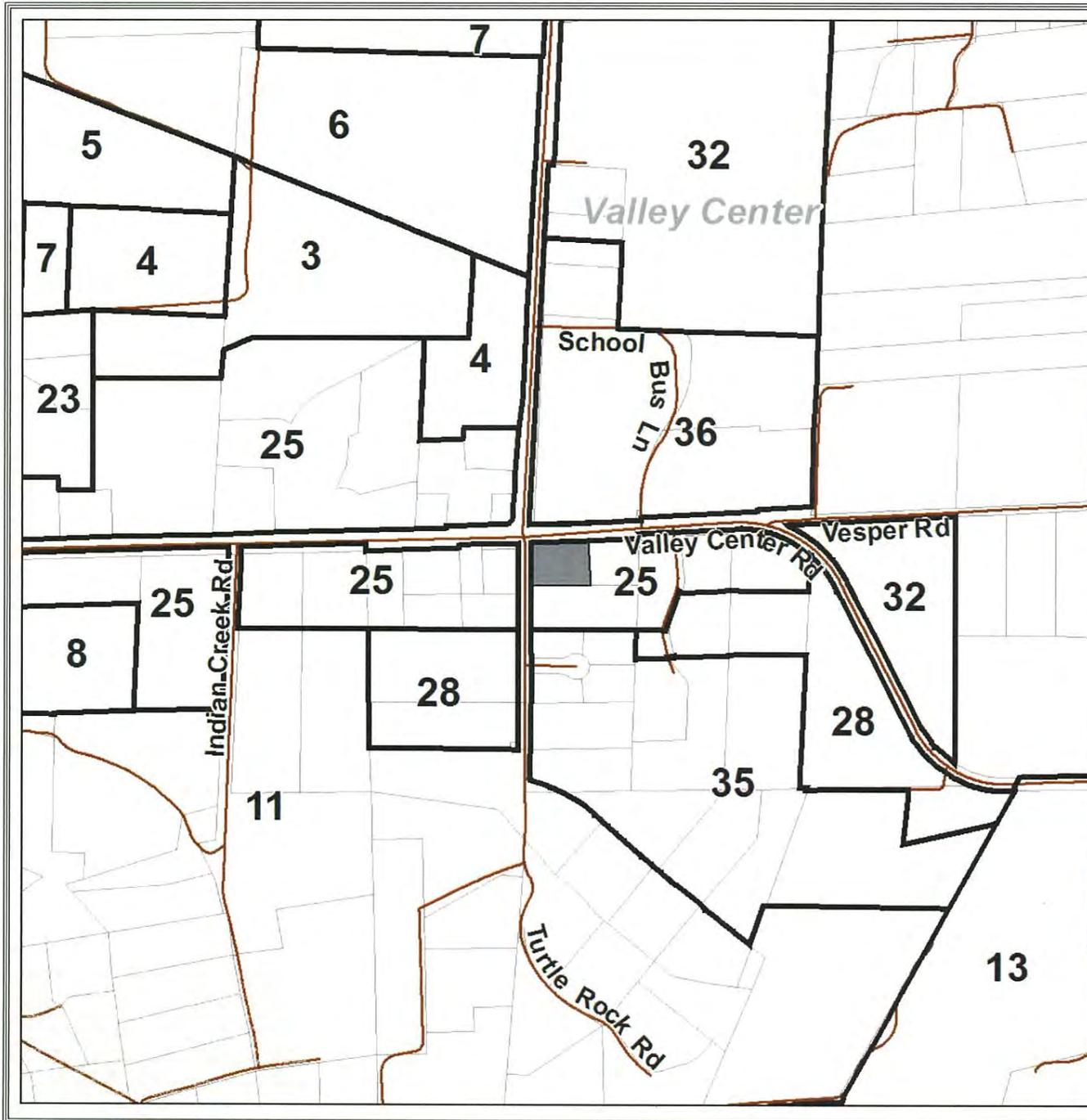
Valley Center
Community Plan Area



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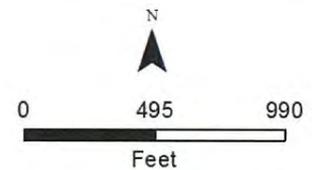


**Valley Center Rite Aid
Site Plan
General Plan**

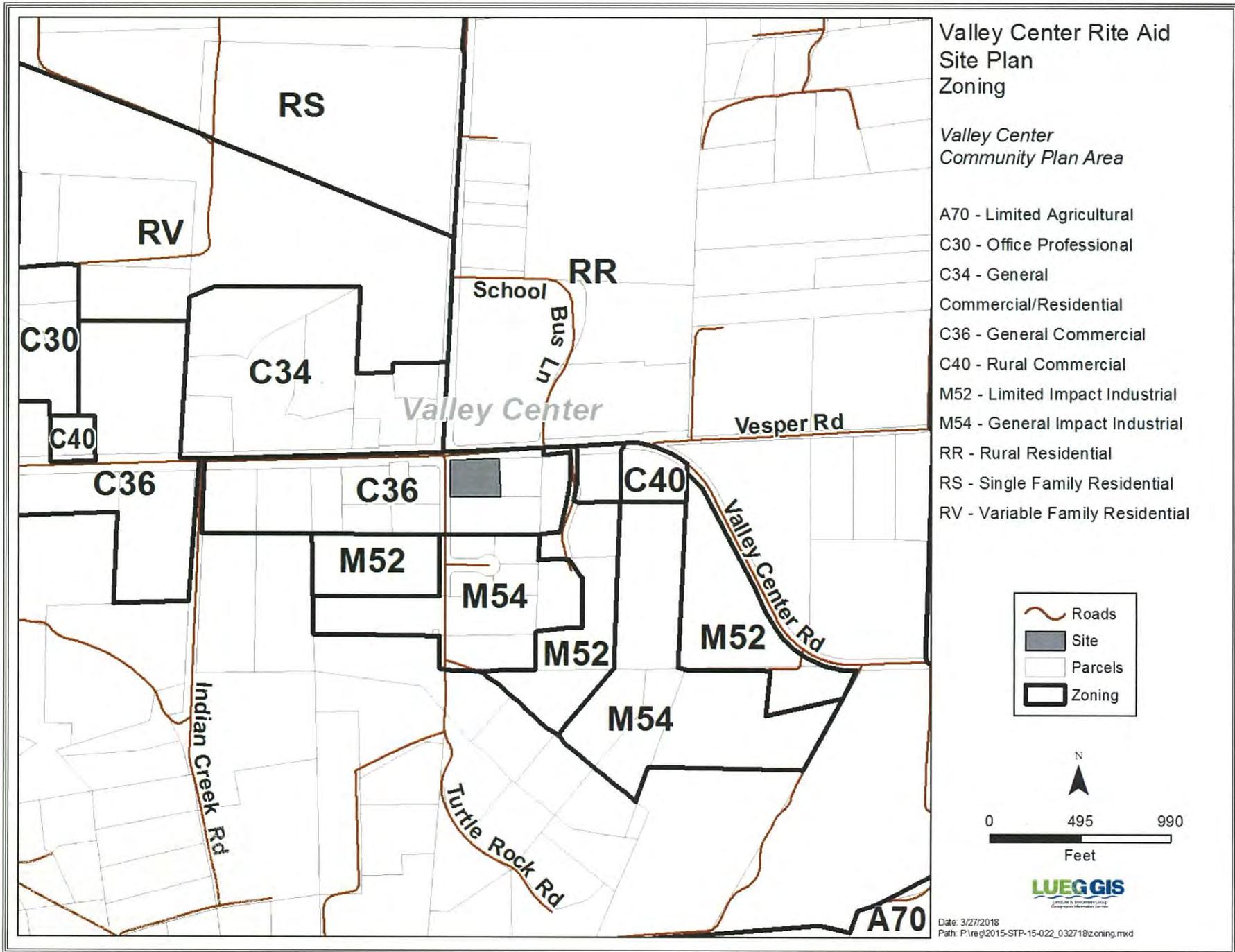
*Valley Center
Community Plan Area*

- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (7) Village Residential (VR-2.9)
- (8) Village Residential (VR-2)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (23) Office Professional
- (25) General Commercial
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (35) Medium Impact Industrial
- (36) Open Space (Recreation)

	Roads
	Site
	Parcels
	Planning



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Valley Center Rite Aid Site Plan

Valley Center Community Plan Area

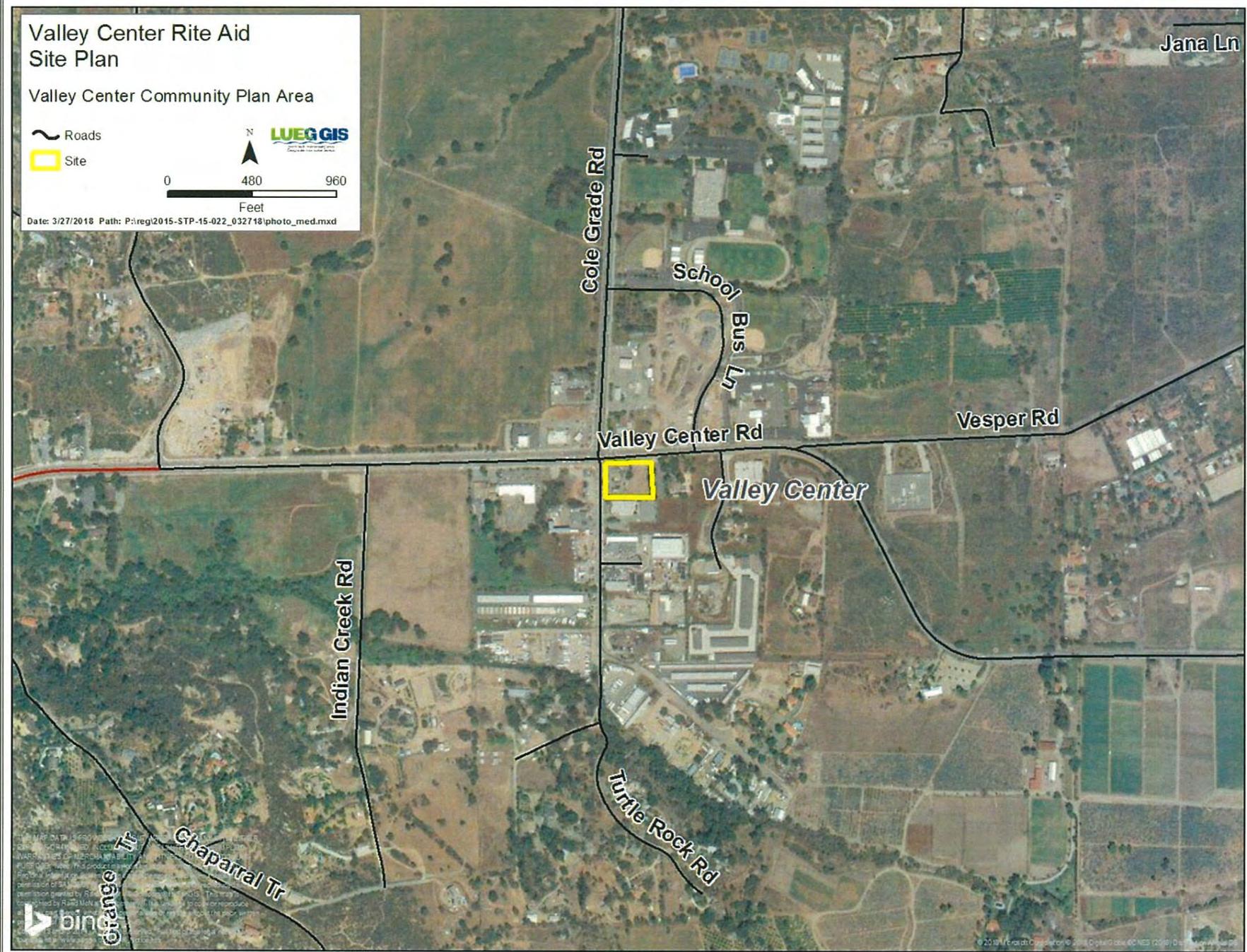
~ Roads

□ Site



LUEG GIS

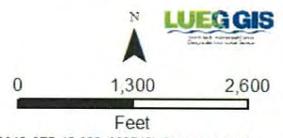
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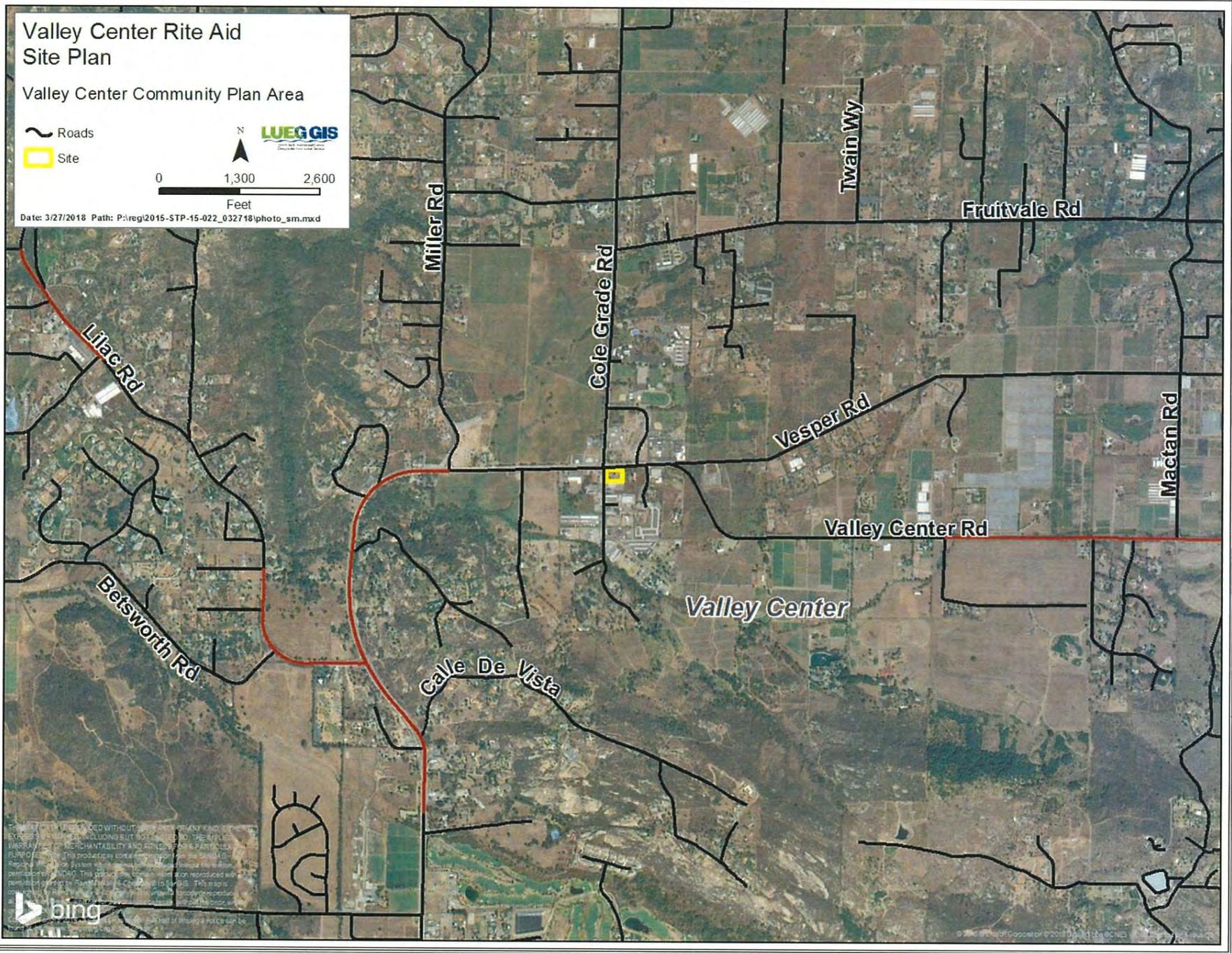
Valley Center Rite Aid Site Plan

Valley Center Community Plan Area

- ~ Roads
- Site



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Attachment B - Environmental Documentation



MARK WARDLAW
DIRECTOR

County of San Diego

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

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April 13, 2018

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

Project Title: Valley Center Rite Aid
Record ID: PDS2015-STP-15-022, LOG NO. PDS2015-ER-15-08-021
Plan Area: Valley Center Community Plan Area
GP Designation: General Commercial (C-1)
Zoning: General Commercial (C36)
Special Area Reg.: B-Designator (Site Plan Review)
Lot Size: 1.22 Acres
Applicant: Chris Peto, Chief Operating Officer, Halferty Development Company, LLC,
(626) 405-0956
Staff Contact: Benjamin Mills, Planning Manager, Planning & Development Services
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Project Description

The proposed project is a Site Plan for a Rite Aid Pharmacy. The project consists of an 11,872 square foot commercial building and parking lot with 47 spaces. The project proposes landscaping, including a 20-foot to 25-foot landscaping buffer along Valley Center Road and Cole Grade Road. Access will be provided by Valley Center Road and Cole Grade Road. Earthwork will consist 1,275 cubic yards of cut and 739 cubic yards of fill. The site is developed with an operating restaurant with a drive-through. Water and sewer will be provided by the Valley Center Municipal Water District. The proposed project is located at the intersection of Valley Center Road and Cole Grade Road in the Valley Center Community Planning Area, within unincorporated San Diego County. The project site is subject to the Village General Plan Regional Category, Land Use Designation General Commercial. Zoning for the project site is General Commercial (C36) with a B Special Area Designator (Design Review). The proposed project is consistent with the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

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 Valley Center Rite Aid Project (PDS2015-STP-15-022) 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](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 #200211067), and all required findings can be made.

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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 is a Site Plan for a Rite Aid Pharmacy, which is consistent with the General Commercial (C-1) Land Use Designation 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 commercial 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 cultural resources and traffic. 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.

Signature	April 13, 2018 Date
Benjamin Mills Printed Name	Planning Manager Title

CEQA Guidelines §15183 Exemption Checklist

Overview

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

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

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

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

1. AESTHETICS – Would the Project:

a) Have a substantial adverse effect on a scenic vista?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Substantially degrade the existing visual character or quality of the site and its surroundings?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

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

1(a) The project site is visible from public roads because it is located at the intersection of Valley Center Road and Cole Grade Road. However, the site is not located within a viewshed of 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 project site would be consistent with existing community character. The project is located at the intersection of Valley Center Road and Cole Grade Road in an area characterized by commercial and industrial uses. A drive-thru restaurant is currently located on the project site, and would be replaced with the Rite Aid Pharmacy. The addition of the Rite Aid Pharmacy would not substantially degrade the visual quality of the site or its surroundings.

1(d) Lighting associated with the commercial building would be required to conform with 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.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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2. Agriculture/Forestry Resources

– Would the Project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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 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 majority of the project site has been developed for the existing drive-thru restaurant. Based on a review of aerial imagery by County staff, it appears the project site has not been used for any commercial agricultural use within the last 50 years. Therefore, 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 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 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 project site.
- 2(d) The project site is not located near any forest lands.
- 2(e) The project site is located adjacent to existing commercial uses. 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.

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

Discussion

- 3(a) The project proposes commercial 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 project site has an existing drive-thru restaurant which generates approximately 624 Average Daily Trips (ADT). The proposed Rite Aid would result in an increase of 447 ADT. Therefore, the vehicle trips generated from the project would result in 1,071 ADT. 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.
- 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 not introduce additional residential units or other sensitive receptors. 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 project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m³).

Conclusion

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

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

Discussion

- 4(a) Based on a review of County GIS data and aerial imagery of the project site, it has been determined the project site includes development and disturbed habitat. Mature trees are present on the project site. Potential impacts to migratory birds would be avoided through

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breeding season avoidance measures during construction. Other than migratory birds, sensitive wildlife or plant species do not have a potential to occur on the site.

- 4(b) Based on a review of County GIS data and aerial imagery of the project site, it has been determined the project site primarily includes development and disturbed habitat. There are existing native oak trees on site. The oak trees would be either retained or relocated within landscaped areas on the project site. No other sensitive habitats were identified on the project site.
- 4(c) Based on review of County GIS data and aerial imagery of the project site, County staff has determined no wetlands or jurisdictional waters occur within the project site. The proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, therefore, no impacts will occur.
- 4(d) Based on a review of County GIS data and aerial imagery of the project site, 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. The project site is surrounded by existing commercial uses. 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 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 project is consistent with the Resource Protection Ordinance (RPO).

Conclusion

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

5. Cultural Resources – Would the Project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?
- c) Directly or indirectly destroy a unique geologic feature?

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- d) Directly or indirectly destroy a unique paleontological resource or site?
- e) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion

- 5(a) Based on an analysis of records and prior archaeological surveys, it has been determined that there are no impacts to historical resources because they do not occur within the project site.
- 5(b) Based on an analysis of records and prior archaeological surveys, no archaeological resources were identified within the project site. Although no resources were identified, there is the potential for the presence of subsurface deposits.

As considered by the GPU EIR, potential impacts to unknown cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County’s Cultural Resource Guidelines if resources are encountered. The project will be conditioned with archaeological monitoring (Cul-2.5) that includes the following requirements:

- Pre-Construction
 - Pre-construction meeting to be attended by the Project Archaeologist and Luiseno Native American monitor to explain the monitoring requirements.
- Construction
 - Monitoring. Both the Project Archaeologist and Luiseno Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. Both the Project Archaeologist and Luiseno Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources
 - If cultural resources are identified:
 - Both the Project Archaeologist and Luiseno Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American shall determine the significance of discovered resources.
 - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
 - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to

preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- Rough Grading
 - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the San Luis Rey Band of Mission Indians, the Pechanga Band of Temecula Luiseno Indians, and any culturally-affiliated tribe who requests a copy.
- Final Grading
 - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, the Pechanga Band of Temecula Luiseno Indians, and any culturally-affiliated tribe who requests a copy.
 - Disposition of Cultural Material.
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

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 Quaternary Alluvium

formations that have a low potential to contain unique paleontological resources. As such, paleontological grading monitoring by a standard monitor will be required.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through ordinance compliance and through implementation of grading monitoring by the grading contractor and conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified this mitigation measure as Cul-3.1.

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

Conclusion

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

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

6. Geology and Soils – Would the Project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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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 located within a Potential Liquefaction Area. However, the site is not underlain by poor artificial fill or located within a floodplain, and in-situ soil densities are expected to be sufficiently high to preclude liquefaction.
- 6(a)(iv) The site is located in a landslide susceptibility area considered to be marginally 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 Placentia sandy loam (PeC) 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 site is located within a Potential Liquefaction Area. However, the site is not underlain by poor artificial fill or located within a floodplain, and in-situ soil densities are expected to be sufficiently high to preclude liquefaction. In addition, there are no significant slopes on or within the vicinity of the project site which eliminates the potential for slope failures. 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.
- 6(d) The project is underlain by Placentia Sandy Loam (PeC), 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 a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) The project would rely on public sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
7. Greenhouse Gas Emissions – Would the Project:			
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

7(a) The proposed project would produce greenhouse gas (GHG) emissions through construction activities and vehicle trips. 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 mitigation measures with regards to GHG emissions. The project falls below the screening criteria that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions. 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 the development of an 11,900 square foot Rite Aid Pharmacy. 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.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
8. Hazards and Hazardous Materials – Would the Project:			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g)Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident’s exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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- 8(a) 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. The project proposes to demolish the existing drive-thru restaurant within the project site. The building is not older than 50 years; therefore, lead and asbestos are not anticipated to be encountered during demolition. As a condition of approval for the proposed project, a Demolition Permit shall be obtained which requires appropriate measures to avoid impacts from hazardous materials.
- 8(b) The project site is located adjacent to a preschool/daycare facility. However, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.
- 8(c) Based on a comprehensive review of regulatory databases, the project site has not been subject to a release of hazardous substances. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.
- 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.
- 8(e) The proposed project is not within one mile of a private airstrip.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
- 6(g) While the proposed project is immediately adjacent to developed commercial properties, wildlands that have the potential to support wildland fires exist in the surrounding area. A Fire Protection Plan (April 2016) for the proposed project was prepared by Wynn Engineering. 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, as described in the approved Fire Protection Plan. Also, a Fire Service Availability Letter dated April 26, 2017 has been received from the Valley

Center Fire Protection District which indicates the expected emergency travel time to the project site to be 2 minute, which is within the maximum travel time allowed by the County Public Facilities Element.

- 6(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that would produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses.

Conclusion

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

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

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?
- 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 Tory R. Walker Engineering, Inc. (dated July 3, 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 Standard Urban Storm Water Mitigation Plan (SUSMP).
- 9(b) The project lies within the San Luis Rey Escondido Watershed. According to the Clean Water Act Section 303(d) list, a portion of this watershed is impaired. Constituents of concern in the San Luis Rey watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project would 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 Valley Center Municipal Water District that obtains water from surface reservoirs or other imported sources.

- 9(e) 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 portion of the project site is currently developed with a drive-thru restaurant. A Drainage Study (July 3, 2019) was prepared by Tory R Walker Engineering, Inc. for the proposed project. The proposed project would convey drainage to either natural drainage channels or approved drainage facilities. While the proposed project would result in an increase in impervious surfaces within the project site, 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.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
10. Land Use and Planning – Would the Project:			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15183 Exemption Checklist

(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.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. Mineral Resources – Would the Project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11(a) The project site is underlain by Quaternary alluvium. However, the project site is surrounded by commercial 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).			

Conclusion

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

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

Discussion

12(a) The project does not propose a noise sensitive land use that would 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 Noise Element addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on a review of the County’s noise contour maps, the project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A). Additionally, the project is for a proposed Rite Aid building which does not include the proposal of noise sensitive land uses.

Noise Ordinance – Section 36-404: Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project’s property line. The site is zoned commercial (C36) that has a one-hour average sound limit of 60 dBA daytime and 55 dBA nighttime. The adjacent properties to the west, east, and south are also zoned C36. Noise sources associated with the project would be from vehicular traffic, loading area activities, and mechanical equipment. The project incorporates noise control features comprised of 6-foot high CMU walls located along the

southern and eastern property lines. These walls would reduce noise generating operations associated with the Rite Aid building. Additionally, the building would include a roof top parapet wall design that would screen roof top mechanical equipment. Based on the design features proposed as part of the project, noise generating activities associated with the proposed Rite Aid building are anticipated to comply with the County Noise Ordinance. Therefore, the project does propose any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-409: The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

- 12(b) The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels:
1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
 2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
 3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
 4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

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 on-site or in the surrounding area.

- 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. The project is not expected to expose existing or planned noise sensitive areas to direct noise impacts over existing ambient noise levels.
- 12(d) The proposed 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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
13. Population and Housing – Would the Project:			
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

13(a) The project does not propose new homes; however, the project does propose a new Rite Aid commercial structure. The proposed Rite Aid is anticipated to serve existing residences in the Valley Center community, thus the project would not induce substantial population growth in the area.

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.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
14. Public Services – Would the Project:			
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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.

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

Discussion

15(a) The proposed project is a Rite Aid Pharmacy. The proposed project would not increase the use of existing parks and other recreational facilities such that substantial physical deterioration of the facilities could occur.

15(b) The project does not include recreational facilities or require the construction or expansion of recreational facilities that could have a potential adverse effect on the environment.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
16. Transportation and Traffic – Would the Project:			
a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- 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) A Traffic Impact Study dated ~~June 2017~~ January 2018, prepared by Dawn Wilson, was completed for the proposed project. As described in the study, the project site currently has a drive-thru restaurant which results in approximately 624 average daily trips (ADT). The proposed project would replace the drive-thru restaurant with a Rite Aid Pharmacy, which is forecasted to result in an increase of 447 ADT. The project site is located at the intersection of Valley Center Road and Cole Grade Road. The intersection is forecasted to operate at an acceptable Level of Service (LOS) during peak hours with the addition of project traffic. Valley Center Road and Cole Grade Road are Circulation Element roadways which were analyzed under the County of San Diego Traffic Impact Fee (TIF) program for cumulative impacts to County roadway facilities located within the Valley Center community. As identified within the GPU EIR as Tra 1.7, the project will be required to participate in the County of San Diego Traffic Impact Fees (TIF) Program and will pay the current County TIF Fees at the time building permits are issued.

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.

- 16(b) The proposed project would result in a total of 1,071 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 Valley Center Fire Protection District and the San Diego County Fire Authority have reviewed the project and its Fire Protection Plan 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

The project could result in potentially significant cumulative impacts to traffic; however, all impacts would be reduced to a less than significant level. Further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. Although cumulative impacts associated with the Agricultural Promotion Program were not analyzed in the GPU EIR, impacts would be less than significant as described above in 16(a).
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 under Tra-1.7 will be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
17. Utilities and Service Systems – Would the Project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 proposed project would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project Service Availability Form dated May 23, 2016 has been received from the Valley Center Municipal Water District that indicates that there is adequate capacity to serve the project.
- 17(b) The proposed project involves connections from the project site to the existing water and wastewater pipelines within the Valley Center Road 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 Valley Center Municipal Water District dated May 23, 2016 has been provided which indicates that there is adequate water to serve the project.
- 17(e) A Service Availability Letter from the Valley Center Municipal Water District dated May 23, 2016 has been provided, which indicates that there is adequate wastewater capacity to serve the project.
- 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.

Conclusion

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

Attachments:

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

Appendix A

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

Tory R. Walker Engineering, Inc., Tory R. Walker (July 3, 2017). CEQA-Level Preliminary Drainage Study for Rite Aid Valley Center Valley Center, California.

Tory R. Walker Engineering, Inc., Tory R. Walker (July 3, 2017). County of San Diego Priority Development Project (PDP) SWQMP, Rite Aid #6750 PDS2015-STP-15-022.

Wilson, Dawn, PE TE (June 2017). Valley Center Rite Aid Traffic Impact Study.

Wynn Engineering, Gary Wynn (April 12, 2016). Fire Protection Plan-Short Form for: Valley Center Rite Aid Site Plan.

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

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

Appendix B

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

[http://www.sdcounty.ca.gov/pds/gpupdate/GPU FEIR Summary 15183 Reference.pdf](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
RITE AID PHARMACY, PDS2015-STP-15-022**

April 13, 2018

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The project will obtain its water supply from the Valley Center Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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:

Based on an analysis of County records and aerial imagery by County Staff, it has been determined that no sensitive habitat lands are located on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist 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)?

YES

NO

NOT APPLICABLE

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?

YES

NO

NOT APPLICABLE

Discussion:

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

The project site is comprised of an 11,872 square foot building located on a commercially zoned property (C36). Land uses to the west, east, and south are also zoned C36 and is subject to a lesser restrictive nighttime sound level limit of 55 dBA at the project property lines pursuant to the County Noise Ordinance, Section 36.404. Noise sources associated with the project would be from vehicular traffic, loading area activities, and mechanical equipment. The project incorporates noise control features comprised of 6-foot high CMU walls located along the southern and eastern property lines. These walls would reduce noise generating operations associated with the Rite Aid building. Additionally, the building would include a roof top parapet wall design that would screen roof top

mechanical equipment. Based on the design features proposed as part of the project, noise generating activities associated with the proposed Rite Aid building are anticipated not to exceed the County Noise Ordinance requirements.

Attachment C - Environmental Findings

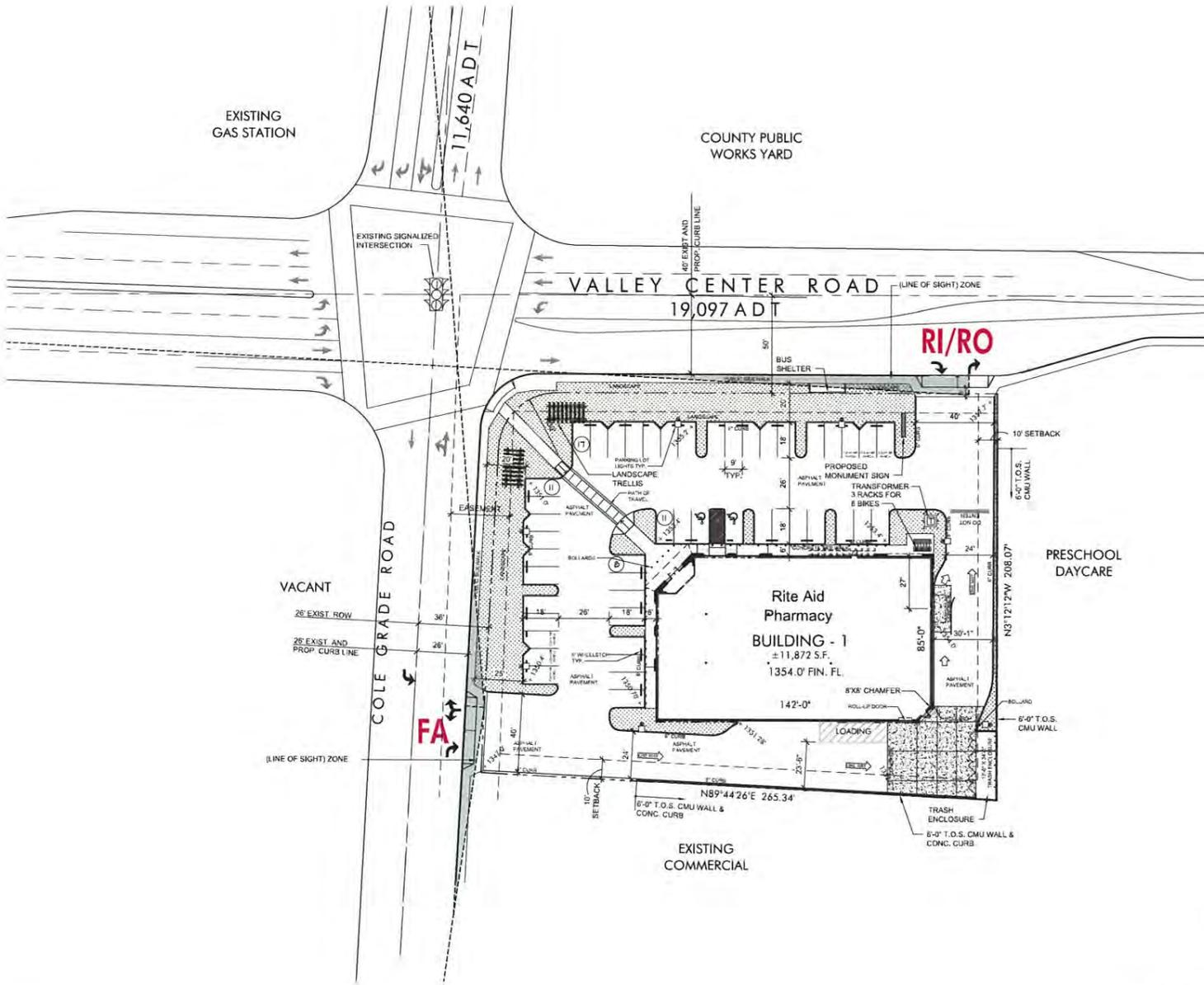
ENVIRONMENTAL FINDINGS

VALLEY CENTER SITE PLAN
PDS2015-STP-15-022, PDS2015-ER-15-08-021

April 13, 2018

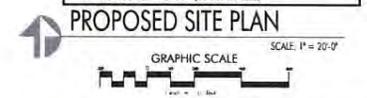
1. In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review for the reasons stated in the Notice of Exemption dated April 26, 2018, because the project is consistent with the General Plan for which an environmental impact report dated August 2011 on file with Planning & Development Services as Environmental Review Number 02-ZA-001 (GPU EIR) was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project, as explained in the 15183 Statement of Reasons dated April 13, 2018.
2. In accordance with State CEQA Guidelines section 15183(e)2, the Zoning Administrator, at a duly noticed public hearing on April 26, 2018, found that feasible mitigation measures identified in the General Plan Update EIR will be undertaken.
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

**Attachment D - Site Plan, Preliminary Grading
Plan, Conceptual Landscape Plan, Signage and
Elevations**



VICINITY MAP
NOT TO SCALE

SITE DATA	
ZONING	28535 COLE GRADE RD. VALLEY CENTER, CA
CLIENT	RITE AID
PROPOSED USE	RETAIL
EXISTING ZONING	C36
LAND USE DESIGNATION	GENERAL COMMERCIAL
MAX BUILDING HEIGHT	35'
FRONT YARD CENTERLINE SETBACK	50'
INTERIOR SIDE YARD SETBACK	0'
EXTERIOR SIDE YARD SETBACK	35'
REAR YARD SETBACK	25'
LANDSCAPE EDGE ZONE	
VALLEY CENTER ROAD	20'
COLE GRADE ROAD	20'
APN NUMBER	188-250-19
ADJACENT ZONING	RESIDENTIAL / COMMERCIAL
SITE AREA	
NET SITE AREA	(±) 1.16 AC = 50,769 SF
DEDICATION AREA	(±) 0.04 AC = 1,496 SF
GROSS SITE AREA	(±) 1.20 AC = 52,265 SF
*AREAS BASED ON DIMENSIONS SHOWN	
BUILDING DATA	
BUILDING AREA	11,875 SF
BUILDING HEIGHT	± 25'
NUMBER OF STORES	ONE
PARKING DATA	
RETAIL REQ. (11,875 SF / 250)	47 STALLS
PARKING PROVIDED:	47 STALLS
ADA :	2 STALLS
STANDARD:	39 STALLS
CLEAN AIR :	8 STALLS
PARKING RATIO PROVIDED:	4.0 / 1,000 S.F.
DRIVE THRU	
STACKING REQUIREMENTS:	N/A
BICYCLE REQUIRED:	0.1 PER 47 STALLS = 4.7 BIKES
BICYCLE PROVIDED:	3 RACKS FOR 6 BIKES
LANDSCAPE DATA	
PARKING LOT LANDSCAPE:	± 3,241 S.F.
PARKING LOT LANDSCAPE %:	10.4%
PERIMETER LANDSCAPE:	± 3,292 S.F.
DEDICATION LANDSCAPE:	± 1,950 S.F.
ON SITE LANDSCAPE PROVIDED:	± 8,484 S.F.
LANDSCAPE PERCENT :	16.7%
ON SITE LANDSCAPE :	± 8,484 S.F.
OFF SITE LANDSCAPE :	± 1,759 S.F.
* TOTAL OVERALL LANDSCAPE :	± 10,243 S.F.
* OVERALL LANDSCAPE PERCENT :	20.1%
* (OVERALL LANDSCAPE INCLUDES OFF SITE LANDSCAPE)	
M/N DRIVE AISLE WIDTH:	26'-0"
STANDARD PARKING STALL:	9'-0" x 18'-0"
NOTE:	
1. TRUCK SIZE:	WB-65 (53 FT. TRAILER)



RA#6750 VALLEY CENTER, CA
 PRELIMINARY SITE PLAN SUBJECT TO CHANGE.
 ON SITE GRADES ARE PRELIMINARY ONLY. PROPERTY LINE IS BASED ON
 ALTA PREPARED BY IW CONSULTING ENGINEERS., DATED 10.08.14

SEC OF VALLEY CENTER RD. & COLE GRADE RD.
 VALLEY CENTER, CALIFORNIA
Halferty Development Company
 199 SOUTH LOS ROBLES AVE., SUITE 840
 PASADENA, CALIFORNIA 91101

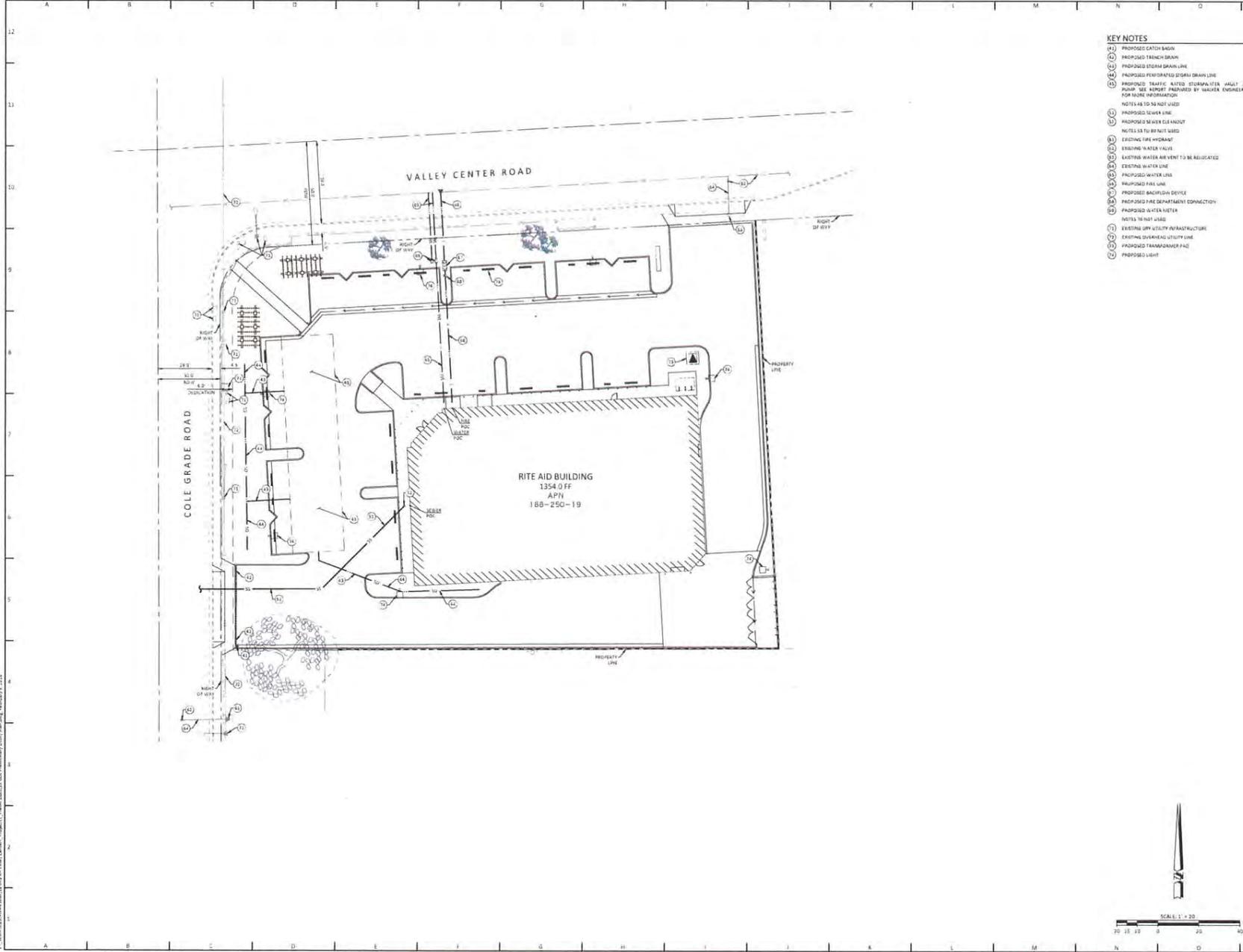


McKenty Malak ARCHITECTS
 35 Huguenot Alley, Suite 200
 Pasadena, California 91103 2648
 TEL 626 560 8348 FAX 626 560 8387

SITE PLAN
 02.09.2018 142011M6
SP-17

2 - 52

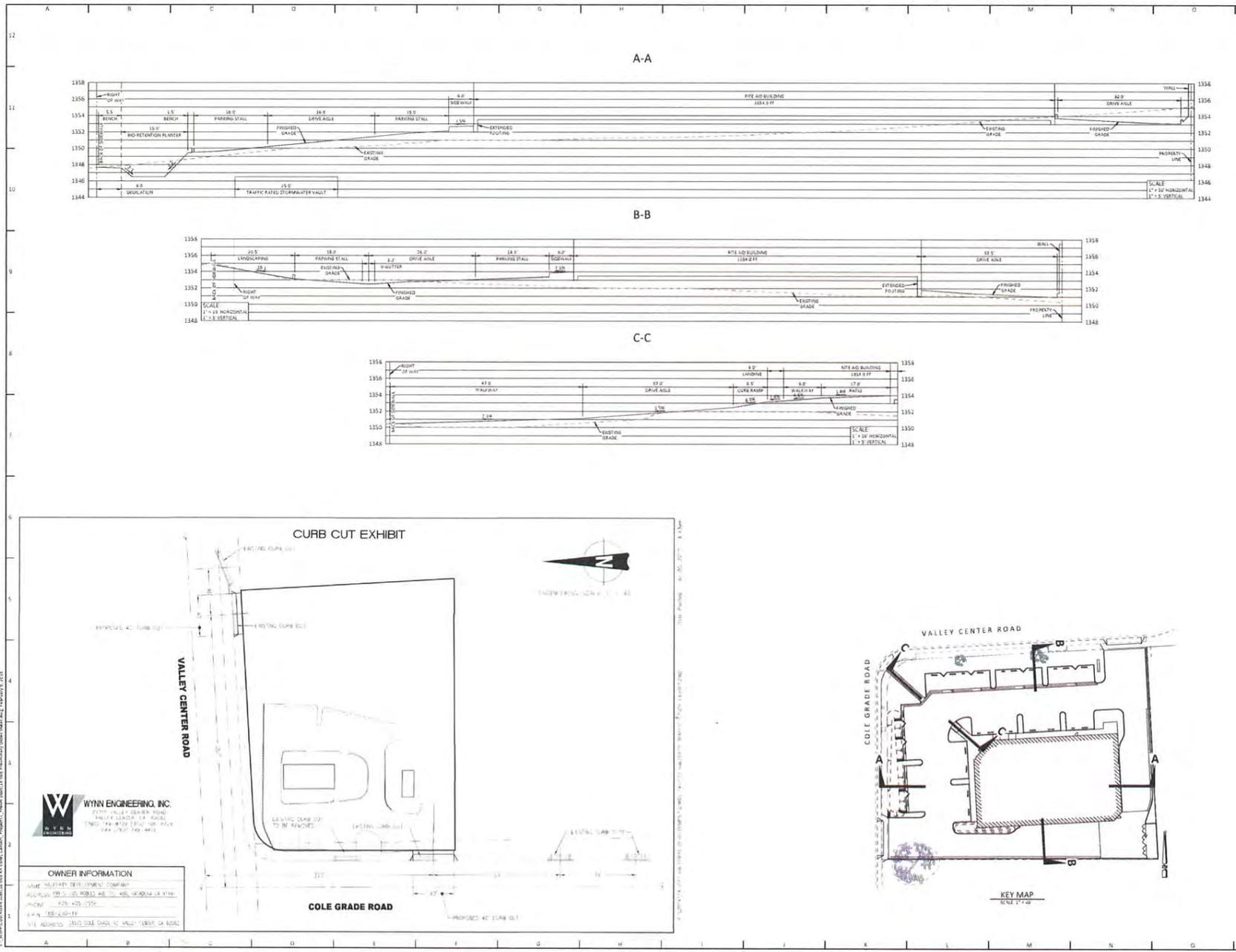
C:\Users\jrdavis\OneDrive\Documents\Projects\2018\20180201\20180201 Preliminary Utility Plan.dwg - February 3, 2018



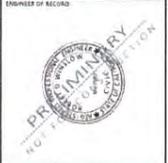
- KEY NOTES**
- (S) PROPOSED CATCH BASIN
 - (SD) PROPOSED STORM DRAIN
 - (SDS) PROPOSED STORM DRAIN LINE
 - (SDS) PROPOSED PERMANENT STORM DRAIN LINE
 - (S) PROPOSED TRAFFIC ALIGNED STORMWATER JUNCTION AND PUMP. SEE SHEET PROVIDED BY WATER ENGINEERING FOR MORE INFORMATION.
 - (S) NOTES AS TO "N" NOT USED
 - (S) PROPOSED SEWER LINE
 - (S) PROPOSED SEWER CLEARANCE
 - (S) NOTES AS TO "S" NOT USED
 - (S) EXISTING FIRE HYDRANT
 - (S) EXISTING WATER VALVE
 - (S) EXISTING WATER AIR VENT TO BE RELOCATED
 - (S) EXISTING WATER LINE
 - (S) PROPOSED WATER LINE
 - (S) PROPOSED FILL LINE
 - (S) PROPOSED BACKFLOW DEVICE
 - (S) PROPOSED FIRE DEPARTMENT CONNECTION
 - (S) PROPOSED WATER METER
 - (S) NOTES "N" NOT USED
 - (S) EXISTING UTILITY INFRASTRUCTURE
 - (S) EXISTING SHARED UTILITY LINE
 - (S) PROPOSED TRANSFORMER PAD
 - (S) PROPOSED LIGHT



 <p>CIVIL DESIGN STUDIO CIVIL ENGINEERING PLANNING PERMITTING</p> <p>P.O. Box 57 188-2000 Vallejo, CA 94591 www.civildesignstudio.com</p>	
	
<p>ENGINEER OF RECORD</p>	
<p>RITE AID # 6750 - VALLEY CENTER, CA</p>	<p>PROJECT LOCATION 28535 COLE GRADE ROAD VALLEY CENTER, CA 92082 APN: 188-250-19</p>
<p>PLANS PREPARED BY HALFERTY DEVELOPMENT COMPANY 139 SOUTH LOGGERS LANE, SUITE 840 PACIFIC GROVE, CA 91301</p>	
<p>REVISIONS</p>	
<p>REVIEWED BY: RDW</p>	
<p>PREPARED BY: MMM</p>	
<p>DATE: February 3, 2018</p>	
<p>SCALE: AS SHOWN</p>	
<p>CDS JOB # 18-008</p>	
<p>PRELIMINARY UTILITY PLAN</p> <p>C-2</p>	
<p>SHEET 2 OF 5 SHEETS</p>	



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 400 S. 7th St.
 Pasadena, CA 91106
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 Fax: 626.792.1112
 www.civildesignstudio.com



RITE AID # 6750 - VALLEY CENTER, CA
 PROJECT LOCATION
 28535 COLE GRADE ROAD
 VALLEY CENTER, CA 92082
 APN: 188-250-19

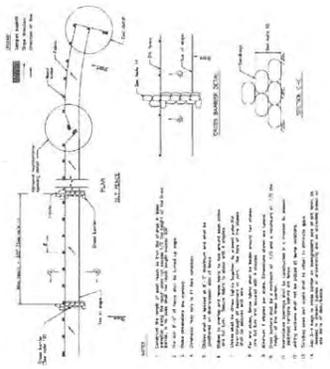
HALFERTY DEVELOPMENT COMPANY
 1399 SOUTH LOS ROBLES AVE, SUITE 840
 PASADENA, CA 91101

REVIEWED BY: RDW
 PREPARED BY: MMM
 DATE: February 9, 2018
 SCALE: AS SHOWN
 CURB CUT: 1B-008

PRELIMINARY X-SECTIONS & DETAILS
C-3

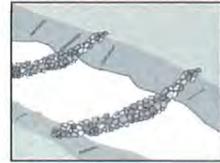
2 - 55

Silt Fence SE-1



November 2008 California Stormwater BMP Handbook
Landscape Construction
www.casqa.org 1 of 2

Check Dams SE-4



Description and Purpose
A check dam is a small barrier constructed of rock, gravel, log, sandbags, filter socks, or other proprietary products, placed across a channel to reduce the velocity of runoff. Check dams reduce the effective slope of the channel, thereby reducing speed and channel erosion by reducing flow velocity and increasing resistance to flow within the channel, allowing sediment to settle.

Suitable Applications
Check dams may be appropriate in the following situations:

- To promote sedimentation behind the dam
- To prevent erosion by reducing the velocity of channel flow on small intermittent channels and temporary erosion
- In small open channels that drain an acre or less
- In steep channels where streamflow runoff velocities exceed 3 ft/s
- Using the establishment of grass linings to discharge runoff or channels
- In temporary ditches where the short length of service does not warrant establishment of erosion-resistant linings
- To act as a grade control structure

November 2008 California Stormwater BMP Handbook
Landscape Construction
www.casqa.org 1 of 2

Storm Drain Inlet Protection SE-10



Description and Purpose
Storm drain inlet protection consists of a sediment filter or an expanding area in, around or upstream of a storm drain, ditch, tank, or catch basin. Storm drain inlet protection maintains temporary ponding before runoff enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding in upstream to the greatest sediment reduction. Temporary pondable storm drain inlets catch sediment from storm drain pipes to capture and filter storm water.

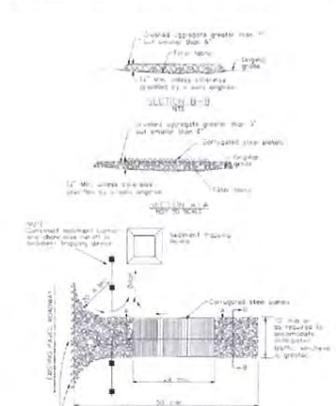
Suitable Applications
Every storm drain inlet receiving runoff from unestablished or otherwise erode-prone areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment laden stormwater and stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre
- In general pipe boxes should not be used as inlet protection
- Requires an adequate area for water to pond without encroaching upon portions of the roadway subject to traffic

November 2008 California Stormwater BMP Handbook
Landscape Construction
www.casqa.org 1 of 2

Stabilized Construction Entrance/Exit TC-1



November 2008 California Stormwater BMP Handbook
Landscape Construction
www.casqa.org 1 of 2

Categories

EC Erosion Control	SE
SE Sediment Control	SE
TC Tackling Control	
WE Wet Erosion Control	
NS Non-Stormwater Management Control	
WM Stormwater Management Control	

Legend

SE Primary Category
SE Secondary Category

Targeted Constituents

Sediment	SE
Nutrients	
Toxic	
Metals	
Oil and Grease	
Organics	

Potential Alternatives

SE 1 Filter socks
SE 4 Grass log bars
SE 4 Fabric panels
SE 4 Rock barker bags



Categories

EC Erosion Control	SE
SE Sediment Control	SE
TC Tackling Control	
WE Wet Erosion Control	
NS Non-Stormwater Management Control	
WM Stormwater Management Control	

Legend

SE Primary Category
SE Secondary Category

Targeted Constituents

Sediment	SE
Nutrients	
Toxic	
Metals	
Oil and Grease	
Organics	

Potential Alternatives

SE 1 Filter socks
SE 4 Fabric panels
SE 4 Grass log bars
SE 4 Canvas barge
SE 4 Rubber bags



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RITE AID # 6750 - VALLEY CENTER, CA

PROJECT LOCATION:
28535 COLE GRADE ROAD
VALLEY CENTER, CA 92082

PREPARED BY:
HALFERTY DEVELOPMENT COMPANY
199 SOUTH LOS ROBLES AVE, SUITE 840
PASADENA, CA 91101

APN: 188-250-19

DATE: February 9, 2018

SCALE: AS SHOWN

COLOR: 18-008

PRELIMINARY BMP DETAILS
C-5

NOTE: DETAILS ON THIS SHEET ARE PROVIDED FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ORIGINAL COPIES OF THE DETAILS FROM EACH APPLICABLE SOURCE.



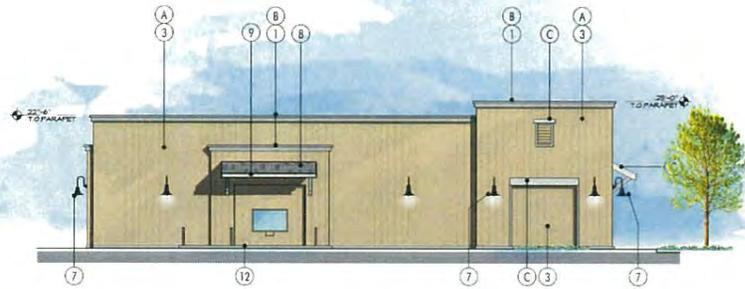
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

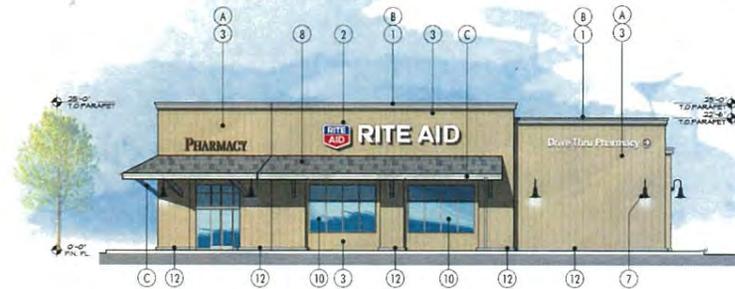
- 1 CORNICE
- 2 SIGNAGE
- 3 VERTICAL HOUSED SIDING
- 4 PAINTED WOOD PELLETS
- 5 LOADING DOOR
- 6 PAUXI BATH BLENDING DOOR
- 7 DECORATIVE LIGHT FIXTURE
- 8 CONCRETE TILE ROOFING
- 9 DRIVE THRU CANOPY
- 10 METAL STOREFRONT
- 11 ENT FLOOR
- 12 CONCRETE CURB

COLORS

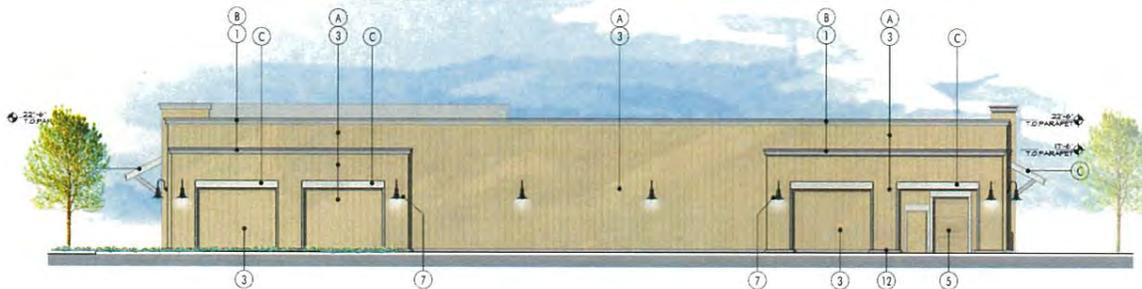
- A SILVER BRONZE/OLYMPIC TRAPT BY DORN EDWARDS
- B DESERT COVERED IN PLATINUM BY DORN EDWARDS
- C BRASS SILVER SETTING BY DORN EDWARDS



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SEC OF VALLEY CENTER RD. & COLE GRADE RD.
VALLEY CENTER, CALIFORNIA
Halferty Development Company
199 SOUTH LOS ROBLES AVE., SUITE 840
PASADENA, CALIFORNIA 91101

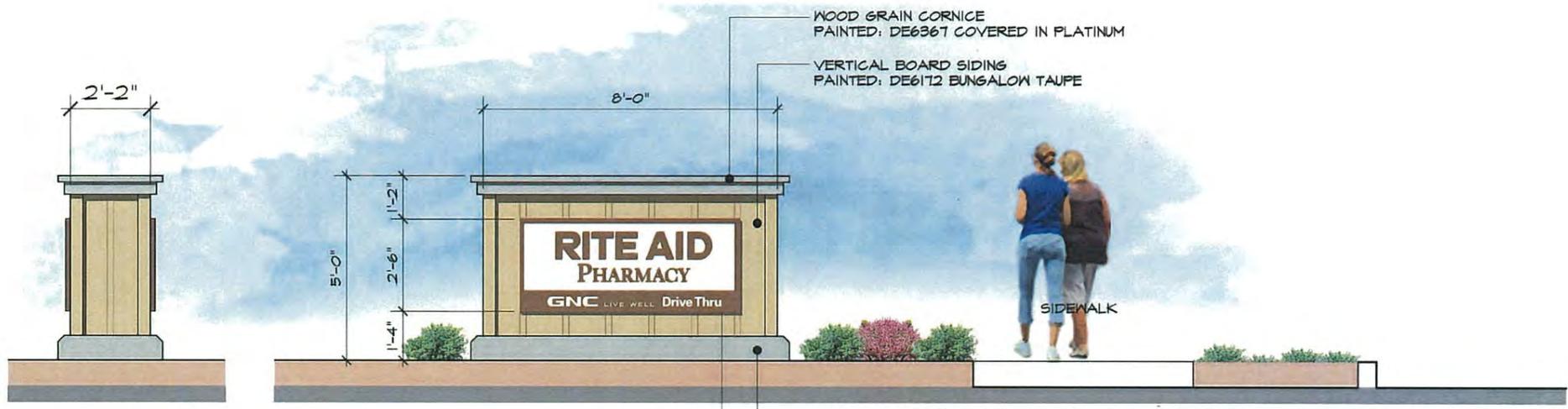


RA#6750 VALLEY CENTER, CA.
PRELIMINARY ELEVATIONS SUBJECT TO CHANGE

**McKently
Malak**
ARCHITECTS
35 Huguley Alley, Suite 200
Pasadena, California 91103-3648
TEL 626 582 8348 FAX 626 582 8367

PROPOSED ELEVATIONS
07.03.2017 142017AA

EL-01



WOOD GRAIN CORNICE
PAINTED: DE6367 COVERED IN PLATINUM

VERTICAL BOARD SIDING
PAINTED: DE6172 BUNGALOW TAUPE

② SIDE VIEW - MONUMENT SIGN
SCALE: 3/8" = 1'-0"

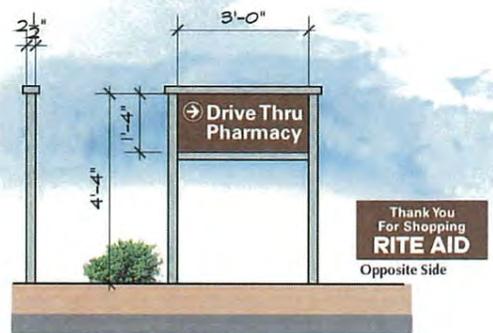
① DOUBLE FACED MONUMENT SIGN
SCALE: 3/8" = 1'-0"

CONCRETE BASE

SIGN PANEL - LETTERS TO
HAVE WOOD GRAIN FINISH.



③ TRAFFIC CONTROL SIGN
SCALE: 3/8" = 1'-0"



④ TRAFFIC CONTROL SIGN
SCALE: 3/8" = 1'-0"

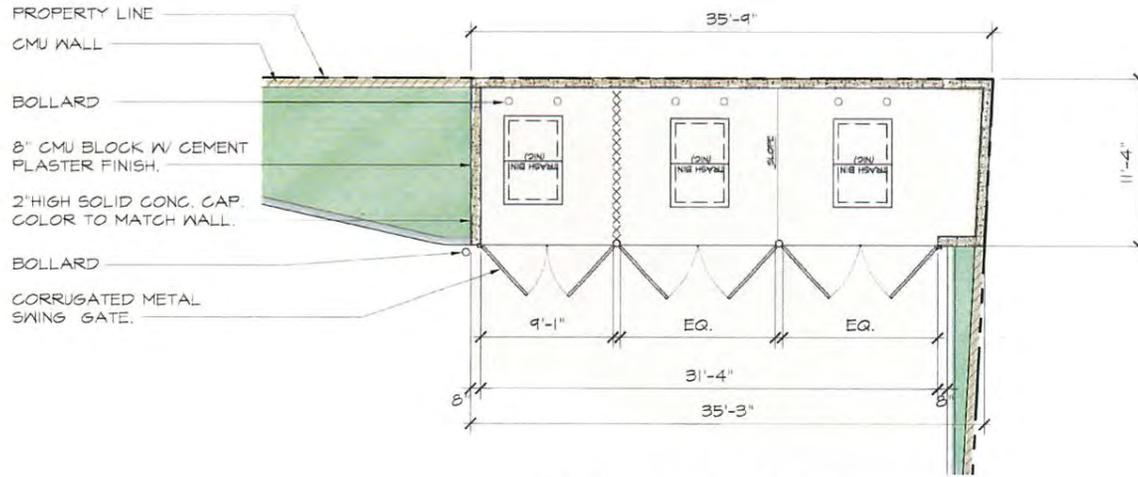
SEC OF VALLEY CENTER RD. & COLE GRADE RD.
VALLEY CENTER, CALIFORNIA
Halferty Development Company
199 SOUTH LOS ROBLES AVE., SUITE 842
PASADENA, CALIFORNIA 91101



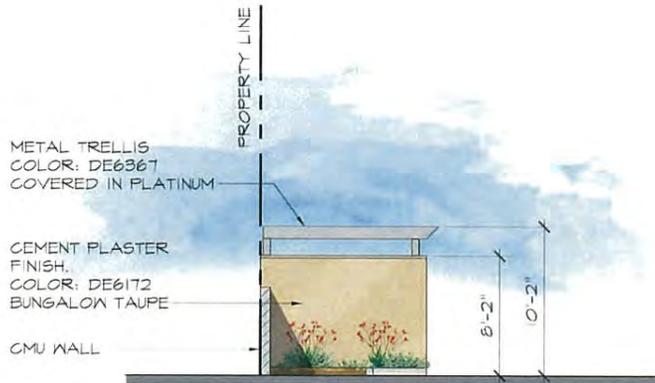
CONCEPTUAL SUBJECT TO CHANGE

McKenty Malak
ARCHITECTS
33 HUGO ALLEY SUITE 200
PASADENA, CALIFORNIA 91103-3848
TEL 626 583 8348 FAX 626 583 8387

MONUMENT SIGN
05.03.2017 14201TMA
SN-01



① TRASH ENCLOSURE FLOOR PLAN
SCALE: 1/8" = 1'-0"



③ SIDE ELEVATION
SCALE: 1/8" = 1'-0"



② FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SEC OF VALLEY CENTER RD. & COLE GRADE RD.
VALLEY CENTER, CALIFORNIA
Halferty Development Company
199 SOUTH LOS ROBLES AVE., SUITE 200
PASADENA, CALIFORNIA 91101



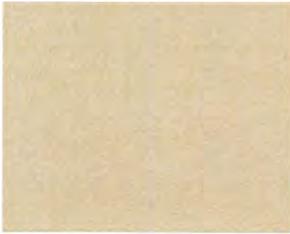
McKenty
Malak
ARCHITECTS
33 Hugus Alley Suite 200
Pasadena, California 91103-3648
TEL 626 593 8380 FAX 626 593 8387

CONCEPTUAL SUBJECT TO CHANGE

TRASH ENCLOSURE

05.03.2017 14201TMA

TR-01



A PAINT: DE6172 BUNGALOW TAUPE
BY: DUNN EDWARDS



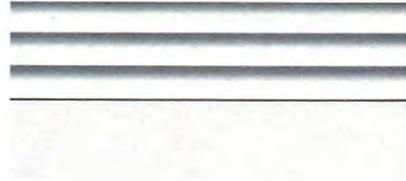
B PAINT: DE6367 COVERED IN PLATINUM
BY: DUNN EDWARDS



C PAINT: DE6359 SILVER SETTING
BY: DUNN EDWARDS



1 VERTICAL SIDING
BY: HARDIE PANEL



2 STOREFRONT
CLEAR ANODIZED ALUMINUM
BY: ARCADIA



3 STOREFRONT GLASS
1" CLEAR FLOAT GLASS
BY: PPG



4 GOOSENECK LIGHT FIXTURE
COLOR: BLACK
BY: ARCHITECTURAL AREA LIGHTING



5 ROOF TILE
MODEL: SAXONY900 SLATE
COLOR: CHARCOAL BLEND
BY: BORAL ROOFING

SEC OF VALLEY CENTER RD. & COLE GRADE RD.

VALLEY CENTER, CALIFORNIA

Halferty Development Company

199 SOUTH LOS ROBLES AVE., SUITE 840
PASADENA, CALIFORNIA 91101



CONCEPTUAL SUBJECT TO CHANGE

**McKenty
Malak**
ARCHITECTS

25 HUGUS ALLEY SUITE 200
PASADENA, CALIFORNIA 91103-3648
TEL 626 583 8348 FAX 626 583 8387

COLOR MATERIAL
BOARD

07.03.2017 142011MA

CM-01

Attachment E - Public Documentation



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

Memorandum

TO: File

FROM: Benjamin Mills, Planning Manager

SUBJECT: Response to Comments; Valley Center Rite Aid, PDS2015-STP-15-022,
PDS2015-ER-15-08-021

DATE: April 13, 2018

The following are staff's responses to comments received during the public review period for the draft Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist Pursuant to CEQA Guidelines §15183, dated November 8, 2017. The draft Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist was circulated for public review from November 30, 2017 through December 29, 2017. Comments were received that require changes to the 15183 Checklist.

Response to comments received from James Chagala & Associates Land Use Planning Consultants:

- A1. This comment provides introductory remarks not at variance with the environmental document. No changes were made to the CEQA documentation as a result of this comment.
- a. A2. This comment discusses Policy 2 of the Valley Center Community Plan. This comment also implies that the project does not meet the Valley Center Design Guidelines. The County disagrees with this comment for several reasons. First, there are no "significant natural features" located on the site. The existing site includes a restaurant with a drive-thru and parking area. The comment goes on to state that this policy does not "limit the application of the Guidelines to these features," but does not elaborate as to what features of the existing site should be preserved. The existing visual character and quality of the project site and surrounding area can be characterized as rural commercial and residential. The project site is developed with an existing drive-thru restaurant that will be removed. Existing uses in the vicinity of the site include but not limited to a child daycare facility, gas station, restaurants, a bank and post office. The 11,872 square-foot proposed Rite Aid building would be equivalent in arrangement, scale, mass and design of buildings, open spaces, and landscape elements to adjacent sites. In the vicinity there is 14,000 square-foot commercial center (Old Town Center), a 9,000 square-foot hardware store, a 7,200 square-foot pawn shop, and a 7,000 square-foot garden center. The project proposes 47 parking spaces including 2

Americans with Disabilities Act (ADA) parking spaces. The ADA parking spaces have been designed to comply with the County of San Diego Parking Design Manual by locating them in front of the building, not between a driveway and along the shortest accessible route of travel to the front entrance of the building with a 6-foot wide sidewalk. Pursuant to the County of San Diego Parking Design Manual, direct and continuous pedestrian access should be provided to building entrances, parking spaces and public sidewalks. Two proposed landscaped trellises flank either side of a main pedestrian path of travel that will connect to an existing public sidewalk at the corner of Valley Center Road and Cole Grade Road to the main entrance of the building. The proposed project includes a 20-foot to 25-foot landscape edge buffer along the roadway frontage that will provide a natural screening element to both the proposed parking and building. Total landscaping area will make up 20.1% of the 0.2 acre site. Among the 47 parking spaces are 20 trees that include Crepe Myrtle, Australian Willow and existing California Oak trees whose canopy spread at maturity is approximately 15 to 20 feet. Being that parking spaces would be 9 feet wide, each tree would be able to provide 85% of canopy cover for paved parking. The architectural design of the proposed building is consistent with the Valley Center Design Guidelines and will exhibit rural-agricultural character that is one story, and will be painted earth tone colors to blend the structure into its surroundings. The proposed building will be of similar bulk and scale to existing uses in the surrounding area and the applicant has proposed design features to minimize the visual impact such as, a landscape plan that will help buffer and screen views of the proposed parking and building. Also, consistent with the Valley Center Design Guidelines, there are existing native oaks on the site that will be retained, along with further design elements discussed under response A3 and A4. No changes were made to the CEQA documentation as a result of this comment.

- A3. This comment states that the project violates the 20-foot landscape edge zone along the front of the property because the project proposes a 10-foot landscape edge along Valley Center Road and a 5 foot edge zone along Cole Grade Road. After the Public Disclosure of the 15183 Checklist, the applicant made changes to the Conceptual Landscaping Plan, Site Plan, and Preliminary Grading Plan. The proposed landscape edge along the front of the property is now 20 feet to 25 feet wide along Valley Center Road and Cole Grade Road. This project design change does not affect the analysis within the checklist, as it does not increase any impacts analyzed within. This design change would provide an additional buffer between the parking area and the roadway frontage. The project description of the checklist and analysis within the checklist have been updated accordingly; however, as previously discussed, this would not result in any physical impacts to the environment that were not previously disclosed within the checklist.
- A4. This comment states that the parking areas are between the proposed building and Valley Center Road and Cole Grade Road and does not conform to the 20-foot setback from front and side property lines. The proposed project conforms to the "O" designator Setback requirements of the Zoning Ordinance. It should be noted that although the Valley Center Design Guidelines (adopted in 1986 and last

amended in 1990) are an important tool in guiding the design of development, there are several factors that are required to be met by law—including, but not limited to, ADA requirements. The Valley Center Design Guidelines were factored into the design of the project, however, it is important to note the Guidelines contain several suggestive words (i.e., should, would, encourage) and not words that set forth mandates (i.e., shall). Furthermore, the Guidelines state that commercial development “should fit quietly into the landscape” and that “parking lots and service areas are to be fully screened from road view.” As previously described, the proposed project would screen parking areas with natural landscaping features and would fit into the landscape to a better degree than what currently exists on-site. Additionally, a pathway has been proposed between the corner of Valley Center Road and Cole Grade Road to connect the public sidewalk to the building entrance and parking spaces. Through the use of landscaping, pavement materials and striping it provides a direct, safe pedestrian pathway that is consistent with the County’s Parking Design Manual.

Lastly, the purported “non-compliance” with the Guidelines referenced by the commenter does not result in a physical impact on the environment. The CEQA Guidelines and Statute are clear in the interpretation that a conflict with an established policy does not represent a significant impact on the environment unless a physical impact results from such policy conflict. For example, an encroachment into steep hillsides could result in disturbance to coastal sage scrub. This design suggestion set forth in the Valley Center Design Guidelines would not result in a physical impact on the environment. Therefore, no changes to the checklist are required as a result of this comment.

- A5. The County acknowledges this comment. This comment repeats that the project does not meet the Valley Center Design Guidelines. County Staff disagrees with this comment. The project has been redesigned and details outlining the changes to project are discussed under response A3 and A4. No changes were made to CEQA documentation as a result of this comment.
- A6. This comment refers to an attached letter from Attorney David Ferguson. The County acknowledges this comment and letter.
- A7. This comment states that the proposed building is too large to fit on lot, meet dedications, setbacks and Design Guidelines. County Staff disagrees with this comment. The project has been redesigned and details outlining the changes to project are discussed under response A3 and A4. No changes were made to CEQA documentation as a result of this comment.
- A8. This comment expresses opinions on the commenter. Please see response A3 and A4. This comment does not raise issues regarding the adequacy of the CEQA documentation. No changes were made to CEQA documentation as a Please see response A3 and A4. This comment does not raise issues regarding the adequacy of the CEQA documentation. This comment will be provided for review and consideration by the decision makers.

- A9. This comment refers to the traffic report and identifies an attached comment letter from Darnell and Associates. This comment does not raise issues regarding the adequacy of the CEQA documentation. No changes were made to CEQA documentation as a result of this comment.

Response to comments received from Lounsbery Ferguson Altona & Peak LLP

- B1. This comment provides introductory remarks of the commenter and quotes Valley Center Design Guidelines pertaining to the Valley Center Town Center. No changes were made to the CEQA documentation as a result of this comment.
- B2. This comment also implies that the project does not meet the Valley Center Design Guidelines. The project has been redesigned and details outlining the changes to project are discussed under response A3 and A4. No changes were made to CEQA documentation as a result of this comment.
- B3. This comment implies that the project does not meet the Valley Center Design Guidelines. This comment also states the site is too small and not large enough to support a grocery store and the proposed project would preclude development of a true Town Center. County Staff disagrees with this comment. The project has been redesigned and details outlining the changes to project are discussed under response A3 and A4. No changes were made to CEQA documentation as a result of this comment.

Response to comments received from Darnell & Associates, Inc.

- C1. This comment provides introductory remarks of the commenter. No changes were made to CEQA documentation as a result of this comment.
- C2. This comment states the Traffic Study needs to be signed and stamped by registered Civil or Traffic Engineer. After Public Disclosure of the 15183 Checklist the Traffic Study was revised and has been signed and stamped by Dawn Wilson, PE TE. Changes were made to the CEQA documentation to revise the date of the updated Traffic Study, dated January 2018.
- C3. This comment states the Traffic Study does not include the date of the traffic counts. Traffic counts were obtained in 2015 (pg. 2) and count sheets are available in Appendix A.
- C4. This comment states the Traffic Study should be revised to analyze the project impact on Valley Center Road east of Lizard Rocks Road and that this segment would operate at a LOS "F" impact level because 134 project daily trips exceed the allowable 100 ADT exemption. The comment miss-identifies the capacity of a Light-Collector 2.2B Roadway (Valley Center Road east of Cole Grade). The 16,200 capacity cited is for a 2.2E (no median). A 2.2B with turn lanes has a capacity of 19,000 at LOS E. A project is allowed to add 200 ADT before an impact is identified. The project adds 134 ADT, therefore no impact is identified.

- C5. This comment states the Traffic Study needs to address the projects driveways for conformance to the County of San Diego Public Road Design Standards. Mobility Element Roads requires a 300-foot minimum driveway separation. The applicant submitted a request to provide less than 300 feet separation between the curb cut to the east and Cole Grade Road. The 40-foot opening for ingress and egress is 267 feet from Cole Grade Road to the west, and 46-feet to the curb cut to the adjacent property to the east and is occupied by a child daycare facility. The proposed driveway opening has been located to the easterly most corner of the property along Valley center Road in order to provide maximum separation from Cole Grade Road. The County of San Diego issued a blanket exception to the road standards because most commercial properties along the route could not achieve the required separation and it was deemed a hardship. This segment of Valley Center Road is included in this exception area.
- C6. This comment provides a summary statement of reasons why the Traffic Study needs to be revised. The commenter should refer to responses C2 through C5 and the updated TIS dated January 2018 to see the responses to the above comments have been addressed.

Response to comments received from a community member, Lael Montgomery,

- D1. The commenter's statements regarding their opinions on the project are noted. The information in this comment will be provided for review and consideration by the decision makers.
- D2. The County acknowledges the road addresses identified are pertaining to the proposed project site. No changes were made to CEQA documentation as a result of this comment.
- D3. This comment provides introductory of the commentator. No changes were made to CEQA documentation as a result of this comment.
- D4. This comment summarizes that Valley Center Design Guidelines and standards have been cited to the property owners of the project site and to County Staff. It states the community has recommended denial of the Rite Aid Site Plan. This comment will be provided for review and consideration by the decision makers. No changes were made to CEQA documentation as a result of this comment.
- D5. The comment summarizes minutes from the Valley Center Design Review Board Meeting of April 2015. This comment also states the proposed building is too big for the site and does not meet the Valley Centers landscaping objectives. This comment also states their opinions on the project. This comment does not raise issues regarding the adequacy of the CEQA documentation. This comment will be provided for review and consideration by the decision maker. No changes were made to CEQA documentation as a result of this comment.

- D6. The commenter attached the Meeting Minutes from March 2, 2015 Valley Center Design Review Board. No changes were made to CEQA documentation as a result of this comment.

Response to comments received from the Valley Center Community Planning Group

- E1. This comment provides introductory remarks of the commenter. This comment does not raise issues regarding the adequacy of the CEQA documentation. No changes were made to CEQA documentation as a result of this comment.
- E2. This comment summarizes the project has not been analyzed for compliance to the Valley Center Design Guidelines. County Staff disagrees with this comment. The project has been redesigned and details outlining the changes to project are discussed under response A3 and A4. No changes were made to CEQA documentation as a result of this comment.
- E3. This comment summarizes the project limits the required landscaping and violates the Valley Center Community Plan. County Staff disagrees with this comment. After the Public Disclosure of the 15183 Checklist the applicant made changes to the Conceptual Landscaping Plan, Site Plan and Preliminary Grading Plan. The proposed landscape edge along the front of the property is now 20 feet wide along Valley Center Road and Cole Grade Road. No changes were made to CEQA documentation as a result of this comment.
- E4. The existing circulation will be replaced with the proposed site design. The County of San Diego Zoning Ordinance Section 6792 b.3 requires a 40 feet access aisle for this type of project. As shown on the plot plan, the width of the drive aisle at the driveway is 40 feet. The internal circulation allows for appropriate ingress and egress of large delivery vehicles. Driveways and their spacing have been modified from the standard 30 foot maximum to a maximum 34 foot width plus tapers (40 feet). This modified design reduces the potential for trucks to jump the curb and reduces the potential for trucks to cross over the centerline. See approved Transportation Impact Analysis for further description. No changes were made to CEQA documentation as a result of this comment.
- E5. This comment summarizes the proposed project is not consistent with meeting the existing community character. County Staff disagrees with this comment. The project has been redesigned and details outlining the changes to project are discussed under response A3 and A4. No changes were made to CEQA documentation as a result of this comment.
- E6. This comet states that the proposed loading dock is not properly screened from the Public Right of Way. After the Public Disclosure of the 15183 Checklist the applicant made changes to the Conceptual Landscaping Plan, Site Plan and Preliminary Grading Plan. The proposed landscape edge along the front of the

property is now 20 feet wide along Valley Center Road and Cole Grade Road. Additional landscaping has been included to help screen the project from the public right of way. No changes were made to CEQA documentation as a result of this comment.

- E7. This comment states the proposed building's footprint should be reduced or relocate the project to a more appropriate site. After the Public Disclosure of the 15183 Checklist the applicant made changes to the Conceptual Landscaping Plan, Site Plan and Preliminary Grading Plan. Changes include a reduced footprint of 28 square feet, a pedestrian walkway from the proposed building to the corner of Valley Center Road and Cole Grade Road, additional landscaping, increased landscaping setbacks and parking setbacks between the roads have also increased. No changes were made to CEQA documentation as a result of this comment.
- E8. This comment provides an article, "Community Character is Not a CEQA Issue – Unless it's about Aesthetics, dated April 20, 2016. This comment does not specifically address adequacy of the CEQA document for this project. No changes were made to CEQA documentation as a result of this comment.

JAMES CHAGALA & ASSOCIATES
LAND USE PLANNING CONSULTANTS

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Escondido, CA 92026

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(760)751-2691
planning@chagala.com

December 27, 2017

Ben Mills, Project Manager
San Diego County Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Re: PDS2015-STP-15-022
Rite Aid

Dear: Mr. Mills:

A1

I represent the owners of the Weston Town Center, and would like to record our objections regarding the above referenced development now out for public comment. The Rite Aid project has been unanimously denied at the Valley Center Design Review Board, unanimously recommended for denial by the North Village Subcommittee, and recommended for denial by the Valley Center Community Planning Group by a vote of 14-1.

General Plan Conformance:

Although the staff explanations in the public record repeatedly state that this project is consistent with the County General Plan, this clearly is not the case.

Land Use, Commercial Goals, Policy 2 of the Valley Center Community Plan states:

A2

2. Require new commercial development to comply with the Design Guidelines for Valley Center, including, but not limited to, the retention of significant natural features characteristic of the community's landscape. Existing topography, land forms, drainage courses, rock outcroppings, vegetation and viewshed shall be incorporated in the design of the future development of commercial land via the "B" Community Design Area. [PP].

Please note that while line 2 indicates "including, but not limited to, the retention of significant natural features characteristic of the community's natural landscape", nothing in this phrase limits the application of the Design Guidelines to these features but clarifies that these features are to be "included, but not limited to" in the review for compliance with the Design Guidelines.

This project clearly does not meet the Valley Center Design Guidelines. This was the reason for the Valley Center Design Review Board's unanimous denial of the Rite Aid project recommendation and was a major factor in the unanimous recommendation for denial by the North Village Subcommittee and the 14-1 vote by the Valley Center Planning Group. At both the Design Review Board and the North Village Subcommittee the proponents were given several opportunities to revise their plan to meet the guidelines but did not do so.

The Rite Aid Site Plan has the following violations of the Design Review Guidelines.

1. The Guidelines require a 20 foot landscape edge zone along the front of the property (page 53.C).

A3 [This project proposes a 10 foot landscape edge zone along Valley Center Road and a 5 foot edge zone along Cole Grade Road.

A4 [2. The Guidelines require, for single building developments, that parking not be permitted between the front or side street of a building or side street. Parking areas must be setback 20 feet from front and side property lines and fully screened from street view.

This project has parking between the buildings, and both the front and side streets. In addition, parking areas are setback between 7 feet 6 inches and 14 feet from the west and north property lines.

A5 [Therefore, since the Guidelines have not been complied with, pursuant to Policy 2 quoted above, approval of this project is not consistent with the Valley Center Community Plan Text and thereby the County General Plan.

A6 [I have included a letter from Attorney David Ferguson citing additional reasons that this project does not conform to the Valley Center Community Plan and thereby the San Diego County General Plan.

A7 [Impact on the effectiveness of the Design Guidelines:

1. The underlying issue is that the building proposed of 11,900 Square Feet is too large to fit on this lot and meet dedications, setbacks, and the Design Guidelines. Architects have reviewed this site and concluded that to meet County requirements, a building no larger than 7,500 Square Feet would fit on this site. Proposals should be designed to conform to the Guidelines, and not expect to have the guidelines adjusted to meet the wishes of the proponents through exceptions. This would essentially render the Guidelines useless.

A8 [2. It would be unfair to the other developers in Valley Center whose projects have been designed to meet the Design Guidelines.

A9 [3. It would set a bad precedent. Once the County start granting exceptions to the extent Required in this case, especially over the objections of the community, it will set a precedent that other developers will expect for their projects. Again this will render the Guidelines useless.

A10 [Traffic Report:

The traffic report submitted by this project has been reviewed by Darnell and Associates and the comments have also been included.

Thank you for opportunity to comment.

Respectfully submitted,

James Chagala

James Chagala, Ph.D.
Principal

LOUNSBERY FERGUSON
ALTONA & PEAK LLP

ESCONDIDO AND SAN DIEGO

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JOHN W. WELLS

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December 27, 2017

Ben Mills, Project Manager
San Diego County Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Re: PDS2015-STP-15-022
Rite Aid

Dear Mr. Mills:

This letter is submitted on behalf of Weston Communities in response to the proposed development of the Rite Aid store on the southeast quadrant of the intersection of Valley Center and Cole Grade Roads (APN 188-250-19). This Project should not be approved due to its inconsistency with the adopted Valley Center Community Plan ("VCCP") and Valley Center Design Guidelines ("VCDG").

The 1990 VCDG established the Valley Center Town Center ("VCTC") which would be a commercial hub for the region. Section 1.C of the VCDG states that "the concentration of commercial development and existing civic facilities ... will eventually become Valley Center's Town Center. The Town Center area should be distinct from other sections of Valley Center Road, approximating the character of a traditional town center. It should provide an opportunity for pedestrian activity that would link shops and commercial services, the nearby schools and park, and other civic facilities." It is clear that the intent of the VCTC was to create a vibrant village area with ample pedestrian opportunities by concentrating larger commercial projects in the Town Center, rather than having them sprawled along Valley Center Road.

In 2011, the VCCP was adopted with the goal of "[t]wo economically viable and socially vibrant villages where dense residential uses, as well as commercial and industrial uses, are contained". While the VCCP does not specifically reference the VCTC, it does state that all new development must comply with the VCDG. The VCDG clearly require that the Town Center be the major commercial area, indicating that the second center should be a smaller subordinate hub.

The location of a Rite Aid Drug Store on Parcel 188-250-19 as currently proposed would be inconsistent with the intent, guidelines, and policies of both the VCDG and the VCCP for three primary reasons:

B1

Rite Aid
December 27, 2017
Page 2

B2

1. The 53,000 s.f. site is too small to support a pedestrian-oriented environment with walkways, arcades, plazas and courtyards as required by Chapter 13 of the VCDG.
2. The site is too isolated to link separate buildings and arrange them in compact "clusters". Development of the site with a single user with access from the major through road will be tantamount to strip development, which is prohibited under Policy #5 of the VCCP.
3. Placement of an anchor tenant on this small and isolated site will preclude the development of a multi-tenant, pedestrian oriented, town center in the VCCIC as intended by the VCDG and VCCP.

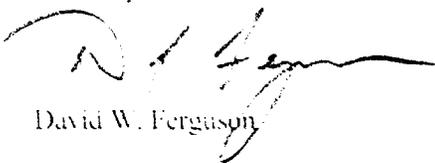
B3

A Town Center containing the elements described in the General Plan and VCDG would require the presence of both a major drug store and a major grocery store. A marketing study done by Area Research Associates (ARA) dated October 14, 2014 shows that there will be sufficient population in Valley Center to support only one supermarket and one super drug store in Valley Center until approximately 2026.

The site of the proposed Rite Aid, at 1.2 acres, is not large enough to also support a grocery store or any other commercial elements of a Town Center as described in the General Plan or the VCDG. Based on the ARA report, approval of the isolated Rite Aid would essentially mean that there could not be a true Town Center constructed in Valley Center for the next 12 years. Accordingly, approval of the Rite Aid project would jeopardize the implementation of the Goals and Policies of the General Plan, the VCCP, and the VCDG.

In conclusion, the proposed project is inconsistent with the goals for the Town Centers because the site is too small and in the wrong location to comply with the General Plan, the VCDG, and the VCCP. The placement of a Rite Aid on Parcel 188-250-19 would preclude the development of a full Town Center on that parcel, or any other in Valley Center. In order to preserve the Village Town Centers envisioned in the VCCP, the proposed project should be denied.

Sincerely,



David W. Ferguson

Darnell & ASSOCIATES, INC.

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

December 22, 2017

James Chagala
James Chagala & Associates
10324 Meadow Glen Way East, Suite 2A
Lake Forest, CA 92630

D&A Ref. No: 150205

Subject: Review of the Valley Center Rite Aid project Traffic Impact Study.

Dear Mr. Chagala:

C1 [In accordance with your authorization, Darnell & Associates, Inc. (D&A), I have reviewed the subject Traffic Impact Study dated September 2017 prepared by Dawn Wilson. My review of the report has been made for conformance to the County of San Diego Traffic Study requirements. I have the following comments based on review of the subject document,

C2 [1. The Traffic Study needs to be signed and stamped by a registered Civil and/or Traffic Engineer.

C3 [2. The Traffic Study on Page 1, Table 1-1 identifies existing traffic volumes on the surrounding streets. However the report does not identify the date of the counts and/or provide a copy of the count summaries in Appendix A.

C4 [3. Table 1-1 classifies Valley Center Road East of Cole Grade Road as a Light Collector (2.2B) roadway with an existing 16,620 ADT and project traffic of 134 daily trips. This analysis is correct for this segment of Valley Center Road between Cole Grade between Cole Grade Road and Lizard Rocks Road.

C4 [Table 1-1 needs to be revised and expanded to analyze the project impact on Valley Center Road East of Lizard Rocks Road that is constructed and striped as a Light Collector (2.2E) roadway with a capacity of 16,200 ADT. Based on the 16,200 ADT reported in Table 1-1 Valley Center Road East of Lizard Rocks Road would operate at LOS "F" and 134 project daily trips would exceed the allowable 100 ADT exemption and require mitigation.

C5 [4. The Traffic Study also needs to address the spacing of the projects driveways for conformance to the County of San Diego Public Road Design Standards, Section 6.1 C for a minimum distance between non-mobility roads entering Mobility Element Roads.

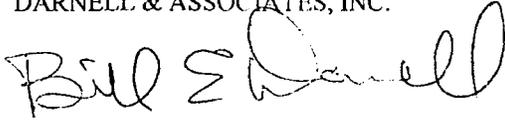
C6 [In summary the subject Traffic Study needs to be revised and copies of the missing traffic count data needs to be provided, location of driveways need to conform to the County of San Diego Public Roads Standards 6.1C and mitigation of the project impacts to Valley Center Road East of Lizard Rocks Road needs to be completed.

James Chagala
James Chagala & Associates
December 22, 2017
Page 2

If you have any questions, please feel free to contact this office.

Sincerely,

DARNELL & ASSOCIATES, INC.



Bill E Darnell, P.E.
Firm Principal
RCE 22338



Date Signed: 12-22-17

BED/jam
Rite Aid Traffic Study Review.docx

Brown, Bronwyn

From: Lael Montgomery <laelmontgomery@aol.com>
Sent: Wednesday, December 13, 2017 4:12 PM
To: Mills, Benjamin
Cc: 'Lael Montgomery'; 'ashly mellor'; 'Smith, Oliver'; 'Rich Rudolf'; 'Ann Quinley'; Wardlaw, Mark; Gretler, Darren M; 'Keith Robertson'
Subject: Rite Aid Project should be denied: Contradicts VC's Design Objectives

RE: Rite Aid Drug Store Proposed for 28535 Cole Grade Rd, Valley Center, CA 92082

D1 **What exactly gives Mark Wardlaw the unilateral authority to destroy Valley Center's Vision for itself as he has done with his approval of an overbuilt site design for a strategic intersection in the heart of Valley Center?**

D2 Address
 28535 COLE GRADE RD, MASTER, VALLEY CENTER, SAN DIEGO, CA 92082, VALIDATED BY THE DIRECTOR OF PDS
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D3 Dear San Diego County Planner Mills,
 I am writing to object to Mark Wardlaw's approval of Rite Aide's appalling site plan for the corner of Cole Grade and Valley Center roads in Valley Center. I was a member of the Valley Center Planning Group for many years and the Chairperson of the community's Design Review Board for fifteen years. I was also among the hundreds of Valley Center residents and business and property owners who invested thousands of hours between 2002 and 2011 to re-write our Community Plan. I was vice chair of the Valley Center CPG Subcommittee that organized that process locally as well as other projects that the County professional planners assured us would guide development in Valley Center.

D4 Valley Center's Vision for itself is described in exacting detail in an array of public planning documents, including the SD County General Plan, and more specifically in the Valley Center Community Plan, the Valley Center Design Guidelines, the Valley Center Design Guidelines Checklist, and the Valley Center J-36 Road Development Standards. These documents have been available since they were approved in 2011, and they could not be more straightforward or clear. They have been cited over and over again since 2015 by the VC Planning Group and the VC Design Review Board to the property owners, Lori Lee and Dick Stephens, to the "option holder" Tom Lenny, to the developer, Chris Peto, and to dozens of staff in the SD County Planning Department, including yourself.

As you and the others well know, community members who have been elected by Valley Center residents to uphold the Vision our little town worked so hard to express *have repeatedly recommended denial of the Rite Aid Site Plan – not for nothing, but for its blatant and careless contradiction of the community's most basic design objectives, and for the ruinous precedent it sets.*

The Minutes from the Valley Center Design Review Board meeting of April 2015, the first time the community saw this project, are clear in their objections to an 11,900 SF structure on this small site. A building of that size on such a small lot creates exactly the asphalt jungle that Valley Center's landscaping objectives are meant to prohibit. From the get-go the property owners, the option-holder,

the developer and the County planners have been well aware of the project's violation of these most basic community objectives. These people are now being rewarded for bullying their way past approved community development and design objectives to shove Rite-Aide's corporate cookie-cutter down Valley Center's throat. Why should the rural and small town character of the San Diego backcountry be sacrificed to the bull-through tactics of a few people whose only interests are their own enrichment? What about community enrichment? What about fairness to the developers and property owners who have worked hard and invested much to build in accord with the community's vision?

15

These developers (of little more than an acre!!) should NOT be supported in their scheme to trash this strategic site with asphalt and, while they're at it to set a precedent for bullying through the community's wishes. Approval of this poor plan will be the precedent that destroys Valley Center's 40-year old vision of a canopied parkway through the heart of town, of landscaped buffers along side streets, between properties and parking spaces? If these property owners and developers cannot on their own respect the wishes of the Valley Center community and the numerous attempts of community groups to work with them, they should be required by supposed overseers of the "public good" to reduce the footprint of their structure so that their enterprise will enhance our little town -- not annihilate it.

For Mark Wardlaw to destroy the central character of Valley Center with his unilateral approval of this overbuilt site plan is an outrage that in my view should cost him his job in "planning" -- this is not planning. It is a despicable violation of the public trust.

Most Sincerely,

Lael Montgomery
13678 McNally Road
Valley Center

Valley Center Planning Group 2003-2007
Valley Center Design Review Board Chair 2003-2015
Valley Center Planning Group Villages Subcommittee Chair 2003-2011
Valley Center General Plan Update Subcommittee Vice Chair 2003-2011

P.S. The minutes below show that these property owners and developers have essentially "blown off" community comments for the last two and a half years. If they claim otherwise they are misrepresenting the facts.

Valley Center Design Review Board

Approved Minutes: April 6, 2015

DRB Members Present: Montgomery, Moore, Robertson.

Visitors: Tom Lenny, Jon Vick, Lorelee Stephens, Richard Stephens, Chris Peto, Ken McKently, Tom Lenny, Kerry Watts, Kerry Garza, Brian Nestoroff, Mike Mahan, and County Planners Mindy Fogg and Dennis Campbell,

MINUTES: March 2, 2015 were approved as is 3-0.

New Style Primers Drafts was approved to be included in the Design Guidelines.

OPEN FORUM: There were no speakers for Open Forum.

PROJECTS:

Rite-Aid Pharmacy: Preliminary Site Plan: Property owners Lorelee and Richard Stephens have optioned to Tom Lenny the property on the SE corner of Valley Center and South Cole Grade

Roads where the Corner Skillet is now. The 1.22 acre-property is in escrow with Rite Aid. Chris Peto, developer for Rite Aid, explained that the architects for Rite Aid have created a smaller size store especially for this location. The proposed building is 11, 900 SF. The plan shows 52 parking spaces and landscape area of 3563 SF. The building will have a corner entrance facing the intersection, a drive-through prescription window and loading dock. The applicants propose driveways from Valley Center and from Cole Grade roads. Chris Peto explained that the site design is dictated by the truck and automobile circulation; based on vehicular traffic and the size and configuration of the site, this is the only design that will work.

All of these factors contribute to the problem that the proposal meets few of Valley Center's Design Guidelines for site design or landscaping. Ken McKently, architect, described the building's architecture as 'Early California Style'. He showed drawings of a plaster finish building with batten siding and concrete roof tiles. Along the base, he had added stone detailing and trellis work over the walkway. The back of the building has an 8' roll-up door for loading and the pharmacy drive through on the other side of the rear.

06 The DRB's comments included that neither site design, nor landscape plan, nor the architectural design meets Valley Design Guidelines. We asked the architect to pick a style within the Early California genre and use authentic elements of that particular style, suggesting a design that appears to be a re-purposed old farm/ag building. Mike Mahan suggested that a Farm Village style building could be created without too many changes. Basically use authentic detailing. There was some discussion about positioning the building closer to the corner of Cole Grade and Valley Center Road for better pedestrian access and better relationship to the street edge, and possibly adding a vertical element at the corner. It was suggested that Lorelee Stephens design it, and then it would be great. Lorelee has done an exemplary job on the Stephens' other properties along Valley Center Rd.

Jon Vick asked if they would be tied in to the sewer. Chris said they would temporarily be a self contained septic, and would tie into the sewer when it was available. Storm Water runoff is not completed at this time.

Kerry Garza, Touchstone Communities asked if their demographics could support two new drug stores (along with the current one in town. Kerry stated he had just signed CVS as a tenant at the new Park Circle project which we will be reviewing at the May meeting.

Ken also presented a landscape plan showing some hedging and trees along Valley Center Rd. and Cole Grade. Susan requested several changes: Remove the Platanus r. and the Tristania c. trees. They require too much water and with the high voltage lines overhead, these trees would have to be topped to remain. She requested that trees 30'tall and smaller should be substituted. Susan also requested the Myoporum,(due to thrips), Lantana (freezes), Rosemary and Callistemon be removed and replaced with

more appropriate plants. A Ceanothus variety could be used instead of the Rosemary. It is native and does not require hedging. She explained our area is unique in the plants we could maintain easily also, especially in the native/very drought tolerant range and would like to see more of them used. Also, we would like the existing Oaks and Crape Myrtles to remain.

The applicants says the site is too small and “set-backed” challenged to provide the landscaping that VC’s Design Guidelines require. The Guidelines call for a 20-foot landscape buffer along the road edges, landscaping along the property line, and landscaping in the parking lot. There is too much asphalt and too little vegetation in this plan.

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082



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1 Vacancy

Ben Mills, Planning Manager
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 110,
San Diego, California 92123

December 29, 2017

Dear Sir,

The Valley Center Community Planning Group would like to comment on the notice of intent to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following project: VALLEY CENTER RITE AID; PDS2015-STP-15-022, LOG NO. PDS2015-ER-15-08-021. The Valley Center Community Planning Group strongly disagrees with the county's intent based on the following:

The Site Plan indicates that the project will conflict with the Valley Center Community Plan, the Valley Center Design Guidelines, and therefore the County of San Diego General Plan. The Valley Center Community Plans and the Valley Center Design Guidelines are a legal part of the General Plan and therefore must be evaluated to the same standards.

E1 The VCCPG is in favor of commercial projects in our community that enhance our clearly articulated community character objectives that are a legal part of the county's General Plan. Community Character is a CEQA issue when it involves aesthetics (see attached).

As a commercial enterprise, the use of the property as a Rite-Aid Pharmacy is welcomed by the community. We support the proposed architectural appearance of the building as appropriate to Valley Center. However, there are several major issues with the submitted design of the project that make it unacceptable as it is presented. The particular issues we see with this project are:

- 1) The project was not analyzed for compliance to Valley Center Design Guidelines as is the normal county process for projects of this type. We want the county to evaluate this project like they have with other projects in the vicinity of this property (i.e. Weston Towne Center). Until that appropriate analysis is complete, there is no justification for the county approving what are inadequate findings for this project. Other similar projects in the same area comply with the Valley Center Community Plan. Note that the scoping letter provided by the county for this project noted:

"the proposed project shall demonstrate an overall design integrity and contribute to Valley Center's design objective."

- E2 2) The size of the planned building, along with the needed parking, limits the landscaping required and thereby violates the Valley Center Community Plan. A smaller building AND one that accommodates the natural features and landscaping requirements specified in our planning documents is necessary and appropriate.

Adequate landscaping is an integral part of the community character of Valley Center, particularly as this location is in one of the most visible intersection of Valley Center. Maintaining the community character in this location is vital to the community and demanded by the Valley Center Community Plan and the Design Guidelines, documents legally integral to the county General Plan. They need to be defended, both by the residents and publicly elected planning group members, as well as by the county in their support of the General Plan proper implementation.

The General Plan Section LU9.3 sets the following standard:

E3

LU-9.3 - Compatibility with Community Character: "Ensure that new development be compatible with the overall scale and character of established neighborhoods."

Residents have chosen to live in Valley Center largely due to its environmental setting: low density, rural character and absence of congestion and pollution. A commercial use that preserves the rural character of Valley Center--that has proper landscaping, protects its oaks, offers parking with trees and other greenery interspersed, and that follows design guidelines--is critical at this location.

E4

3) The site traffic ingress and egress is at best inadequate. The site plan does not properly address the existing poor circulation that commonly includes large RVs on their way to the desert and other high speed traffic along Valley Center Rd. This, mixed with large tractor trailer type vehicles turning into the property and blocking traffic due to minimum access road dimensions, inadequate access locations, and no limitations for times of the day and night, indicates the road studies have not properly taken them into account.

E5

4) Meeting the "existing community character" is not adequate and has been clearly stated by residents in the Valley Center Community Plan and Guidelines that form a legal part of the San Diego General Plan.

The STP-15-022-CEQA-15183-Checklist states: The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized commercial lots.

This is an extremely visible corner and integral to the theme for Village Center. As such it must be held to higher levels of aesthetics than other community locations. This is clearly shown by the nearby Weston Towne Center commercial property recently approved by the San Diego Board of Supervisors. That project met the Valley Center Community Plan, Valley Center Design Guidelines, and the County General Plan objectives.

Based on the current Site Plan, the project is considerably different with respect to overburdening the property compared to other commercial entities that do meet the objectives in the neighborhood. There is no justification for this project to not meet the same objectives.

E6

5) From the Site Plan, it is apparent that the loading dock is not properly screened from the Public Right of Way. As such, the normal trash and debris that routinely collects in this area will be visible and therefore unacceptable for this critical community location.

Community members have publicly elected the Valley Center Community Planning Group, which has worked hard to express and uphold the vision of our little town. VCCPG has recommended denial of the Rite Aid Site Plan based on the applicant's unwillingness to change what we characterize as blatant and careless contradictions of the community's most basic design objectives, and for the ruinous precedent it sets.

E7

If the project property owners and developers cannot, on their own, respect the wishes of the Valley Center community, they should be required by overseers of the "public good" to reduce the footprint of their structure or relocate the project to a more appropriate site so that their enterprise will enhance our little town of Valley Center.

If there is anything the county or the applicant wishes to discuss, please let me know. VCCPG stands ready to work with project applicants to develop a project that is in all of our best interests and preserves and enhances our community.

Regards,


Oliver Smith
Chair, Valley Center Community Planning Group
oliver.smith@philips.com
(760) 703-1455 cell

Attachment: Community Character is a CEQA issue when it involves aestheticsCommunity Character is Not a CEQA Issue - Unless It's About Aesthe... <https://landuse.coxcastle.com/2016/04/20/community-character-is-not-...>

Contact Us Now

Los Angeles: 310.284.2200 Orange County: 949.260.4600 San Francisco: 415.262.5100

APRIL 20, 2016

Community Character is Not a CEQA Issue – Unless It's About Aesthetics

By Tim Paone

Have you ever been required to have your Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) evaluate whether your project will be compatible with the "character of the community"? Recently, in a ruling involving a project in the City of Poway, a California Court of Appeal held that the evaluation of potential impacts of a project on "community character" is not required under CEQA unless those impacts are "aesthetic" in nature. The Court carefully distinguished potential aesthetic impacts from those "psychological and social factors" that make residents "feel good and at home."

In 2013, the Poway City Council unanimously approved a project which would replace a horse boarding facility with twelve homes. An MND was prepared to evaluate the potential environmental impacts of the project. Project opponents asserted that an EIR was required because there was a "fair argument" that elimination of the horse boarding facility would, in the Court's words, "have a significant impact on Poway's horse-friendly 'community character' as the 'City in the Country.'" The City Council did not require an EIR. Instead the Council approved the project using the MND.

Project opponents then sued, the trial court ruled in their favor, and the project applicant appealed.

In *Preserve Poway v. City of Poway*, the Court of Appeal noted that CEQA's purpose is to evaluate existing physical conditions which may be affected by a proposed project. The Court carefully distinguished potential physical environmental impacts from potential economic and social impacts which do not cause physical changes and are not required to be reviewed under CEQA. With respect to the question of whether an EIR should have been prepared by the City of Poway, the Court examined the administrative record for substantial evidence to support a fair argument that a significant environmental effect would result from the project's impact on community character.

The Court reviewed prior decisions that required CEQA evaluation of potential impacts on community character in the context of aesthetics. Examples referenced by the Court included a building that was more than three times the height of existing adjacent buildings, a project that was simply so massive that it was "out of character" with the surrounding community, and the construction of 219 homes on a hillside considered to be beautiful by the community. The Court concluded that the alleged potential impacts on Poway's community character were not of the same nature as the potential aesthetic impacts in these other cases. The Court memorably stated that the community character at issue in Poway "is not a matter of what is pleasing to the eye; it is a matter of what is pleasing to the psyche." Impacts to the locals' "sense of place and identity," the Court said, "are impacts to the collective psyche of Poway's residents" and are in addition to the purely social impacts related to the loss of activities previously available at the horse boarding facility.



No
horsing
around
with

"community character"

E8

Community Character is Not a CEQA Issue -- Unless It's About Aesthe... <https://landuse.coxcastle.com/2016/04/20/community-character-is-not-...>

Since CEQA does not consider these social and psychological effects to be environmental impacts, there could not be a "fair argument" of a significant environmental impact on community character. As a result, the Court found that an EIR evaluating the potential impacts on community character was not required.

Posted in: **CEQA**

Tagged: EIR, Environmental Impact Report, Mitigated Negative Declaration, MND and Preserve Poway v. City of Poway

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Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **April 10, 2017** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.
 Oliver Smith, **Chair**; Ann Quinley, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; Ab=Abstention; BOS=Board of Supervisors; PDS=Department of Planning & Development Services; DPW=Department of Public Works; DRB=Valley Center Design Review Board; GP= County General Plan; N=Nay; P=Present; PC=County Planning Commission; R=Recused; SC=Subcommittee; TBD=To Be Determined; VCCPG=Valley Center Community Planning Group; VC= Valley Center; VCPRD=Valley Center Parks & Recreation District; Y=Yea

A. Roll Call

#	Call to Order and Roll Call by Seat #:									Time:		7:00 p.m.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
QUINLEY	V	S	H	B	P	D	F	J	N	M	V	G	G	M
	A	M	U	O	L	E	A	A	O	E	I	A	A	A
	C	I	T	U	O	L	J	N	R	L	C	I	R	C
	A	T	C	L	T		A	I	W	L	K	N	R	K
	N	H	H	O	N	P	R	S	O	O		E	I	E
	T		I	S	R	I	D	C	O	R		S	T	N
			S			L	O	H	D				S	Z
			O			A							O	I
			N			R							N	E
P		P	P	P	P	P	P	P	P	P	P	P	P	P

- **Quorum established:** 14 present

B. Pledge of Allegiance

C. Approval of Minutes from Regular Meeting of March 13, 2017

- Quinley does not want to use the Google Drive as a way of delivering minutes. Garritson discussed benefits of posting Minutes using the **VCCPGSite** Google Account. Smith requested to move the Approval of Minutes to the end of the meeting.

D. Public Communication/Open Forum

- Speakers were moved to Action Item 3 to offer comments concerning the Rite Aid Project.

E. Action items (VCCPG advisory vote may be taken on the following items).

- Action Items were moved around and **[Brackets]** notate the order they were presented at tonight's meeting.

1) Discussion and possible vote on PDS2015-STP-15-005 Tractor Supply located at 27444 Valley Center Road. Property owners and proponents are Bell Holdings and Steve Flynn. [Action Item 4] (Vick)

- Vick shares that the Tractor Supply has not yet received DRB approval and Steve Flynn and Ross Barnet will make another presentation in May. Vick sent an email to Tractor Supply

asking whether or not they are willing to create traffic calming solutions? He is still waiting for a response from Tractor Supply about traffic calming.

- **Project tabled until May.**

2) Discussion and possible vote on request to the county to install emergency route signage. [Action Item 6] (Plotner)

- The County will not place emergency road signage. It believes it is a liability issue that they are unwilling to accept. Almost 90% of the roads in Valley Center are private.

3) Discussion and possible vote on PDS2015-STP-15-022; PDS2015-ER-15-08-021 Valley Center Rite Aid located at Cole Grade and Valley Center Roads. Contact person is Gary Wynn, 27315 Valley Center Road, Valley Center; 760-749-8722 or gary@wynnengineering.com. The project consists of an 11, 900 square foot drug store that sells liquor. The PDS Planner is Benjamin Mills at 858-495-5234. [Action Item 3] (Quinley)

- Quinley shares information about the potential Rite Aid. The North Village Subcommittee voted that the 11,900 sq. ft. is too large. The DRB wants more landscaping and is also concerned about alcohol being sold near a school. Five Members of the subcommittee have concerns about alcohol being available at three corners of Cole Grade and Valley Center Road. They also believe the entry and exit are not sufficient enough for the flow of traffic.
- Jim Halferty introduces the Rite Aid project and his background in developing Rite Aids. Halferty said that major truck deliveries would take place once a week and Rite Aid can agree to certain delivery times to address traffic concerns. He does want the group to get good information.
- Chris Peto introduces himself and explains how the project has evolved. The project was originally supposed to be 14,500 sq. ft. The square shape of the site makes truck delivery more difficult. The store was shrunk down to 11,900 sq. ft. and this is the smallest type of Rite Aid. The largest ones are 17,000 sq. ft. He was surprised that there is little support for the project. The alcohol component is nothing new, as it is available at all stores. The curb cuts were explained to make the most efficient use for truck deliveries. The project has been surveyed three times to meet the County guidelines. There are 15 feet and 13 feet of landscaping for the project. Hutchison asks about the possibility of the right away changing on Valley Center Road. The County has not decided exact easements because of the possibility of making Valley Center Road a six-lane road. There is a 10 foot dedicated easement along Valley Center Rd. The Cole grade Road right away is also set. Quinley has concerns that the landscaping does not meet the landscaping requirements for 20% of a project.
- Vick asks why the easement is not taken from the County land and house directly across the street instead of the project's property.
- There is a six-foot wall going around the property. Norwood is concerned with alcohol being consumed at the school and people being able to hide behind a wall next to a school. Private or public school, kids are present. Some people eat their lunch at the preschool, which is a concern. Rite Aid developers ask that the Planning Group provide conditions on the project if that is a concern. Garritson says that the private preschool should have a gate if the property is currently not secured.
- Boulous thinks that the school is not the biggest issue. Mellor believes that the DRB cannot approve the project because it doesn't meet the guidelines. Hutchison believes the project

doesn't fit the community plan.

- The company acknowledges that the project does need some modifications to meet the Design and Review Guidelines. They are working with all parties. They have told the County that they are willing to accept certain conditions. Business models are changing.
- Jim Chagala represents Weston Communities and shares information about his project and how having another major drug store might wipe out a potential town center. Chagala thinks that it is very poor planning and the project does not come close to meeting the DRB guidelines. His head architect says that 7500 sq. ft. is probably the biggest project possible on this property. He thinks the project must meet the guidelines and that it is unfair to make exceptions for Rite Aid.
- Garza explains that his commercial center will have a drug store and can accommodate a full size one. He mentions that his project was approved by the DRB.
- Gary Hughes introduces himself and believes most businesses would not exist with the present landscaping recommendations. He says that the private school is responsible for maintaining its own security and this project should be approved.
- Sherry Debsell introduces herself and explains concerns she has about possible dangers of having an entry and exit along Valley Center Rd. She wonders why trucks can not use Cole Grade Road for deliveries instead.
- Napoleon Zervas says there are rules. He believes every planner must have a copy of the guidelines. Everybody must play by the rules. If the rules say 20% for landscaping, they must meet that percentage, not 16%.
- Hutchison says that the VCCPG is not in the business of deciding the competitive nature of the projects.
- Del Pilar wants to know who owns the project. The developer does not answer this question. He wants to know the number of jobs the project will create and they respond with 12 jobs, with a possibility of 20 jobs seasonally. The developer says that the other projects have not signed tenants.
- Gaines says that we are here to make sure projects meet the appropriateness of community designs.
- Smith says that the six-foot wall could become a hiding place and feels that twenty percent is not enough space. He recalls that Rite Aid had looked at a five-acre property with over 17,000 sq. ft. and now wants an 11,900 sq. ft. project with only 1.2 acres.
- **Motion: The North Village subcommittee recommends to the Valley Center Community Planning Group that the proposal to build a Rite Aid Drug at the corner of Valley Center and Cole Grade Roads be denied.**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Q U I N L E Y	V A C A N T	S M I T H	H U T C H I S O N	B O U L D I N G	P L O T T E R	D E L P I L A R	F A C I L I T Y	J O I N T L Y	N O W O D D	M E M B E R	V I S I T O R	G A I N E S	G A R Z A	M A C K E N Z I E

Y		Y	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	N	Y
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- **Motion Carries. 12-1-1 (Y-N-R)**
- **Garritson votes Nay and Plotner recused herself** because she knows the property owner.

4) Discussion and possible vote on Keyes Creek Winery, PDS2016-AD-16-043 administrative permit for small winery at 12028 Keys Creek Road, Keys Creek Road and Dowling Lane, APN 128-480-07, 2400 square foot winery building plus parking lot on 7.32 acres, GP designation SR2 (Semi Rural 2ac/dwelling unit) Zoning A72. Proponent is Keyes Creek Vineyard LLC, contact person Adam Phillips (Boulos)

- Tabled

5) Update and discussion about the time extension request submitted by the Orchard Run project. [Action Item 1] (Vick)

- Kerry Garza introduces himself and the explains that there are 300 homes planned for the 118 acres and that he is currently in escrow with owner John Belanich. The application for a 2-year time extension for the Tentative Map is shared for informational purposes only. Garza hopes to have the project started sometime later this year. Hutchison asked Garza about the possibility of improving Road 19. Vick spoke with the County Planner and the County has no problem granting a 2-year extension. The project will look the same as the original plans, but now must meet the current environmental rules. The Rodeo can use the land this year, but probably not next year.

6) Update and discussion on the review of the Shady Oak project located at 27522 Valley Center Road by the South Village subcommittee. [Action Item 2] (Vick)

- There is one Shady Oak that Garza will preserve. The project will be open to public review in May. The homes will look like cottages and are affordable in the low \$400,000 price range. Nobody wants to see triple story townhomes in Valley Center at the moment. Smith says that not all development within Valley Center needs to meet a two-acre requirement. The two Village Cores can have a much higher density. If you're a mile away from the Village Cores, each property still must be about two-acres. The County and entire State have the same property density rules. Garza did discuss roundabouts as a possibility. These 47 homes are starter homes and will be built on 5 acres resulting in each lot approximately 1/10 acre in size

7) Discussion and possible vote regarding Vesper Road and an update on the bottom of the hill widening of Valley Center Road. [Action Item 5] (Plotner)

- Plotner shares information from the County confirming that project will begin September 2017 and should be completed around April 2018. The County says that rains have delayed a lot of road improvements. The County has not responded to a letter from Plotner about making safety improvements along Vesper Road.

8) Discussion and vote on a motion intended to ensure that developers with projects in Valley Center are familiar with the Valley Center Community Plan and Design Guidelines.

The VCCPG requests that the San Diego County Department of Planning and Development Services provide these documents to each applicant and requests further that the project's County Planner review them with the applicant and enforce them as the project unfolds.

[Action Item 7] (Vick)

- Vick wants all developers to abide by the Valley Center's Design Guidelines and Community Plan that are incorporated in the County General Plan. He believes we need a checklist that will be required to comply with. Smith says that the County needs to address this issue to an applicant in the iteration letter. The County needs to include these 2 documents a line item checklist. The checklist can act as a form of acknowledgement for any developer.
- **Motion:** Smith will write a letter to the County explaining that the VCCPG recommends that a section is added to the Project Issue Checklist that becomes part of the initial and follow up Iteration Review Letters.
- **Maker/Second: Smith/Vick**
- **Motion Carries 14-0-0 (Y-N-A)**

F. Group Business

F1) Meeting Updates: Next VCCPG meeting: May 8, 2017

- Smith explains the reasoning behind placing Planning Group business at the end of a meeting. Gaines says that at one of the VCCPG meetings, the Cole Grade Road issue took two hours. Smith explains that the majority of people attend a meeting for a major reason. Boulos proposes having an official timekeeper, but Smith does not agree with this proposal.
- Smith wants everyone to have an opportunity to speak. Everyone has the right to speak and the Chair will cut off people only after their third or fourth iteration of comments. Government is not efficient and it never was designed to be this way.

F2) Comments from candidates, discussion and vote on a candidate to replace Seat #2 vacated by Mike O'Connor (Fajardo).

- Fajardo says that **Dianath Gharmalkar** could not be here tonight because his daughter was in a car accident.
- **Jennifer Lindley** introduces herself again and has an interest in working with our group.
- **Claire Collins** is still interested in being considered for the seat to help keep Valley Center rural and still accommodate future growth. Safety is one of her major concerns.
- Smith says that we need a Quorum of at least 8 votes for the winning candidate. In some cases, the VCCPG has had a 7 to 7 vote and this requires this group to continue voting until one candidate wins. He recommends voting your conscience.
- Plotner recommends the Planning Group members share reasons for voting for a specific candidate. Smith asks every member to share their thoughts about the candidate they favor. Fajardo thinks it is important for a candidate to be at the meeting. Vick and Hutchison thinks she speaks towards the DRB Guidelines. Hutchison . Garritson explains that Dina has a farming background and understands crops that could benefit Valley Center farmers. He also makes this group more diverse. Quinley agrees with some of the thoughts Garritson shared. She likes his interesting background and feels he will add diversity to our group. Boulos says that Dina has a lot of knowledge about zoning, drainage, and agriculture, which is important to our group. He might bring something extra to the table. Mellor knows Lindley very well and supports her because she is very familiar with the Community Plan. Lindley was also involved in opposing the Lilac Hills community. Del Pilar thinks Dina has a

good farming background. Smith thinks Dina might have an interest in getting on the Planning Group for specific issues and might not stay. Smith thinks he might have to recuse himself on certain projects. MacKenzie believes Lindley brings the most to the table. Gaines believes all of the people are very qualified, but Dina might have the most time available since he is retiring. Janisch believes Lindley is the best. Plotner likes Dina’s background in farming and aerospace. Norwood believes Lindley is a great candidate.

- **Dinanath Gharmalkar was selected for Vacant Seat 2 on the fourth round of voting. 8-6-0 (Y-N-A)**
- These are the votes in the Four Rounds using these three letters to represent the three candidates: **Dinanath Gharmalkar - D; Jennifer Lindley - L; Claire Collins - C.**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Q U I N L E Y	V A C A N T	S M I T H	H U C H I S O N	B O U L D I N G	P L O T N E R	D E L E T E D	F A R M I N G	J E N I F E R	N O R W O O D	M E L L O R	V I C K	G A I N E S	G A R R I T S O N	M A C K E N Z I E
D		L	L	D	D	D	C	L	L	L	C	D	D	L
D		L	L	D	D	D	D	L	L	L	L	D	D	L
D		L	L	D	D	D	D	L	L	L	L	D	D	L
D		D	L	D	D	D	D	L	L	L	L	D	D	L

- Lindley has an interest in serving on a subcommittee. Vick will talk to her about serving on the South Village Subcommittee. She asked to be on the S. Village S/C and Chair Vick welcomed her as a new member.
- Smith explains the process of sharing minutes. There is a discussion between the members about using Google Docs and sending out a Word document. Smith found that the minutes were available to print out once he logged into the account. A few members experienced problems. He proposes that everybody makes a good effort to try the new system for the next few months. He asks that a Word file be distributed. Garritson explains that Google Docs provides a better method of archiving all minutes and avoiding multiple emails every time the minutes are updated.

G. Reports of subcommittees of the VCCPG

- Mobility – (Claire Plotner, Chair).
- Community Plan Update -- (Steve Hutchison, Chair).
- Member Training (Oliver Smith, Chair)
- Nominations – (Susan Fajardo, Chair)
- North Village – (Ann Quinley, Chair)

- f. Parks & Rec. – (LaVonne Norwood, Chair)
- g. South Village - (Jon Vick, Chair)
- h. Tribal Liaison – (Jeana Boulos, Chair)
- i. Website – (Ashly Mellor, Chair)
- j. Solar Projects (Oliver Smith, Chair)
- k. Lilac Plaza (Ann Quinley, Chair)

H. Adjournment

- **The meeting adjourned at 10:10 p.m.**
- **Minutes were approved on May 8, 2017.**

James Garritson, Secretary