



*The County of San Diego*

# Zoning Administrator Hearing Report

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<b>Date:</b>	April 15, 2021	<b>Case/File No.:</b>	Valley Center ARCO PDS2015-STP-15-012; PDS2015-ER-15-08-018
<b>Place:</b>	No in Person Attendance Allowed – Teleconference Only – County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Gas station and convenience store
<b>Time:</b>	8:30 a.m.	<b>Location:</b>	Southwest Corner of Cole Grade Road and Valley Center Road Intersection
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	General Commercial (C-1)
<b>Appeal Status:</b>	Appealable to the Planning Commission	<b>Zoning:</b>	General Commercial (C36)
<b>Applicant/Owner:</b>	Barghausen Consulting Engineers on behalf of Rafat Mikhail	<b>Community:</b>	Valley Center Community Planning Area
<b>Environmental:</b>	CEQA §15183 Exemption	<b>APNs:</b>	188-260-31-00

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## A. OVERVIEW

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Site Plan (STP) pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2).

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

- 1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;

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

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

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

In accordance with CEQA Guidelines §15183, the project was evaluated to examine whether additional environmental review might be necessary for the reasons stated in §15183. As discussed in the attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist (15183 Findings) dated April 15, 2021, the project qualifies for an exemption from further environmental review.

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

## **B. DEVELOPMENT PROPOSAL**

### **1. Project Description**

The Valley Center ARCO Site Plan (STP) (Project) would allow for the construction of a 3,666 square foot convenience store with attached storage and a gasoline sales station consisting of 12 gas pumps. The project site is located at the southwestern corner of the Valley Center Road and Cole Grade Road intersection (APN: 188-260-31-00), in the Valley Center Community Planning area, within unincorporated San Diego County. The site is subject to the Village Regional Category and the General Commercial (C-1) Land Use Designation. The Zoning Use Regulation for the site is General Commercial (C-36) with a "B" Special Area Designator for community design review. Access to the site would be provided by two commercial driveways connecting to Valley Center Road and Cole Grade Road. Water and sewer service would be provided by the Valley Center Municipal Water District. Proposed earthwork quantities for the project consist of approximately 165 cubic yards of cut and 3,800 cubic yards of fill for a net import of 3,635 cubic yards of fill.

The proposed use is consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).





Figure 1: Vicinity Map



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

## C. ANALYSIS AND DISCUSSION

### 1. Key Requirements for Requested Action

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

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

### 2. Project Analysis

#### a. Air Quality and Hazards

The Project consists of the construction of a convenience store and gas station. The Project is located adjacent to Valley Center Road and Cole Grade Road, two major roads, and is adjacent to lands zoned for commercial uses. Potential pollutant concentrations associated with the use and construction of the Project consist of vehicle emissions from traffic and fuels associated with the gas station. Based on the Air Quality Study prepared for the Project (Eilar Associates, January 2021), emissions from construction activities or during operation of the Project would not exceed San Diego County screening level thresholds for criteria pollutants.

Odors and potential impacts from the use of fuels onsite will be reduced below screening thresholds through permitting by the Department of Environmental Health Hazardous Materials Division in accordance with a hazardous materials business plan and permits for underground storage tanks. Underground storage tanks require maintenance and inspections to ensure that fuel leaks will not result in exposure of nearby sensitive receptors to pollutants or leaking of product into the soil. As the proposed Project would have a less than significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

#### b. Greenhouse Gas Emissions

The County may consider thresholds previously adopted or recommended by local, regional, and state agencies (e.g. the Governor's Office of Planning and Research (OPR), the California Air Pollution Control Officers Association (CAPCOA), and the Attorney General of the State of California) that the County may utilize for project GHG analysis. CAPCOA recommended a 900-metric ton of carbon dioxide equivalent (MTCO<sub>2e</sub>) per year screening level to determine the size of projects that would have a less than significant contribution of GHG emissions and would not conflict with State legislation adopted to reduce statewide GHG emissions. A Greenhouse Gas Analysis dated February 18, 2021 prepared by OB-1 Air Analyses evaluated greenhouse gas emissions from construction and operation of the project. The analysis concluded that the project

would result in 715.2 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e) per year, which is less than the 900 MTCO<sub>2</sub>e CAPCOA threshold used to evaluate small projects. Projects that fall under this threshold are considered to have less than significant impacts and do not require further analysis or mitigation. The 900 MT threshold is more conservative than screening level thresholds adopted by other air districts throughout the State, including the Bay Area Air Quality Management District and Sacramento Metropolitan Air Quality Management District, which have developed a screening level threshold of 1,100 MT. Although the Project would be below the 900 MTCO<sub>2</sub>e threshold, the project will implement sustainability features that will further reduce greenhouse gas emissions. The Project will be required to submit a formal Landscape Documentation Package that is compliant with the County's water use reduction measures in the Landscaping Ordinance. The project requires a minimal number of employees whose commutes will occur outside of typical commute hours. To the extent feasible, the project would encourage alternative transportation and carpooling programs for employees. Lastly, the project will provide an Electric Vehicle (EV) ready parking space along the entrance of the convenience store. Therefore, the project would not generate GHG emissions that would have a significant impact on the environment.

c. Biological Resources

Biological resources on the project site were evaluated in a Biological Resource Letter Report prepared by Vincent Scheidt, dated September 2020. The site contains disturbed, developed, and eucalyptus woodland habitat. No sensitive plant or wildlife species were identified on the site. The site is located within the draft North County Multiple Species Conservation Plan in land designated as outside the Pre-Approved Mitigation Area (PAMA). A seasonal drainage crossing the northwestern most corner of the site will be avoided as the project does not propose construction or grading within the area. As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: breeding season avoidance to prevent brushing, clearing, and/or grading between January 1st and August 31st. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

d. Traffic

The County of San Diego Transportation Study Guidelines were adopted by the County Board of Supervisors on June 24, 2020 to address Senate Bill 743. The newly established criteria for determining the significance of transportation impacts is Vehicle Miles Traveled (VMT). VMT refers to the amount and distance of automobile travel associated with a project. The Project would construct a 3,666 square foot convenience store with attached storage and a gas station. In accordance with the newly adopted Transportation Study Guidelines, the Project meets the CEQA VMT screening criteria for locally serving commercial projects that are less than 50,000 square feet and will not result in a significant VMT impact.

The project is consistent with the County General plan and would result in more than 250 Average Daily Trips (ADT) based on the Institute of Transportation Engineers Trip Generation rates. A Local Mobility Analysis is required for projects generating more than 250 ADT and is used to demonstrate compliance with General Plan Policies associated with Level of Service (LOS) as well as the County Public Road Standards. Although no longer utilized as the standard for evaluating transportation impacts under CEQA, the County's General Plan identified LOS as being a required analysis per Policy M-2.1 and is therefore also addressed. A Local Mobility

Analysis prepared by Darnell and Associates dated January 2021 evaluated potential improvements required for the project based on Level of Service (LOS) impacts to road intersections. Although no longer utilized as the standard for evaluating transportation impacts under CEQA, the County's General Plan identified LOS as being a required analysis per Policy M-2.1. The Local Mobility Analysis determined that the project would generate 2,465 daily trips, 150 in the morning peak hour and 168 in the evening peak hour. It was also determined that LOS of nearby intersections would not be impacted. The project is conditioned to construct frontage improvements on Cole Grade Road and Valley Center Road, modify the traffic signal at the Valley Center Road and Cole Grade Road intersection as a result of frontage improvements, and re-stripe a portion of Cole Grade Road approaching Valley Center Road. The project is also conditioned to coordinate with the Department of Public Works and the Capital Improvement Program (CIP) team to ensure the implementation of the re-striping including a turn pocket on Valley Center Road to Vesper Road east of the project site does not conflict with any in-process CIP projects.

In addition, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The Transportation Impact Fee (TIF) program is applied to projects demonstrating conformance with CEQA in accordance with Section 15183 and creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. The TIF measures was identified by the GPU EIR as Tra-1.7.

#### **D. PUBLIC INPUT**

During the 32-day public disclosure period, from February 25, 2021 to March 29, 2021, staff received one comment. The commenter raises concerns with the use of a convenience store and a gas station and states that gas stations and convenience stores in the area will continue to put small business owners out of business.

The use of a gas station with a convenience store is allowed within the General Commercial (C36) Zoning Use Regulation. The scope of the Site Plan for the gas station with a convenience store is for community design review and does not regulate the general use of the site in accordance with the Zoning Use Regulation.

Please see Attachment D for the comment letters and responses.

#### **E. VALLEY CENTER COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD**

On January 11, 2016, the Valley Center Community Planning Group (CPG) voted to recommend denial of the project by a vote of 12-2-0 (12-Yes, 2-No, 0 Vacant/Absent) unless the project was re-designed to conform with rural and rustic architecture of an adjacent Rite Aid and that the project includes frontage improvements to Cole Grade Road to assist with the flow of traffic. The Valley Center CPG also raised concerns with the number of gas pump spaces.

PDS Staff and the applicant attended five meetings throughout 2020 to work with the CPG and update the project design in accordance with the Valley Center CPG's recommendations. The project design was revised to match the adjacent Valley Center Rite Aid architectural design, to include signage lighting

revisions consistent with the Valley Center Design Guidelines such as gooseneck lighting, to reduce the number of gas pump spaces from 16 to 12, and to include frontage improvements along Cole Grade Road.

On September 8, 2020, the Valley Center DRB voted to recommend approval of the revised project design by a vote of 5-0-0 (5-Yes, 0-No, 0-Vacant/Absent).

On March 8, 2021, the Valley Center CPG voted to accept the revised project design and CEQA 15183 Public Disclosure documents as presented as they are consistent with the previous discussions and recommendations from the Valley Center CPG and DRB based on previous meetings in 2020 by a vote of 12-1-2 (12-Yes, 1-No, 2-Vacant/Absent).

Meeting minutes and approved plans for the Valley Center CPG and DRB can be found in Attachment D.

#### F. **STAFF RECOMMENDATIONS**

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

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***Report Prepared By:***

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***Report Approved By:***

Kathleen Flannery, Acting Director  
858-495-5484

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**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_

ASHLEY SMITH, CHIEF

**ATTACHMENTS:**

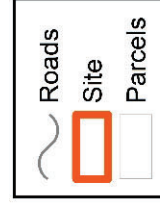
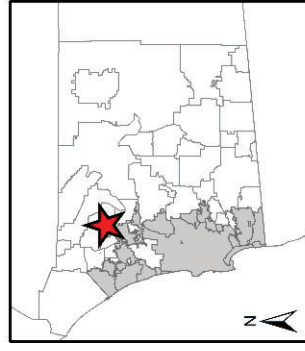
- Attachment A – Planning Documentation
- Attachment B – Environmental Documentation
- Attachment C – Site Plan and Preliminary Grading Plan
- Attachment D – Public Documentation

## **Attachment A - Planning Documentation**



Valley Center ARCO  
PDS2015-STP-15-012  
Vicinity Map

Valley Center  
Community Plan Area



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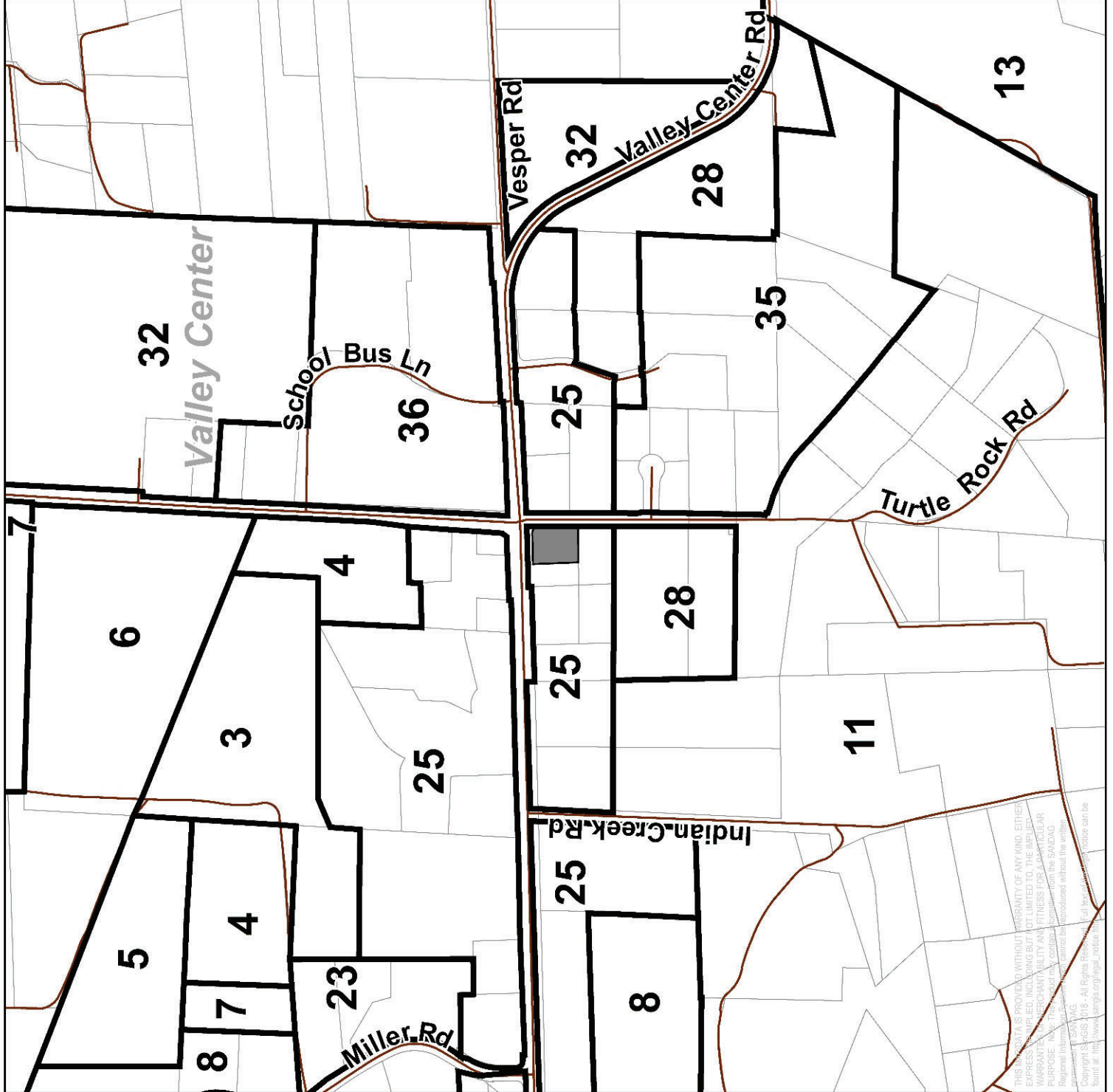
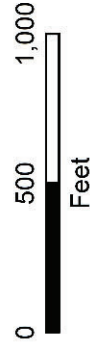
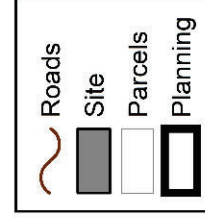
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Valley Center ARCO  
PDS2015-STP-15-012  
General Plan

Valley Center  
Community Plan Area

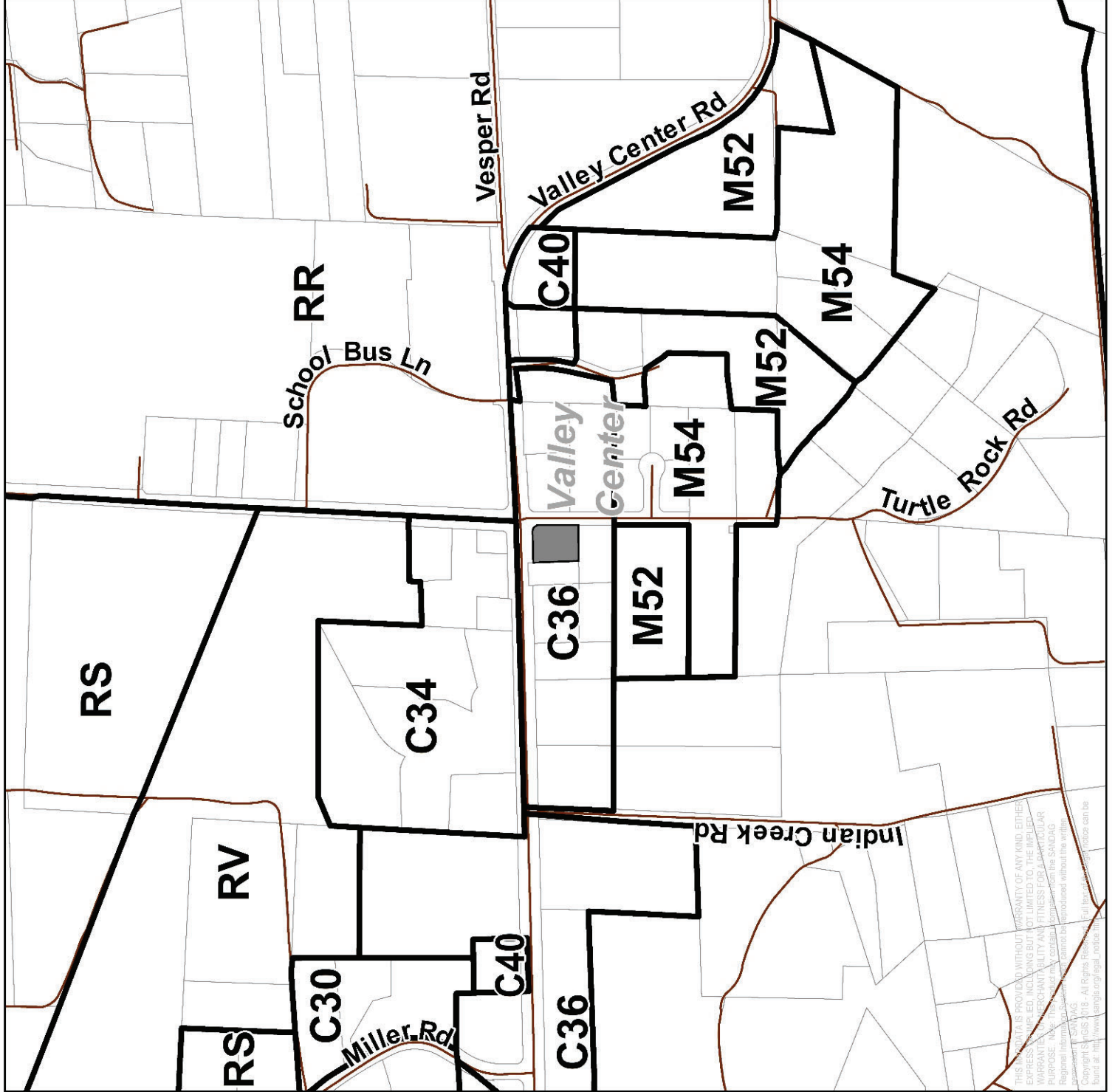
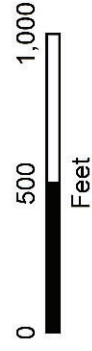
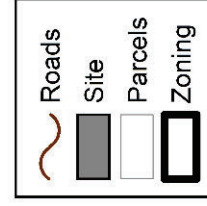
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- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (7) Village Residential (VR-2.9)
- (8) Village Residential (VR-2)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)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



Valley Center ARCO  
PDS2015-STP-15-012  
Zoning

Valley Center  
Community Plan Area

- C30 - Office Professional
- C34 - General Commercial/Residential
- C36 - General Commercial
- C40 - Rural Commercial
- M52 - Limited Impact Industrial
- M54 - General Impact Industrial
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential



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# Valley Center ARCO PDS2015-STP-15-012

Valley Center Community Plan Area

LWEG GIS  
 LAND & WATER ENGINEERING GROUP

Roads

Site

0 60 120  
 Feet

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# Valley Center ARCO PDS2015-STP-15-012

## Valley Center Community Plan Area



Roads



Site

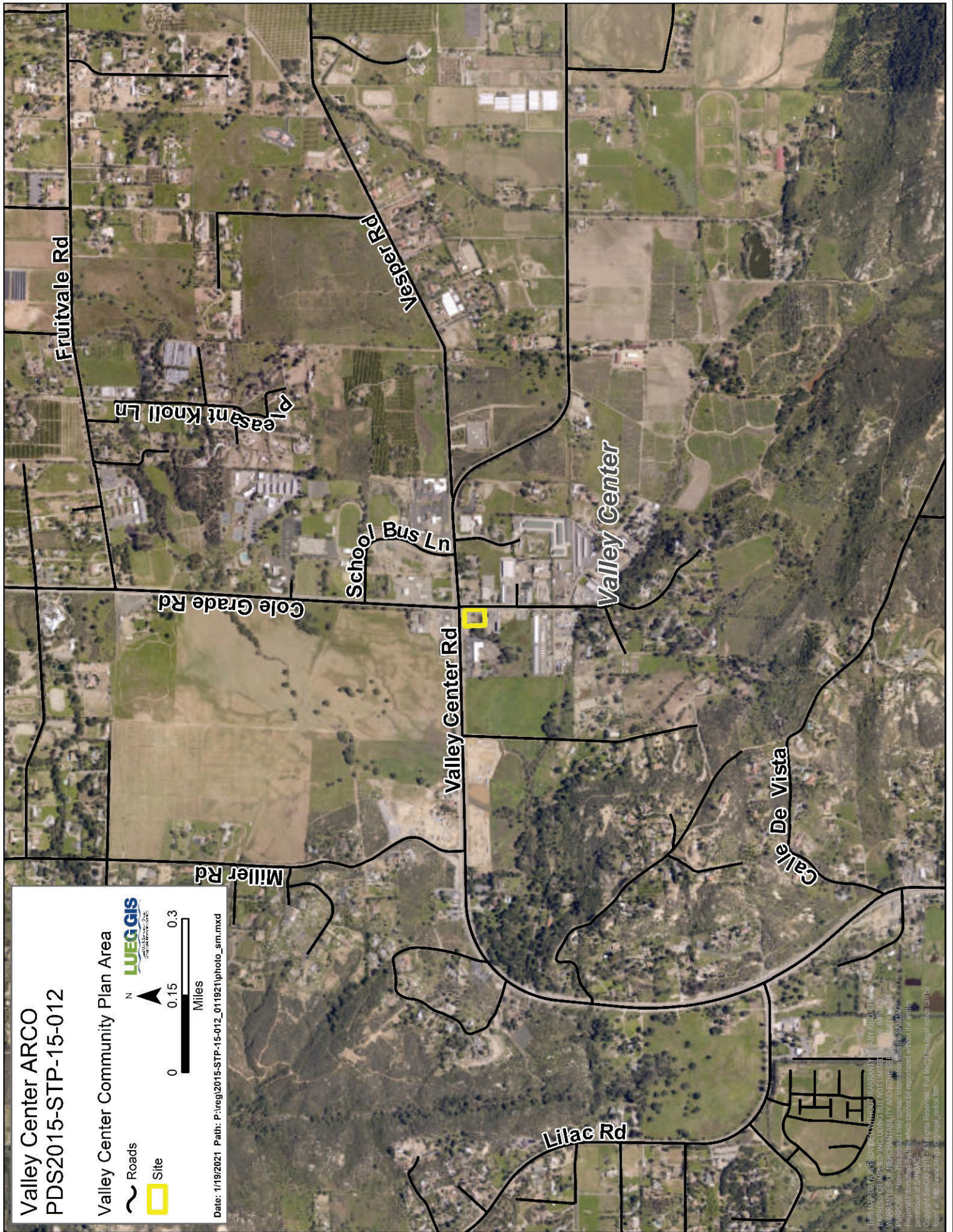


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# Valley Center ARCO PDS2015-STP-15-012

## Valley Center Community Plan Area



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Roads



Site



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## **Attachment B - Environmental Documentation**



## County of San Diego

**KATHLEEN A. FLANNERY**  
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
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(858) 565-5920 Building Services  
[www.SDCPDS.org](http://www.SDCPDS.org)

**VINCE NICOLETTI**  
ACTING ASSISTANT DIRECTOR

~~February 25, 2021~~ April 15, 2021

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

**Project Name:** Valley Center ARCO  
**Project Record ID:** PDS2015-STP-15-012  
**Environmental Log No.** LOG NO. PDS2015-ER-15-08-018

**Lead Agency Name and Address:**

County of San Diego  
Planning and Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

**County Staff Contact:**

Sean Oberbauer, Project Manager  
Phone: (858) 495-5747  
Email: [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov)

**Project Location:**

Southwest Corner of Cole Grade Road and Valley Center Road Intersection  
Valley Center Community Planning Area  
Unincorporated County of San Diego  
Thomas Guide Coordinates: Page 1090, Grid F1  
APN: 188-260-31-00

**Project Applicant:**

Dan Goalwin of Barghausen Consulting Engineers on behalf of Rafat Mikail  
Phone: (425) 656-7441

**General Plan**

Community Plan:	Valley Center
Regional Category:	Village
Land Use Designation:	General Commercial (C-1)
Density:	N/A
Floor Area Ratio (FAR):	0.45/0.70



**Zoning**

Use Regulation:	General Commercial (C36)
Minimum Lot Size:	6,000 Square Feet
Building Type:	W – Detached or Attached Nonresidential Buildings
Setback:	O – 50-foot front yard from centerline, 35-foot exterior side yard from centerline, 0-foot interior side yard, 15-foot rear yard
Height:	G – 35-feet maximum, 2 stories
Special Area Designator:	B – Community Design Review

**Project Description**Location:

The proposed project is located at the southwest corner of the Valley Center Road and Cole Grade Road intersection in the Valley Center Community Planning Area in the unincorporated County of San Diego. The project site is an approximately 0.9-acre parcel, APN: (188-260-31-00).

Site Description:

The Site Plan is proposed on an approximately 0.9-acre property in order to authorize the construction and operation of a convenience store and gas station. The project site is subject to the Village Regional General Plan Regional Category, Land Use Designation General Commercial (C-1). Zoning for the site is General Commercial (C36). The project site is located at the southwestern corner of the Valley Center Road and Cole Grade Road Intersection in the Valley Center Community Planning Area. The site is primarily vacant and has been used as a parking lot with temporary farm stands. The site has also received approval for multiple temporary commercial signs since the early 2000s.

Discretionary Actions:

The project consists of the following action: Site Plan (STP). The STP would allow for the construction of a convenience store and gas station on an approximately 0.9-acre property.

Project Description:

The project consists of the construction of a 3,666 square foot convenience store with attached storage and gasoline sales station consisting of 12 gas pumps. Access to the site would be provided by two commercial driveways connecting to Valley Center Road and Cole Grade Road. Water and Sewer service would be provided by the Valley Center Municipal Water District. Proposed earthwork quantities for the project consist of approximately 165 cubic yards of cut and 3,800 cubic yards of fill for a net import of 3,635 cubic yards of fill.

The project site is subject to the Village Regional General Plan Regional Category, Land Use Designation General Commercial (C-1). Zoning for the site is General Commercial (C36). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property.

**Overview of 15183 Checklist**

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action,

or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

### **General Plan Update Program EIR**

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

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

### **Summary of Findings**

The Project 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 #2002111067), and all required findings can be made.

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

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

The proposed project consists of a commercial use and does not propose additional development density or residential uses that would be in conflict with the General Commercial (C-1) General Plan Land Use Designation or Village Regional Category for which the GPU EIR was certified.

**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 adjacent to commercially zoned property at the southwestern corner of Valley Center Road and Cole Grade Road on a vacant site that has previously been used as a parking lot as well as contained temporary commercial signs. 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. However, applicable mitigation measures related to Transportation/Traffic, Air Quality, Hazards, Fire, Hydrology/Water Quality, Public Services, and Land Use and Planning as 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 use characteristics and limitations of the development considered by the GPU EIR through the application of a Site Plan and would represent a small part of the growth that was forecasted 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.

<hr/> Signature	<hr/> <b>April 15, 2021</b> Date
<hr/> <b>Sean Oberbauer</b> Printed Name	<hr/> <b>Project Manager</b> Title

## CEQA Guidelines §15183 Exemption Checklist

### Overview

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

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

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>1. Aesthetics</b> – Would the Project:			
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

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

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

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

A number of RCAs have been identified by the County that are located within approximately 2 miles of the Project site. Three of these RCAs have been identified as visual resources: Valley Center Ridge, Burnt Mountain, and Lancaster Mountain. Valley Center Ridge is located approximately 1.7 miles southwest of the Project site, and Burnt Mountain is located approximately 1.6 miles southwest of the Project site. Due to distance and intervening topography, the Project would not detract from any views of the aforementioned RCAs. The Lancaster Mountain RCA is approximately 0.5 miles southwest of the project site. Views from the Lancaster Mountain RCA are screened by intervening topography and vegetation.

Scenic vistas are also in the project vicinity as scenic highways as the project is located adjacent to Valley Center Road, a Scenic Highway identified in the General Plan. The

project is located within the boundaries of the Valley Center Community Planning Area on a site subject to a “B” Special Area Designator which requires the processing of a Site Plan permit in order to demonstrate conformance with the Valley Center Design Review Guidelines. Plot plans including a site design and layout, architecture criteria, signage, walls, fences, landscape palettes and materials have been submitted as part of the Site Plan application process. The Project contains several design features including an approximately 20-foot landscape strip along the frontage of Valley Center Road, rustic architectural design features consistent with the design of existing commercial buildings, and exterior lit signs and gooseneck lighting consistent with the recommendations of the Valley Center Design Guidelines, Valley Center Community Planning Group, and Valley Center Design Review Board. Similar commercial uses and structures are located adjacent to Cole Grade Road and Valley Center Road including a Rite Aid east of the project site and a gas station north of the project site. The rustic architectural design of the ARCO and convenience store has been designed to match the Rite Aid that is located directly east of the Project site. Therefore, the Project will not have a substantial adverse effect on a scenic vista.

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

No Scenic Highways designated by Caltrans are in proximity to the Project site. However, the County General Plan identifies roadways that are designated as scenic corridors within the Conservation and Open Space Element and have been included as part of the County Scenic Highway System. Designated scenic roadways located in the vicinity of the Project site include Lake Wolford Road from the Escondido city limits to Valley Center Road and Valley Center Road/Lilac Road between two terminuses along State Route 76. The project site is located adjacent to the Valley Center Road, a Scenic Highway identified in the County of San Diego General Plan. Refer to response 1(a) for a discussion regarding impacts to scenic resources. As the proposed Project would have a less than significant impact for the reasons detailed above and response 1(a), the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

The project would be consistent with existing visual character of the project site and views within the community. The proposed project consists of the development of a vacant commercial lot and will not substantially alter landform steep slopes. All retaining walls will be required to be landscaped as detailed on the preliminary landscape plan. The project is consistent with the applicable sign regulations as well as the “G” Height Designator in the Zoning Ordinance which requires structures to be a maximum height of 35-feet. The



existing visual character of views along roadways in the project area consist of incidental commercial, civic, and residential uses, located along Valley Center Road. The rustic architectural design of the ARCO and convenience store has been designed to match the Rite Aid that is located directly east of the Project site as well as the commercial center west of the Project site. Refer to response 1(a) and 1(b) for additional discussions regarding impacts to the existing visual character of the project site and vicinity. The project as designed will not substantially degrade the existing visual character or quality of the site and its surroundings.

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

- 1(d) The GPU EIR concluded this impact to be significant and unavoidable. Commercial lighting would be required to conform with the County's Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies. The project has been conditioned to ensure conformance with the County's Lighting Code during any processing of a building permit for the project. The Project is conditioned to be subject to the performance and lighting standards outlined Section 6300 of the Zoning Ordinance in order to prevent light pollution and spill onto adjacent properties. Lighting for the signage and architectural features of the project have been designed to be exterior lit including gooseneck lighting as recommended by the Valley Center Design Review Board, Valley Center Community Planning Group, and Valley Center Design Guidelines. Therefore, the project will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area

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

## Conclusion

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

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

<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
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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?

☐ ☐ ☐

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 GPU EIR concluded this impact to be significant and unavoidable. The Project site contains lands designated as prime soils but not as Farmland of Local Importance according to the Farmland Mapping and Monitoring Program (FMMP). However, the site has been disturbed through the uses of a parking lot, temporary farm stand, and temporary commercial signs. As such, the soil structure and quality has likely been compromised due to soil compaction from the previous uses. Additionally, the Project site does not contain 10 acres or contiguous Prime Farmland or Statewide Importance Soils as defined by the FMMP. Therefore, no potentially significant impact or conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to a non-agricultural use would occur as a result of this project. As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources to be significant and unavoidable. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

2(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is zone C36, a commercial zone. The nearest lands under Williamson Act Contract or in an agricultural preserve are located approximately 1.3-miles northwest of the Project site. Due to distance, no land-use interface conflicts would occur. Additionally, the Project is for the development of a commercial and retail center and associated site improvements, which is compatible with the surrounding commercial use types. Therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act Contract.

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

- 2(c) The GPU EIR concluded this impact to be significant and unavoidable. The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. The outer edge of the Cleveland National Forest is located approximately 8.2 miles east of the project site. Thus, due to distance, the Project would have no impact on the Forest. In addition, the County of San Diego does not have any existing Timberland Production Zones.

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

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

- 2(e) The GPU EIR concluded this impact to be significant and unavoidable. No agricultural operations are currently taking place on the Project site. In addition, no impacts would occur in association with interface conflicts. Please refer to response 2(a) and 2(b) for a discussion on off-site agricultural resources and interface conflicts.

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

## Conclusion

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>3. Air Quality</b> – 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 GPU EIR concluded this impact to be less than significant. The RAQS and SIP are based on General Plans within the region and the development assumptions contained within them. The project is for the construction of a gas station and convenience store on a commercial 0.9-acre property and is consistent with the land use designation and use regulations allowed on the project site in accordance with the County General Plan and Zoning Ordinance. Therefore, the project was anticipated in RAQS and SIP and would not conflict or obstruct implementation of these plans.

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

The proposed project is subject to the General Plan Village Regional Category and General Commercial (C-1) Land Use Designation. The project is also subject to the Valley Center Community Plan Policies and Design Review Guidelines. The property is zoned General Commercial (C36) which permits Gas Stations and Convenience Stores in accordance with Sections 2362, 2363, and 2980 of the Zoning Ordinance. The proposed use is consistent with the General Plan Designation and the Zoning for the site and a General Plan Amendment or Zoning Reclassification is not required for the project. 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 will not violate any ambient air quality standards.

- 3(b) The GPU EIR concluded impacts to be significant and unavoidable. Grading operations associated with the construction of the project would be subject to the Grading Ordinance,

which requires the implementation of dust control measures. 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 based on the data outlined in Project Air Quality Technical Report. Based on a Local Mobility Analysis by Darnell and Associates dated January 2021 determined that the project would generate 2,465 daily drips, 150 AM peak hour and 168 PM peak hour trips. Due to the nature of the use of the project as a gas station with a convenience store, the project would generate 1,084 new daily trips by applying a 62% pass by reduction for vehicles already existing on the road network. Project air emissions associated with construction and operational activities were estimated in the project's Air Quality Study. The emissions generated during construction activities and the operation of the project would not exceed San Diego County screening level thresholds for VOCs, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub>. The project contains design features during all phases of construction and operation of the project in order to ensure that all emissions would be below screening level thresholds. The project is required to reduce fugitive dust as a result of grading and construction through dust control measures such as using a water truck, stabilizing dirt piles, and landscaping graded areas to minimize erosion. Construction of structures associated with the project is conditioned to use architectural coatings with a volatile organic compound content of 100 grams per liter or less for exterior coatings and 50 grams per liter or less for interior coatings. Lastly, the project is conditioned to install vapor recovery systems for the operation of dispensing gas. Fuels associated with the operation of the gas station must be permitted through the Department of Environmental Health Hazardous Materials Division through a hazardous materials business plan and permits for underground storage tanks. Underground storage tanks require maintenance and inspections in order to ensure that no leaks of fuel product will result in exposing any potential sensitive receptors to pollutants or leaking of product into the soil on the project site. Therefore, the project's regional air quality impacts would be less than significant and no mitigation measures would be necessary.

- 3(c) The GPU EIR concluded this impact to be significant and unavoidable. The project would contribute PM<sub>10</sub>, NO<sub>x</sub>, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see response 3(b)).

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

- 3(d) The project consists of the construction of a convenience store and gas station and does not propose additional residences or structures for human occupancy. The project is located adjacent Valley Center Road and Cole Grade Road and is surrounded by roadways adjacent to lands that are zoned for commercial uses. Potential pollutant concentrations associated with the use and construction of the project consist of concentration of vehicle emissions due to ongoing traffic and use of the project site and potential fuels associated with the use of the gas station. The project site is located directly adjacent to Valley Center Road and Cole Grade Road and surrounding roadways which have existing operations of vehicular traffic. Fuels associated with the operation of the gas station must be permitted through the Department of Environmental Health Hazardous Materials Division through a hazardous materials business plan and permits for underground storage tanks. Underground storage tanks require maintenance and

inspections in order to ensure that no leaks of fuel product will result in exposing any potential sensitive receptors to pollutants or leaking of product into the soil on the project site. Further information can be found in response 3(b).

- 3(e) The GPU EIR determined less than significant impacts from objectionable odors. According to the Air Quality Technical Report prepared by Dr. Valorie Thompson on behalf of Eilar Associates dated January 2021, The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts and would not be distinguishable due to the location of the project adjacent to Valley Center Road and Cole Grade Road. Additionally the project will implement design features such as vapor recovery systems to reduce objectionable odors. Land uses and industrial operations typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, refineries, landfills, dairies, and fiberglass molding. The proposed operations of a convenience store and gas station are not typically associated with objectionable odors, though odors from gasoline product could be noticeable in the immediate vicinity of the site. The project site is primarily surrounded by commercial and civic uses and commercial and industrial zoning, and it is unlikely that the odors from the project would be distinguishable from existing sources given the vehicle emissions associated with adjacent roadways in the vicinity of the project site. The project is also required to comply with SDAPCD Rule 51, public nuisance, which would require the limiting of objectionable odors to be emitted from the site. Therefore, the project would not create objectionable odors affecting a substantial number of people and the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

### Conclusion

The project could result in potentially significant impacts to Air Quality; 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.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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## 4. Biological Resources – Would the Project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

☐
☐
☐

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

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

☐ ☐ ☐

### Discussion

4(a) The GPU EIR concluded this impact to be significant and unavoidable. Biological resources on the project site were evaluated in a Biological Resource Letter Report prepared by Vincent Scheidt, dated September 2020. The site contains disturbed, developed, and eucalyptus woodland habitat. No sensitive plant or wildlife species were identified on the site. The site is located within the draft North County MSCP in land designated as outside the Pre-Approved Mitigation Area (PAMA).

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: breeding season avoidance to prevent brushing, clearing, and/or grading between January 1<sup>st</sup> and August 31<sup>st</sup>. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

4(b) The GPU EIR concluded this impact to be significant and unavoidable. Based on the Biological Resource Letter Report, no wetlands or jurisdictional waters were found onsite or offsite. A seasonal drainage crossing the northwestern most corner of the site will be avoided. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act are mitigated.

As considered by the GPU EIR, project impacts to sensitive habitats will be mitigated through ordinance compliance and through implementation of the following mitigation measures: breeding season avoidance to prevent brushing, clearing, and/or grading between January 1<sup>st</sup> and August 31<sup>st</sup>. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

4(c) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project site does not contain any wetlands as defined by Section 404 of the



Clean Water Act, therefore, no impacts will occur. As previously discussed, the GPU EIR determined impacts to federally protected wetlands as significant with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(d) The GPU EIR concluded this impact to be significant and unavoidable. Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, a Biological Resources Report, site photos, aerial imagery, and review of previous permits, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. The project site is directly adjacent to Valley Center Road and Cole Grade Road and surrounded by roadways. The project site is also not located within a pre-approved mitigation area within an adopted MSCP or the Draft North County MSCP.

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

- 4(e) The GPU EIR concluded this impact to be less than significant. The project is located within a draft portion of the North County MSCP and outside of the adopted South County MSCP. Because the project is located outside of the adopted South County MSCP, conformance with the Biological Mitigation Ordinance is not applicable. The property is located outside of pre-approved mitigation area as identified by the North County MSCP and does not support Coastal Sage Scrub. The project is in conformance with the Resource Protection Ordinance (RPO) because it does not propose development of steep slopes and the project site does not contain sensitive lands and wetlands as defined by the RPO. Further information regarding conformance with the RPO and other applicable ordinances can be found within the Ordinance Compliance Checklist dated February 25, 2021. Therefore, the project will not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources.

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

## Conclusion

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

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



3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

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

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

### Discussion

- 5(a) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records, previous negative surveys, databases, historic imagery, aerial imagery, and review of previous permits by a County approved archaeologist, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The project site does not contain any structures of historical significance as it is primarily vacant land. As previously discussed, the GPU EIR determined impacts on historic resources to be less than significant with mitigation. However, the proposed Project determined impacts on historic resources to be less than significant with no required mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 5(b) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of County of San Diego archaeology resource files, previous negative surveys, archaeological records, maps, and aerial photographs by the County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The project site has been disturbed and proposed grading includes a minimal amount of excavation as the project mainly requires import and fill. As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures in accordance with Board Policy I-132: grading monitoring under the supervision of a County-approved archaeologist and a Native American observer and conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-2.5. The environmental documentation associated with the project does not consist of a Mitigated

Negative Declaration, Negative Declaration, or Environmental Impact Report which requires AB-52 consultation. The project is required to conform with Grading Ordinance Sections 87.429 and 87.430 which requires grading operations to be suspended in the event that resources are encountered and a County Official shall be informed to evaluate potentially significant resources.

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

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

- 5(d) The GPU EIR concluded this impact to be less than significant with mitigation. A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the Project is located on geological formations (Quaternary Alluvium) which have low paleontological sensitivity. Proposed grading includes a minimal amount of excavation as the project mainly requires import and fill. The project is required to conform with Grading Ordinance Sections 87.429 and 87.430 which requires grading operations to be suspended in the event that resources are encountered and a County Official shall be informed to evaluate potentially significant resources.

- 5(e) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The project is required to conform with Grading Ordinance Sections 87.429 and 87.430 which requires grading operations to be suspended in the event that resources are encountered and a County Official shall be informed to evaluate potentially significant resources. As previously discussed, the GPU EIR determined impacts to human remains as less than significant with mitigation. The proposed Project determined impacts to human remains as potentially significant.

## Conclusion

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

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

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

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

☐☐☐

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☐☐☐

### Discussion

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

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

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

therefore, natural gas used during grading and construction would also not result in wasteful, inefficient, or unnecessary consumption of energy.

The energy needed for the Project grading and construction would be temporary and is not anticipated to require additional capacity or increase peak or base period demands for electricity or other forms of energy. The Project would rely on petroleum consumption throughout the grading as well as the construction phases. Fuel consumed by construction equipment would be the primary energy resources expended over the course of grading and construction. Vehicle trips associated with the transportation of construction materials and construction workers commutes would also result in petroleum consumption, but to a lesser extent. Petroleum consumptions would be necessary for operation and maintenance of construction equipment and would not be beyond what is necessary for the Project. Due to the aforementioned factors, the Project's energy consumption during the grading and construction phase would not be considered wasteful, inefficient, or unnecessary.

Operation of the project would be typical of commercial land uses requiring natural gas for space and water heating and landscape maintenance activities. In addition, a gas station would be installed at the project site, which is an allowed use within the General Commercial (C36) zone. Indirect energy use would include wastewater treatment and solid waste removal at offsite facilities. The project would meet the California Code of Regulations Title 24 Standards for energy efficiency that are in effect at the time of construction. For the gas station specifically, the project would be required to work with the San Diego Air Pollution Control District (SDAPCD) for the completion of the permit. This would require appropriate station source equipment to reduce potential toxic emissions associated with fueling. Additionally, the Project would provide multiple sustainability features that would reduce transportation and building energy consumption and increase the efficient use of water.

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

- 6(b) Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and reliance on fossil fuels. The project includes sustainability measures such as water reduction measures as required by the Landscaping Ordinance and providing an EV ready parking space. Additionally, the project would be consistent with sustainable development and energy reduction policies such as policies COS-14.3 and COS-15.4, through compliance with the most recent Title 24 standards and Energy Efficiency Standards at the time of project construction. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

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

**Conclusion**

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>7. Geology and Soils</b> – Would the Project:			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

7(a)(i) The GPU EIR concluded this impact to be less than significant. The Project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, nor is it located within a known Active Fault Near-Source Zone. The County Guidelines for Determining Significance for Geologic Hazards consider a project to have a potentially significant impact if the project proposes any building or structure to be used for human occupancy over or within 50 feet of the trace of an Alquist-Priolo fault or County Special Study Zone Fault. The Project site is located approximately 14 miles southwest from the



nearest Alquist-Priolo Fault Zone and 14 miles southwest from the nearest County Special Study Zone. Additionally, construction in accordance with the California Building Code Seismic Requirements would be required prior to the issue of a building permit. Therefore, a less than significant impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone would occur as a result of the proposed Project.

- 7(a)(ii) The GPU EIR concluded this impact to be less than significant. To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. In addition, implementation of further testing as recommended by the Geotechnical Report will be required upon further evaluation of the site and construction drawings required for Final Engineering and Building Permit requirements. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.
- 7(a)(iii) The GPU EIR concluded this impact to be less than significant. To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. In addition, a geotechnical report with proposed foundation recommendation would be required to be approved before the issuance of a building permit as further discussed in response 7(a)(iii). Therefore, compliance with the California Building Code and the County Building Code would ensure that the project would not result in a significant impact.
- 7(a)(iv) The GPU EIR concluded this impact to be less than significant. The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards and is identified as Marginally Susceptible to potential landslides. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Based on the flat topography of the site, potential hazards associated with landslides are less than significant. In addition, soil compaction testing is recommended throughout construction of the property as identified in the Project's Stormwater Quality Management Plan and Geotechnical Reports. As previously discussed, the GPU EIR determined less than significant impacts from exposure to seismic-related hazards and soil stability. As the proposed Project would have a less-than-significant, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 7(b) The GPU EIR concluded this impact to be less than significant. According to the Soil Survey of San Diego County, the soils on-site are identified as Placentia sandy loam, 2 to 9 percent slopes, that have a soil erodibility rating of severe. The project will 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, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment. As previously discussed, the GPU EIR determined impacts from soil erosion and topsoil loss to be less than significant. As the project would have a less than significant



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

- 7(c) The GPU EIR concluded this impact to be less than significant. Landslide Susceptibility Areas was discussed in response (a)(iv). As indicated in response (a)(iv), although the site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards, the potential for landslides to impact the proposed development is considered to be low.

Lateral spreading is a principal effect from liquefaction which was discussed in response 7(a)(iii). As discussed in response 7(a)(iii), the project site is not located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Subsidence and collapse may be caused by unstable geological structures or conditions. As stated in response 7(a), impacts to the project site from rupture of a known earthquake fault and strong seismic ground shaking or seismic-related ground failure would be unlikely to occur due to building code standards as well as recommendations within the Geotechnical Report. As previously discussed, the GPU EIR determined impacts from soil stability to be less than significant. As the project would have a less than significant impact with the incorporation of the standard project condition for a Geotechnical Report, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 7(d) According to the Soil Survey of San Diego County the project is underlain by Placentia 2 to 9 percent slopes, which may contain expansive soils. In addition, soil compaction testing is recommended throughout construction of the property as identified in the Project's Stormwater Quality Management Plan and Geotechnical Reports. Overexcavation and remediation of soils may be required as recommended by the Geotechnical Report upon further evaluation of the site and construction drawings required for Final Engineering and Building Permit requirements. The project will not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 7(e) The GPU EIR concluded this impact to be less than significant. The Project site would rely on public water and sewer for the disposal of wastewater. As such, the Project would not place septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting the tanks or system.

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

## Conclusion

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

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

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant. 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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## 8. Greenhouse Gas Emissions – Would the Project:

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

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

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### Discussion

8(a) The GPU EIR concluded this impact to be less than significant with mitigation. The County's 2018 Climate Action Plan (CAP) was set aside by the Fourth District Court of Appeal and rescinded by the Board. Therefore, compliance with the 2018 CAP was not utilized to determine potential greenhouse gas (GHG) emission impacts. In the absence of a locally adopted significance threshold and a GHG emission reduction plan, Project impacts were assessed using a project-specific, locally appropriate threshold, as guided by CEQA Guidelines Section 15064.4. In line with CEQA Guidelines Section 15064.7(c), the Project was evaluated using the California Air Pollution Control Officers Association's (CAPCOA) 900 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e) per year threshold. The CAPCOA threshold is used as a screening threshold to identify small projects that are not anticipated to generate significant amounts of GHG emissions.

As a comparison to the CAPCOA threshold, other regional air districts, such as the Sacramento Metropolitan Air Quality Management District (SMAQMD), have updated their GHG emission significance thresholds to ensure future proposed projects help meet the State's 2030 emission reduction target and do not result in a cumulative impact to climate change. In April 2020, the SMAQMD published updated project screening levels and determined that projects estimated to generate less than 1,100 MTCO<sub>2</sub>e per year would not result in a significant cumulative impact. This threshold was developed to demonstrate compliance with the statewide reduction targets in 2030 and the screening level threshold was determined by SMAQMD to capture 98 percent of total GHG emissions. The CAPCOA threshold may be considered a stricter threshold.

A Greenhouse Gas Analysis dated February 18, 2021 prepared by OB-1 Air Analyses evaluated the greenhouse gas emissions as a result of construction and operation of the project. The analysis concluded that the project would result in 715.2 MTCO<sub>2</sub>e which is less than the 900 MTCO<sub>2</sub>e CAPCOA threshold. Although the project would be below the 900 MTCO<sub>2</sub>e threshold, the project will implement sustainability features that will further reduce greenhouse gas emissions. The project will be required to submit a formal Landscape Documentation Package that is compliant with the County's water use

reduction measures in the Landscaping Ordinance. According to the SANDAG Not So Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, gas stations with convenience stores generate only 21% of their total ADT as primary trips with the remaining trips being related to diverted or pass-by trip. The diverted or pass-by trips are typically generated by uses within the existing community. The nature of the use is intended to serve density in existing travel patterns associated with developed communities. The project requires a minimal amount of employees to operate the use and their commutes will occur outside of typical commute hours. To the extent feasible, the project would encourage alternative transportation and carpooling programs for employees of the proposed use. Lastly, the project will provide an Electric Vehicle (EV) ready parking space along the entrance of the convenience store. Therefore, the project would not generate GHG emissions that would have a significant impact on the environment.

- 8(b) The proposed project is subject to the General Plan Village Regional Category and General Commercial (C-1) Land Use Designation. The project is also subject to the Valley Center Community Plan Policies and Design Guidelines. The property is zoned General Commercial (C36) and has a "B" Special Area Designator for Community Design Review which permits Gas Stations and Convenience Stores in accordance with Sections 2362, 2363, and 2980 of the Zoning Ordinance through the approval of a Site Plan in accordance with the "B" Special Area Designator. The proposed use is consistent with the General Plan Designation and the Zoning for the site and a General Plan Amendment or Zoning Reclassification is not required for the project. Through its goals, policies, and land use designations, the County's General Plan aims to reduce County-wide GHG emissions. Furthermore, the County's General Plan growth projections were used to inform the development of the SANDAG Regional Transportation Plan and Sustainable Communities Strategy (SANDAG RTP/SCS). SANDAG's RTP/SCS is the region's applicable plan for reducing GHG emissions and is consistent with State GHG emissions reductions goals set by the California Air Resources Board (CARB). Because the proposed project is consistent with the General Plan land use and zoning, it is also consistent with State GHG emission reduction targets as identified in the SANDAG RTP/SCS. Therefore the project would be consistent with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions.

### Conclusion

With regards to the issue area of Greenhouse Gas Emissions, the following findings can be made:

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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## 9. Hazards and Hazardous Materials – Would the Project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

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

☐ ☐ ☐

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?

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

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

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

☐ ☐ ☐

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

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### Discussion

- 9(a) The GPU EIR concluded this impact to be less than significant. The Project proposes the on-site sale of gasoline and would result in handling, storage, and disposal of hazardous substances. The project proposes storage of potentially hazardous materials consisting of fuels that will be sold in product dispensers and stored in underground storage tanks on the project site. Fuels associated with the operation of the gas station must be permitted

through the Department of Environmental Health Hazardous Materials Division through a hazardous materials business plan (HMBP) and permits for underground storage tanks. Underground storage tanks require maintenance and inspections in order to ensure that no leaks of fuel product will result in exposing any potential sensitive receptors to pollutants or leaking of product into the soil on the project site. The purpose of the HMBP is to prevent or minimize damage to public health, safety, and the environment from a release of a hazardous material. Therefore, the project will not 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 as the project requires additional permits for construction and operation of the site. As previously discussed, the GPU EIR determined impacts from transport, use and disposal of hazardous materials and accidental release of hazardous materials to be less than significant. The proposed Project would have a less-than-significant impact with standard project conditions for a Hazardous Materials Management Plan and permitting of underground storage tanks by the Department of Environmental Health Hazardous Materials Division. The project conditions are consistent with San Diego County Board Policy I-132 and General Plan Policy S-11.4 as analyzed in the GPU EIR. Thus, for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(b) The project is located approximately one-quarter mile south of the existing Valley Center Elementary school on Cole Grade Road. An existing gas station located north of the project site is located closer to the school than the existing location. Further information can be found in response 9(a) regarding required maintenance and handling of potentially hazardous materials that demonstrates strict maintenance of hazardous materials for operations of the gas station. Therefore, the project will not have any effect on an existing or proposed school.
- 9(c) Based on historic imagery, review of previous permits, and review of applicable databases, the project site is adjacent to properties that are capable of releasing a hazardous substance. Adjacent properties have been listed in Geotracker in the early 2000s and the majority of cases have since been resolved or closed. As recommended by the Project's geotechnical report, soil remediation may be required as well as additional soil testing during the final engineering and building permit process upon completion of construction drawings for the project. 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. Further information regarding ongoing operations of the site and potential release of hazardous substances can be found in response 9(a). Therefore, the project will not emit or release hazardous materials due to the historic uses of the site.
- 9(d) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed Project is not located within an Airport Influence Area or an Airport Land Use Compatibility Plan Area. Additionally, the Project is not located within an Airport Safety Zone, within an Avigation Easement, an Overflight area or within a Federal Aviation Administration Height Notification Surface area. In addition, the Project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.



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

- 9(e) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project is not within one mile of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area.
- 9(f)(i) **OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:** The GPU EIR concluded this impact to be less than significant with mitigation. The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. 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.
- 9(f)(ii) **SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN:** The property is not within the San Onofre emergency planning zone.
- 9(f)(iii) **OIL SPILL CONTINGENCY ELEMENT:** The project is not located along the coastal zone.
- 9(f)(iv) **EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure.
- 9(f)(v) **DAM EVACUATION PLAN:**  
The Project site is not located within an identified dam inundation zone. Additionally, the development would not constitute a "Unique Institution" such as a hospital, school, or retirement home pursuant to the Office of Emergency Services included within the County Guidelines for Determining Significance, Emergency Response Plans.

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

- 9(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code. Also, a Fire Service Availability Letter dated June 2015 has been received from the Valley Center Fire Protection District which indicates the expected



emergency travel time to the project site to be 4 minutes which is within the maximum travel time allowed by the County Public Facilities Element. The project design has been reviewed and approved by the San Diego County Fire District. A Fire Protection Plan Letter Report has been prepared for the project which will implement design measures such as a 1-hour rated fire wall as well as new structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of sections 701A-712A of the California Building Code. The project does not propose a residential use for occupancy. Therefore, the project will not 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

- 9(h) The GPU EIR concluded this impact as less than significant. The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

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

### Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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### 10. Hydrology and Water Quality – Would the Project:

a) Violate any waste discharge requirements?

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☐
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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?

☐
☐
☐

- |   |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
| c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k) Expose people or structures to a significant risk of loss, injury or death involving flooding?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m) Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Discussion**

- 10(a) The GPU EIR concluded this impact to be significant and unavoidable. The project will require a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activities. A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for

the project by Civil Landworks Dated February 2021. The SWQMP demonstrates that the project would comply with all requirements of the Watershed Protection Ordinance (WPO). The project will be required to implement site design measures, source control BMPs, and/or structural BMPs to reduce potential pollutants and address hydromodification impacts to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the BMP Design Manual.

In addition to WPO compliance this facility is subject to compliance with the Industrial Storm Water Permit with the CA State Water Resources Control Board (SWRCB) and is required to file a Notice of Intent (NOI) and develop and implement a Storm Water Pollution Prevention Plan (SWPPP) in the event that the project impacts an area of 1 or more acres.

- 10(b) The GPU EIR concluded this impact to be significant and unavoidable. The GPU EIR concluded this impact to be significant and unavoidable. The Project lies in the Valley Center (903.14) hydrologic subarea, within the San Luis Rey hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed is impaired. Constituents of concern in the watershed include Chloride and total dissolved solids. The project would contribute to release of these pollutants; however, the Project would comply with the Watershed Protection Ordinance (WPO) and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

- 10(c) The GPU EIR concluded this impact to be significant and unavoidable. As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.

As previously discussed, the GPU EIR determine significant and unavoidable impacts to water quality standards and requirements and groundwater supplies and recharge. However, the proposed Project would have a less than significant impact with mitigation to water quality standards and requirements, and groundwater supplies and recharge (Hyd-1.2 through Hyd-1.5). Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(d) The GPU EIR concluded this impact to be significant and unavoidable. The project will obtain its water supply from the Valley Center Municipal Water District that obtains water from surface reservoirs or other imported sources. The project will not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge. As previously discussed, the GPU EIR determined significant and unavoidable impacts to groundwater supplies and recharge. However, the proposed Project would have a less than significant impact to groundwater recharge for the reasons stated above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(e) The GPU EIR concluded this impact to be less than significant with mitigation. As outlined in the project's SWQMP and in responses 9(a) and 9(b), the project will implement site design and structural BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff and will ensure that project impacts are less than significant. In addition, the Project would not result in substantial erosion or siltation on or off-site because as previously stated in

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

As previously discussed, the GPU EIR determined significant and unavoidable impacts to erosion or siltation and less than significant impacts. However, the proposed Project would have a less-than-significant impact to erosion or siltation (Hyd-1.2 through Hyd-1.5). Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

10(f) The GPU EIR concluded this impact to be less than significant with mitigation. A Preliminary Hydrology Study was prepared by Civil Landworks dated February 2021 for the proposed project. It was determined that the proposed project would not substantially alter the existing drainage pattern of the project site or area. As outlined in the project's SWQMP, the project will implement source control and/or structural BMP's and site design BMPs in the form of tree wells to reduce potential pollutants including sediment from erosion. As previously discussed, the GPU EIR determined impacts to flooding as less than significant with mitigation. The proposed Project would have a less than significant impact to flooding with the incorporation of design features and improvements. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

10(g) The GPU EIR concluded this impact to be less than significant with mitigation. In accordance with to the Preliminary Hydrology Study prepared by Civil Landworks, the proposed Project would redirect runoff, but not in a manner to exceed the capacity of existing or planned storm water drainage systems. As previously discussed, the GPU EIR determined impacts to exceed capacity of stormwater systems as less than significant with mitigation. With mitigation, the proposed Project would have a less-than-significant impact with regards to exceeding the capacity of stormwater systems with mitigation (Hyd-1.2 through Hyd-1.5). Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

As previously discussed, the GPU EIR determine impacts to water quality standards and requirements as significant and unavoidable. However, the proposed Project would have a less-than-significant impact to water quality standards with the implementation of project conditions listed in 10(a). The conditions are consistent with the GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

10(i) The GPU EIR concluded this impact to be less than significant with mitigation. No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater

than 25 acres were identified on the project site or off-site improvement locations. As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area as less than significant with mitigation. The proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(j) The GPU EIR concluded this impact to be less than significant with mitigation. No 100-year flood hazard areas were identified on the project site or offsite improvement locations. Therefore, no structures would be placed within a 100-year flood hazard area which would impede or redirect flood flows.
- 10(k) The GPU EIR concluded this impact to be less than significant with mitigation. The project site lies outside any identified special flood hazard area. The project consists of commercial development and does not propose residential uses. As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard areas and emergency response and evacuations plans as less than significant with mitigation. The proposed Project would have a less than significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 10(l) The GPU EIR concluded this impact to be less than significant with mitigation. The County Office of Emergency Services maintains Dam Evacuation Plans for each dam operational area. These plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions, and event responses. If a “unique institution” is proposed, such as a hospital, school, or retirement home, within dam inundation area, an amendment to the Dam Evacuation Plan would be required. As previously discussed in response 10(j), the project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County.
- 10(m) The GPU EIR concluded this impact to be less than significant with mitigation.
- 10(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.
- 10(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.
- 10(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

## Conclusion

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

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



Stormwater Standards Manual, Guidelines for Determining Significance for Hydrology and Water Quality.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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## 11. Land Use and Planning – Would the Project:

- |   |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
| a) Physically divide an established community?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### Discussion

11(a) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. Additionally, build-out of this site was anticipated in the GPU EIR and GPU EIR mitigation measures Lan-1.1 through Lan-1.3 requiring coordination efforts for roadway widening and improvements to ensure that development of the site would not divide an established community. As previously discussed, the GPU EIR determined impacts from physically dividing an established community as less than significant with mitigation. However, the proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

11(b) The GPU EIR concluded this impact to be less than significant. The proposed Project is subject to the General Plan Village Regional Category and General Commercial (C-1) Land Use Designation. The project is also subject to the Valley Center Community Plan Policies and Valley Center Design Guidelines. The property is zoned General Commercial (C36) which permits Gas Stations and Convenience Stores in accordance with Sections 2362, 2363, and 2980 of the Zoning Ordinance. The site is also subject a "B" Special Area Designator for community design review which requires the processing of a Site Plan permit. The Project contains several design features including an approximately 20-foot landscape strip along the frontage of Valley Center Road, rustic architectural design features consistent with the design of existing commercial buildings, and exterior lit signs and gooseneck lighting consistent with the recommendations of the Valley Center Design Guidelines. The Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project.

As previously discussed, the GPU EIR determined impacts to conflicts with land use plans, policies, and regulations as less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.



**Conclusion**

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

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

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

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

☐☐☐

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

☐☐☐

- 12(a) The GPU EIR determined that impacts to mineral resources would be significant and unavoidable. The California Surface Mining and Reclamation Act (SMARA) required classification of land into Mineral Resource Zones (MRZs). The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area that is inconclusive to determine if resources are present (MRZ-4). However, the Project site is surrounded by commercial and business land uses as well as major roadways within a community which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the Project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the Project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

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

- 12(b) The GPU EIR concluded this impact to be significant and unavoidable. The project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25). The project site is not located in an area that has MRZ-2 designated lands, nor is it located within 1,300 feet of

such lands. Therefore, no potentially significant loss of availability of a known mineral resource would occur as a result of the project.

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

### Conclusion

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

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. The GPU EIR concluded significant and unavoidable impacts to mineral resources, however, the Project would have less than significant impacts for the reasons detailed above. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

### 13. Noise – Would the Project:

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

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☐
☐

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

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☐
☐

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

☐
☐
☐

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

☐
☐
☐

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐
☐
☐

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

☐
☐
☐

**Discussion**

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

The area surrounding the project site consists of commercial and rural residential uses. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on a review of the County's noise contour maps, the project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A). The project does not propose any noise sensitive land uses and would not expose any existing noise sensitive receptors to noise levels that exceeds the County's noise standards.

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 that has a one-hour average sound limit of 60 dBA daytime and 55 dBA nighttime. The adjacent properties are zoned Rural Residential and General Commercial. The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line. A noise report prepared by Eilar Associates, Inc. and dated September 28, 2020 evaluated the proposed noise sources on site. The report demonstrated these sources comply with the Noise Ordinance, Section 36.404 and Board Policy I-132.

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

- 13(b) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project does not propose residential occupancy or introduction of sensitive receptors to groundborne noise or vibration, nor does the project propose any major, new, or expanded infrastructure such as highways, or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level. As previously discussed, the GPU EIR determined impacts to excessive groundborne vibration as less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 13(c) The GPU EIR concluded this impact to be less than significant with mitigation.

As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10

dB CNEL over existing ambient noise levels. A noise report prepared by Eilar Associates, Inc. and dated September 28, 2020 demonstrated that the traffic generation from the proposed project would not result in an increase of 3 dB CNEL to any roadway, therefore, complies with the County General Plan Noise Elements.

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

- 13(d) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. The Acoustical Analysis Report prepared by Eilar Associates Inc., dated September 28, 2020, evaluated potential noise impacts that may result from this project and demonstrated that the noise levels comply with the County's Noise standards. In addition, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36.409), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

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

- 13(e) The GPU EIR concluded this impact to be less than significant with mitigation. The project is not located within an Airport Land Use Compatibility Plan (ALUCP) or within 2 miles of a public airport or public use airport. The nearest airport is the Ramona Airport, which is located approximately 12 miles southeast of the project site.

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

- 13(f) The GPU EIR concluded this impact to be less than significant with mitigation. The project is not located within a one-mile vicinity of a private airstrip. As previously discussed, the GPU EIR determined impacts from excessive noise exposure from a public or private airport as less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

## Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant. 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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## 14. Population and Housing – Would the Project:

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

☐☐☐

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

☐☐☐

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

☐☐☐

### Discussion

- 14(a) The GPU EIR concluded this impact to be less than significant. The project site is subject to the General Commercial (C-1) Land Use Designation and the Zoning Use Regulation is General Commercial (C36) which are intended for commercial uses. The project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area. The project does not include an increase in population as it consists of a commercial use through the construction and operation of a gas station with a convenience store.

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

- 14(b) The GPU EIR concluded this impact to be less than significant. The project will not displace existing housing as the project involves the construction of a gas station and convenience store on a vacant property that does not have any existing residential uses. No occupied residential structures or housing are proposed to be removed as part of the project.



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

- 14(c) The GPU EIR concluded this impact to be less than significant. As indicated in response 14(b), the project will not displace existing housing as the project involves the construction of a gas station and convenience store on a vacant property that does not have any existing residential uses. No occupied residential structures or housing are proposed to be removed as part of the project.

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

### Conclusion

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

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

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

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

☐
☐
☐

### Discussion

- 15(a) The GPU EIR concluded this impact to be less than significant with mitigation for the exception of school services, which remained significant and unavoidable. The proposed project consists of the construction of a gas station with a convenience store as well as road frontage improvements. The project does not include construction of new or altered public service facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times, or other performance objects for public services. The proposed development is consistent with the General Plan projections and Land Use regulations, therefore, service ratios for public

services associated with the project were analyzed within the GPU EIR and the project is not anticipated to require additional services. Based on the project's service availability forms, the project would not result in the need for significantly altered services or facilities.

### Conclusion

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

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures from the GPU EIR (Pub-3.2) would be applied to the project. This mitigation measure, as detailed above, requires the project to conform to Board Policy I-84, which requires project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>16. Recreation</b> – Would the Project:			
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Discussion

- 16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not propose any residential uses, including but not limited to a residential subdivision, mobile home park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. No impact to parks or recreation facilities would occur as a result of the Project as it consists of a commercial use.

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

- 16(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not include recreational facilities or require the construction or expansion of recreational facilities such as parks. As previously discussed, the GPU EIR determined impacts related to construction of new recreational facilities to be less than significant. As the proposed Project would have a less than significant impact for the reasons detailed

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

### Conclusion

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

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

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

## Discussion

17(a) The GPU EIR concluded this impact to be significant and unavoidable. The County of San Diego Transportation Study Guidelines have been adopted by the County Board of Supervisors on June 24, 2020 to address Senate Bill 743 (SB 743). SB 743 changed the way that public agencies evaluate transportation impacts under CEQA. A key element of this law is the elimination of using auto delay, Level of Service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant transportation impacts under CEQA. The new established criteria for determining the significance of transportation impacts is Vehicle Miles Traveled (VMT) and is further addressed below. Although no longer utilized as the standard for evaluating transportation impacts under CEQA, the County's General Plan identified LOS as being a required analysis per Policy M-2.1 and is therefore also addressed.

Section 15064.3 of the CEQA Guidelines details new regulations, effective statewide July 1, 2020, based on SB 743 that sets forth specific considerations for evaluating a project's transportation impacts. As previously discussed, the new established criteria for determining the significance of transportation impacts is Vehicle Miles Traveled (VMT). VMT refers to the amount and distance of automobile travel attributable to a project. The project would construct a 3,666 square foot convenience store with attached storage and a gas station. Pursuant to the new adopted Transportation Study Guidelines, the project meets the CEQA VMT screening criteria for locally serving commercial projects that are less than 50,000 square feet and will not result in a significant VMT impact.

In addition, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The Transportation Impact Fee (TIF) program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. The TIF measures was identified by the GPU EIR as Tra-1.7.

A Local Mobility Analysis is the tool utilized by the Transportation Study Guidelines to assess projects impacts to LOS. However, the Transportation Study Guidelines have also adopted thresholds for determining when a project must prepare a Local Mobility Analysis based on project type and number of trips. The project is consistent with the County General plan and would result in more than 250 ADT based on the Institute of Transportation Engineers Trip Generation rates. In accordance with the Transportation Study Guidelines, a Local Mobility Analysis was required for the project. Therefore, the project would not conflict with an applicable plan, ordinance or policy related to local mobility. A Local Mobility Analysis prepared by Darnell and Associates dated January 2021 evaluated potential improvements required for the project in accordance with the adopted Transportation Study Guidelines and County Public Road Standards. The Local Mobility Analysis determined that the project would generate 2,465 daily drips, 150 AM peak hour and 168 PM peak hour trips. Due to the nature of the use of the project as a gas station with a convenience store, the project would generate 1,084 new daily trips by applying a 62% pass by reduction for vehicles already existing on the road network. The project is conditioned to construct frontage improvements on Cole Grade Road and Valley Center Road, and modify the traffic signal at the Valley Center Road and Cole Grade Road intersection, and the restriping of Cole Grade Road approaching Valley Center Road. The project is also conditioned to coordinate with the Department of Public Works and the

Capital Improvement Program team to ensure the implementation of a conceptual striping plan including turn pocket on Valley Center Road to Vesper Road east of the project site.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to unincorporated County traffic and LOS standards. However, the project would have a less than significant impact to County traffic and LOS standards as well as VMT with the incorporation of mitigation as detailed above. The mitigation measure were identified in the GPU EIR as Tra-1.7, Tra-4.4 and Tra-6.9 which require payment into the County TIF program as well as implementation of the County Subdivision Ordinance and the Community Trails Master Plan. In addition, the project would not conflict with SB 743 because it is considered less than 50,000 square feet of a locally serving commercial use or retail and is below the County's adopted VMT threshold. Therefore, the project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

As previously stated, Section 15064.3 of the CEQA Guidelines details new regulations, effective statewide July 1, 2020 that sets forth specific considerations for evaluating a project's transportation impacts. As discussed in 17(a), the project would not result in an impact to VMT due to the project consisting of a locally serving commercial use that is less than 50,000 square feet. As discussed in 17(a), the project is conditioned for frontage improvements and offsite striping in order to ensure circulation within the project vicinity is adequate and safe as a result of implementation of the project. Therefore, the project would not conflict with an applicable congestion management program.

As previously discussed, the GPU EIR determined impacts on significant and unavoidable impacts to unincorporated County traffic and LOS standards. However, the project would have a less than significant impact for the reasons detailed above. Therefore, the project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 17(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is not located within an Airport Influence Area, Airport Safety Zone, Airport Land Use Compatibility Plan Area, Avigation Easement, or Overflight Area. Therefore, the Project would have a less than significant impact to air traffic patterns. The Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 17(d) The GPU EIR concluded this impact to be significant and unavoidable. The proposed Project would not substantially alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road. The project will be conditioned to maintain adequate unobstructed sight distance for both commercial driveways. Additionally, the project is conditioned to widen Cole Grade Road which will improve vehicle travel onto Cole Grade Road at the Valley Center Road and Cole Grade Road Intersection. The project does not require construction of new roads. The project site has



adequate circulation for fuel trucks to be accommodated on the property. A design exception request for the locations of the Project's driveway has been reviewed and approved by the Department of Public Works. Therefore, the proposed project will 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.

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

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

- 17(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the Project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. As discussed in 17(a) the project is conditioned to improve roads along the project frontage in accordance with Public Road Standards.

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

## Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (~~Tra-1.4~~ Tra-1.7, Tra-4.2, Tra-4.4 and Tra-6.9) would be applied to the project. The mitigation measures, as detailed above, would require payment into the County TIF Program as well as consistency with the Building Code, Fire Code, County Public Road Standards, Subdivision Ordinance and Community Trails Master Plan.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>18. Utilities and Service Systems</b> – Would the Project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

18(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A Project facility availability form has been received from the Valley Center Municipal Water District (VCMWD) that indicates that there is adequate capacity to serve the Project.

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

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

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

- 18(c) The GPU EIR concluded this impact to be less than significant with mitigation. The project involves new storm water drainage facilities as detailed in the Stormwater Quality Management Plan and Hydrology Study. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

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

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

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

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

- 18(g) The GPU EIR concluded this impact to be less than significant. The project would deposit all solid waste at a permitted solid waste facility. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

## Conclusion

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

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

4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

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

### Discussion

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

- 19(a) The GPU EIR concluded this impact to be significant and unavoidable. The site is located within a very high fire hazard severity zone (FHSZ). The Project site is within the Valley Center Fire Protection District and is located approximately 1.4 miles from the nearest fire station. Based on a review by County Staff of GIS Aerial Imagery, the site would have an Emergency Response Travel Time of 0 to 5 minutes, which meets the General Plan Safety Element standard for lands designated as Commercial within the Village Regional Category of 5 minutes.

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

- 19(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project is within a very high fire severity zone and within the Urban-Wildlife Interface Zone. The Project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. Implementation of these fire safety standards would occur during the building permit process and is consistent with GPU mitigation measures Haz-4.2 and Haz-4.3. In addition, the Project is consistent with the Zoning Ordinance and the County of San Diego General Plan. A Fire Protection Plan Letter Report has been prepared for the project which will implement design measures such as a 1-hour rated fire wall as well as new structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of sections 701A-712A of the California Building Code. Therefore, for the reasons stated above, the Project would not be expected to experience exacerbated wildfire risks due to slope, prevailing, winds or other factors.

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

- 19(c) The GPU EIR concluded this impact to be significant and unavoidable. The GPU EIR concluded this impact to be significant and unavoidable. The Project would require the installation and maintenance of commercial driveways as well as improvements in accordance with public road standards to widen Cole Grade Road which will improve fire access to the subject project and properties south of the project site. All infrastructure associated with the Project has been incorporated within this analysis. Therefore, no additional temporary or ongoing impacts to the environment related to associated infrastructure would occur that have not been analyzed in other sections of this environmental document.
- 19(d) The GPU EIR concluded this impact to be significant and unavoidable. As stated in response 10(f), the Hydraulic Study concluded the project would not alter existing drainage patterns onsite in a manner which would result in flooding on or offsite. The project would be designed with tree wells and expanded basins to capture the peak runoff rates. The basins would be adequately sized to attenuate post-project peak flow rates in the event a 100-year storm event would occur. In addition, as stated in responses 10(i) and 10(j), the project is not located within a 100-year flood hazard area, floodway, or floodplain and would not be impacted from downstream flooding. Further, as concluded in 7(a)(IV), although the site is located within a landslide susceptibility area per County GIS, the project would be required to prepare a geotechnical report prior to ground disturbance activities as a standard condition of approval. The GPU EIR identified the standard condition of a geotechnical report within section 2.6.3.1, Federal, State and Local Regulations and Existing Regulatory Processes, Liquefaction. In addition, the project would not develop any steep slopes. Therefore, the project would not expose people or structures to a significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.

As previously discussed, the GPU EIR determined impacts from Wildfire to be significant and unavoidable. However, the project would have a less than significant impact with the incorporation of GPU EIR mitigation measures Haz-4.2 and Haz-4.3 as well as recommendations from the project geotechnical report. The GPU EIR identified the



standard condition of a geotechnical report within section 2.6.3.1, Federal, State and Local Regulations, and Existing Regulatory Processes, Liquefaction. Haz-4.3 requires compliance with the Building and Fire Code and the project has incorporated the GPU EIR Mitigation Measure Haz-4.2 for brush management as a project design feature. Therefore, the project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

### **Conclusion**

The GPU EIR concluded significant and unavoidable impacts associated with wildfire under Section 2.7, Hazards and Hazardous Materials. Based on the project Fire Protection Plan, and the incorporation of project design features and mitigation measures, impacts associated with wildfire would be less than significant. Therefore, the project would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

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

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

### **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:

### **Air Quality:**

Air Quality Technical Report for Valley Center ARCO, Eilar Associates, Inc., Dr. Valorie Thompson, January 25, 2021

### **Biological Resources:**

Summary Biology Report, The Valley Center ARCO Project, Vincent N. Scheidt, September 2020

### **Fire Protection:**

Fire Protection Plan – Letter Report, Santa Margarita Consulting LLC, Sid Morel, September 29, 2020

### **Greenhouse Gas Emissions:**

Greenhouse Gas Technical Report, OB-1 Air Analyses, Joe O'Bannon, February 18, 2021

### **Hydrology/Water Quality:**

Stormwater Quality Management Plan (SWQMP), Civil Landworks, February 8, 2021

Preliminary Hydrology Study, Civil Landworks, February 8, 2021

### **Noise:**

Acoustical Analysis Report, Eilar Associates, Inc., Amy Hool, September 28, 2020

### **Service Availability Forms:**

Project Facility Availability - Fire, Valley Center Fire Protection District, June 23, 2015

Project Facility Availability – Water, Valley Center Municipal Water District, June 30, 2015

Project Facility Availability – Sewer, Valley Center Municipal Water District, June 30, 2015

### **Transportation/Traffic:**

Local Mobility Analysis, Darnell & Associates, January 20, 2021

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.sdcountry.ca.gov/pds/gpupdate/GPU\\_FEIR\\_Summary\\_15183\\_Reference.pdf](http://www.sdcountry.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf)

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

FOR PURPOSES OF CONSIDERATION OF  
Valley Center ARCO  
PDS2015-STP-15-012; PDS2015-ER-15-08-018

February 25, 2021

**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  
☒

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  
☒

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  
☒

The project does not propose the use of groundwater and water service will be provided by the Valley Center Municipal Water District.



**IV. RESOURCE PROTECTION ORDINANCE** – Does the project comply with:

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

***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:***

Construction associated with the project will not be located within a Floodway or Floodplain fringe. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

***Steep Slopes:***

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). The project does not propose construction in steep slopes as all construction and grading will occur on property that does not qualify as steep slopes. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitats:***

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

***Significant Prehistoric and Historic Sites:***

A County of San Diego Staff Archaeologist has reviewed previous surveys and records of the site that found the property to be negative in containing potentially significant prehistoric or historic resources. The majority of the project site has been previously disturbed through prior uses such as a parking lot, temporary farm stand, and temporary commercial signs. The project has been conditioned with archaeological monitoring in order to ensure that any unidentified resources are not impacted in accordance with Grading Ordinance Sections 87.429 and 87.430. As such, the project complies with the RPO.

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

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

A Priority Development Project Stormwater Quality Management Plan (PDP SWQMP) February 8, 2021 has been reviewed and found it in compliance with the Watershed Protection Ordinance (WPO). The plan is accepted for CEQA purposes and Final Engineering review of construction drawings will ensure the project conforms 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  
☐

The area surrounding the project site consists of commercial and rural residential uses. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on a review of the County's noise contour maps, the project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A). The project does not propose any noise sensitive land uses and would not expose any existing noise sensitive receptors to noise levels that exceeds the County's noise standards.

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 that has a one-hour average sound limit of 60 dBA daytime and 55 dBA nighttime. The adjacent properties are zoned Rural

Residential and General Commercial. The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line. A noise report prepared by Eilar Associates, Inc. and dated September 28, 2020 evaluated the proposed noise sources on site. The report demonstrated these sources comply with the Noise Ordinance, Section 36.404 and Board Policy I-132.

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

**ENVIRONMENTAL FINDINGS**

VALLEY CENTER ARCO  
PDS2015-STP-15-012, PDS2015-ER-15-08-018  
April 15, 2021

1. In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review for the reasons stated in the 15183 Statement of Reasons dated April 15, 2021 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.
2. In accordance with State CEQA Guidelines section 15183(e)2, the Zoning Administrator, at a duly noticed public hearing on April 15, 2021, found that feasible mitigation measures identified in the General Plan Update EIR will be undertaken.
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).



**Attachment C – Site Plan and  
Preliminary Grading Plan**















Burghausen  
Consulting Engineers, Inc.  
7625 77th Avenue South  
Suite 100  
Brentwood, TN 37027  
615-375-1222  
burghausen.com

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DEVELOPMENT INFORMATION  
ARCO NTI  
2800 amp/pm  
FUEL CANOPY w/ 6 MPDs

SITE ADDRESS  
VALLEY CENTER ROAD  
VALLEY CENTER, ALABAMA  
VALLEY CENTER, ALABAMA

FACILITY # TBD

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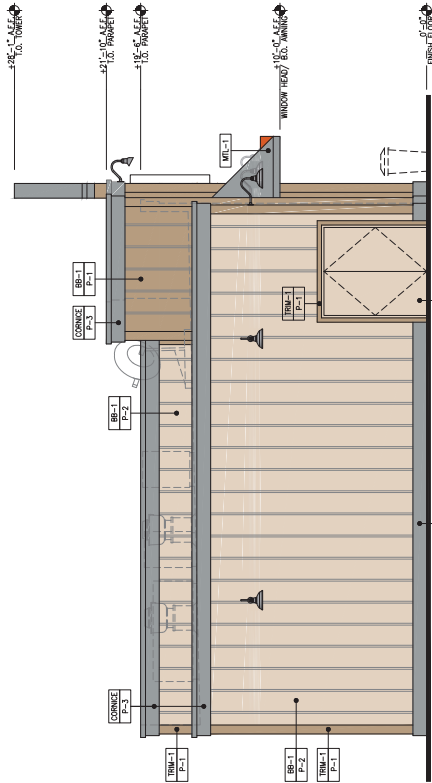
PROJECT NO.  
17007

EXTERIOR  
ELEVATIONS

SHEET NO.  
A2.1



01 NORTH ELEVATION (FRONT)- FACING VALLEY CENTER ROAD  
SCALE: 1/4"=1'-0"



02 EAST ELEVATION (LEFT)- FACING COLE GRADE ROAD  
SCALE: 1/4"=1'-0"

### COLOR LEGEND

- BR-1 BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
- BR-2 BENJAMIN MOORE, 1000 "BRANDY CREAM", SATIN FINISH
- BR-3 BENJAMIN MOORE, 2121-30 "TWEET", HIGH GLOSS FINISH

### MATERIAL LEGEND

- ALUM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166C, "ORANGE"
- ALUM-2 ALUMINUM COMPOSITE MATERIAL, ALUOCCORD, "RUSTIC WALNUT"
- ALUM-3 CLEAR ANODIZED ALUMINUM
- CORNER-1 WOOD CORNER
- ST-1 STEEL AWNING
- BR-1 BOARD AND BATTEN Siding
- BR-2 BOARD AND BATTEN Siding
- BR-3 BOARD AND BATTEN Siding
- TRIM-1 HARDWARE CEMENT FIBER BOARD
- TRIM-2 HARDWARE CEMENT FIBER BOARD
- TRIM-3 HARDWARE CEMENT FIBER BOARD
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- TRIM-100 HARDWARE CEMENT FIBER BOARD



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DEVELOPMENT INFORMATION:  
ARCO NTI  
2900 am/pm  
FUEL CANOPY w/ 6 MPD'S

THE ADDRESS:  
VALLEY CENTER ROAD  
@ COLEGRADE ROAD  
VALLEY CENTER, CALIFORNIA

ESIGNED BY:	ALLIANCE ZARNE
DRAWN BY:	BP REPM
PROJECT NO:	17067

EXTERIOR  
ELEVATIONS

## A2.2



### COLOR LEGEND

P-1	BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
P-2	BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
P-3	BENJAMIN MOORE, 2121-30 "BRANDY CREAM", SATIN FINISH

## MATERIAL LEGEND

[illegible]





**Bargmann Consulting Engineers, Inc.**  
1825 72nd Avenue South  
Apt. VA 98022  
Naperville, IL 60563  
630-411-1111  
bargmann.com

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**DEVELOPMENT INFORMATION**  
ARCO NTL  
2500 sq/ft gas  
FUEL CANOPY w/ 6 MPFS

**PERMIT INFORMATION**  
VALLEY CENTER ROAD  
AT COLE GRADE ROAD  
VALLEY CENTER, ILL.

**FACILITY #/TRD**  
FACILITY NAME  
FACILITY NO.  
FACILITY TRD

**SIGN PLAN**  
9/8/2020  
SHEET NO.

**SNA-1**

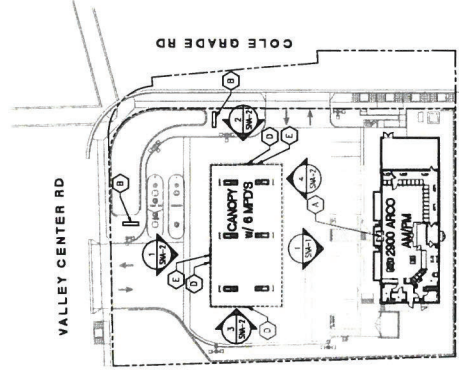
KEY	SIGN	QTY.	ALLOWED PROPOSED AREA
A	C-STORE	1	129 S.F. 11.9 S.F.
B	FREESTANDING	2	18 S.F. 9.3 S.F. PER FACE
C	CANOPY	3	NOT SPECIFIED 20 S.F.
D	ARCO SPARK SIGN (36" DIA - 7.1 S.F.)	2	21.3 S.F.
E	ARCO CHANNEL LETTERS (10 S.F.)	2	60.74 S.F. (30.37 S.F.)
TOTAL:			

(§825.6.1) BUILDING SIGNAGE REQUIREMENT - 1.50 S.F. PER LINEAR FOOT OF BUILDING FRONTAGE (MAX. 250 S.F.)  
NORTH ELEVATION - 103'-7" LINEAR FEET FRONTAGE

(§825.6.1) FREESTANDING MD SIGNAGE REQUIREMENT - 1.25 S.F. PER LINEAR FOOT OF STREET FRONTAGE (MAX. 175 S.F.)  
VALLEY CENTER ROAD - 157' LINEAR FEET FRONTAGE

(§825.6.1) CANOPY SIGNAGE REQUIREMENT - 1.25 S.F. PER LINEAR FOOT OF COLE GRADE ROAD - 214.8' LINEAR FEET FRONTAGE

ALL ON-PREREQUISITE SIGNS SUBJECT TO SIGNAGE SIGN PERMITS, SIZE, HEIGHT AND COPY TO COMPLY WITH ORDINANCE §15355-15442 & §15355-15442 OF THE COUNTY OF SAN DIEGO ZONING ORDINANCE.



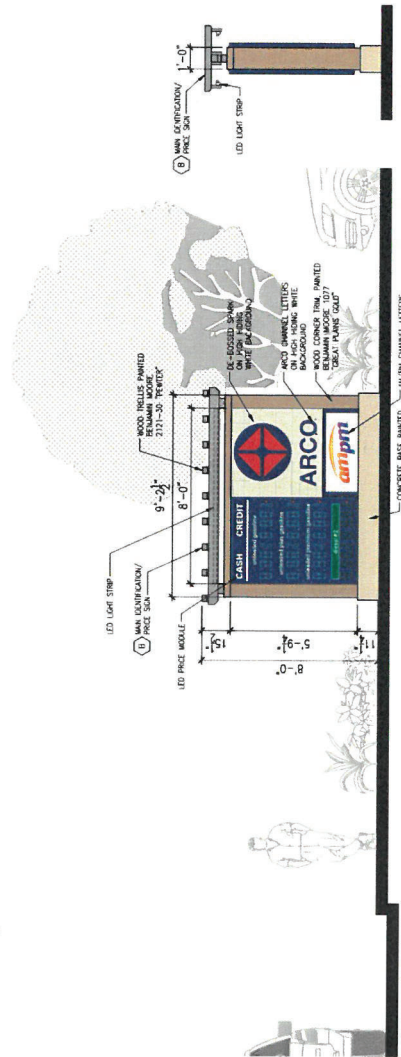
**SIGN SITE PLAN**  
SCALE: N.T.S.



**1** PROPOSED NORTH ELEVATION - FACING VALLEY CENTER ROAD  
SCALE: 3/16"=1'-0"



**A** LARGE AMPM SIGN  
SCALE: 1/2"=1'-0"



**B** MAIN IDENTIFICATION/PRICE SIGN  
AT VALLEY CENTER RD AND AT COLE GRADE ROAD  
SCALE: 3/16"=1'-0"

**LIGHTING NOTE:**  
ALL SIGN ILLUMINATION SHALL COMPLY WITH SECTION 9A.01 ET. SEQ. OF THE SAN DIEGO COUNTY CODE, SECTION 922 ET. SEQ. OF THE SAN DIEGO COUNTY ZONING ORDINANCE, AND ALL OUTDOOR LIGHTING SHALL CONFORM TO THE SAN DIEGO COUNTY ZONING ORDINANCE, AND BE LIMITED TO 2000 LUMENS PER SIGN.

**APPROVED: VCDRB** *[Signature]* 9-10-20

**SDC PDS RCVD 10-23-20**

**STP15-012**





ARCO



Barghouston  
Consulting Engineers, Inc.  
1825 72nd Avenue South  
Kent, WA 98032  
(206) 835-2222  
barghouston.com

NO.	DATE	REVISION DESCRIPTION
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PROJECT INFORMATION  
ARCO NEI  
2800 sq/ft gas  
FUEL CANOPY w/ 6 ARCO's

FACILITY #702

VALLEY CENTER ROAD  
A COLE CORP. BUILDING  
VALLEY CENTER, WASHINGTON

DATE: 8/1/2020

PROJECT NO.: 170507

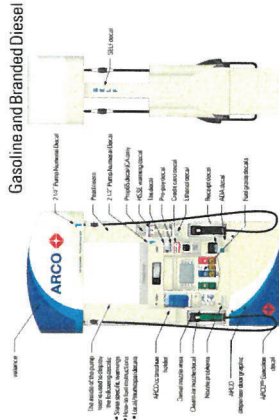
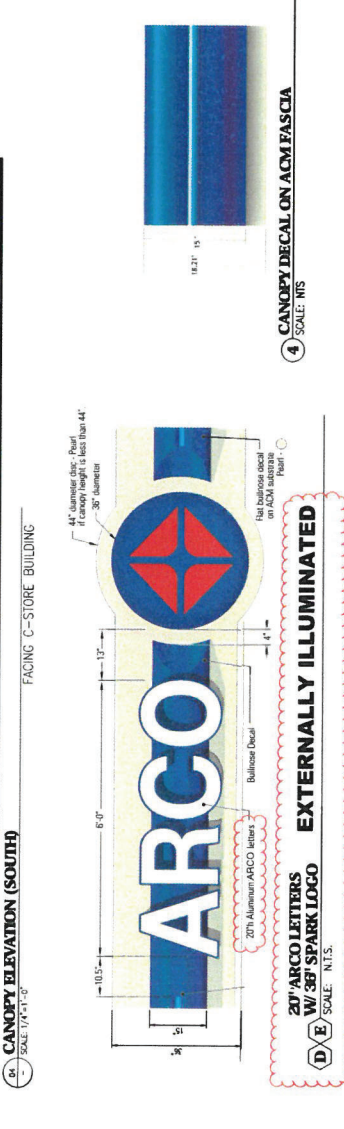
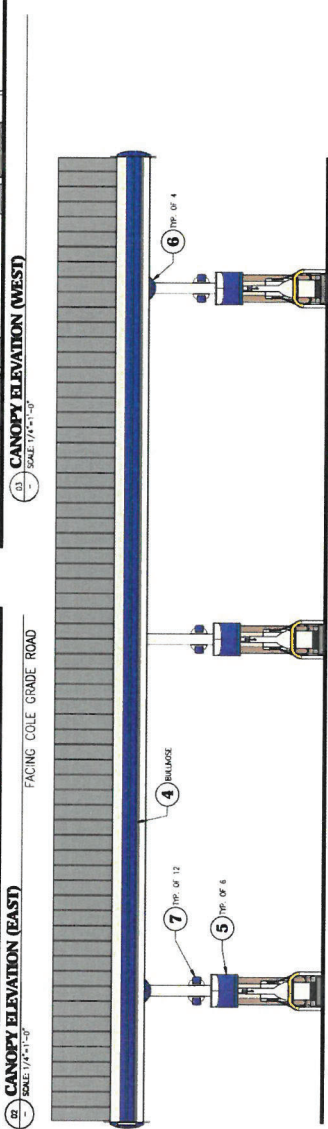
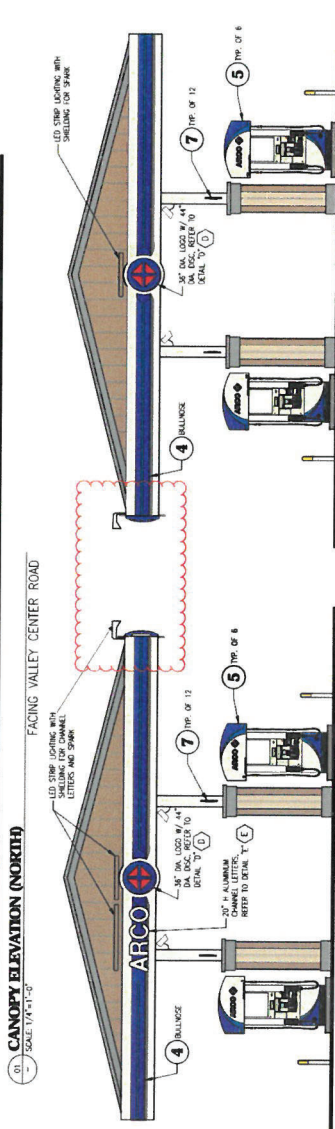
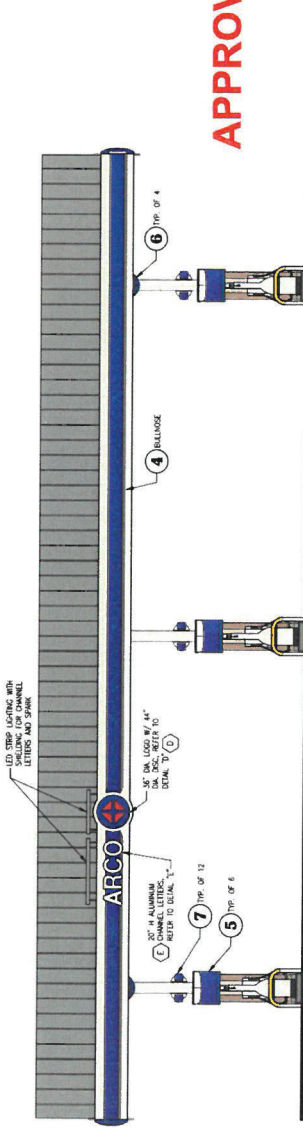
CLIENT: ARCO

SIGN PLAN  
9/8/2020

SCALE: NTS

SNA-2

APPROVED: VCDRB *[Signature]* 9-10-20



5 FUEL DISPENSER  
SCALE: 1/2"=1'-0"

14'-0"

14'-0"

6 CANOPY CLEARANCE SIGN  
NON-ILLUMINATED  
SCALE: NTS



7 CANOPY PUMP NUMBER SIGN  
NON-ILLUMINATED  
SCALE: NTS

4 CANOPY DECAL ON ACM FASCIA  
SCALE: NTS

20' ARCO LETTERS  
W/ 30' SPARK LOGO  
SCALE: NTS

EXTERNALLY ILLUMINATED



## **Attachment D - Public Documentation**



# Valley Center Community Planning Group

P.O. Box 127 Valley Center, CA 92082

## Regular Meeting Agenda

March 8, 2021 7pm

Virtual Meeting

Meeting ID: 864 8225 5595

Passcode: VCCPG-Mar

1 - 83

Lisa Adams

Seat 13

[lisa.adams.valleycenterca@gmail.com](mailto:lisa.adams.valleycenterca@gmail.com)

Riley Fraas

Seat 9

[fraasrd@yahoo.com](mailto:fraasrd@yahoo.com)

Delores Chavez Harmes

Chair

Seat 5

[dee.valleycenter@gmail.com](mailto:dee.valleycenter@gmail.com)

Michelle Bothof

Seat 1

[busybrunette@protonmail.com](mailto:busybrunette@protonmail.com)

Susan Fajardo

Seat 14

[sfajardo247@gmail.com](mailto:sfajardo247@gmail.com)

Julia Feliciano

Seat 15

[jfelicianovccpg@gmail.com](mailto:jfelicianovccpg@gmail.com)

James Garritson

Seat 12

[vc@garritson.com](mailto:vc@garritson.com)

Steve Hutchinson

Seat 2

[hutchinsonsm@gmail.com](mailto:hutchinsonsm@gmail.com)

Dori Rattray

Seat 3

[4rattrayandco@gmail.com](mailto:4rattrayandco@gmail.com)

Matt Matthews, DVM

Seat 4

[mattmatthews.vcp@gmail.com](mailto:mattmatthews.vcp@gmail.com)

Kathleen McCabe

Seat 11

[kathleenmccabevccpg@gmail.com](mailto:kathleenmccabevccpg@gmail.com)

LaVonne Norwood

Seat 10

[lavonnenorwood@gmail.com](mailto:lavonnenorwood@gmail.com)

James Radden

Seat 8

[jradden@gmail.com](mailto:jradden@gmail.com)

Kevin Smith

Vice-Chair

Seat 7

[sikls8@gmail.com](mailto:sikls8@gmail.com)

Renee Wolf

Seat 6

[essentialaddictions3@gmail.com](mailto:essentialaddictions3@gmail.com)

### A. Join Zoom Meeting: <https://us02web.zoom.us/j/86482255595?>

### B. Roll Call

### C. Pledge of Allegiance

### D. Approval of Minutes: February 8, 2021

### E. Public Comments:

Members of the public may address the Planning Group on any topic not on the agenda. A three (3) minute time limit is allowed per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on a topic but may place the item on a future agenda. Speakers are required to complete a Request to Speak form prior to the start of the meeting.

#### 1) County PDS Staff: Proposed Goals & Policies for Valley Center Community Plan Update

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

The agenda is available to members prior to regular meetings through advanced publication in the Valley RoadRunner, email distribution and public review at the Valley Center Community Hall.

#### 1) Valley Center Community Plan Update: Special meeting for review of VCCPU scheduled for Monday, March 22<sup>nd</sup> 6pm.

#### 2) Valley Center Road ABC Permit PDS2021-ABC-21-002 (Adams): Informational. ABC license for mini-mart at 27455 Valley Center Road & Charlan Road. (Update)

#### 3) Arco PDS2015-STP-15-012: (Informational) Public Disclosure period has begun.

#### 4) Guejito Road: (Informational) County will be performing some maintenance activities on Guejito Road over Escondido Creek. There are 14 locations throughout the County that will be receiving maintenance treatment and the Guejito Road bridge is one of them.

### G. Subcommittee Reports

#### 1) Revitalization: Zoom meeting March 11, 2021 2pm for mobility, parks & rec & emergency evacuation subcommittees.

#### 2) Emergency Evacuation (Harmes, Chair): SDCFPD & Delzura EE subcommittee.

#### 3) Parks & Rec (Norwood, Chair):

#### 4) Mobility (Adams, Chair):

#### 5) Tribal Liaison (Smith, Chair)

#### 6) Design Review Board (Smith/Adams):

#### 7) Community Plan (Hutchinson, Chair):

#### 8) Website (Wolf, Chair):

#### 9) Nominations (Fajardo, Chair):

#### 10) Trails Subcommittee: (Norwood, Chair)

### H. Correspondence Received for March 8, 2021 Meeting:

#### 1) Independent Redistricting Commission Feb. 25, 2021 5:30pm

[www.sandiegocounty.gov/redistricting/IRCmeetings.html](http://www.sandiegocounty.gov/redistricting/IRCmeetings.html)

#### 2) Notice of Public Hearing to nominate Historic Site Board officers

#### 3) County of San Diego's Socially Equitable Cannabis Program Development

#### 4) San Diego County Water Authority

#### 5) Revitalization Meeting Mar. 11, 2021

### Next VCCPU meeting: March 22, 2021 6pm

### Next regular meeting of VCCPG: April 12, 2021 7pm

#### Access and Correction of Personal Information

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

#### Public Disclosure Notice

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT RECOMMENDATION**  
**ZONING DIVISION**Record ID(s): PDS2015-STP-15-012Project Name: Valley Center ARCOPlanning/Sponsor Group: Valley Center

Results of Planning/Sponsor Group Review

Meeting Date: March 8, 2021**A. Comments made by the group on the proposed project.**

Change of architecture style to better fit with rural farm/ranch was well received and appreciated. Exterior lighting is now in compliance with DRB lighting requirements.

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

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

**MOTION:** ☒ Approve without conditions  
☐ Approve with recommended conditions  
☐ Deny  
☐ Continue

**VOTE:** 12 Yes 1 No 0 Abstain 1 Vacant/Absent

**C. Recommended conditions of approval:**

Reported by: Da Chao-Haines Position: Chair Date: 03/23/21

**Please email recommendations to BOTH EMAILS;**

**Project Manager listed in email** (in this format): [Firstname.Lastname@sdcounty.ca.gov](mailto:Firstname.Lastname@sdcounty.ca.gov) and to [CommunityGroups.LUEG@sdcounty.ca.gov](mailto:CommunityGroups.LUEG@sdcounty.ca.gov)

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

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



## VALLEY CENTER DESIGN REVIEW BOARD

Final Agenda: Tuesday, September 8, 2020

Virtual Meeting is to be from 5-7 p.m.

### Chair

Keith Robertson  
858.221.5800

### Vice Chair

Jeffrey Herr  
760.749.2626

### Secretary

Lisa Adams  
619.823.5472

### Members

Michael Mahan  
760.749.1505

Kevin Smith  
760.749.7574

Website Below:

<https://us02web.zoom.us/j/84131218291?pwd=WFV2TkJpMGdJQ2J6dFpzQ0dGRlY5UT09>

Meeting ID: 841 3121 8291

Password: VC DRB

Applicant's must confirm by the Friday immediately before the meeting of the Valley Center Design Review Board with the Board Chairman or they will be removed from the agenda.

1. **Open Forum:** Public may speak on any subject that is not on the agenda.

2. **Approval of previous Board minutes:** July 2020

3. **Projects:**

A. Valley Center Arco

Sign Review

Location: Valley center Road and Cole Grade Road

Representative: Dan Goalwin

### Regular Meeting

Valley Center Library  
29200 Cole Grade Road  
Valley Center, CA.  
92082





**Bargmann Consulting Engineers, Inc.**  
1825 72nd Avenue South  
Apt. VA 98022  
Naperville, IL 60563  
630-411-1111  
bargmann.com

1 - 86

NO.	DATE	REVISIONS
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**DEVELOPMENT INFORMATION**  
ARCO NTL  
2500 sq/ft  
FUEL CANOPY w/ 6 MPFS

**PERMIT INFORMATION**  
VALLEY CENTER ROAD  
AT COLE GRADE ROAD  
VALLEY CENTER RD

**FACILITY #/TRD**  
FACILITY #/TRD

**SIGN PLAN**  
9/8/2020

**SNA-1**

KEY	SIGN	QTY	ALLOWED PROPOSED AREA
A	C-STORE	1	129 S.F. 11.9 S.F.
B	FREESTANDING	2	18 S.F. 9.3 S.F. PER FACE
C	CANOPY	3	21.3 S.F.
D	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
E	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
F	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
G	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
H	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
I	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
J	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
K	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
L	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
M	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
N	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
O	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
P	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
Q	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
R	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
S	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
T	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
U	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
V	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
W	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
X	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
Y	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.
Z	ARCO CHANNEL LETTERS (10 S.F.)	2	20 S.F.

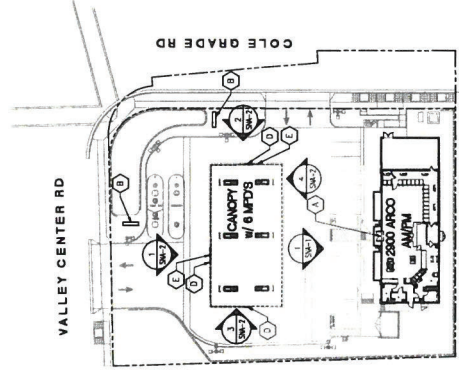
(§825.6.1) BUILDING SIGNAGE REQUIREMENT - 1.50 S.F. PER LINEAR FOOT OF BUILDING FRONTAGE (MAX. 250 S.F.)  
NORTH ELEVATION - 103'-7" LINEAR FEET FRONTAGE

(§825.6.1) FREESTANDING SIGNAGE REQUIREMENT - 1.25 S.F. PER LINEAR FOOT OF STREET FRONTAGE (MAX. 175 S.F.)  
VALLEY CENTER ROAD - 157' LINEAR FEET FRONTAGE  
COLE GRADE ROAD - 214.8' LINEAR FEET FRONTAGE

(§825.6.1) CANOPY SIGNAGE REQUIREMENT - 1.50 S.F. PER LINEAR FOOT OF BUILDING FRONTAGE (MAX. 250 S.F.)  
NORTH ELEVATION - 103'-7" LINEAR FEET FRONTAGE

(§825.6.1) FREESTANDING SIGNAGE REQUIREMENT - 1.25 S.F. PER LINEAR FOOT OF STREET FRONTAGE (MAX. 175 S.F.)  
VALLEY CENTER ROAD - 157' LINEAR FEET FRONTAGE  
COLE GRADE ROAD - 214.8' LINEAR FEET FRONTAGE

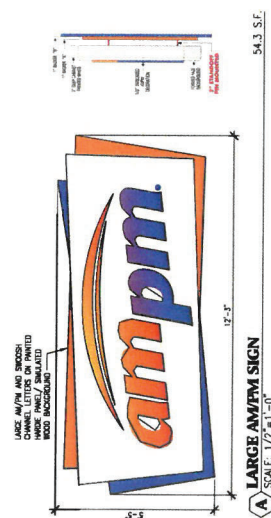
ALL ON-PREREQUISITE SIGNS SUBJECT TO SIGNAGE SIGN PERMITS, SIZE, HEIGHT AND COPY TO COMPLY WITH ORDINANCE 153442 & 153443-4350 OF THE COUNTY OF SAN DIEGO ZONING ORDINANCE.



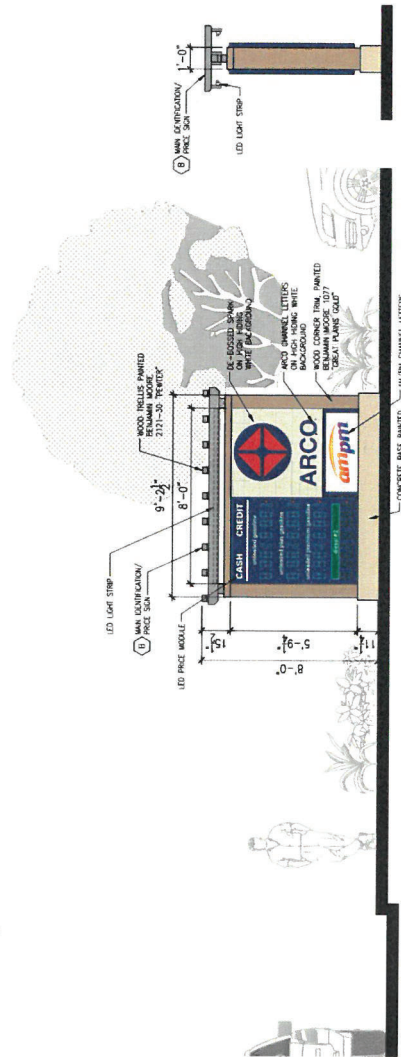
**SIGN SITE PLAN**  
SCALE: N.T.S.



**1** PROPOSED NORTH ELEVATION - FACING VALLEY CENTER ROAD  
SCALE: 3/16"=1'-0"



**A** LARGE AMPM SIGN  
SCALE: 1/2"=1'-0"



**B** MAIN IDENTIFICATION/PRICE SIGN  
AT VALLEY CENTER RD AND AT COLE GRADE ROAD  
SCALE: 3/16"=1'-0"

**SIDE VIEW**

**NOTES:**  
ALL SIGN ILLUMINATION SHALL COMPLY WITH SECTION 15.01 ET. SEQ. OF THE SAN DIEGO COUNTY CODE, SECTION 1522 ET. SEQ. OF THE SAN DIEGO COUNTY ZONING ORDINANCE, AND ALL OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 15.01 ET. SEQ. OF THE SAN DIEGO COUNTY ZONING ORDINANCE, AND BE LIMITED TO 2000 LUMENS OR BELOW.

APPROVED: VCDRB *[Signature]* 9-10-20

SDC PDS RCVD 10-23-20

STP15-012



Barghausen  
Consulting Engineers, Inc.  
1825 72nd Avenue South  
Kent, WA 98032  
206.835.2222  
barghausen.com

1 - 87

PROJECT INFORMATION  
ARCO NEI  
2800 sq/ft gas  
FUEL CANOPY w/ 6 pumps

THE ADDRESS  
VALLEY CENTER ROAD  
4 COLE CREEK ROAD  
VALLEY CENTER, OREGON

FACILITY #/SD  
11-0000 01  
11-0000 01  
11-0000 01  
11-0000 01

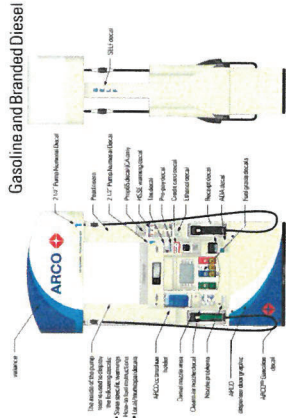
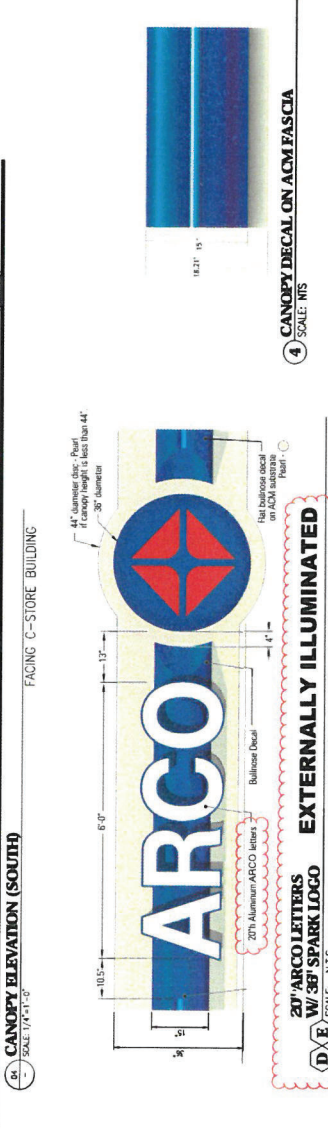
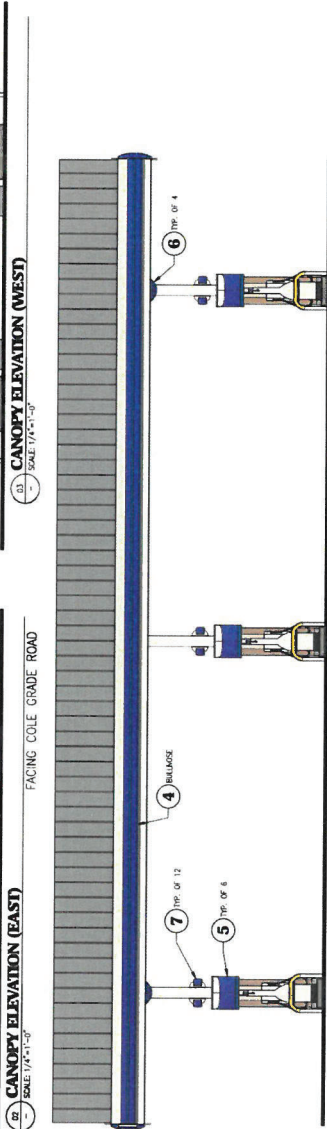
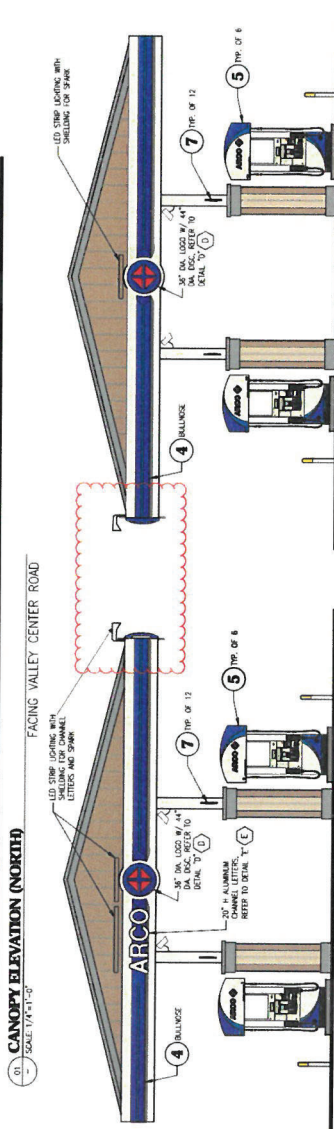
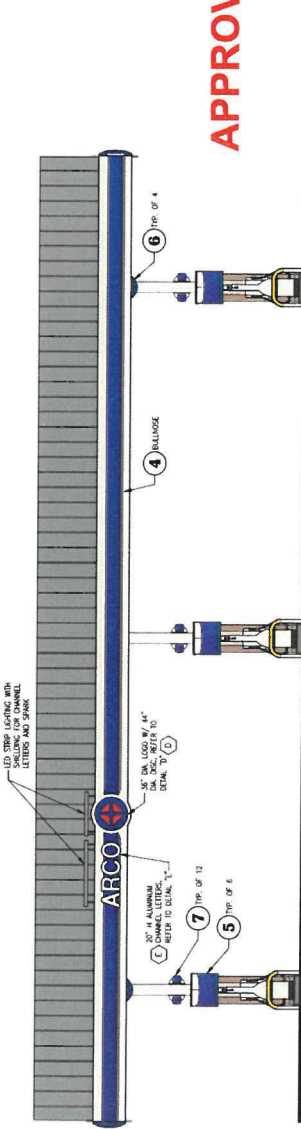
DATE  
11/20/20  
11/20/20  
11/20/20  
11/20/20

SIGN PLAN  
9/8/2020

11/20/20

SNA-2

APPROVED: VCDRB *[Signature]* 9-10-20



5 FUEL DISPENSER  
SCALE: 1/2"=1'-0"



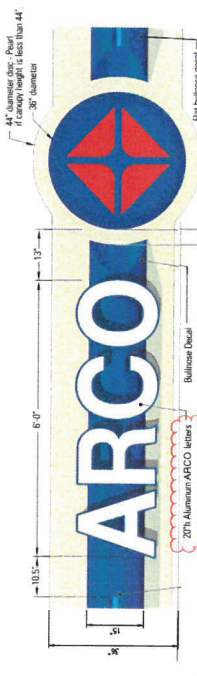
6 CANOPY CLEARANCE SIGN  
SCALE: N.T.S.  
NON-ILLUMINATED



7 CANOPY PUMP NUMBER SIGN  
SCALE: N.T.S.  
NON-ILLUMINATED

4 CANOPY DECAL ON ACM FASCIA  
SCALE: N.T.S.

20' ARCO LETTERS  
W/ 30' SPARK LOGO  
SCALE: N.T.S.  
EXTERNALLY ILLUMINATED





**E3**

Discussion and possible vote on **Arco AM/PM** PDS2015-STP-15-012; PDA 2015-ABC-15-005. It is located at the corner of Cole Grade and Valley Center Road. The project includes a gas station and an AM/PM convenience store. The gas station would have 8 fuel pumps (16 stations) under a 36/86 foot fueling canopy. The AM/PM store is 3,800 square feet and would operate 24 hours a day. It proposes to sell beer and wine from 6 AM to 2AM. The owner and applicant is Rafet Kahil at 760-749-3175 or [rafatmikhail@ATT.net](mailto:rafatmikhail@ATT.net). The project contact is Allen Sipe at [asikes@barghausen.com](mailto:asikes@barghausen.com). (Quinley)

**Discussion:** Quinley presents, recounting the history of this project with the North Village SC. She cites the handout documentation. The applicant's architect, Allen Sipe, presents himself to answer questions. He acknowledges the prospective votes on the site plan and the state Alcoholic Beverage Control [ABC] license. He corrects the listing of the applicant's name in the agenda to Tony Mikhail, a VC resident. He cites various reviews of the project to date. Quinley reviews the motion and conditions attached to it [see handout]. She cites several conflicts with the Valley Center Community Plan and the VC Design Guidelines. She cites the negative impacts to traffic on Valley Center and Cole Grade Roads and asks for improvements to the portion of Cole Grade Road that borders the project. She notes her opposition to the ABC license due to the proximity of a pre-school and numerous other alcohol outlets in VC. She says the SC didn't agree with opposition. Janisch asks when liquor sales would begin under the proposed motion. Quinley responds, 6 am. Norwood asks if the DRB approves, why the VCCPG would not. Quinley cites the recent resignation of the DRB chair and the seeming uncertainty of action in the wake of that resignation. Norwood asks about the proposed Cole Grade Road improvements. Sipe says 10% of the subject parcel is given to road widening. He says the applicant will improve his half of the road adjacent to their parcel.

Norwood objects to the request to reduce the number of fuelling pumps. Quinley says it is to make the business less massive. Plotner asserts the right of planning groups to determine their community character and follows with a question on alcohol sales. Quinley points to current proposals that would result in the presence of liquor sales on three corners of the Cole Grade Road and Valley Center Road intersection. And, she observes the lack of need for additional package sales of liquor in VC. Garritson cites the profit from alcohol sales as a main incentive for many businesses. Boulos agrees, alcohol sales for this business are an important part of their business model. She says the ABC should determine whether a license is appropriate. Smith interjects with clarification on the importance of the community's interest in determining the need and desire for alcohol sales. He adds that the ABC often defers to the community in cases such as this. Boulos suggests that the pre-school's owner may sell the business sometime soon. Thus, the property use may change. Garritson asks about the competing gas stations and the number of pumps they have. Quinley reports that there are 8 pumps at Pala Vista across the street. O'Connor cites an ARCO station in Yucca Valley that he recently passed, saying it is very similar to what is proposed for Valley Center. He says it is massive. He doesn't oppose alcohol sales, but, he believes that this proposed project will impact surrounding businesses. He indicates that he opposes the project and asks if there is a revised proposal that comports better with the needs and desires of VC. Sipe offers none. There is a contentious discussion about the extent of development. Sipe hands out illustrations of proposed project. Garritson asks about the tower element in the design and is told it is part of a façade. Plotner asks about the size of the building and fueling canopy. Sipe says 3800 square feet includes the AMPM market and the storage area. He estimates there is about 3000 square feet under the fueling canopy. Plotner asks about the height of the canopy, wondering if the architecture of the market building can be seen around it, or if it is so high it obscures the building. Sipe says the illustrations are drawn from eye-level perspective. The height of the canopy is 24.5-feet. Plotner observes that one can probably see the building [height 24-feet] through the fueling canopy. Garritson asks about the landscape plan. Norwood asks about signage, and how this project may obscure other existing signage and other businesses. Sipe says the present signage on the property will go away.

Rudolf asks if all of the documentation handed out is included in the motion. Yes, Quinley says. Rudolf cites the requirements in the Community Plan, General Plan, and Design Guidelines. He specifies the requirement for rural community character. He says the project doesn't reflect VC community character. He notes that Sipe says he has responded to community concerns, but Sipe wouldn't share a prepared revised plan with the North

Village SC. He says the only thing important to the applicant is the liquor license. He exhorts the VCCPG to uphold the VC Community Plan, the San Diego County General Plan and the VC Design Guidelines. He reminds the group of the need to enhance community character with these commercial projects. Miller says the design of the building is virtually identical to that for Tractor Supply Co. Tractor Supply Co. has been sent back to the DRB for redesign. Quinley discusses DRB approval and the need to consider other factors such as community character. Britsch asks why Sipe is resistant to redesigning the project in a way that would appease the community. Sipe says his design is consistent with the design guidelines and other projects in VC. He cites the various meetings and reviews he has attended to get approval for his design. He says the owner authorized an alternative elevation for the building. He says it responds more to the rural architecture desired and is similar to the Rite Aid architecture. He observes that the request for a different orientation of the building on the site doesn't work for the applicant. Quinley clarifies her motion: it is to be considered in two parts separately – items one and two to be considered together and item three considered alone.

Garritson notes the desirability of this project. He says it is the prerogative of the owner to build what he wants. Rudolf responds, observing that planning is legal in California and the applicant must conform to the General Plan, Community Plan and Design Guidelines. O'Connor asks why applicants such as this aren't listening to the community, given the size of their operations and wide community awareness. Norwood asks again about the design. Rudolf clarifies why the SC balked at the proposed design and their reluctance to agree with the DRB approval. He says VCCPG can take its own direction. Kevin Smith, a resident in the audience, asks the VCCPG not to be distracted by the look of the project and consider the appropriateness of the site for the intended use. Sipe says according to the County, the proposed use is allowed by right. He says there is no limitation on the building size. Kevin Smith clarifies, saying the project is disproportionate to size of the site. Quinley calls for the question.

**Motion: Move to terminate discussion on the ARCO AMPM project.**

**Maker/Second: Quinley/O'Connor**

**Carries: 10-4-0 [Y-N-A]; Voice;** Plotner, Garritson, Fajardo, & Boulos dissent

**Motion: Move to approve items 1 and 2 of the submitted motion [appended below]**

**Maker/Second: Quinley/Jackson**

**Carries: 12-2-0 [Y-N-A]**

MILLER	O'CONNOR	JANISCH	HUTCHISON	BRITTSCH	PLOTNER	QUINLEY	FAJARDO	BOULOS	NORWOOD	SMITH	VICK	RUDOLF	GARRITSON	JACKSON
Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y		Y	N	Y

**Motion: Move to approve item three of the submitted motion [appended below]**

**Maker/Second: Quinley/Jackson**

**Carries: 9-5-0 [Y-N-A]**

MILLER	O'CONNOR	JANISCH	HUTCHISON	BRITTSCH	PLOTNER	QUINLEY	FAJARDO	BOULOS	NORWOOD	SMITH	VICK	RUDOLF	GARRITSON	JACKSON
Y	Y	Y	N	Y	N	Y	Y	N	Y	Y		N	N	Y

## Valley Center Community Planning Group

**Approved Minutes** for a Virtual Zoom meeting held on **May 11, 2020** at 7:00 p.m.

Delores Chavez Harmes, **Chair**; Kevin Smith, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; Ab=Abstention; DRB=Valley Center Design Review Board; N=Nay; P=Present; R=Recused; VCCPG=Valley Center Community Planning Group; VCPRD=Valley Center Parks & Recreation District; Y=Yea

### A. Join Zoom Meeting:

[https://us02web.zoom.us/j/85497549065?pwd=V1oyemsyUFNubHdzMFp3YmdabitCQT09](https://us02web.zoom.us/j/85497549065?pwd=V1oyemsyUFNubHdzMFp3YmdabitCQT09;); **Meeting ID:** 854 9754 9065; **Password:** VCCPG-May

### B. Roll Call

- Meeting was called to order at **7:02 p.m.** and a Quorum was established with **12 members present. James Radden\*** joined as the 13th member of the Planning Group at 7:30 p.m.
- Lisa Adams - **P**
- ~~Jeanne Boulos~~ - **A**
- William Del Pilar - **P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Joey Martinez - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **P\***
- ~~Kevin Smith~~ - **A**
- Renee Wolf - **P**

#### Guests:

- David Ross - Valley RoadRunner
- Pam Wiedenkiller - VC Trails
- Daniel Goalwin - Barghausen Engineering
- Sean Oberbauer - San Diego County

### C. Pledge of Allegiance - Chair ChavezHarmes

### D. Approval of Minutes from Regular Meeting of March 9, 2020 and April 13, 2020

- The Planning Group will vote to approve the March, April, and May Minutes at the June meeting.

### E. Public Communication/Open Forum

- Chair Chavez asked all people in the audience if they had any public communication. There were no comments made.

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

**1) Rite-Aid ABC Lighting (Harmes): Discussion – PDS2020-ENFGEN-000136 – County replied that the approved lighting plans were checked and in compliance. Case was closed. Our response: backlit signs are specifically not compliant with VCDRB guidelines. Conversation with Keith Robertson (VCDRB Chair) confirmed this. Email sent to Brandy Contreras with copy of VCDRB lighting guidelines clearly stating violation and request to reopen case. Precedence of backlit signs will be difficult to manage for future development if this is allowed unchallenged. Chevron sign at former United Oil will also be investigated.**



- If Rite-Aid does rebrand, they will need to meet the requirements of both the County and DRB once again.
- Mr. Garritson shared that it appears Rite-Aid will have a new logo and is trying to create a “store of the future.” Mr. Matthews shared that he believes that the Planning Group should pursue the violation, whether the building or business is sold.

**2) Miller Road Radar Certification (Harmes/Adams): Informational - TAC meeting April 24, 2020 voted to reduce speed and radar enforcement on Miller Road from the corner of Miller Rd & Valley Center Rd to Miller Rd & Cole Grade Rd. Passed unanimously.**

- Chair Harmes shared information about speed reductions and radar enforcement.

**3) Arco Revised Elevations (DelPilar): Informational – PDS2015-STP-15-012 – Project revised to accommodate as many of the CPG’s recommendations as possible from the January 2016 meeting including revising the elevations to a rustic design to match Rite Aid. Project will include improvements to Cole Grade Rd. [Appendix]**

- Mr. DelPilar shared that he still receives updates about the project. Sean Oberbauer (County Project Manager) and Dan Goalwin (Rite-Aid Project Manager) made a short presentation. Sean is the project manager and shared a presentation to the Planning Group that shows current designs for the building and signage. He shared some of the changes to existing elevations.
- Ms. Adams asked about the existing right turning lane. Cole Grade Road will be expanded to match the Rite-Aid road design. There is a plan to add 26 additional feet of asphalt.
- Mr. Hutchison asked about what will happen to the current drainage. Sean shared that Dan’s team is revising the project to meet County guidelines. There was discussion about the drainage channels between Sean and Mr. Hutchison. Ms. McCabe asked about how the project will address past drainage problems. Sean believes that the Arco landscaping and Cole Grade Rd expansion should solve any present drainage problems. Mr. Matthews asked about the current natural drainage on the property. Sean shared that 99% of the present drainage will remain in the natural state.
- Dan shared that only the logos and words are lighted. The monument sign and signage itself will both have opaque backgrounds. The lighting is LED and the only thing that will illuminate at night will be the logo and words. Mr. Hutchison asked about the possibility of Arco using external lighting. Sean shared that Arco will work with County and State zoning ordinances. Chair Harmes requested that Sean send additional information to the Planning Group.
- Mr. Radden asked Dan to send the Planning Group designs of the proposed internal lighting. Mr. Del Pilar will work with Dan and Sean to share additional designs of proposed signage and the monument.
- Ms. Feliciano asked for further information about the opaque background of the signage. Building and Pricing Signage designs will be sent to the Planning Group.

- Ms. Harmes stated that opaque internal lighting is against the Valley Center DRB signage guidelines.

**4) Easement Vacation (Norwood): Discussion – VAC2019-0014-A-B-C – County submits to vacate pedestrian & equestrian easements for maintenance; drainage and access easements to flood control district and flowage easement. Trails and pedestrian easement are not part of the County Master Trails plan. Orchard Run, LLC (owner) has agreed to continue to allow public use of trails. County would not be required to maintain trails. Responsibility would go to HOA development. The San Diego County Flood Control District has determined that the drainage and access easements are also excess to their needs because the facilities to be constructed within them will be relocated or eliminated and privately maintained by the HOA. Flowage easement is also no longer needed by the District because a new CLOMR Map was processed with FEMA and when the grading is complete and the LOMR is approved flowage easement will be obsolete as there will be a new FEMA 100 Year floodplain established. (Vote)**

- Ms. Norwood shared that the applicant offered to vacate trails and pedestrian easements. Pam (audience) would like a permanent guarantee that there is public usage and access to the trails. The HOA is required to maintain all trails within their community. Pam is a member of the Valley Center Trails Association. Chair Harmes requested that the Planning Group table vote until the Trails Association has more time to make a presentation about connecting these new trails into the Heritage Trail.
- Ms. Adams requested that the County creates an exchange easement that the HOA must sign.
- The Planning Group is voting about the County vacating its easement. Ms. Norwood asked the group to delay a vote on this issue in June to better educate members.
- **Motion: To table this Easement Vacation item until the June meeting so that the HOA will guarantee in writing public pedestrian access to all trails.**
- **Maker/Second:** Hutchison/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab)**

**5) Clark Site Plan/Dental & Vet Offices (McCabe): Discussion - PDS2020-STP-20-008 - Proposed building 7,572 sf veterinary clinic and a 3,140 sf new dental office on a 2.52 acre parcel with existing split zoning (C36 commercial and Rr residential). The new veterinary and dental offices will be located at the rear of the C36 Zone, where the Vet clinic will observe a 0' setback. Access and Correction of Personal Information You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections. This allows for optimal views out of the site, the ability to separate parking for each location, and a generous area to be used as a landscaped buffer from Valley Center Road. Long term**

**stormwater BM P's have been incorporated into the project's design. The design theme of the buildings and the layout of the site are in keeping with the goals and objectives of the Valley Center Community Plan for commercial development. The offices will be served by a single driveway that leads to dedicated parking for each building.**

- Ms. McCabe shared information about this plan. Mr. Hutchison asked for further information about the General Plan and Fire District. He wanted to know about potential noise generated by traffic. He believes that the document needs further review by the County.

## **G. Subcommittee Reports**

### **1) Community Plan Update (Steve Hutchinson, Chair)**

- Steve shared that the next meeting will take place in June and it is likely that a lot of missing end of sentence

### **2) Emergency Evacuation (Delores Chavez Harmes, Chair)**

#### **3) Mobility (Lisa Adams, Chair)**

### **4) Villages (William Del Pilar, Chair)**

- Mr. Del Pilar shared that most of the projects are now past the Planning Group stage.

#### **5) Parks & Rec (LaVonne Norwood, Chair)**

#### **6) Tribal Liaison (Jeana Boulos, Chair)**

#### **7) Nominations (Susan Fajardo, Chair)**

### **8) Member Training (Delores Chavez Harmes, Chair)**

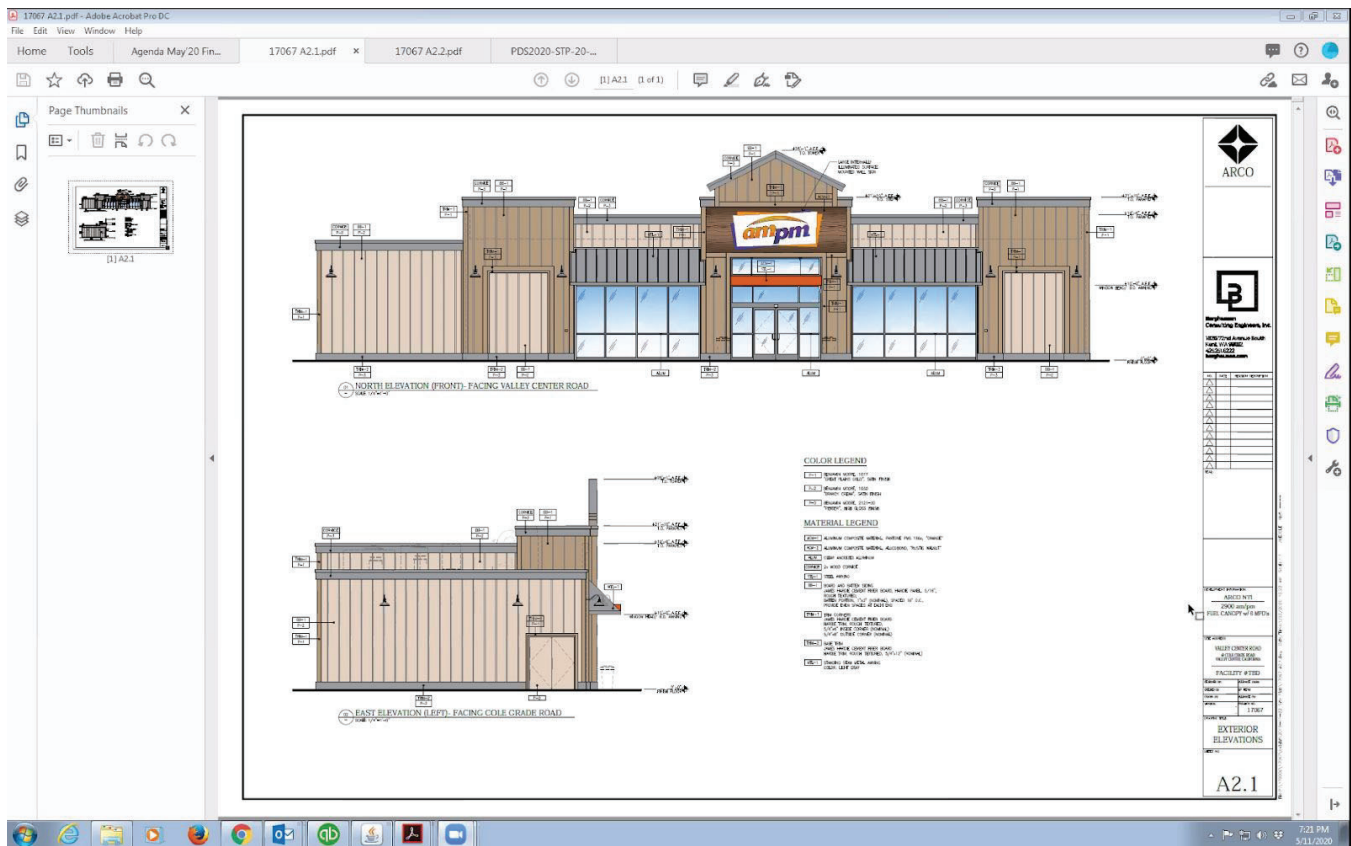
- Chair Harmes requested that all subcommittee chairs send Ms. Wolf meeting dates. Mr. Ross also requested that all chairs share meeting dates with the Valley Roadrunner.

#### **9) Website (Renee Wolf, Chair)**

## **I. Adjournment**

- Next regular meeting of VCCPG: **June 8, 2020**
- **The meeting adjourned at 8:27 p.m.**
- **Minutes were approved on June 8, 2020.**

**James Garritson, Secretary**





## Valley Center Community Planning Group

**Approved Minutes** for a Virtual Zoom meeting held on **September 14, 2020** at 7:00 p.m.

Delores Chavez Harmes, **Chair**; Kevin Smith, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; Ab=Abstention; DRB=Valley Center Design Review Board; N=Nay; P=Present; R=Recused; VCCPG=Valley Center Community Planning Group; VCPRD=Valley Center Parks & Recreation District; Y=Yea

### A. Join Zoom Meeting:

<https://us02web.zoom.us/j/81811721373?pwd=NS9RRktlSkRHalRRdEl2KzBJMW1idz09?>

Meeting ID: 818 1172 1373 Password: VCCPGSept

### B. Roll Call

- Meeting was called to order at **7:00 p.m.** and a Quorum was established with **12 members present.**
- Lisa Adams - **P**
- Jeana Boulos - **P**
- William Del Pilar - **P**
- Susan Fajardo - **A**
- Julia Feliciano - **P**
- James Garritson - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Joey Martinez - **A**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **A**
- Kevin Smith - **P**
- Renee Wolf - **P**

#### Guests:

- David Ross
- Jim Bernet
- Ashley Smith
- Bunny and Roland Horakh and Mrs. Leichfuss
- Chief Napier
- Erik
- Barnaba
- Afuller
- Regina Ochoa
- Mark Turner
- Justin Salter
- Holly's iPhone
- Matthew Winter
- Corinne Lytle Bonine
- Micah Mitrosky
- Crystal's iPhone
- Al Stehly
- Susan Herrera
- Alysha stehly
- Dave Bohorquez

### C. Pledge of Allegiance - Mr. Smith

### D. Approval of Minutes from Regular Meeting of August 10, 2020.

- **Motion: To approve the August 10, 2020 Minutes.**
- **Maker/Second:** Norwood/McCabe
- **Motion Carries 11-0-0 (Y-N-Ab). Ms. Boulos arrived at the meeting after this vote.**

### E. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda.

- Jim Bernet, of the Valley Center Fire Foundation, asked to speak on the Valley Center Battery Storage project. He will speak during the action item on the agenda.
- Mr. Smith mentioned that the October 12 meeting falls on Columbus Day and wanted to discuss changing this meeting date. This topic was moved to subcommittee reports-Member Updates.
- Valley Center Fire Chief, Joe Napier shared that he will address agenda items that are related to fire.

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

**1) Arco PDS2015-STP-15-012 (Harmes): Informational -- New updated sign plans submitted with external illumination for wall and monument.**

- Chair Harmes shared that new plans were submitted by Arco to the DRB. The developer met with the DRB and Mr. Smith shared that the revised plans show all lighting is now exterior lit. He also shared that the lighting design is much better looking than previous design plans that were submitted. Chair Harmes shared the Planning Group and DRB worked well together with Sean Oberbauer of the County to present a united front to the architect and developer resulting in lighting that adheres to the Valley Center design review guidelines.

**2) Valley Center Battery Storage PDS2020-STP-20-011 (initially presented as Terra Gen Battery Storage) (Matthews/Harmes): Update – County zoning hearing August 27, 2020. Zoning change for the project was approved by the County.**

- Jim Bernet, of the Valley Center Fire Foundation, shared that a \$25,000 donation has been made to the Valley Center Fire Department prior to the meeting held tonight. The company will provide an additional \$150,000 donation towards building a new fire station if the planning board does not delay the project.
- Dr. Matthews shared his concerns that the donations might appear as a conflict of interest. Chair Harmes also expressed the same concerns and sought guidance from county counsel. The result from county counsel is that as long as no endorsement of a political candidate or measure is taken by the planning group, there would be no conflict of interest.
- Mark Turner shared that their company has always wanted to work with the community and provide benefits. The Planning Group already shared that they had fire concerns. He is keenly aware of the community's concerns for fire and feels this would help mitigate the risks and add benefit to the entire community and the Valley Center Fire District. He explained that this battery storage project will prevent outages during fires and heat waves. This project will come online by 2021. Consultants believe that the direct and indirect benefits could amount to \$40,000,000 over time.
- Dr. Matthews has concerns that neighboring property owners might lose property value once this project is built. Mark Turner shared that there is no longer opposition for the project among adjacent property owners. Mr. Turner also mentioned having had conversation with Mr. Corley, who owns property adjacent to the SDG&E site and who also shared at a previous planning board meeting that he is interested in building a lithium battery storage facility on his property. Mr. Turner is hopeful that his company can bring this project online before the next fire season and provide benefits for the community.
- Chair Harmes shared that building another fire station will help lower fire insurance premiums for property owners. It will also help emergency response to the additional 1,400 homes which are being and will be built. An additional fire station is a requirement to keep up with the growth that is taking place in Valley Center. A new fire station is a big win for the entire community.
- The County has already approved this project in spite of an appeal submitted by the planning group.
- Mr. Garritson asked for clarification about donation funds and how they are used for the Valley Center Fire Department Foundation. Chief Napier explained that the Valley Center Fire Department Foundation is a charitable organization. It is no different than other County charitable organizations.

- Chief Napier has never met with Mark Turner. He is pleased about the donation that was provided to the Valley Center Fire Department Foundation. The Foundation was created to help achieve the goals of the VC Fire District, which includes updating twenty year old fire equipment and apparatus as well as raising funds for a new fire station. Funds cannot go to wages and salaries. The community wants developers to help contribute to the building of emergency services in Valley Center. TerraGen complies with this request by their contribution.
- Mr. Smith believes that the battery storage project will provide numerous benefits to the community while Mr. Del Pilar does not believe so. He states the project looks very good on paper, but in practicality there are still potential problems.
- There was a discussion between Mr. Smith and Dr. Matthews about making revisions to the motion.
- Chair Harmes addressed the fact that the County determined the project was safe according to their guidelines. The fire department has also approved the initial project plans. This is an opportunity for the Planning Group to mitigate their losses. Use this opportunity to have a developer pay a considerable amount to the costs of a new fire station that would be able to respond to any potential risk the battery facility provides. The planning board has already submitted an appeal which was overruled for a previous project. The process for an individual to submit an appeal is \$1000.
- **Motion: To appeal the County decision, as it lacks local community benefits, it has poor project design, and there are battery storage safety concerns.**
- **Maker/Second:** Matthews/McCabe
- **Motion Fails 3-8-1 (Y-N-Ab). Mr. Hutchinson abstained, as he is a member of the Fire Board.**

- |                         |                            |                           |
|-------------------------|----------------------------|---------------------------|
| • Lisa Adams - N        | • James Garritson - N      | • Kathleen McCabe - Y     |
| • Jeana Boulous - N     | • Delores ChavezHarmes-N   | • LaVonne Norwood - N     |
| • William Del Pilar - Y | • Steve Hutchison - Ab     | • <del>James Radden</del> |
| • Susan Fajardo         | • <del>Joey Martinez</del> | • Kevin Smith - N         |
| • Julia Feliciano - N   | • Matt Matthews - Y        | • Renee Wolf - N          |

**3) Noise Variance PDS2020-VAR-20-017 (Harmes): Informational – Paradise Mtn Rd. & Lake Wohlford Rd, C1030 – Phase 1 Skyline Ranch. SDGE initiative for fire safety strategic undergrounding of electrical wires. Eliminate fire risks, reduce power grid shut offs. Variance allows for work hours beyond Mon-Fri (potential Saturday and Sunday). (no action required)**

- Mr. Smith shared that any fees are outside of the ability of the Planning Group to provide advice to the County.

**4) Soccer Field PDS2020-MUP-20-009 (Wolf): Major use permit to allow for two outdoor soccer fields, event space for weddings with existing canopy structure and 132 parking spaces.**

- Ms. Wolf shared that the project is located along Valley Center Rd. and Vesper Road. The property is flat and the property owners would like to use the land as a benefit to the community.
- Matthew Winter shared a short presentation about the Barnaba Soccer Field project. This project does not involve any construction. The Barnaba family purchased the property in

2011. The proposed project area is 7.6 acres on a 21 acre site. There are not any project traffic problems with the site.

- Mr. Horakh (audience) shared that illegal weddings have taken place on the property. The family shared their concerns about the project and the lack of benefits provided to Valley Center residents. They do not believe that the major use permit fits the A70 zoning of the property, as these regulations are intended to create and preserve areas intended primarily for agricultural crop production. They are very concerned about potential traffic accidents because the property lacks a traffic signal.
- Chair Harmes provided names of community members who have submitted letters of opposition to this project: Jane Scibilia, Sandy Dobbins, Dean Nichols, Al Stehly, Lynne Leichtfuss.
- Matthew Winter would like to address any project concerns that the family and community has at the next Planning Group meeting.
- Ms. Wolf asked Matthew to address some of the concerns that the Horakh family shared.
- Soccer events would only take place on weekends. Club teams are always looking for space to play soccer tournaments and to practice.

**5) Park Land Dedication Ordinance (PLDO) (Norwood): Informational – Request for 2020-2021 park land dedication ordinance and recreation programming priority lists.**

- Ms. Norwood shared a brief description about this ordinance and asked that it be on the October agenda as she needs to coordinate information with VC Parks and Rec.

**6) Valley Center Professionals PDS2020-STP-20-008 (McCabe): Update – Progress on scoping letter i.e. archaeology, traffic study, phase 1 elements, etc.**

- Ms. McCabe provided details about this project. This project will not begin until later next year.

**7) Valley Center Corridor Concept Plan: Discussion - Link sent to members. County staff and consultants present themes for the Corridor Concept Plan. Process for providing input on themes also provided.**

- Chair Harmes asked all Planning Group members to review this concept plan.
- Chief Napier shared the pros and cons about roundabouts. He provided comments about all three iterations of the plan. He explained that emergency response times are slightly delayed with either a one or two lane roundabout. The Fire Protection District did a roundabout study and saw noticeable delays if multiple roundabouts were built along Valley Center Road. While the plans are beautiful, he has concerns about each iteration of the proposed plans. Valley Center is adding more vehicles to the community. He understands that the community would like a village feel but it should not come at the expense of emergency services.
- Ms. Adams did have a concern about the green bike lane bollard as it might cause the community to lose road space. It also prevents cars from the ability to pull to the side of the road for emergency vehicles. Ms. Norwood also had questions about the project.
- Mr. Garritson shared that he does not agree with the County building any roundabouts along Valley Center Road and was very disappointed to learn that all three options proposed by the county included some type of roundabout. The County has finally built a four lane road and now wants to create bottlenecks again in Valley Center by reducing down to one lane each way.

- Mr. Hutchison shared that roundabouts have numerous environmental benefits and not all residents of Valley Center need to commute to work.
- Susan Herrera (audience) shared concerns that 18 wheelers will struggle delivering goods if roundabouts are placed along Valley Center Road. Truckers might need to drive many more miles to deliver goods and increase carbon emissions and wear and tear on the roads.
- Ms. Feliciano shared that the County spent years improving Valley Center Road to include four lanes and now it is trying to create single lane roundabouts. This plan does not make any sense.

**8) County Revitalization (Harmes, Adams, Norwood): Update – Meeting w/ county scheduled for Sept. 23rd to address Emergency Evacuation, Infrastructure and Parks & Rec.**

- Chair Harmes shared a brief update on this action item.

**G. Subcommittee Reports**

**1. Community Plan Update (Steve Hutchison, Chair) - Title 8, Division 1 Subdivision Ordinance Amendment**

- Mr. Hutchison provided a brief update about the ordinance.

**2. Emergency Evacuation (Delores Chavez Harmes, Chair): - Update for August meeting - Ready Set Go Wildfire Safety event at Bates Aug. 22nd joint event with SDGE - Full packet of handouts and information posted on our website - Suggestions for roads/areas for fire/brush abatement - Corridor Concept plan**

- Chair Harmes shared information about the 2nd annual wildfire safety fair at Bates Nut Farm on Aug. 22nd. The Valley Center Fire District along with the Greater Valley Center Fire Safe Council and SDG&E created fantastic packets and included numerous resources. The GVCSC will work to address fire concerns along roads. The SDG&E partnership is working very hard to support fire services. Chief Napier appreciates all of the support that SDG&E is providing to the Valley Center Fire District.

**3. Mobility (Lisa Adams, Chair): Valley Center Corridor Concept Plan - Traffic Engineering Workshop Wed. Sept. 9th**

- Regarding the Events Ordinance, Ms. Adams shared that nonprofits will not pay any fees to hold an event that requires a permit. Annual events that qualify will not need to reapply for new traffic control permits if one previously existed. Additional information is available on the County website. Ms. Adams provided comments to the County requesting bus stop turnouts be included in the VC Corridor Concept Plan to prevent busses from stopping in the traveling lane.

**4. Villages (William Del Pilar, Chair) Village Station**

**5. Parks & Rec (LaVonne Norwood, Chair)**

**6. Tribal Liaison (Jeana Boulos, Chair)**

- Mr. Smith shared that Valley View Casino paid for the construction of a turning lane at the intersection of Valley Center Road and Cole Grade Road. It is part of the traffic mitigation for the recent Valley View Casino improvements.

**7. Nominations (Susan Fajardo, Chair)**

**8. Member Updates (Delores Chavez Harmes, Chair)**

- Discussion about changing our next meeting date from October 12 to October 19 due to the Columbus Day holiday. Members were in favor of keeping the original October 12 meeting date.

**9. Website (Renee Wolf, Chair)**



- Ms. Wolf provided an update about the website.

**I. Adjournment**

- Next regular meeting of VCCPG: **October 12, 2020 at 7 p.m.**
- **The meeting adjourned at 9:06 p.m.**
- **Minutes were approved on October 12, 2020.**

**James Garritson, Secretary**

## Valley Center Community Planning Group

**Approved Minutes** for a Virtual Zoom meeting held on **June 8, 2020** at 7:00 p.m.

Delores Chavez Harmes, **Chair**; Kevin Smith, **Vice-Chair**; James Garritson, **Secretary**

**A**=Absent; **Ab**=Abstention; **DRB**=Valley Center Design Review Board; **N**=Nay; **P**=Present; **R**=Recused; **VCCPG**=Valley Center Community Planning Group; **VCPRD**=Valley Center Parks & Recreation District; **Y**=Yea

### A. Join Zoom Meeting:

<https://us02web.zoom.us/j/81545352838?pwd=T0xFUjRlQjBTZXVYT00xNGovZUFsQT09>; **Meeting ID:** 815 4535 2838; **Password:** VCCPG-June

### B. Roll Call

- Meeting was called to order at **7:04 p.m.** and a Quorum was established with **14 members present. Mr. Del Pilar\***, the 15th Member of the Group arrived at **7:24 p.m.**
- Lisa Adams - **P**
- Jeana Boulos - **P**
- William Del Pilar - **P\***
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Joey Martinez - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **P**
- Kevin Smith - **P**
- Renee Wolf - **P**

#### Guests

- David Ross - Valley RoadRunner
- Kerry Garza - Touchstone Communities
- Pam Wiedenkiller - VC Trails & VC Parks & Rec.
- Sean Oberbauer - County Land Use/Environmental Planner
- Peter Ricciardo - Chief of Development
- Renee Meyst
- Debra Jockinson
- Eric Jockinson
- Mark Turner
- Ashley Smith - County
- Fredrick Wollman - VC Trails
- Kristina Donica
- Amy Fuller
- Regina Ochoa - County
- Corinne Lytle
- Chris Brown
- Emmet Aquino - County Parks & Rec
- MikeWagner
- Patricia Borchman
- Peter Ricciardo
- Mark Jackson
- Will Rogers
- Iphone participant
- 605331484 participant
- User Maggie participant
- Laury Floryment

### C. Pledge of Allegiance - Chair Harmes

### D. Approval of Minutes

1. **Motion: To approve the March 9, 2020 Minutes.**
  - a. **Maker/Second: Boulos/Norwood**
  - b. **Motion Carries 14-0-0 (Y-N-Ab).**
2. **Motion: To approve the April 13, 2020 Minutes.**
  - a. **Maker/Second: Norwood/Radden**
  - b. **Motion Carries 13-0-1 (Y-N-Ab). Mr. Smith abstained, as he did not attend this meeting.**
3. **Motion: To approve the May 11, 2020 Minutes.**
  - a. **Maker/Second: Smith/Wolf**

- b. Motion Carries 12-0-2 (Y-N-Ab). Ms. Boulos and Mr. Smith abstained, as they did not attend the meeting.**

#### **E. Public Communication/Open Forum**

- Chair Harmes provided a brief overview about using the Zoom features during the meeting tonight. She also asked the public to limit their time to one minute.
- Eric Jockinsen (guest) shared that the plans do not show any type of equine facilities. He is not against the proposed project, but the ten homeowners with houses above the proposed site have concerns about possible flies and odors if horses are housed at the facility. Chair Harmes had technical problems using Zoom and Mr. Smith took over the meeting during this time. Ms. McCabe wanted to share information about the project, but temporary Chair Smith requested that the Planning Group and guests either jump to Action Item 8 or go through the original order of the Action Items.
- There was no further public communication.

#### **F. Action items (VCCPG advisory vote may be taken on the following items)**

**1) Rite-Aid ABC Lighting (Harmes): Discussion/Update – PDS2020-ENFGEN-000136 – Contact made with Rite Aid Corp, VP of Construction Robert Palmer. Advised they are out of compliance with VC DRB signage/lighting requirements. Copy of DRB signage guidelines sent to Mr. Palmer. Rite Aid will be rebranding 2,400 stores nationwide. Palmer confirmed compliance with lighting requirements when VC store signage is replaced. Of note is that the developer, Halferty Development, is responsible for circumventing the Planning Group. Rite Aid was not directly involved with the permitting and building process.**

- Temporary Chair Smith suggested that the Planning Group move on to another action item until Chair Harmes was able to fix her technical problems.
- Sean Oberbauer, Land Use/Environmental Planner, shared background about the current status of this compliance issue.
- Ms. Feliciano wanted to make sure that Rite Aid is informed about this issue.
- Chair Harmes assumed leadership of the meeting again at 7:23 p.m. She has contacted Robert Palmer and he was not aware of any concerns that the Planning Group had about signage lighting requirements. Halferty Development did not follow the County guidelines. It will take between 3-4 weeks for this property to receive new digitized plans.
- Chevron (Action Item 2) will also need to make changes to their current lighting signage. Arco (Action Item 7) will need to revise some of their signage plans to meet DRB requirements.
- Chair Harmes stated that all businesses and projects must follow and meet the same guidelines.

**2) Chevron Gas Station Lighting (Harmes): Informational/Discussion – Requested signage requirements from County on special lighting exceptions for gas stations. Similar scenario as Rite Aid. The 2003 site plan for United Oil listed monument lighting only with no signage on interior or canopy. The 2019 plan submission for minor deviation requests to change to Chevron did not indicate internal illumination signage on permit request. County has**

requested building plans to review if internal illumination is indicated anywhere on the plans. County has informed us plans are with an off-site company for digitizing; it probably takes 3-4 weeks before the electronic version comes back.

- Chair Harmes stated that all businesses and projects must follow and meet the same guidelines.

**3) Liberty Bell Plaza (Del Pilar): Informational - PDS2017-STP-17-037 CEQA determination to adopt 15183 Findings was heard at the County of San Diego Zoning Administrator on May 21, 2020. Approved.**

- A brief informational statement was made about this action item.

**4) Easement Vacation (Norwood): Discussion – VAC2019-0014-A-B-C – County submits to vacate pedestrian & equestrian easements for maintenance; drainage and access easements to flood control district and flowage easement. Trails and pedestrian easement are not part of the County Master Trails plan. The San Diego County Flood Control District has determined that the drainage and access easements are also excess to their needs because the facilities to be constructed within them will be relocated or eliminated and privately maintained by the HOA. Flowage easement is also no longer needed by the District because a new CLOMR Map was processed with FEMA and when the grading is complete and the LOMR is approved flowage easement will be obsolete as there will be a new FEMA 100 Year floodplain established. County would not be required to maintain trails. Responsibility would go to HOA development. Trails Association expressed concern apx. 8 miles of trails would not be accessible by the public. Actual trail area is apx. 1-2 miles. Additionally, the County determines whether the roads and trails will be public or private. Park Circle roads and trails are private, with the exception of Park Circle Way and adjacent trails which access the public park. The public park is easily accessed by public streets and public trails. This prevents County taxpayers from increasing taxes and from the liability of maintenance costs for private streets and trails. They are owned and maintained by the Park Circle HOA. Although the majority of the trails are on private property, there will be no gates that would prevent the public from access. A public trail surrounds the public park in the Park Circle community with access from Mirar De Valle Road and Valley Center Road. Orchard Run project was first approved 1998 with Site plans and final maps approved in 2006 & 2010. In June 2019 the County PDS approved and recorded site plans and specified that no site plan or design or land use changes can be requested by the DRB or the PG.**

**(Vote) [Appendix]**

- Ms. Norwood shared that the County was offered the easement for this less than one mile of trails, but the County requested to vacate it, for the developer.
- Emmet Aquino (County official) shared that the County has not yet made an official recommendation about this easement vacation. Emmet will share Planning Group and community responses with SD County Parks and Recreation.
- Kerry Garza from Touchstone Communities shared a brief overview of this project. Orchard Run was approved in 1998. The former owner did offer some trail easements to the County. Mr. Garza shared a map of the proposed trails within the community. He shared that the County rejected some private trail easements because they do not provide connectivity. Chair Harmes commented that the trail easements are shown in orange.

- Mr. Smith shared that the community is concerned that they will lose access to these trails. Kerry shared that the County will not accept these trails because they are in excess of the Trails Master Plan for public dedication and therefore they are private trails.
- Mr. Hutchison shared his concerns that once the HOA takes control of these trails, the public will lose access to them. Mr. Garza shared that the trails within the community will remain private. Mr. Garritson commented that from previous meetings he understood that the public would have access to both the park and trails. Ms. Boulos shared that nothing has changed from the original plans. Chair Harmes stated that she had reviewed prior minutes and site plans for Park Circle.
- Mr. Garza stated that the trails will be privately built and maintained. The trails are not gated and the HOA will maintain them. Mr. Smith asked Kerry a few questions about the trail system. If the County does not accept the easements, it is easier for the builder to take over these sections of property to clean up the title. Ms. Boulos shared that the County has rejected the private trail easements. Mr. Hutchison asked if there was a way for the community to guarantee public access to these private trails. Kerry stated that these are private trails on private property. Part of the trails are public and will always remain public property. Mr. Garritson asked if the sidewalks within the community are public or private. Kerry shared that most newer developments do have private roads and sidewalks.
- Ms. Feliciano asked Emmet to clarify the County position about these private trails. Emmet and the County Parks management is still gathering information.
- Fredrick Wollman (guest and Chair of the Trails Association) shared that a promise of public access is a promise. He believes that the HOA might have the ability to guarantee access to these private trails.
- Laury Flory (guest) thought that these trails would remain public and as soon as the HOA is given control of these private trails, they will close public access to them.
- Pam Wiedenkiller (guest, member of the Trails Assoc. & Board Member of VCP&R) shared a Touchstone map and wanted Kerry to explain how there are 8 miles of trails. She wanted Touchstone to provide more details about the trail network.
- Ms. Boulos wanted to know how the offer of easement is recorded. Kerry agreed that there is some confusion about this. She asked if there was a way for the HOA to guarantee public access to these trails by including a declaration in the title of each property owner. Kerry stated that this is not an option because of numerous liabilities.
- Kerry shared that one of the trails (possibly 6A) will connect to the Daley Ranch.
- Frederick Wollman (guest) is working with the City of Escondido to provide access into Daley Ranch from Valley Center.
- **Motion: To separate this vote into two votes. Motion #2 is to accept the vacation of the drainage & access easement and flowage easement.**
- **Maker/Second:** Norwood/Feliciano
- **Motion Carries 15-0-0 (Y-N-Ab)**
- **Motion: To accept the vacation of the drainage and flowage easements.**
- **Maker/Second:** Norwood/Feliciano



- **Motion Carries 15-0-0 (Y-N-Ab)**
- **Motion: To accept the vacation of the drainage and flowage easements.**
- **Maker/Second:** Norwood/Feliciano
- **Motion Carries 14-0-1 (Y-N-Ab) Ms. Fajardo abstained from the vote because she had limited ability to hear and understand the official motion.**

**5) Valley Center Storage (initially presented as Terra Gen Lithium Battery Storage) (Matthews): Informational/Discussion – PDS2020-STP-20-011 Application submitted to County April 30th. Valley Center ESS, LLC (Developer) plans to construct, own and operate the Valley Center Storage Project, a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts (MW) for approximately 4 hours on an 8.93-acre parcel and associated utility and access easement in Valley Center, San Diego County (the Project). The Project will interconnect to the existing, adjacent San Diego Gas & Electric (SDG&E) 69kV Valley Center Substation via an approximately 0.3-mile underground generation tie line (gen- tie line). The Project will be comprised of sets of four battery enclosures (each enclosure approximately 31.6 feet long by 5.7 feet wide by 8.6 feet high) that will house the integrated Battery Energy Storage System (BESS) including battery cells, modules, racks, a fully integrated fire and safety systems, HVAC systems, and other electrical systems. The batteries will be charged from the CAISO (California Independent System Operator) grid via the Project's interconnection to the SDG&E Valley Center Substation. Energy stored in the Project will then be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area. This project has not been presented before Valley Center DRB. [Appendix]**

- Mark Turner shared information about Terra Gen and the proposed project. Terra Gen is a company that brings a great amount of expertise to lithium-ion based battery energy storage facilities. The company serves a number of tech companies that like contracting with them to include in their energy portfolios. It is likely that there are three major customers that this project will service, with SDG&E becoming the largest customer. Terra Gen is a San Diego County company and does make an effort to become part of the community by providing lighting to some organizations and local scholarships. Battery storage will provide renewable energy to the Valley Center community and is an essential part of the power grid. This project is another step to have a zero carbon future in the State of California. Mark stated that the power facility might reduce power outages because current technologies cause SDG&E to shut off power when there are risks from Santa Ana winds and fire. The nine-acre property is located just off of Valley Center Road and is near Vesper Road. It is located in the industrial zone of Valley Center. Energy is stored in enclosed structures. The development has proposed a vinyl fence in front of the project. Chair Harmes shared images of the project as Mark Turner provided details about the proposed facility.
- Mr. Turner stated that a number of older facilities are now retired by energy companies. Terra Gen began considering Valley Center as a location for a substation back in 2015. The project could be completed by early 2021. The project location is in an industrial zone and

will provide taxes to the County. Mark shared a number of possible benefits that the project will provide the Valley Center community. Batteries are less expensive than gas generators.

- Dr. Matthews asked Mark Turner a number of questions about the project. He shared that over twenty of these battery projects have caught fire in the last four years. Dr. Matthews has spoken with the fire marshall about the experience Arizona had with these battery systems and wanted to know how Terra Gen will provide additional safety features in the design of this project.
- Mark Turner shared that the modules are automatically shut off if there is a thermal runaway. Each enclosure is made of fire-resistant steel and has its own HVAC system. Each enclosure has its own system to control excessive heat.
- Dr. Matthews shared that he understands that using water for fire suppression is dangerous. He has concerns of dangerous fumes reaching a daycare that is located only 1200 feet from the project. There are also neighbors that surround this proposed site. Dr. Matthews asked for further details about how much noise the project will generate. He also wanted to know how Keys Creek, which is located next to the property, is protected from toxic waste. In the unlikely event that this happens, Mark Turner shared that there are a number of safety protocols and that Terra Gen is responsible for any damages.
- Dr. Matthews also asked about defensible space and how the project addresses potential dangers such as the intake vents on the HVAC systems. In the event of a fire at the battery storage facility, each enclosure is automatically shut down. The project is monitored 24/7 by both wired and wireless communication. The fire protection plan includes a fire hydrant at the site. A fire station is located less than a half mile from the site.
- Mr. Del Pilar did not agree with some of the statements made by Mark Turner . He does not believe SDG&E will reduce energy rates. He also does not see any benefit the project will provide to the Valley Center community.
- Mark Turner will send a digital map to Mr. Del Pilar to better show that battery storage facilities are spread throughout the County. Chair Harmes shared that the community of Fallbrook did vote to approve a battery storage facility, but now regrets this decision. Dr. Matthews asked another question about what happens when lithium-ion batteries are decommissioned.
- Mark shared that the project will dispose and recycle all materials when that time comes. Dr. Matthews had questions about the ownership of the property. Terra Gen owns the property, according to Mark Turner. Mark stated that he will share further information about the ownership of the property privately with Chair Harmes and Dr. Matthews.
- Mr. Garritson commented that he did see a benefit of the project if sections of the power grid are not shut down because of Santa Ana wind and fire warnings.
- Dr. Matthews and Mr. Del Pilar shared that there is no guarantee that the power grid will become more reliable if this project is built.
- Ms. Adams asked if there is a maintenance plan and a remediation plan for when the project is no longer in use. Mr. Turner indicated that these concerns are part of the permit.

**6) Special Event Ordinance SEC. 72.249.5 (Harmes): Update - Traffic Engineering is bringing an updated Special Event program to the County based on feedback and input to the planned update through workshops, emails, and community group meetings. Highlights for communities and event organizers as follows: c) Submittal Deadlines: 30 day submittal deadline for events that can self-certify there will be no environmental impacts via the environmental questionnaire. d) Signed Plans: previously approved plans can continue to be used (grandfather clause) without requiring a new stamp from an engineer. e) Event Promotion: we will not impose any limitation of event promotion timing. f) Trained Staff: we will not require that each event staff require traffic control training; just one supervisory member of the event team. g) Costs: We will present the analysis of staff costs to the Board of Supervisors for final decision on fees and funding for applicants.**

- Chair Harmes shared information about this program. No comments were made about this program.

**7) Arco (DelPilar): Informational – PDS2015-STP-15-012 – DRB signage requirements sent to Dan Goalwin, architect for Arco.**

- Chair Harmes stated that all businesses and projects must follow and meet the same guidelines.

**8) Clark Site Plan/Dental & Vet Offices-VC Professionals (McCabe): Discussion - PDS2020-STP-20-008 - Proposed building 7,572 sf veterinary clinic and a 3,140sf new dental office on a 2.52acre parcel with existing split zoning (C36 commercial and Rr residential). The new veterinary and dental offices will be located at the rear of the C36 Zone, where the Vet clinic will observe a 0' setback. This allows for optimal views out of the site, the ability to separate parking for each location, and a generous area to be used as a landscaped buffer from Valley Center Road. Long term stormwater BM P's have been incorporated into the project's design. The design theme of the buildings and the layout of the site are in keeping with the goals and objectives of the Valley Center Community Plan for commercial development. The offices will be served by a single driveway that leads to dedicated parking for each building. Community questions/concerns: a. Why bright white and black roofs when all the surrounding buildings are on earth tones and tile roofs? b. Concern of faux turf dog run (11 on site map) being positioned alongside of the office windows of the adjacent building (housing CofC etc.) Dr. Clarke is aware and will address changing the plan to move it away from the buildings to alleviate any possible odor pollution c. Will Rogers said property was included in a former south area traffic study. Should this be readdressed given traffic increases and new developments going in now?**

- Ms. McCabe shared a brief report about this proposed building. She compiled these questions:
  - a. Why bright white and black roofs when all the surrounding buildings are on earth tones and tile roofs? She was told that this was to match the roof colors of a historical building.
  - b. Concern of faux turf dog run (11 on site map) being positioned alongside of the office windows of the adjacent building (housing CofC etc.) Dr. Clarke is aware and will address changing the plan to move it away from the buildings to alleviate any possible odor pollution
  - c. Will Rogers said property was included in a former south area traffic study. Should this be readdressed given traffic increases and new developments going in now?

- Ms. McCabe did address a concern that Eric Jockinsen (guest) and his neighbors had about potential fly problems if an equine facility is built below their properties. There are no plans for equine facilities and only a dog run is proposed.

**9) Lilac Hills Ranch (Hutchinson): Update - Planning Commission will consider forming an ad hoc subcommittee for the Lilac Hills Ranch project and for County staff to provide an overview of the fire safety determination for the project. The hearing on this item is limited to consideration of this issue. BOS hearing June 12 th , 2020. Documents for the June 12, 2020 Planning Commission hearing are available:**

**<https://www.sandiegocounty.gov/content/sdc/pds/PC/200612-pc-hearing.html>**

- **Motion: To extend the meeting until 10:30 p.m. if necessary tonight.**
- **Maker/Second:** Hutchison/Garritson
- **Motion Carries 14-1-0 (Y-N-Ab) Ms. Adams voted nay.**
- Mr. Hutchison shared that the County fire authority has identified a number of fire safety concerns about this project.
- **Motion: To add Mr. Hutchison in addition to Chair Harmes as representatives of the VCCPG.**
- **Maker/Second:** Hutchison/Feliciano
- **Motion Carries 14-1-0 (Y-N-Ab) Mr. Del Pilar voted nay.**
- Mark Jackson (guest) shared some of his concerns related to increased fire risk if the project is built.
- Mr. Smith wanted more clarification about the official position of the Planning Group.

**10. Rabbit Run (Martinez): Information – PDS2020-TM-5478TE Tentative Map Time Extension [Appendix]**

- Mr. Martinez provided a brief overview about this project. Rabbit Run has already requested an extension from the County. Chair Harmes asked if a vote was necessary about this extension, but Mr. Martinez stated that the developers are already working with the County,

**G. Subcommittee Reports**

1) Community Plan Update (Steve Hutchinson, Chair)

**2) Emergency Evacuation (Delores Chavez Harmes, Chair)**

- Progress on Paradise Mtn & Canal Rd. Ridge Ranch back entry road accessible for emergency vehicles but not “Prius ready”.

**3) Mobility (Lisa Adams, Chair)**

- Radar certification of 45 mph along N. Lake Wohlford to SR76 is part of the TAC Agenda for the June 12, 2020 meeting.

**4) Villages (William Del Pilar, Chair)**

- Mr. Del Pilar was happy that some newer members are taking on assignments. He likes it when a member is assigned a project because information is brought back to all members of the Planning Group. Chair Harmes shared background about how she assigns projects and her thoughts about the function of subcommittees.

5) Parks & Rec (LaVonne Norwood, Chair)

6) Tribal Liaison (Jeana Boulos, Chair)







May 28, 2020

Valley Center Community Planning Group  
PO Box 127  
Valley Center, CA 92082

RE: Easement vacation request for trails in Park Circle and Orchard Run

Dear Valley Center Community Planning Group Members,

The Park Circle/Orchard Run development includes a 3 acre public park and 8 miles of trails. These trails currently have Offers of Dedication (OD) to the County of San Diego for public Pedestrian and Equestrian Trails. The owners (Touchstone Communities) have requested that this Offer of Dedication be vacated. If this request is approved the Valley Center Community will have no guarantee that the public will have access to these trails.

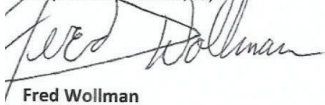
According to the attached April 17th letter from Tom McCabe, "the owner of these lands has purportedly agreed to continue to allow the public to use these trails once constructed, with no public maintenance responsibilities". In addition, the attached Park Circle promotional material highlights "8 miles of trails and pathways that link up to our neighborhood parks and the regional Heritage Trail", all of which are accessible to the public. Future HOAs can restrict public access if the easement is vacated.

The Valley Center Trails Association strongly recommends that the easement not be vacated until there is a guarantee that the public will have access to all 8 miles of trails in the Park Circle/Orchard Run development.

Public access to these trails is vital to link the new development to the community and necessary to maintain the character of Valley Center.

Thank you for your consideration.

Respectfully submitted,

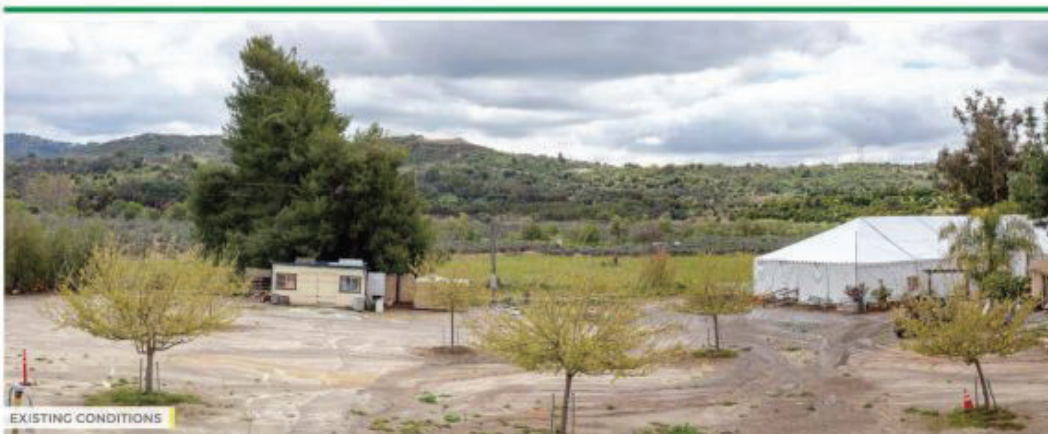


Fred Wollman  
President, Valley Center Trails Association

## Valley Center Storage (initially presented as Terra Gen Lithium Battery Storage)







## VALLEY CENTER STORAGE PROJECT

### PHOTO VIEWPOINT 1

DATE: 04/11/2020  
TIME: 2:15 PM  
DIRECTION: SOUTH - SOUTHWEST

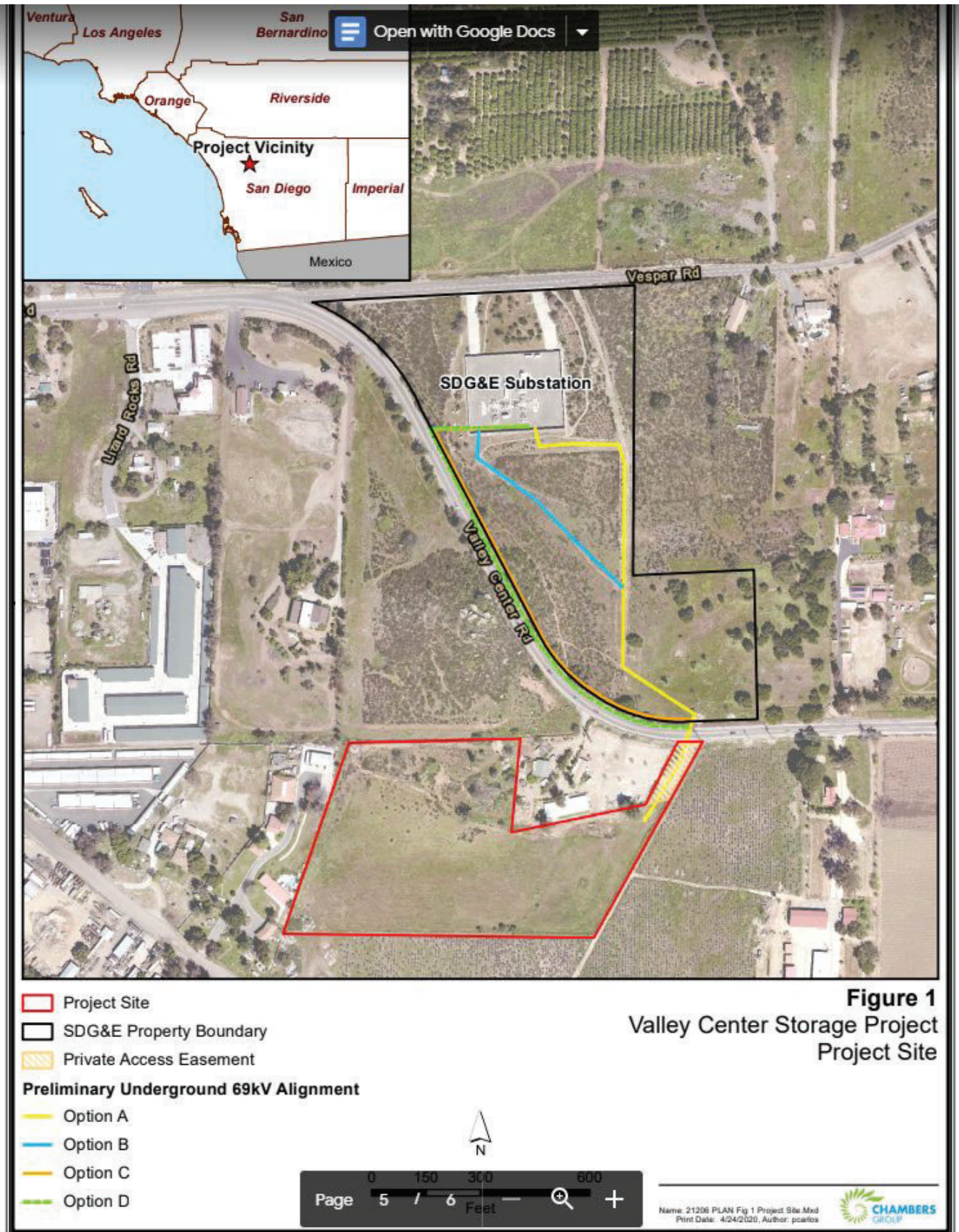


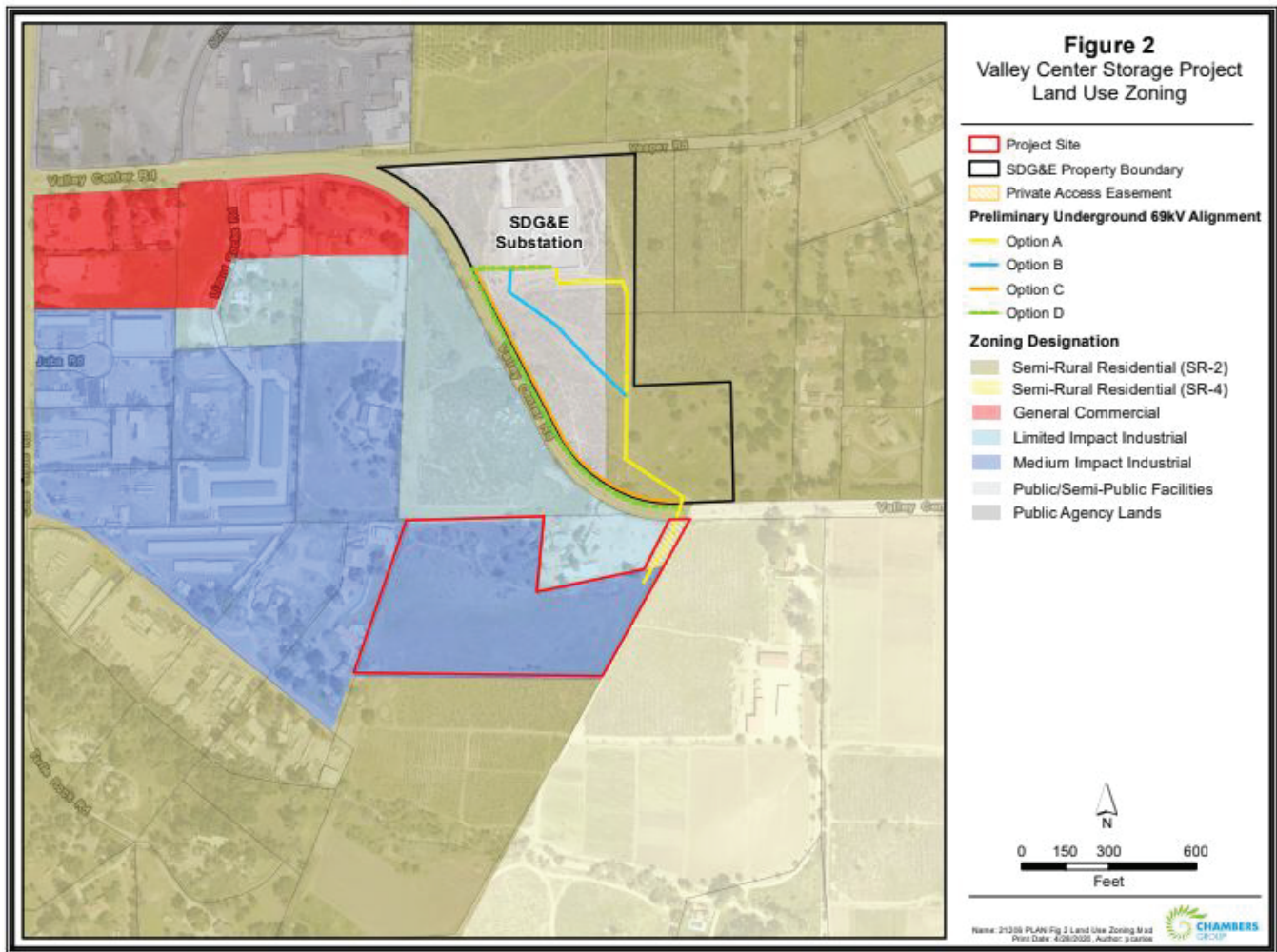
- ① PHOTO VIEWPOINT
- PROPOSED FENCING
- PROJECT SITE BOUNDARY



VALLEY CENTER ESS, LLC







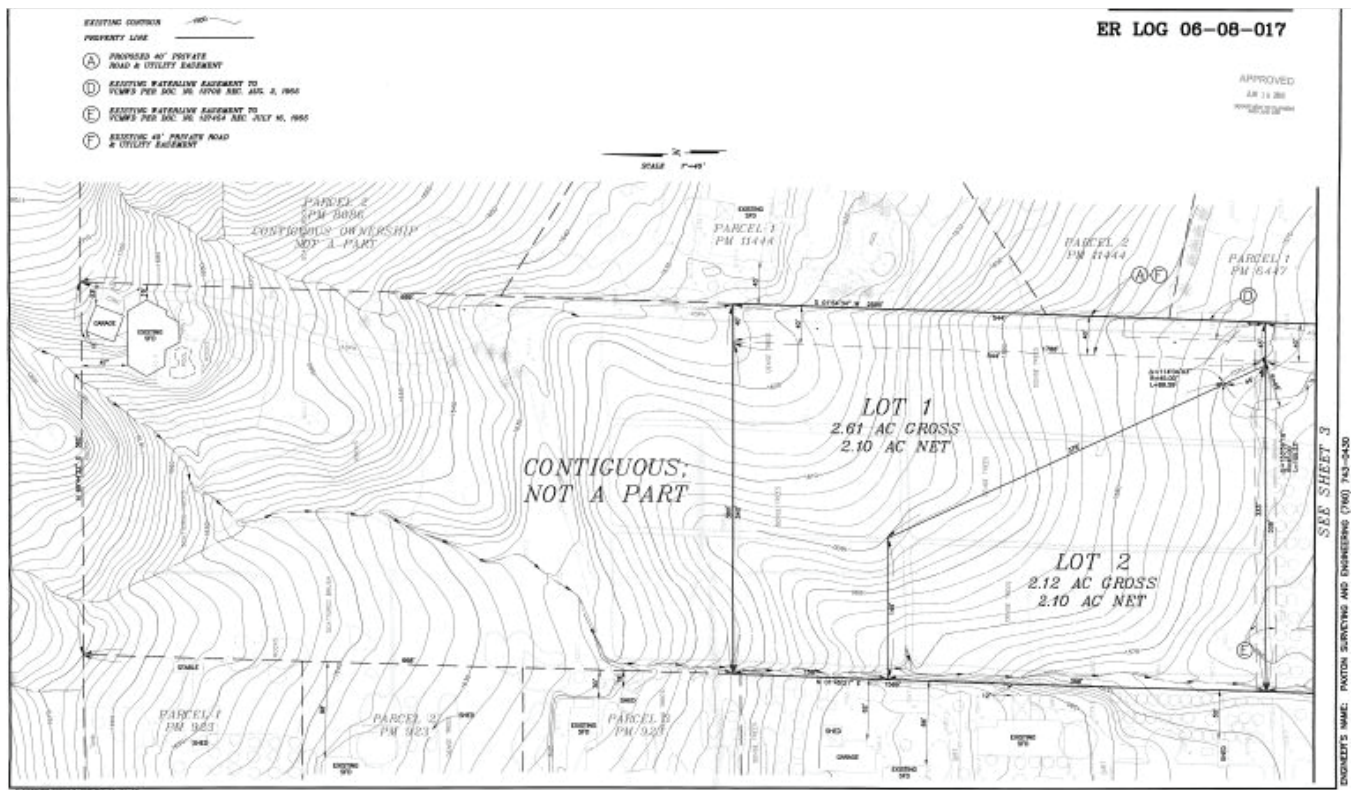




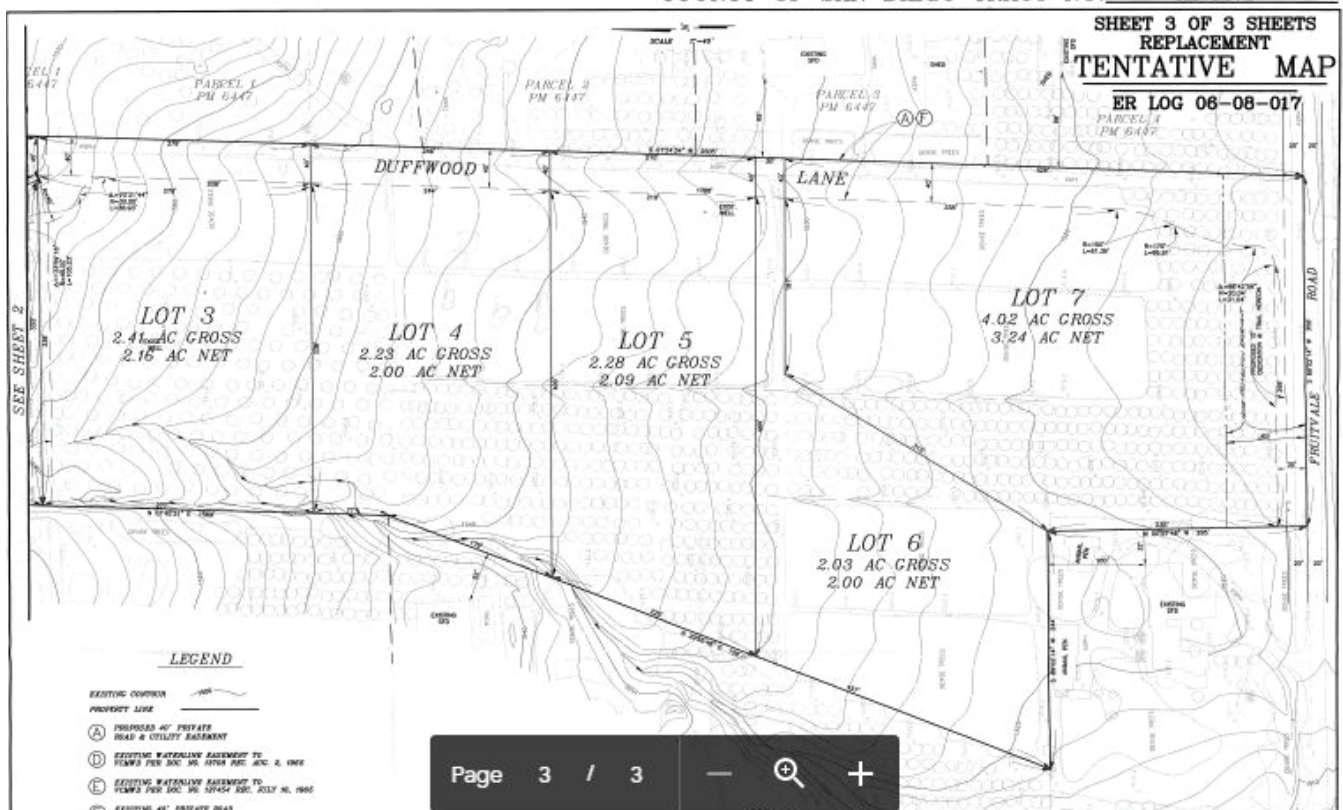
## Rabbit Run Replacement Tentative Map

[illegible]





COUNTY OF SAN DIEGO TRACT NO. TM 5478



### Valley Center Community Planning Group

**Approved Minutes** for a Virtual Zoom meeting held on **July 13, 2020** at 7:00 p.m.

Delores Chavez Harmes, **Chair**; Kevin Smith, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; Ab=Abstention; DRB=Valley Center Design Review Board; N=Nay; P=Present; R=Recused; VCCPG=Valley Center Community Planning Group; VCPRD=Valley Center Parks & Recreation District; Y=Yea

**A. Join Zoom Meeting:** <https://us02web.zoom.us/j/89896528075?>, **Meeting ID:** 898 9652 8075  
**Password:** VCCPG-July

### B. Roll Call

- Meeting was called to order at **7:08 p.m.** and a Quorum was established with **15 members present**. Dr. Matthews joined the meeting at 7:26 p.m. Four members arrived at the virtual meeting after 7:30 p.m.
- Lisa Adams - **P**
- Jeana Boulos - **P\***
- William Del Pilar - **P\***
- Susan Fajardo - **P\***
- Julia Feliciano - **P**
- James Garritson - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Joey Martinez - **P\***
- Matt Matthews - **P\***
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **P**
- Kevin Smith - **P**
- Renee Wolf - **P**

### Guests

- David Ross - Valley RoadRunner
- Sean Oberbauer
- Amy Fuller
- Ashley Smith
- Cathy Baur
- Chris Brown
- Corinne Lytle Bonine
- Dori Rattray
- Fredrick Wollman
- Gary
- iPhone
- John
- Laury Flora
- Mark Turner
- Neil Kadakia
- Pankaj B.
- Pankaj Kadakia
- Regina Ochoa
- Sahil Desai
- Touchstone Communities
- Will Rogers
- AFuller
- MTurner iPhone 8x

### C. Pledge of Allegiance - Chair Harmes

### D. Approval of Minutes

1. **Motion: To approve the June 8, 2020 Minutes.**
  - a. **Maker/Second: Smith/Boulos**
  - b. **Motion Carries 10-0-0 (Y-N-Ab).**

### E. Public Comments Members of the public may address the Planning Group on any topic not on the agenda.

- Cathy Baur asked to speak about the Valley Center Storage project during Action Item 4.

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

1) Lilac Hills Ranch (Hutchison): Update – Board of Supervisors voted down the project on June 24. Project can only move forward with only the originally approved 110 homes.

- Mr. Hutchison shared that the Supervisors voted down the project in a 4-1 vote based on the County Fire Authority recommendations. The applicant has worked ten years for project approval, but now must restart the entire project.

**2) Arco (Harmes): Informational – PDS2015-STP-15-012 – New iterations received on proposed Arco signage.**

- Chair Harmes is trying to prevent project delays by sharing detailed information with all developers. Sean Oberbauer (County) shared that the developer is now working closely with the CPG.

**3) Valley Center Storage (initially presented as Terra Gen Battery Storage) (Matthews): Discussion – PDS2020-STP-20-011 Application submitted to County April 30 th . Valley Center ESS, LLC (Developer) plans to construct, own and operate the Valley Center Storage Project, a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts (MW) for approximately 4 hours on an 8.93-acre parcel and associated utility and access easement in Valley Center, San Diego County (the Project). The Project will interconnect to the existing, adjacent San Diego Gas & Electric (SDG&E) 69kV Valley Center Substation via an approximately 0.3-mile underground generation tie line (gen-tie line). The Project will be comprised of sets of four battery enclosures (each enclosure approximately 31.6 feet long by 5.7 feet wide by 8.6 feet high) that will house the integrated Battery Energy Storage System (BESS) including battery cells, modules, racks, a fully integrated fire and safety systems, HVAC systems, and other electrical systems. The batteries will be charged from the CAISO (California Independent System Operator) grid via the Project's interconnection to the SDG&E Valley Center Substation. Energy stored in the Project will then be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area. This project has been presented to Valley Center DRB. (Vote)**

- Mark Turner provided an update about the project and shared information that was requested by Dr. Matthews and Mr. Del Pilar. The DRB voted unanimously in favor of the project.
- Mark shared that this region of the County is in need of this type of project to prevent power outages due to fire and Santa Ana wind risks. From an environmental perspective, battery storage is necessary to create a zero-carbon future in California.
- Cathy Baur (participant) asked the Planning Group to vote against this project because of her concerns about a possible thermal runaway at the facility. Arizona and Hawaii are states that have had two fires occur at similar battery storage projects. Cathy said that a lithium-ion fire is very difficult to extinguish. She does not want the Valley Center community to risk a catastrophic fire occurring if this project is approved. She also said that South Korea has had numerous problems with preventing fires at lithium-ion battery storage plants.



- Dr. Matthews shared that a smaller private battery project was proposed on an adjacent property next to the SDG&E site. He believes that the scope of this project goes far above the needs of the Valley Center community.
- Mr. Del Pilar appreciated the information that Cathy Baur shared with the Planning Group. He believes we need to wait on voting for this project until we get further information from the fire department.
- Mr. Hutchison believes that the lithium-ion technology is not safe enough.
- John Corley (participant) wanted to know if this project will be voted upon tonight. He owns property adjacent to the SDG&E site and hopes this project is rejected. He now lives in Yuma, Arizona, but was born and raised in Valley Center. John does not believe this Valley Center Storage project will provide the same benefits for the community like the one that was proposed for his property. The proposed lease was for ten years with three additional 5 year lease renewals.
- Mark Turner shared that Terra Gen is based in Del Mar and although he lives in Northern California, the company is very close to Valley Center. Chief Davidson has frequent conversations with Mark Turner. Mark said that the risk of fire for this project is rated very low. The project will also provide regional benefits.
- Dr. Matthews shared that people in Fallbrook are complaining about the noise of their battery storage facility. Mr. Turner shared that Terra Gen will meet or beat any County noise guidelines. He also shared that the Fallbrook community would not know what their battery facility sounds like because it is not yet built.
- Amy Fuller (participant) shared that Chief Davidson has approved the fire district plan provided by Terra Gen. She shared that this documentation was already made public. Chair Harmes asked Mark Turner to explain why the Planning Group did not receive this important information before tonight's meeting.
- According to Mark, the battery storage facility will store 140 megawatts and a project of this size should provide a regional benefit.
- Mr. Del Pilar would like the Planning Group to wait another month to receive more information about potential fire risks from the fire district.
- Ms. Adams asked Ashley Smith about the official County position of the project. She shared that the project was approved by the fire protection district. The County is accepting public comments until August 10, 2020.
- Mr. Radden wanted to know further details about how to prevent a fire at this battery storage facility. Mark Turner said that there is a revised fire code that should prevent potential fires. Mr. Radden also would like a representative from SDG&E to share how this type of battery storage could benefit the Valley Center community.
- Mark Turned said that there are more potential customers than only SDG&E.
- **Motion: To approve the Valley Center Storage project.**
- **Maker/Second:** Smith/Adams
- **Motion Fails 3-11-1 (Y-N-Ab). Ms. Boulos abstained from the vote.**



- |                         |                          |                       |
|-------------------------|--------------------------|-----------------------|
| • Lisa Adams - Y        | • James Garritson - Y    | • Kathleen McCabe - N |
| • Jeana Boulos - Ab     | • Delores ChavezHarmes-N | • LaVonne Norwood - N |
| • William Del Pilar - N | • Steve Hutchison - N    | • James Radden - N    |
| • Susan Fajardo - N     | • Joey Martinez - N      | • Kevin Smith - N     |
| • Julia Feliciano - N   | • Matt Matthews - N      | • Renee Wolf - N      |

#### 4) Green Storage (Radden/Kadakia): Discussion -

**PDS2020-STP-03-026WI/PDS2020ER-03-08- 029A Discretionary Permit**

**Application/Environmental Review CEQA. Lot merger and Greens Storage building expansion of adjacent business on south parcel. (Vote)**

- Mr. Smith introduced Neil Kadakia and the Green Storage project. Neil shared details about the project. The project is solar powered. It is a modern project and will have no wood. It is built out of steel and concrete . It will have gooseneck signage. Additional project services include a dump station and propane filling station. Chair Harmes asked
- Mr. Smith shared information about a large retaining wall in the northwest corner near building #2. He wanted to know more information about the vines and landscaping that will hide much of the retaining wall. The vines will drape the entire retaining wall.
- Mr. Kadakia shared that the project cannot have much of a slope. It will sit on a 2 percent slope. Mr. Smith wanted further information about what a person will see on the backside of the building.
- Ms. McCabe asked about the maturity of the trees that the project will use. Mr. Kadakia said that the trees are in ten gallon containers at another project site and will take a few years to match more of the design shown on the project plans.
- All 5 members voted unanimously in favor of the project, but did want more detailed information about the retaining wall.
- Will Rogers (participant) shared his concerns about stormwater. Ms. Norwood asked about the traffic study. Neil explained that the project addresses any stormwater issues and a traffic study was completed.
- David Ross asked a question about the existing storage property and Neil shared that this is an extension of the project because people in Valley Center requested it.
- **Motion: To approve the Green Storage Project.**
- **Maker/Second:** Radden/Garritson
- **Motion Carries 15-0-0 (Y-N-Ab)**

- |                         |                          |                       |
|-------------------------|--------------------------|-----------------------|
| • Lisa Adams - Y        | • James Garritson - Y    | • Kathleen McCabe - Y |
| • Jeana Boulos - Y      | • Delores ChavezHarmes-Y | • LaVonne Norwood - Y |
| • William Del Pilar - Y | • Steve Hutchison - Y    | • James Radden - Y    |
| • Susan Fajardo - Y     | • Joey Martinez - Y      | • Kevin Smith - Y     |
| • Julia Feliciano - Y   | • Matt Matthews - Y      | • Renee Wolf - Y      |

**5) Easement Vacation (Norwood): Discussion – VAC2019-0014-A-B-C – County submits to vacate pedestrian & equestrian easements for maintenance; drainage and access easements to flood control district and flowage easement. Vote to bi-furcate County Flood Control District and drainage and access easements as well as flowage easement was voted on and passed unanimously at VCCPG June 8 th meeting. Remaining trails easement is less than a mile and connects to nothing. Remaining easement was not intended as an equestrian trail, per San Diego County Parks & Rec official. (Vote)**

- Emmet Aquino (County) shared that his department supports vacating these easements based on the plans that were approved. Ms. Norwood asked if the trails were ever open to the public. Emmet said that based on his review, the trails were always private. He said that the private loop is probably about a mile of trails.
- Kerry Garza (Touchstone Communities) shared that he is ready to move forward on the project.
- Chair Harmes said that the mile loop was never intended as an equestrian trail. The County was offered the easement, but rejected it. This section of trails was never intended for public usage.
- Mr. Hutchison asked why the County is requesting to vacate this easement if it never was intended for public use. Kerry Garza said that the easement was offered to the County a long time ago, but it was rejected.
- Chair Harmes read an email letter sent by Emmet Aquino (County). Based on documentation, the DPR recommends vacating the easements.
- There was discussion about the vacation between Ms. Norwood and Mr. Smith.
- Frederick Wollman (participant) shared that the County owns Keys Creek Preserve and he really would like the trails in Valley Center to connect. He would like all developments to include public trails that will connect to a master trail plan.
- Ms. Boulos said that the County does not want to maintain this easement.
- Laury Flora (participant) wanted to know if the HOA could allow public usage of the trails.
- **Motion: To vacate the easement VAC2019-0014-A-B-C.**
- **Maker/Second:** Norwood/Boulos
- **Motion Carries 12-3-0 (Y-N-Ab)**
- Lisa Adams - Y
- Jeana Boulos - Y
- William Del Pilar - Y
- Susan Fajardo - Y
- Julia Feliciano - Y
- James Garritson - Y
- Delores ChavezHarmes-Y
- Steve Hutchison - N
- Joey Martinez - Y
- Matt Matthews - N
- Kathleen McCabe - Y
- LaVonne Norwood - Y
- James Radden - Y
- Kevin Smith - Y
- Renee Wolf - N

## **G. Subcommittee Reports**

### **1) Community Plan Update (Steve Hutchinson, Chair)**

- Mr. Hutchinson shared that the subcommittee will probably not meet until September.

### **2) Emergency Evacuation (Delores Chavez Harmes, Chair)**

- Red Cross is working in coordination with County Fire officials.

### **3) Mobility (Lisa Adams, Chair): Ridge Ranch Light - approved**

- The Board of Supervisors voted to approve a traffic signal to be built where Valley Center Road and Ridge Ranch Road intersect.

4) Villages (William Del Pilar, Chair)

5) Parks & Rec (LaVonne Norwood, Chair)

6) Tribal Liaison (Jeana Boulos, Chair)

7) Nominations (Susan Fajardo, Chair)

8) Member Training (Delores Chavez Harmes, Chair)

a. Candidates must complete the candidacy documents. Documents will be available during the filing period – July 13 through August 7. You may request they be sent to you via email or mail or you may make an appt to pick them up. Documents cannot be sent to you by PDS. Completed candidacy documents need to be filed with the ROV. (They can be filed in-person by appt or by mail with a notarized declaration). Someone can pick up the candidacy documents for you if they have an appt and you complete the Authorization Form for Pick Up. Someone can file your candidacy documents for you if they have an appt and a notarized declaration. On the website provided in the email below, you can find a link to request your candidacy documents (it will be available soon) as well as the Authorization Form for Pick Up. You can contact the ROV with any questions or if you need clarification, by calling 858-505-7260 or emailing [CandidateFiling@sdcounty.ca.gov](mailto:CandidateFiling@sdcounty.ca.gov).

b. Per County advisory - no physical meetings until further notice. c. 2021 Annual Training Update d. Hearing for Pauma Valley Potential Resident July 31. Public comments before July 14.

- Supervisor Desmond's office encouraged all concerned citizens in our area to send an email to Supervisor Desmond on or before July 27th in opposition of placing Bocklett in Pauma Valley, Valley Center area.

9) Website (Renee Wolf, Chair)

## I. Adjournment

- Next regular meeting of VCCPG: **August 10, 2020 at 7 p.m.**
- **The meeting adjourned at 9:44 p.m.**
- **Minutes were approved on August 10, 2020.**

**James Garritson, Secretary**

### Valley Center Community Planning Group

**Approved Minutes** for a Virtual Zoom meeting held on **August 10, 2020** at 7:00 p.m.

Delores Chavez Harmes, **Chair**; Kevin Smith, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; Ab=Abstention; DRB=Valley Center Design Review Board; N=Nay; P=Present; R=Recused; VCCPG=Valley Center Community Planning Group; VCPRD=Valley Center Parks & Recreation District; Y=Yea

**A. Join Zoom Meeting:** <https://us02web.zoom.us/j/82461996548?>

#### B. Roll Call

- Meeting was called to order at **7:05 p.m.** and a Quorum was established with **15 members present**. Mr. Del Pilar arrived at 7:10 p.m
- Lisa Adams - **P**
- Jeana Boulos - **P**
- William Del Pilar - **P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Joey Martinez - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **P**
- Kevin Smith - **P**
- Renee Wolf - **P**

#### Guests

- David Ross - Valley RoadRunner

#### C. Pledge of Allegiance - Garritson

#### D. Approval of Minutes from Regular Meeting of July 13, 2020

- **Motion: To approve the Minutes.**
- **Maker/Second:** Feliciano/McCabe
- **Motion Carries 13-0-1 (Y-N-Ab).** Ms. Fajardo abstained from the vote. Mr. Del Pilar arrived at the meeting after the vote.

#### E. Public Comments Members of the public may address the Planning Group on any topic not on the agenda.

- No public comments were made.

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

**1) Arco (Harmes): Informational – PDS2015-STP-15-012 – County and VCDRB confirm the new signage iterations continue to implement interior lit signage which is not in compliance with VCDRB guidelines. Original plans submitted 5 years ago showed exterior gooseneck lighting. Project assignment:**

- Chair Harmes provided details about lighting requirements in Valley Center. Chair Harmes has discussed VC Design Guidelines with Sean Oberbauer, planning manager with the County's Planning & Development Services and Keith Robertson, chairman of the VC Design Review Board. Original plans for the project called for exterior-lit gooseneck signage lighting, but recent plans were replaced with interior lit signage, which violates the VC Design Guidelines. Arco must fix these designs to move the project forward.



**2) Valley Center Battery Storage (initially presented as Terra Gen Battery Storage) (Harmes): Discussion – PDS2020-STP-20-011 - Public comment period expired prior to August VCCPG meeting, letter in support of VCCPG vote sent to county. Emails received from the community supportive of the VCCPG position.**

- Mr. Smith and Chair Harmes discussed a letter that was sent by Chair Harmes on behalf of the Valley Center Community Planning Group to the County.
- Chair Harmes sent the letter because a majority of the board voted against the project and the project deadline was the meeting day.

## **G. Subcommittee Reports**

### **1) Community Plan Update (Steve Hutchinson, Chair)**

- Mr. Hutchinson shared a brief update about the Community Plan.

### **2) Emergency Evacuation (Delores Chavez Harmes, Chair): Red Cross coordination with Fire, GVCFS received Cal Fire grant.**

- Chair Harmes shared an update about fuel reduction amendments. Paradise Mountain only has one road into the community. Valley Center Fire is setting up specific evacuation areas.
- Ms. Fajardo requested to rejoin this committee. She is a past member of the committee, but was unable to attend some meetings because of her work schedule. Ms. Fajardo now can attend these meetings.

### **3) Mobility (Lisa Adams, Chair)**

### **4) Villages (William Del Pilar, Chair) Village Station, VC Prof Bldg**

- Dr. Matthews and Chair Harmes attended a Village Station Center meeting. The project is near the intersection of Valley Center Road and Miller Road. Plans call for a number of retail buildings.
- Will Rogers wanted to advance the Village Station project to a subcommittee vote, but Mr. Del Pilar did not approve of voting on this development until a scoping letter is provided by the County. Mr. Del Pilar asked Will Rogers to resubmit the plan. He shared that developers represent themselves and not the community. The Planning Group represents the community and therefore he will not bring the project to a vote until the County provides all necessary information. Ms. Boulos has previously contacted the County, but a scoping letter is still unavailable.
- Mr. Smith shared that the DRB voted in favor of the project in a 4-1 vote.

### **5) Parks & Rec (LaVonne Norwood, Chair)**

- Ms. Norwood shared a report that Parks and Recs have voted in favor of dissolving local control and transforming it into a County Service Area administered **LAFCO**. Ms. Norwood encouraged the Planning Group to support this plan as the County would assume responsibility and use its resources to update Valley Center parks to conform to County standards.
- Mr. Hutchison and Ms. Norwood discussed whether future board members of the parks district would be appointed instead of elected in a general election. Mr. Hutchinson shared

concerns about having Supervisor Jim Desmond appoint the advisory parks board. She and the board hope to keep a five member advisory board and add Star Valley Park to the County Master plan. They have also asked the County to consider building a senior center and retain existing park employees. Public review on this proposal will close on August 19.

- Chair Harmes shared information about a major soccer field project that was assigned to Ms. Wolf.

6) Tribal Liaison (Jeana Boulos, Chair)

7) Nominations (Susan Fajardo, Chair)

**8) Member Updates (Delores Chavez Harmes, Chair): Meeting date change.**

- There was discussion about changing the Planning Group meeting date. Chair Harmes would like the Planning Group to consider a date change because some members have meetings that conflict with the current second Monday every month.
- Chair Harmes asked the Planning Group to review whether or not there is a broad community calendar to review if a date change is made.

9) Website (Renee Wolf, Chair)

**I. Adjournment**

- Next regular meeting of VCCPG: **September 14, 2020 at 7 p.m.**
- **The meeting adjourned at 7:50 p.m.**
- **Minutes were approved on September 14, 2020.**

**James Garritson, Secretary**



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

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**Memorandum**

**TO:** File  
**FROM:** Sean Oberbauer, Project Manager  
**SUBJECT:** Response to Comments; Valley Center ARCO; PDS2015-STP-15-012;  
PDS2015-ER-15-08-018  
**DATE:** April 15, 2020

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The following are staff's responses to comments received during the public disclosure period for the draft Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist pursuant to CEQA Guidelines 15183, dated February 25, 2021. The draft Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist was circulated for public disclosure from February 25, 2021 to March 29, 2021. A comment was received and a response has been provided below.

**A. Response to comments received from Barbara Benjamin, March 7, 2021:**

**A-1:** The comment states that the proposed use of the project as a gas station with a convenience store is not necessary within Valley Center and that the project is proposed by a corporate business that will put small business owners out of business.

The Zoning Use Regulation of the site is General Commercial (C36) which permits gas stations with conveniences as an allowed use subject to limitations in accordance with Sections 2362 and 2363 of the Zoning Ordinance. The limitations associated with the operation of a gas station within the C36 zone is that there shall be no open storage of goods or materials and all repair and lubrication services shall take place in an enclosed building. The proposed project does not propose any open storage or outdoor repair and lubrication services and is in compliance with the Zoning Use Regulation of the site. The scope of the Site Plan permit application is intended for community design review and for the proposed project to comply with design guidelines of the local community. The project has been designed to incorporate features of the Valley Center Design Guidelines including rustic architecture and gooseneck lighting. The use of the project associated with the Site Plan is consistent with the zone and the Site Plan does not regulate the general use of the site. The comment does not address the adequacy of the 15183 checklist and CEQA analysis associated with the project.

**From:** [Barbara Benjamin](#)  
**To:** [Oberbauer, Sean](#)  
**Subject:** ARCO/AMPM Market in Valley Center  
**Date:** Sunday, March 07, 2021 11:22:57 AM

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Another convenience store and gas station is the very LAST business we need in Valley Center!! We already have 4 gas stations and 4 convenience stores in the 2 small “downtown” areas. Please don’t continue to put small business owners out of business and clutter our town with corporate businesses that are NOT NEEDED!!

A-1

Barbara Benjamin  
32 year VC resident