The County of San Diego

Zoning Administrator Hearing Report

Date:	June 11, 2026	**Case/File No.:**	South Village Storage Major Grading; PDS2024-LDGRMJ-30505
Place:	County Administration Center, 1600 Pacific Highway, Board Chamber (Third Floor, Room 310), San Diego, CA 92101	**Project:**	Major Grading Plan for a Self-Storage Facility
Time:	8:30 a.m.	**Location:**	28010 Valley Center Road, Valley Center CA 92082
Agenda Item:	#1	**General Plan:**	Rural Commercial
Appeal Status:	The Approval of the Grading Permit is not Appealable, but the CEQA Environmental Determination under Section 15183 may be Appealed to the Board of Supervisors.	**Zoning:**	Rural Commercial (C40)
		Community:	Valley Center Community Planning Area
Applicant/Owner:	Dave Bohorquez		
Environmental:	CEQA §15183 Exemption	**APN:**	186-230-88-00 & 186-230-89-00

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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 Major Grading Plan for a self-storage facility development 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 for these projects shall be limited to those effects that:

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

2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or

3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

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

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

In accordance with CEQA Guidelines §15183, the project was evaluated to examine whether additional environmental review might be necessary for the reasons stated in §15183. As discussed in the attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist (15183 Findings) dated March 26, 2026, the project qualifies for an exemption from further environmental review.

The approval or denial of the proposed grading plan would be a subsequent and separate decision made by the designated Planning & Development County Official, who is authorized to by the Department of Public Works to approve on their behalf.

B. DEVELOPMENT PROPOSAL

1. Project Description

The proposed project includes site grading for the construction of eight storage facility buildings totaling 69,742 square feet (sf) with associated internal roads, landscaping, and stormwater facilities, including an infiltration basin, on an approximately 4.3-acre project site. Construction of the project would include site grading and excavation for foundations and utilities, building construction, paving, and architectural coating. The project would require approximately 12,115 cubic yards (cy) of cut, 29,050 cy of fill, 4,113 cy of undercuts, and 12,822 cy of import. Project construction is anticipated to occur over a period of approximately 13 months.

The site is subject to the General Plan Regional Category Village and Rural Commercial Land Use Designations. The project would be served by Valley Center Municipal Water District for sewer and water. A fire service would be provided by the Valley Center Fire Protection District. The Project site is located at 28010 Valley Center Road in the unincorporated community of Valley Center within the County of San Diego. The site is within the Village Regional Category and the Rural Commercial (C40) Land Use Designation. Zoning for the site is Rural Commercial (C40).

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).

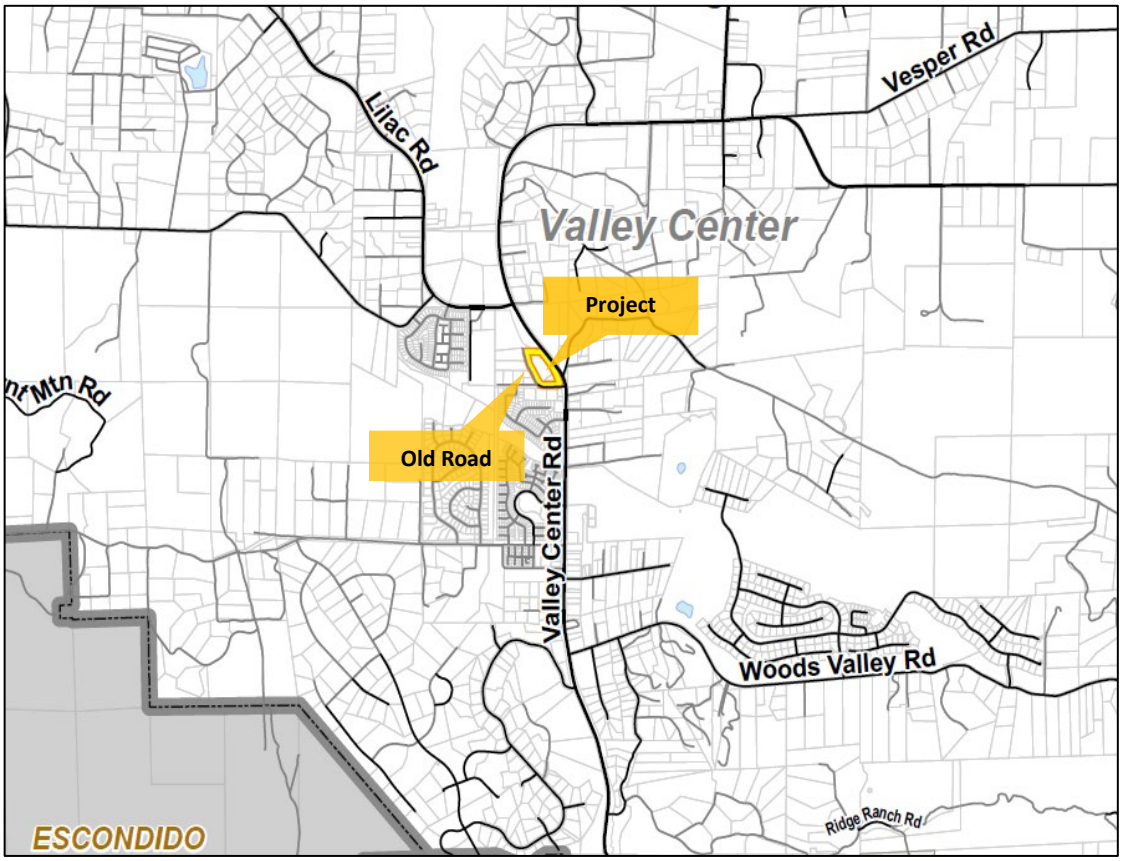

Figure 1: Vicinity Map

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

Figure 3: Architectural renderings of the proposed self-storage facility to be constructed after grading activities.

C. ANALYSIS AND DISCUSSION

1. Key Requirements for Requested Action

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

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

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

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

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

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

2. Project Analysis

a) Cultural and Historical Resources

A Negative Cultural Resources Survey Report was prepared for the project by BFSA Environmental Services, dated June 19, 2024. Based on the survey and an analysis of records, there are two existing buildings on the project site that are older than 50 years old. However, both the existing gas station and convenience store development are located outside of the projects limits of disturbance and would not be impacted by the project. An archaeological survey of the project site was conducted on June 13, 2024. The survey did not identify any archeological resources within the area planned for development.

In addition, a records search conducted through the South Coastal Information Center did not identify any previously recorded cultural resources on the project site. Based on the record search and site conditions, the project site is not expected to contain human remains, as it does not include a formal cemetery or any known archaeological deposits. Furthermore, the County initiated coordination with California Native American tribes traditionally and culturally affiliated with the project site on August 22, 2025. On November 10, 2025, the Rincon Band of Luiseño Indians requested archaeological and tribal monitoring for all ground disturbing activities for the project. The County met with the Rincon Band of Luiseño Indians on February 25, 2026, and they did not want to discuss the project. On March 3, 2026, the County sent final conditions and request to end coordination. No tribal cultural resources were identified during discussions and coordination with the tribes. As such, there are no impacts to tribal cultural resources. However, in the unlikely event that human remains are encountered onsite during earth-disturbing activities, GPU EIR mitigation measure Cul-4.1 would ensure that state and federal laws and regulations regarding human remains (i.e., Public Resources Code §5097.98, CEQA Guidelines §15064.5 and Health & Safety Code §7050.5) are followed. Furthermore, as a precautionary

measure for any inadvertent discoveries, the project will be conditioned to include Archaeological and Tribal Monitoring, as well as a Cultural Resources Treatment Agreement and Preservation Plan throughout all grading activities.

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. A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is not located on geological formations that potentially contain unique paleontological 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.

b) Transportation and Traffic

The project is consistent with the County General Plan and CEQA Guidelines Section 15183 applies to the project. Under Section 15183, transportation impacts for General Plan–consistent projects are evaluated using the County's August 24, 2011 Guidelines for Determining Significance – Transportation and Traffic, which rely on Level of Service (LOS). While CEQA Guidelines Section 15064.3 now establishes Vehicle Miles Traveled (VMT) as the CEQA metric for transportation impacts, this requirement does not apply to projects processed under Section 15183.

Using SANDAG trip generation rates, the 69,742-square-foot facility is estimated to generate approximately 138 average daily trips (ADT), which is below the County's 250-trip threshold requiring preparation of a traffic impact study. Because the project generates fewer than 250 trips, a Local Mobility Analysis (LMA) is not required. The project will be built to public road standards, would comply with the County Guidelines for Determining Significance for Transportation and Traffic dated August 24, 2011, and would pay a fair share contribution into the County's Transportation Impact Fee (TIF) Ordinance. Therefore, the project would not conflict with any applicable plan, ordinance, or policy related to local mobility. For these reasons, the project would not result in new or more severe transportation impacts beyond those analyzed in the GPU EIR and would have a less-than-significant impact.

While the project is not subject to analysis under the VMT standard, the proposed commercial facility would be considered a locally serving use and would be screened out from VMT analysis had it been required.

C. PUBLIC INPUT

During the 30-day public disclosure period from March 26 through April 28, 2026. During that period, no comments were received. As such, no changes were made to the CEQA document as a result of this comment.

D. STAFF RECOMMENDATIONS

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

Report Prepared By:
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(619) 694-2962
Vince.Nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____
ASHLEY SMITH, CHIEF

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Environmental Documentation
Attachment C – Grading Plan

Attachment A
Planning Documentation

PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	1/29/2025 4:02:31 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1862302200,1862301600,1862308400
Project Name:	

	1862302200	1862301600	1862308400
General Information			
USGS Quad Name/County Quad Number:	Valley Center/82	Valley Center/82	Valley Center/82
Section/Township/Range:	13/11S/02W	13/11S/02W	13/11S/02W
Tax Rate Area:	94075	94075	94075
Thomas Guide:	/	/	/
Site Address:	13629 Valley Center Rd Valley Center 92082	28010 Valley Center Rd Valley Center 92082-6557	0 Valley Center Rd Valley Center 92082
Parcel Size (acres):	2.60	1.96	Data Not Available
Board of Supervisors District:	5	5	5
Public Service and Utility Districts			
Water/Irrigation District:	Valley Center Municipal Water District	Valley Center Municipal Water District	Valley Center Municipal Water District
Sewer District:	None	None	None
Fire Agency:	Valley Center Fire Protection District	Valley Center Fire Protection District	Valley Center Fire Protection District
School District:	Unified Valley Center-Pauma	Unified Valley Center-Pauma	Unified Valley Center-Pauma

	1862302200	1862301600	1862308400
General Plan Information			
General Plan Regional Category:	Village	Village	Village
General Plan Land Use Designation:	Rural Commercial	Rural Commercial	Rural Commercial
Community Plan:	Valley Center	Valley Center	Valley Center
Rural Village Boundary:	None	None	None
Village Boundary:	Valley Center South	Valley Center South	Valley Center South
Special Study Area :	None	None	None
Zoning Information			
Use Regulation:	C40	C40	C40
Animal Regulation:	J	Q	Q
Density:	.5	-	-
Minimum Lot Size:	2Ac	6000	6000
Maximum Floor Area Ratio:	-	-	-
Floor Area Ratio:	-	-	-
Building Type:	C	W	W
Height:	G	G	G
Setback:	B	P	P
Lot Coverage:	-	-	-
Open Space:	-	-	-
Special Area Regulations:	B	B	B
Aesthetic			
The site is located within one mile of a State Scenic Highway.	Yes	Yes	Yes
The site contains steep slopes > 25%.	No	No	No
The site is located within Dark Skies "Zone A".	Yes	Yes	Yes
Agricultural Resources			
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No	No
The site contains Prime Soils.	Yes	Yes	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	21	21	21
The site is located within an Agricultural Preserve.	No	No	No
The site is in a Williamson Act Contract.	No	No	No

	1862302200	1862301600	1862308400
Biological Resources			
Eco-Region:	Northern Foothills	Northern Foothills	Northern Foothills
Vegetation Map	12000 Urban/Developed; 42200 Non-Native Grassland	12000 Urban/Developed; 42200 Non-Native Grassland	12000 Urban/Developed
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes	No
The site is located within a Quino Checkerspot Butterfly Survey Area.	No	No	No
The site contains Wetlands.	No	No	No
The site is within one mile of Biological Easements.	Yes	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: North)	No (Draft: North)	No (Draft: North)
The site is within MSCP Boundaries.	No (Draft: North)	No (Draft: North)	No (Draft: North)
The site is outside of MSCP and within 500 feet of:			
Coastal Sage Scrub	No	No	No
Maritime Succulent Scrub	No	No	No
Diegan Coastal Sage Scrub	Yes	No	No
Inland Form (>1,000 ft. elevation)	Yes	No	No
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	No	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: Developed; Very High	Yes: Developed; Very High	Yes: Developed
The site is located within the Ramona Grassland area.	No	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No	No
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)			
Geological Formation:	Quaternary Alluvium	Quaternary Alluvium	Quaternary Alluvium
Paleo Sensitivity:	Low	Low	Low
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor
Geology			
Alquist-Priolo Zone:	No	No	No
County Special Study Zone:	No	No	No
Quaternary/Pre-Quaternary Fault:	No	No	No
Potential Liquefaction Area:	Yes	Yes	Yes
Soils Hydrologic Group:	B	B	B
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	Yes: -/Generally Susceptible/-	Yes: -/Generally Susceptible/-	Yes: -/Marginally Susceptible/-
The site is located within a High Shrink Swell Zone (Expansive Soil).	No	No	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	Yes: Lancaster Mtn	Yes: Lancaster Mtn	Yes: Lancaster Mtn

	1862302200	1862301600	1862308400
Mineral Resources			
The site is located within a Mineral Resource Category.	Yes: Mrz-4 (Yes Alluvium/No Mines)	Yes: Mrz-4 (Yes Alluvium/No Mines)	Yes: Mrz-4 (Yes Alluvium/No Mines)
Hazard Flooding			
The site is located within a FEMA flood area.	No	No	No
The site is located within 1/2 mile from a FEMA flood area.	Yes	Yes	Yes
The site is located within a County Flood Plain area.	No	No	No
The site is located within 1/2 mile from a County Flood Plain area.	Yes	Yes	Yes
The site is located within a County Floodway.	No	No	No
The site is located within 1/2 mile from a County Floodway.	Yes	Yes	Yes
The site is located within a Dam Inundation Zone.	No	No	No
Hazardous Materials			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	No	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No	No	No
The site is listed on the Geotracker listing.	No	Yes	Yes
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Airport Hazards			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	No

	1862302200	1862301600	1862308400
Hydrology and Water Quality			
Hydrologic Unit:	San Luis Rey	San Luis Rey	San Luis Rey
Sub-basin:	903.14/Valley Center	903.14/Valley Center	903.14/Valley Center
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	No	No	No
Water Supply/Groundwater			
The site is located outside (east) of the County Water Authority boundary.	No	No	No
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	No	No	No
Annual rainfall:	18 To 21 Inches	18 To 21 Inches	18 To 21 Inches
Noise			
The site is within noise contours.	Yes	Yes	Yes
Fire Services			
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
Additional Information			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	Yes	Yes	Yes
The site is located in a Special Area.	Yes	Yes	Yes
There are existing or proposed trails on site or adjacent properties.	Yes	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No	No
The site APN is listed in the GP Housing Element inventory.	No	No	No
CEQA-Public Review Distribution Matrix			
The site is located in the Desert.	No	No	No
The site is located east of the County Water Authority boundary.	No	No	No
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No	No	No

2014 ORTHOPHOTO

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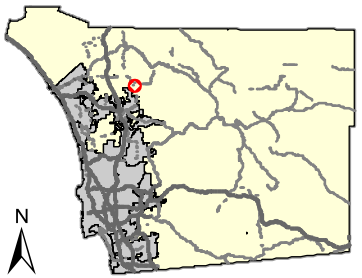

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PROJECT AREA

Notes:

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Planning and Development Services

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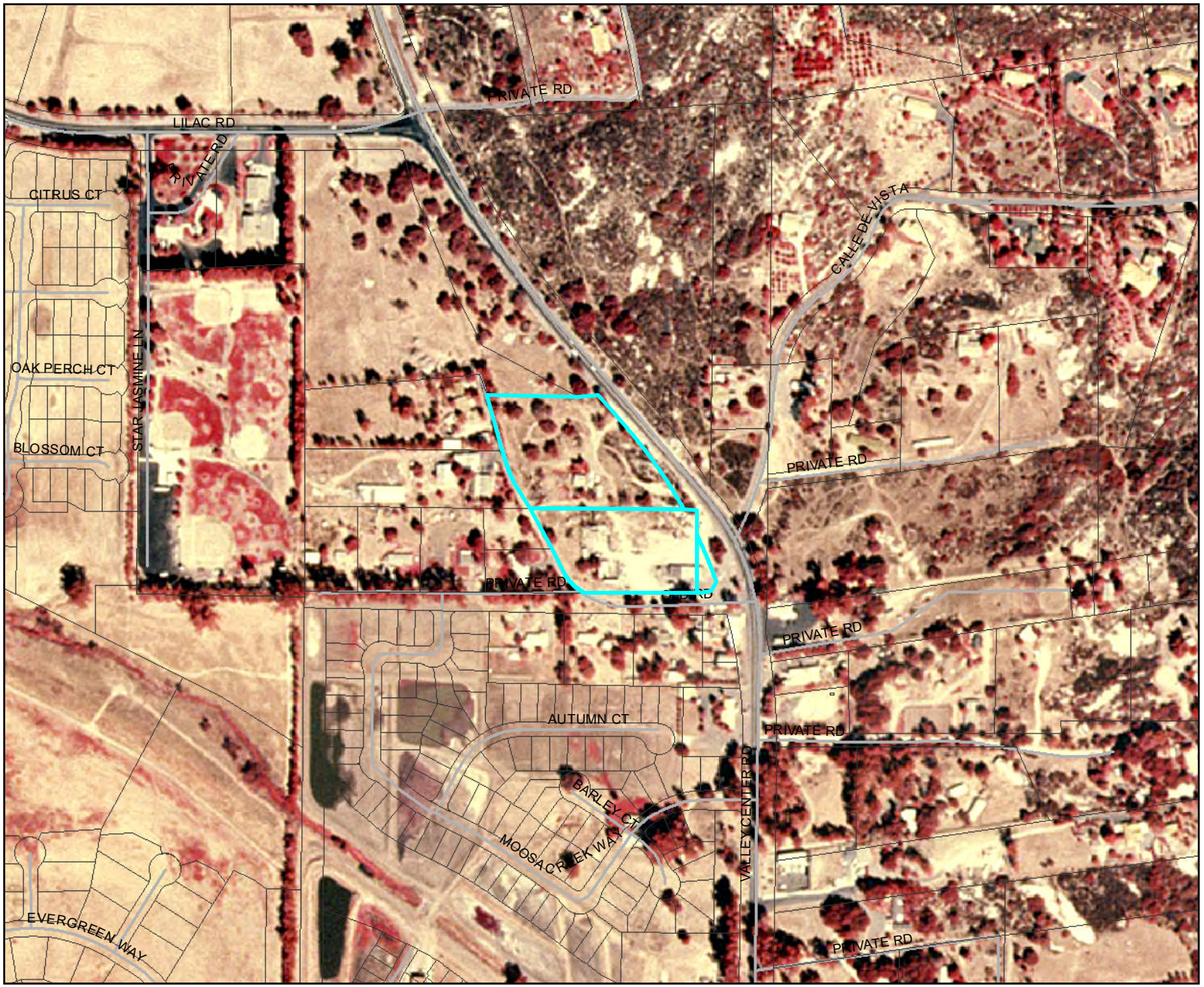

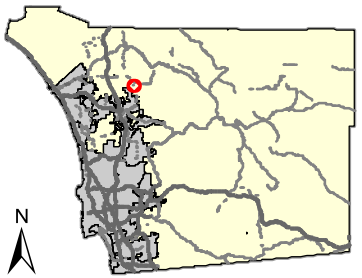

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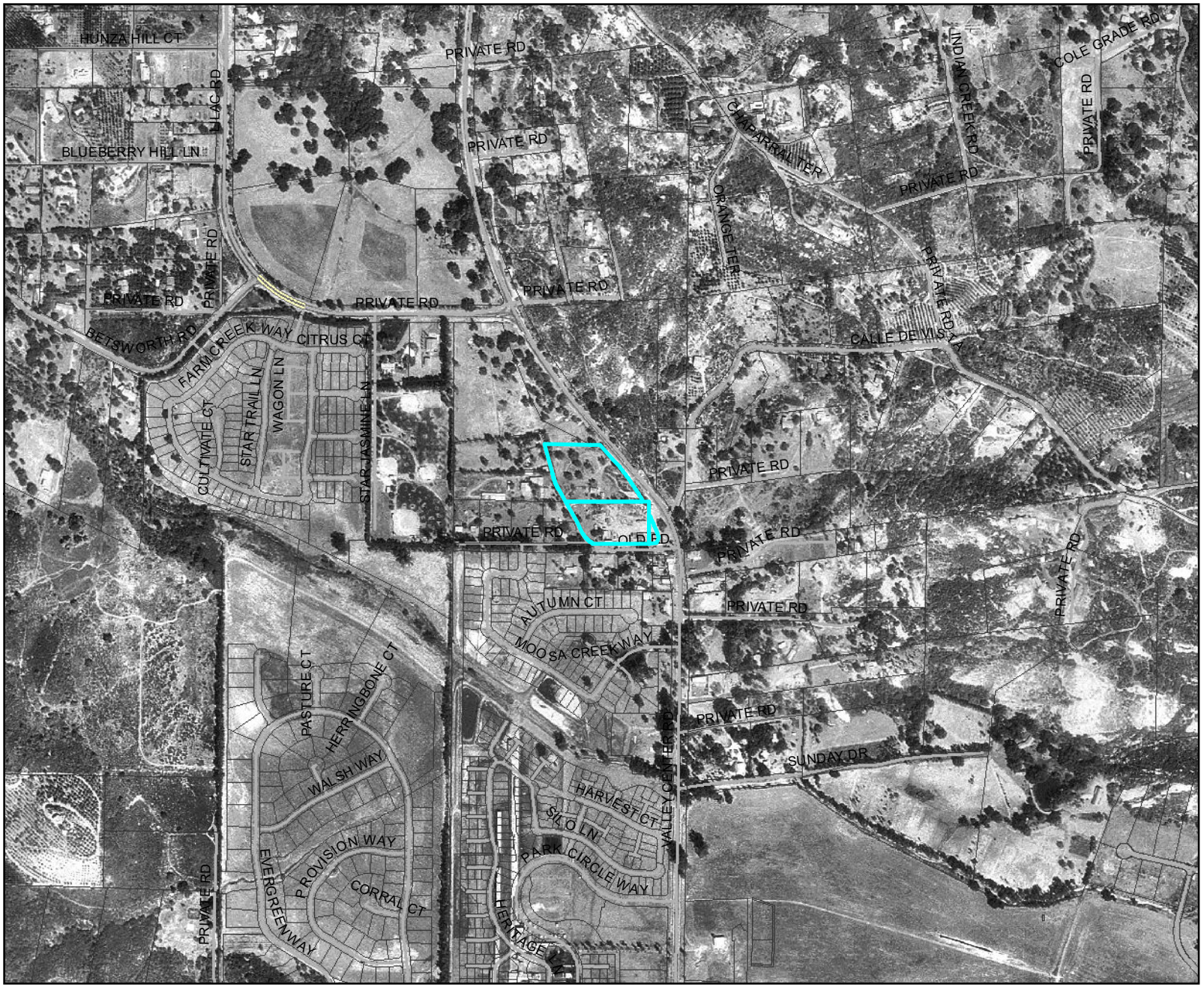
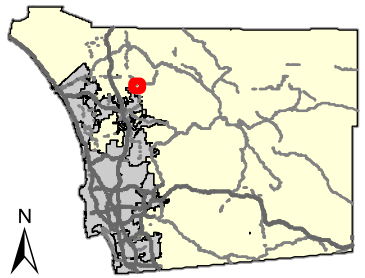
1995 AERIAL





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PROJECT AREA

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Planning and Development Services

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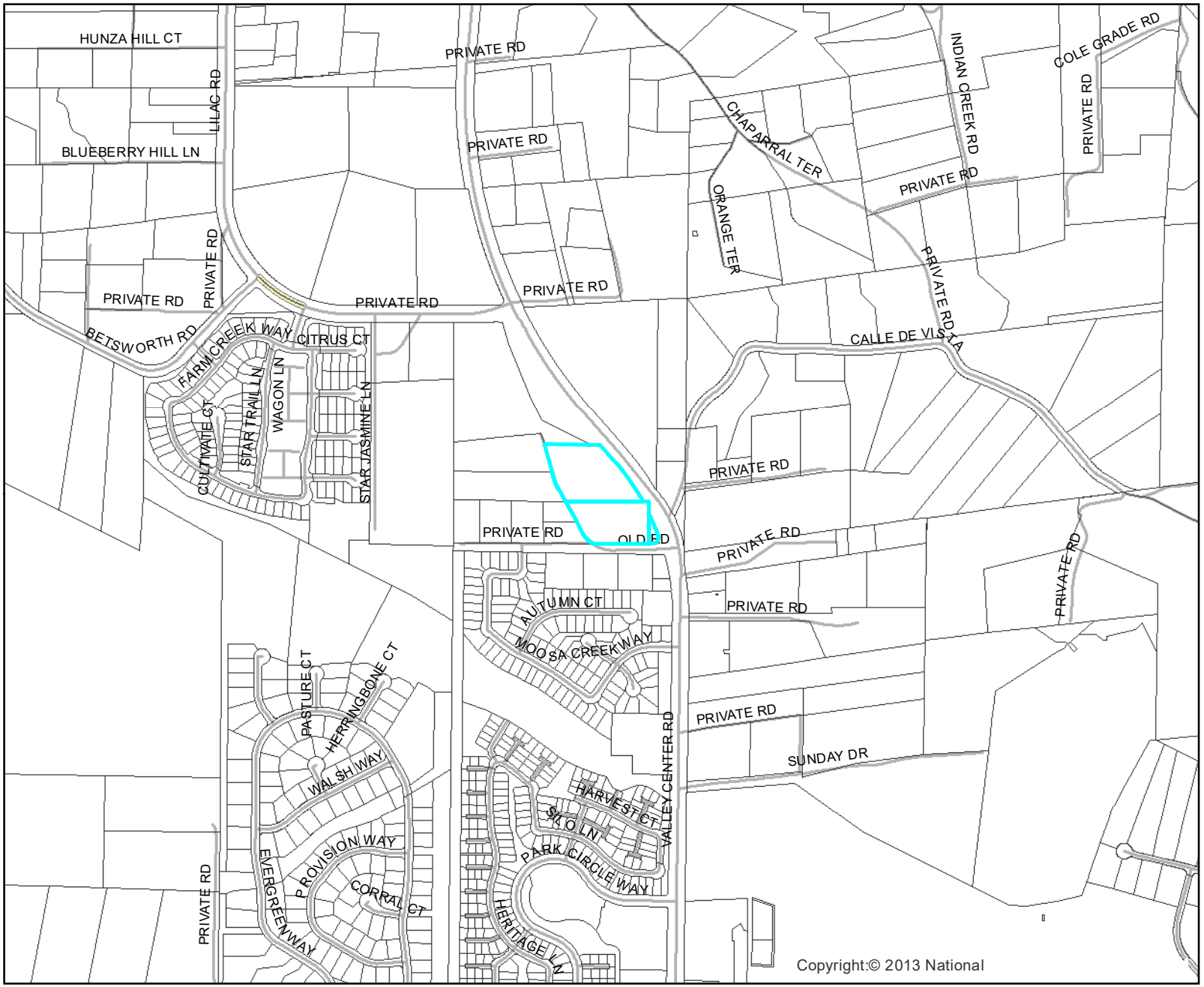
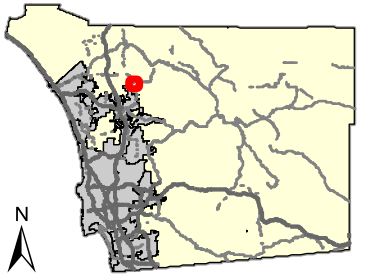
TOPO MAP





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PROJECT AREA

Notes:

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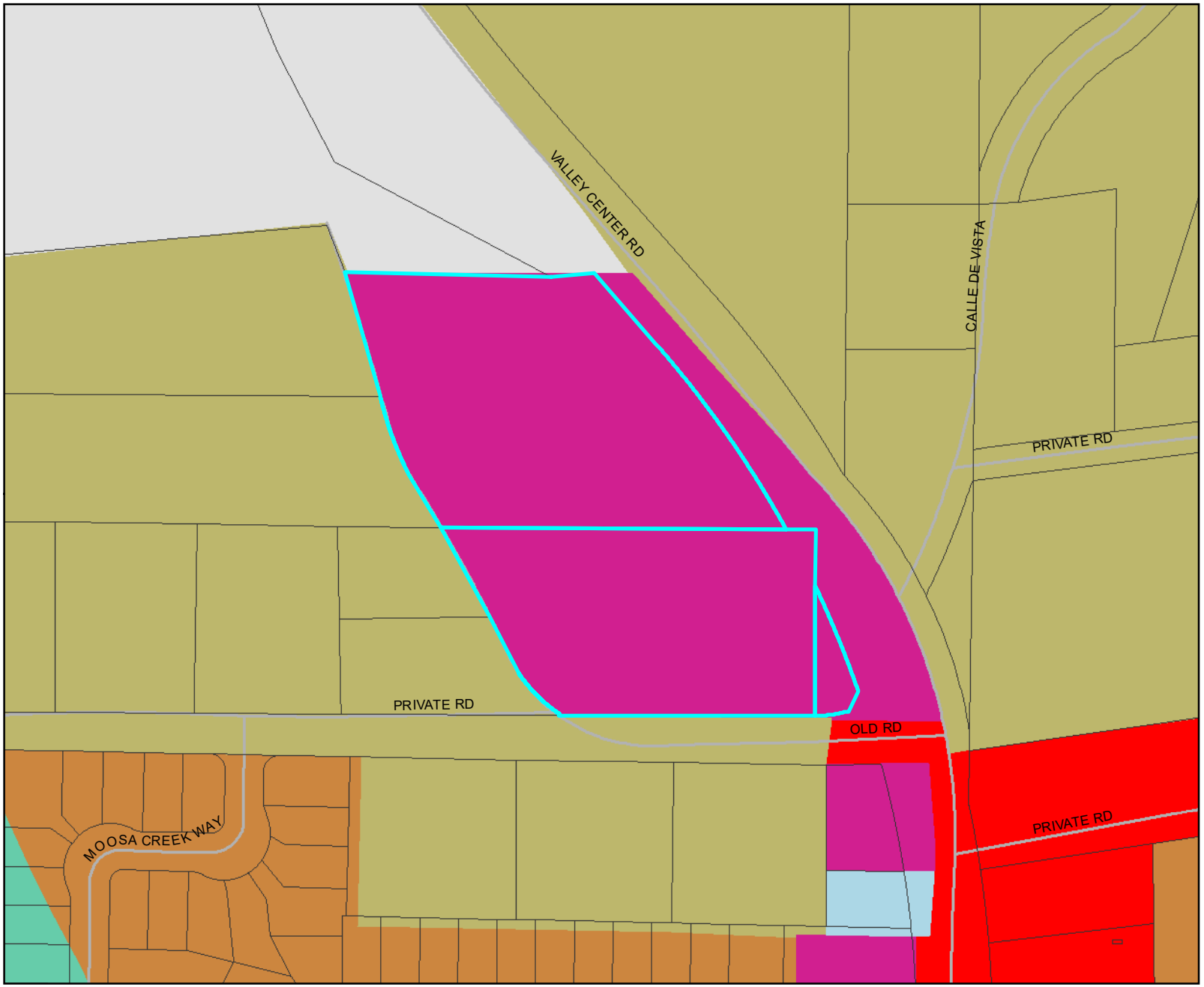
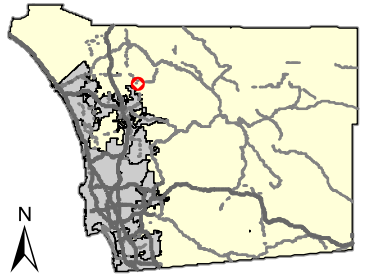
GENERAL PLAN - LAND USE





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- PROJECT AREA

GENERAL PLAN (AUGUST 2011)

- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

Notes:

*Residential densities in italics

0 0.025 0.05 0.075 0.1 Miles

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Planning and Development Services

N

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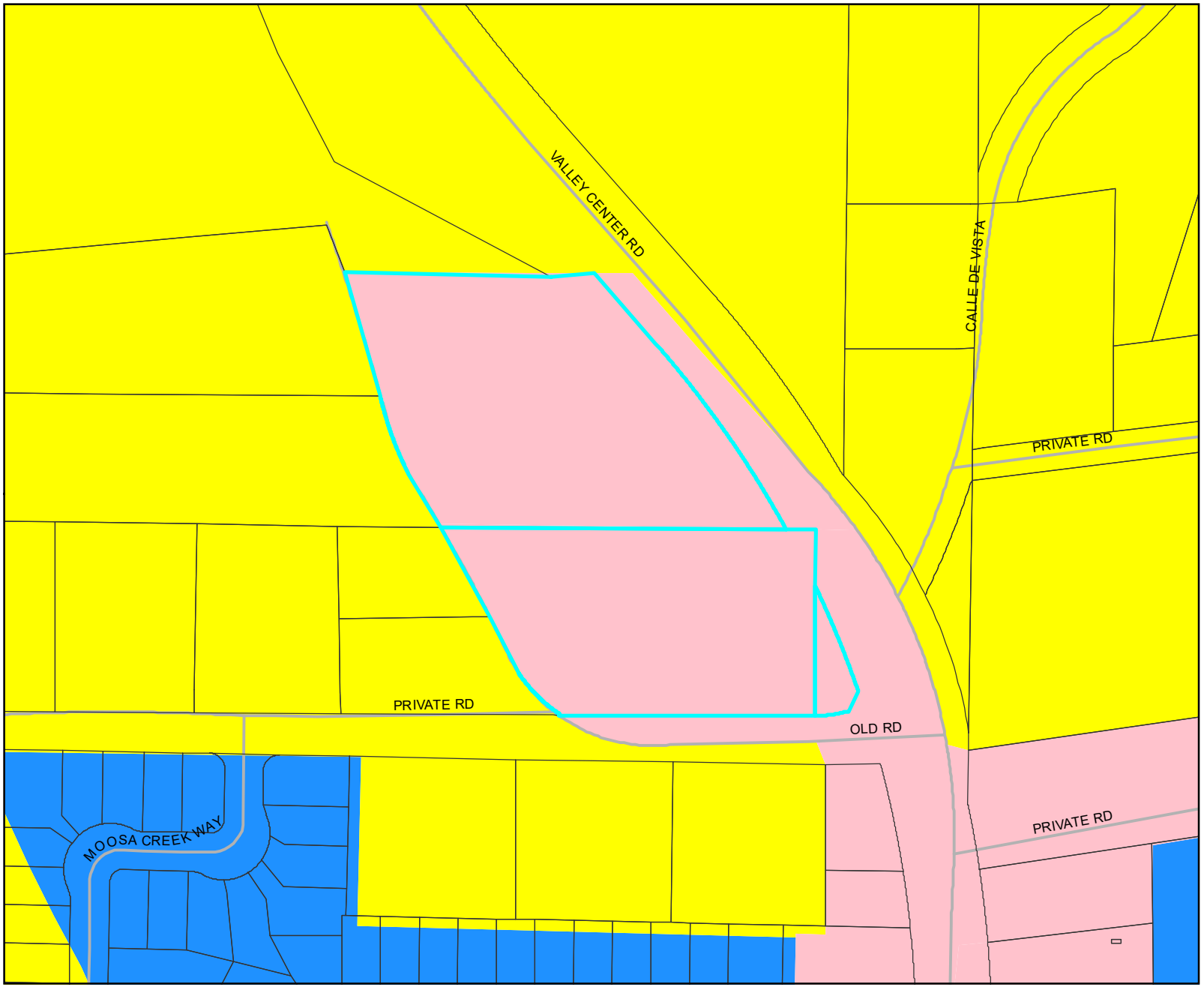
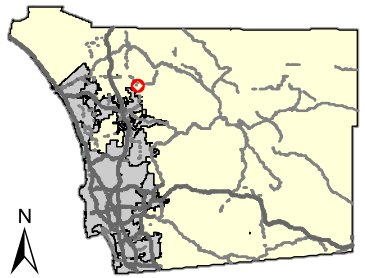
LUEG GIS
Land Use & Environment Group
Geographic Information Services

ZONING - USE





Legend:

- PROJECT AREA

ZONING

USE REGULATION

- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation

0 0.025 0.05 0.075 0.1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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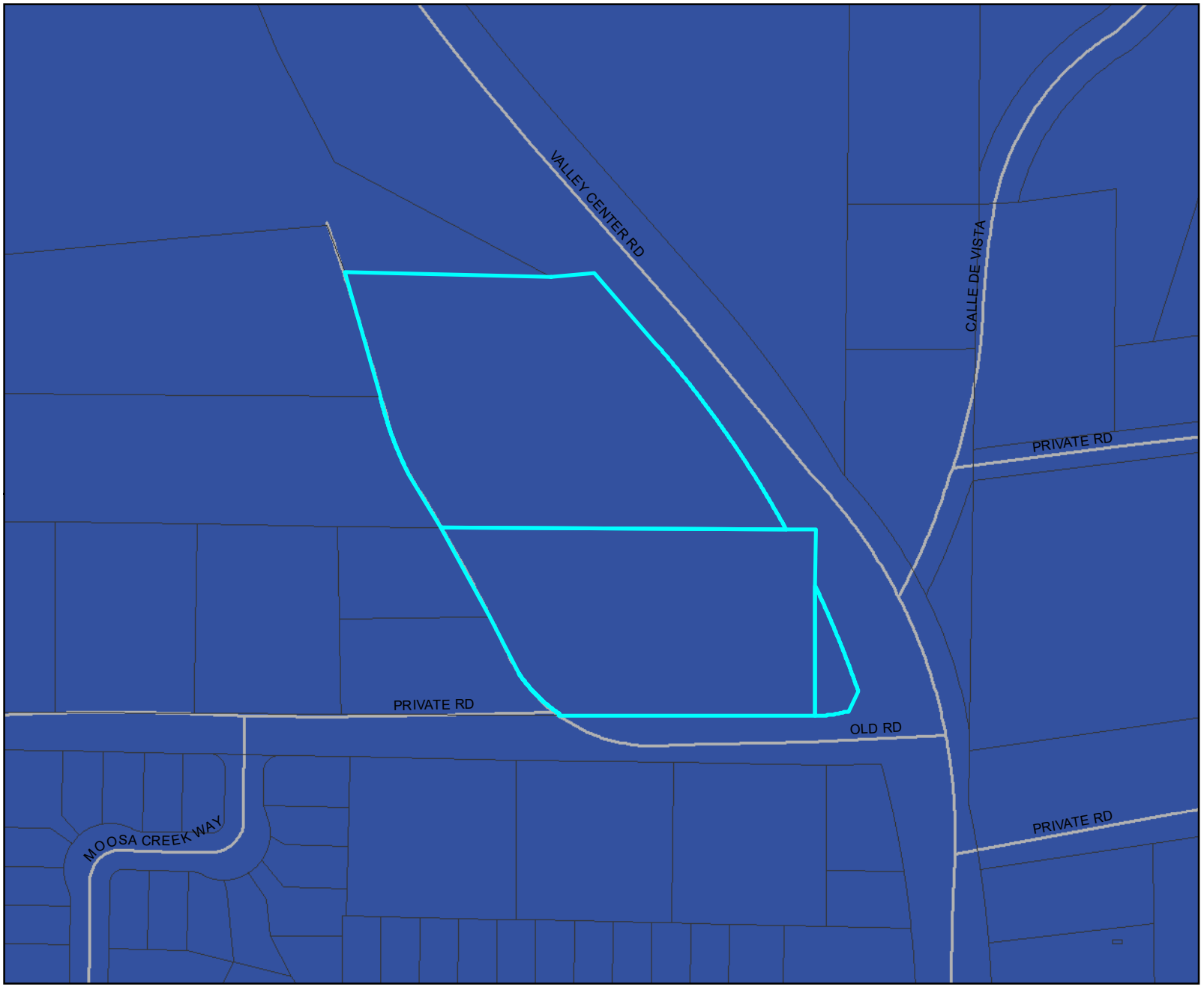
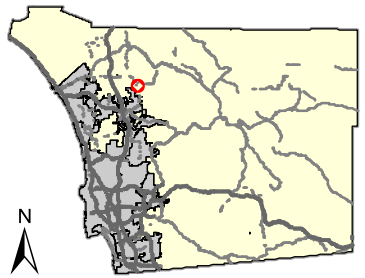
Notes:

DARK SKIES





Legend:

- PROJECT AREA
- DARK SKIES ZONE A

Notes:

0 0.025 0.05 0.075 0.1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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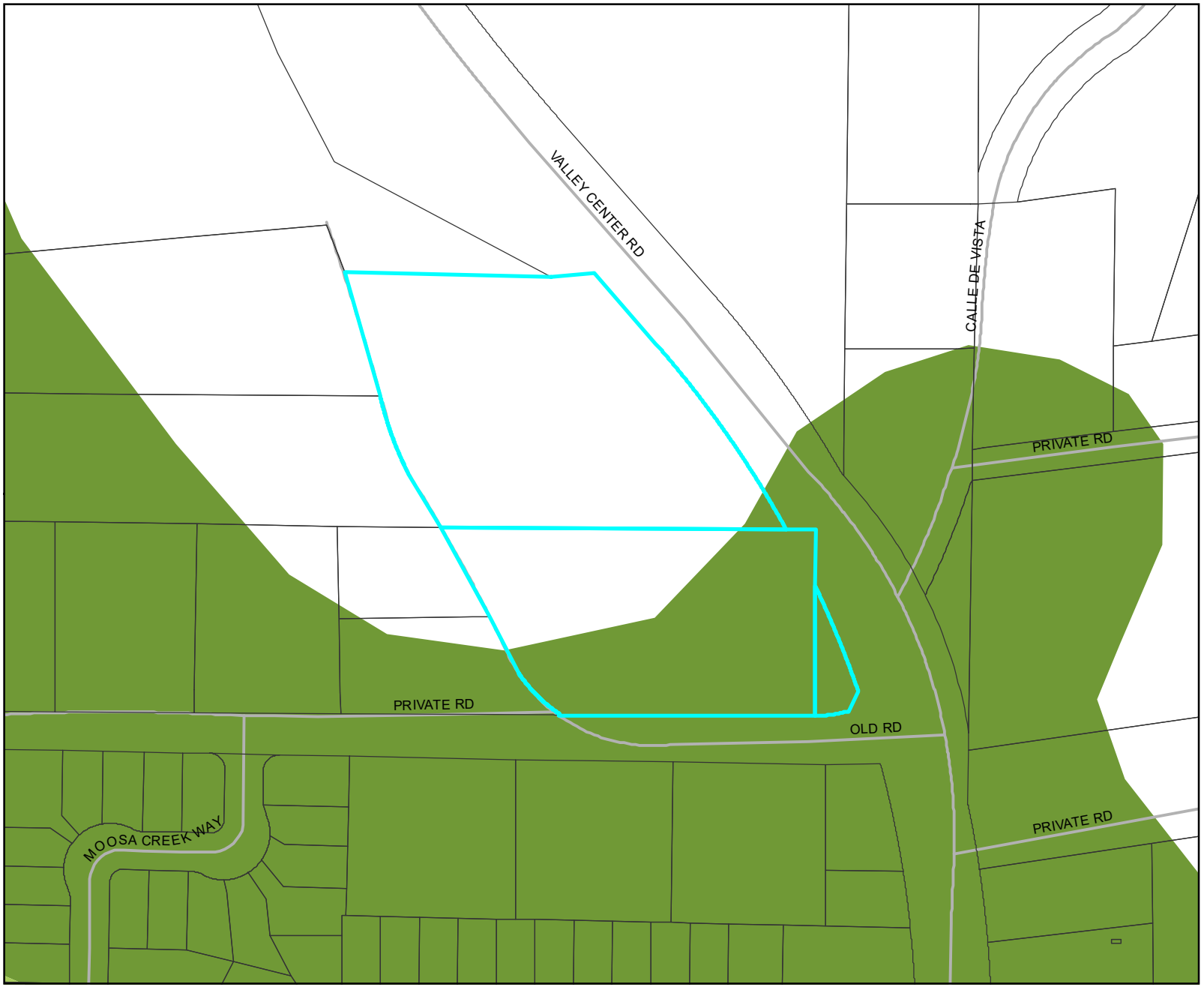
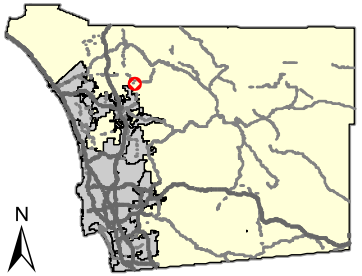
Geographic Information Services

PRIME SOILS





Legend:

- PROJECT AREA

PRIME SOILS

- Prime Farmland Soils
- Statewide Significance Soils

Notes:

0 0.025 0.05 0.075 0.1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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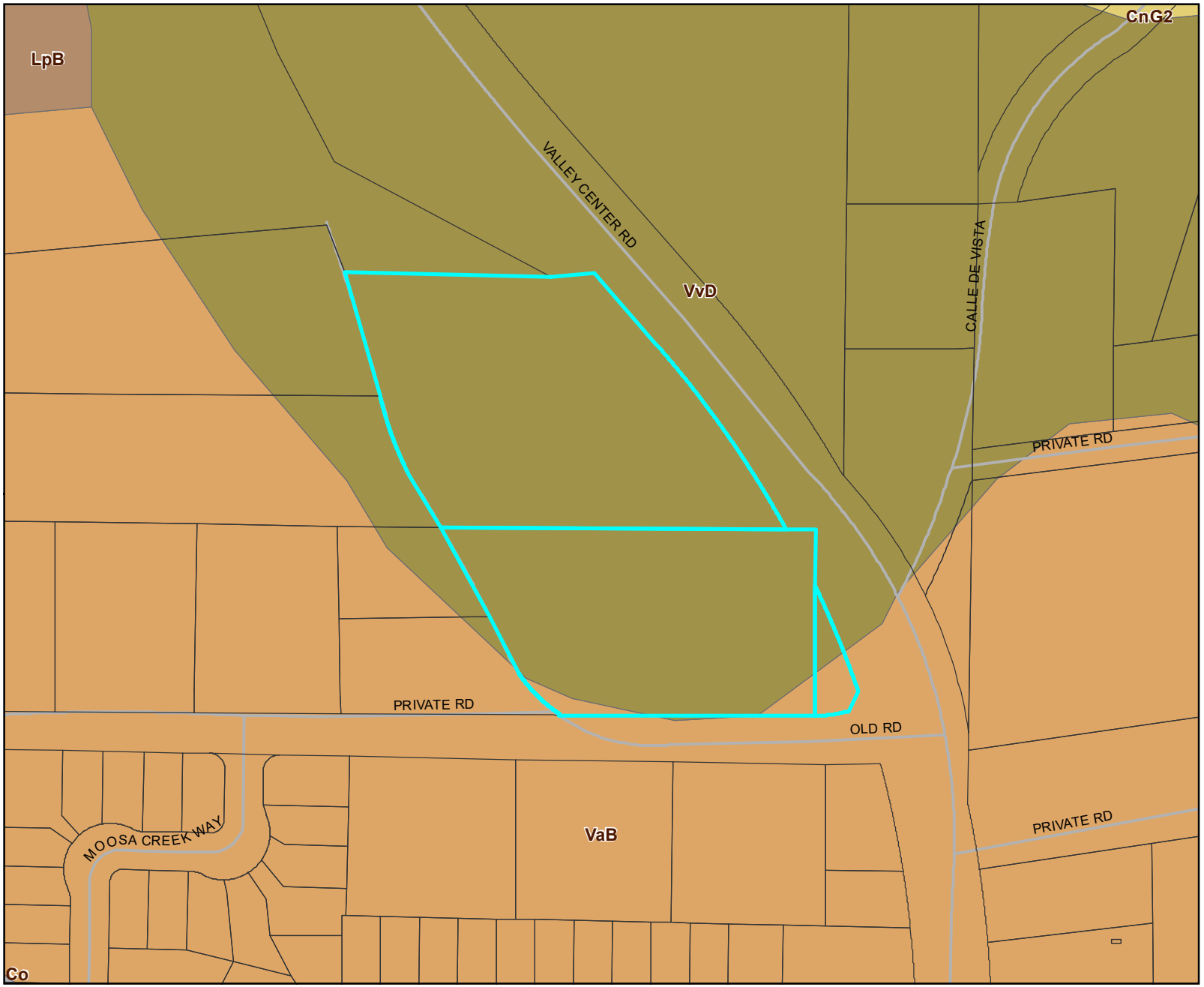
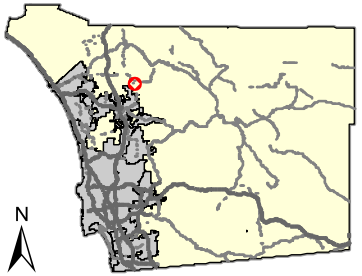
SOIL





Legend:

- PROJECT AREA

SOILS

- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.025 0.05 0.075 0.1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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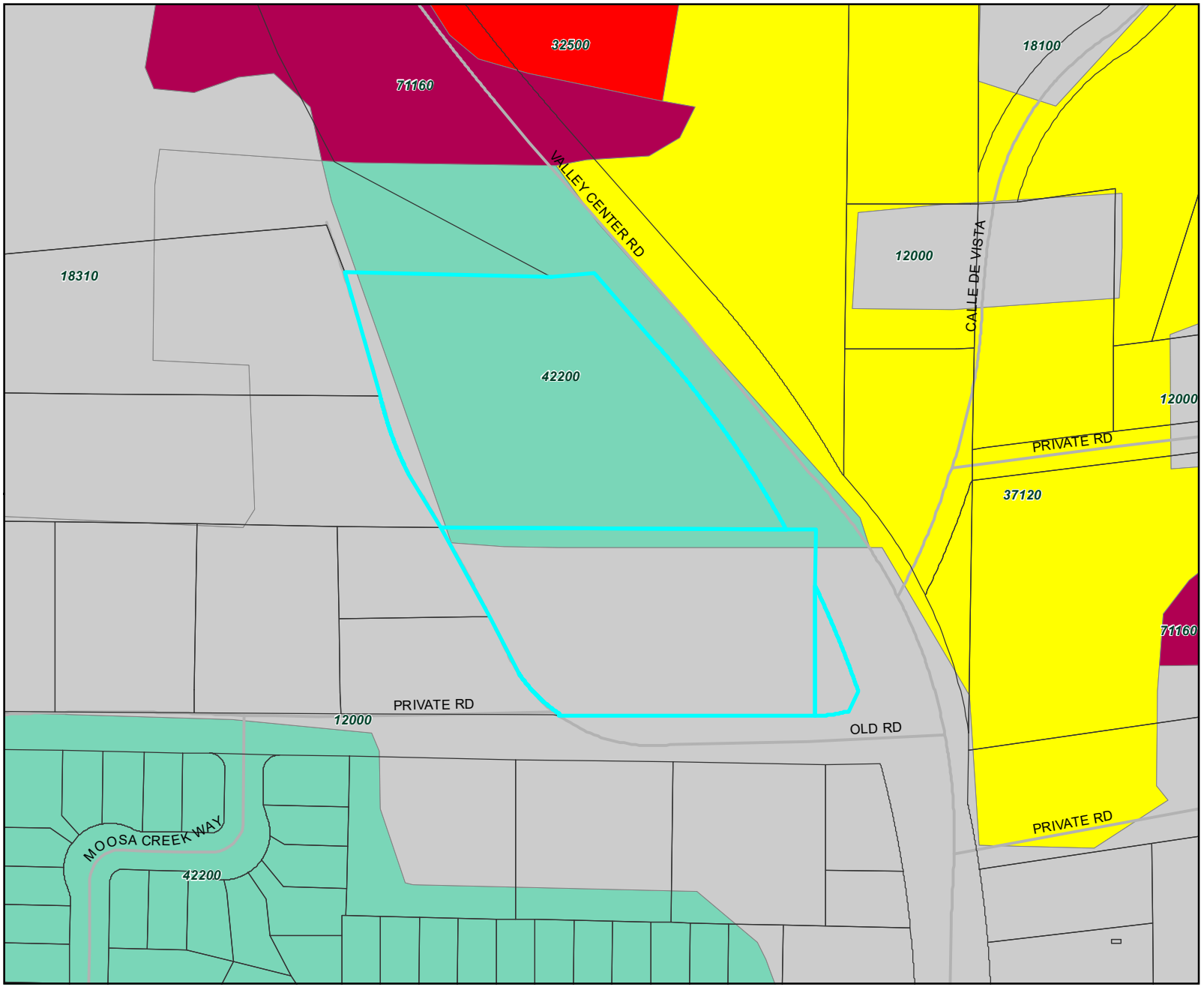
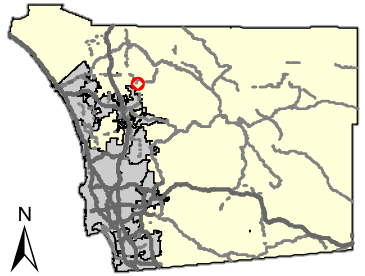
Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
VaB	Visalia sandy loam, 2 to 5 percent slopes	2e-1(19)	81	Low	Severe 16
VvD	Vista rocky coarse sandy loam, 5 to 15 percent slopes	6e-7(19)	27	Low	Moderate 2

VEGETATION

LUEG GIS
Land Use & Environment Group
Geographic Information Services





Legend:

- PROJECT AREA

VEGETATION CATEGORY

- Southern Foredunes, Beach, Saltpan Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water (including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland

0 0.025 0.05 0.075 0.1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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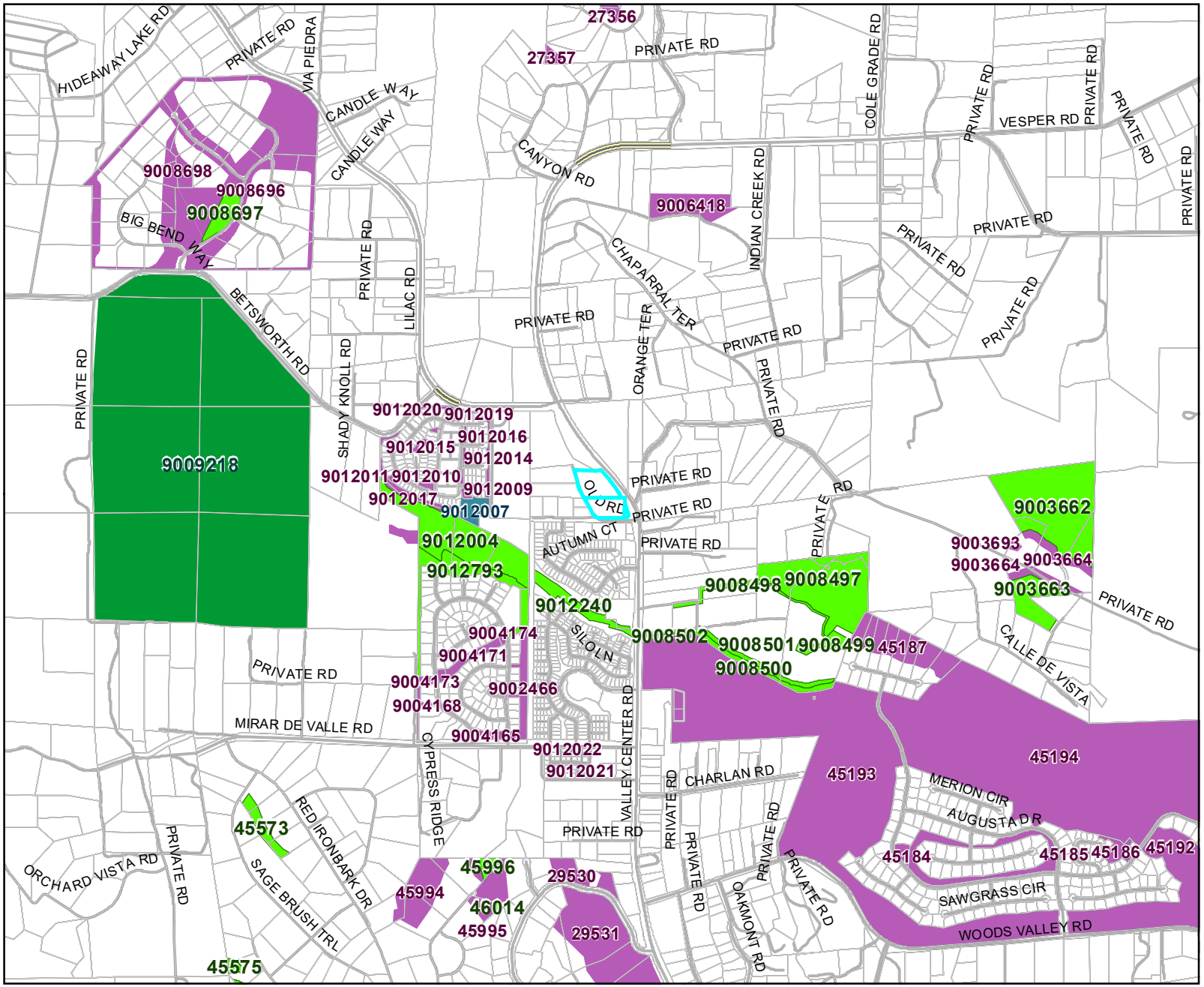
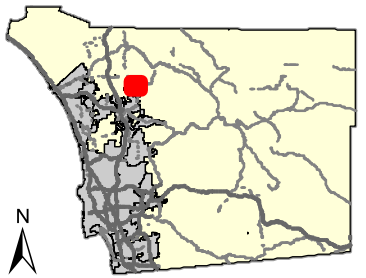
Notes:

LUEG GIS
Land Use & Environment Group
Geographic Information Services

OPEN SPACE EASEMENTS





Legend:

- PROJECT AREA

OPEN SPACE EASEMENT

- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

Notes:

0 0.2 0.4 0.6 0.8 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

N

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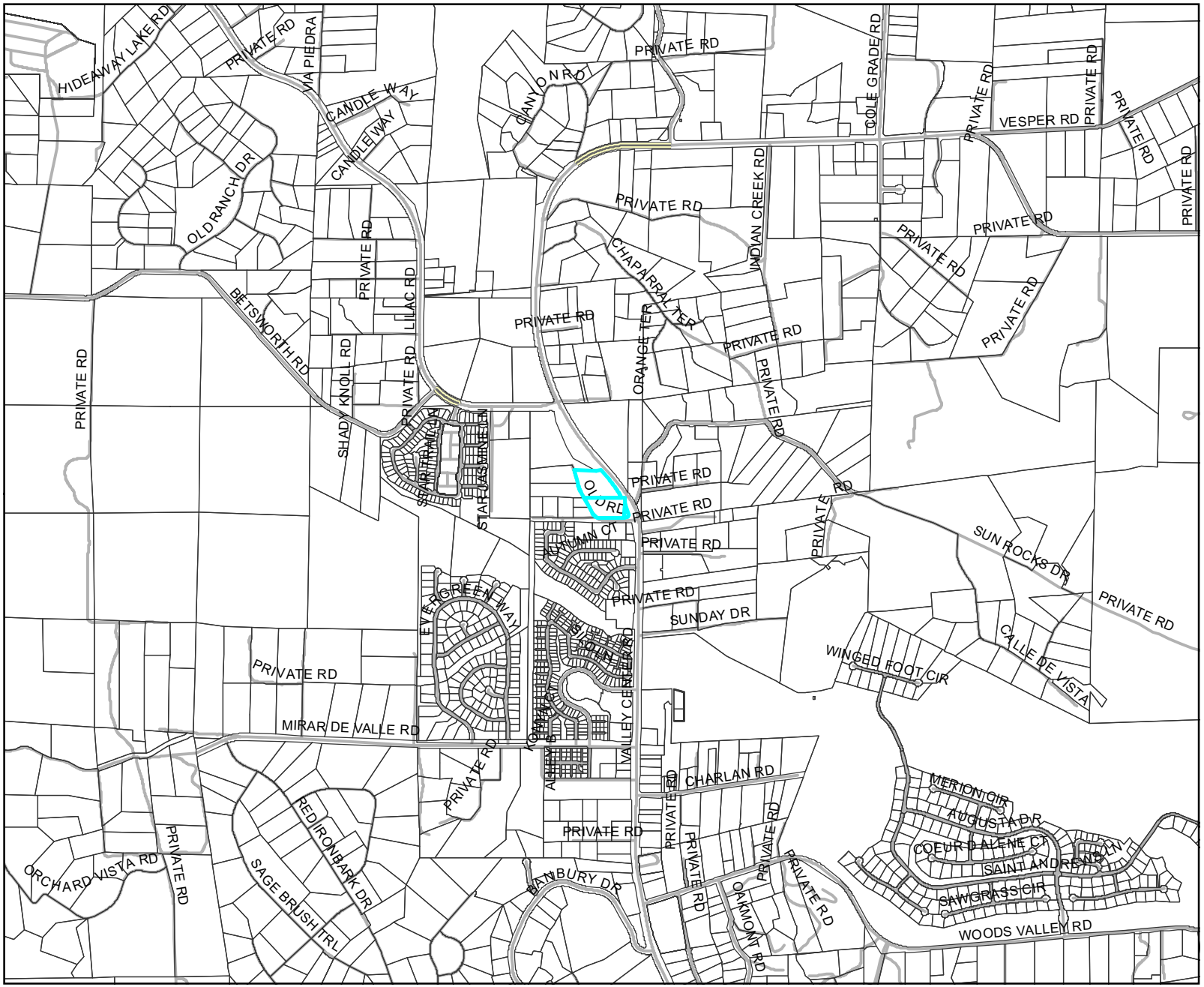
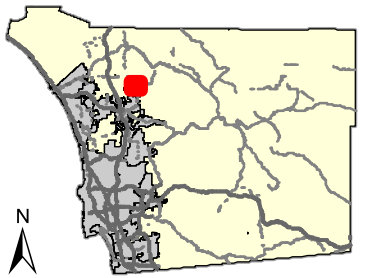
MSCP





Legend:

- PROJECT AREA

NMSCP (DRAFT) DESCRIPTION

- Preserve Areas
- Pre-Approved Mitigation Area (PAMA)
- Outside PAMA
- Pre-negotiated (Hardlined) Take Authorized Areas
- Special Districts
- Tribal Lands in Fee
- Tribal Lands in Trust
- Gregory Canyon Landfill
- Other Lands
- US Forest Service

0 0.2 0.4 0.6 0.8 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

N

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Notes:

MSCP = Multiple Species Conservation Program

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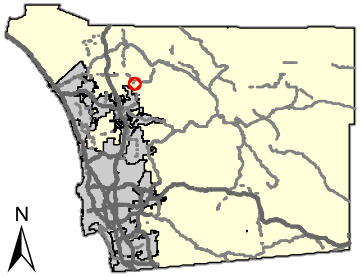
POTENTIAL LIQUEFACTION



Legend:

- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

Notes:

0 0.025 0.05 0.075 0.1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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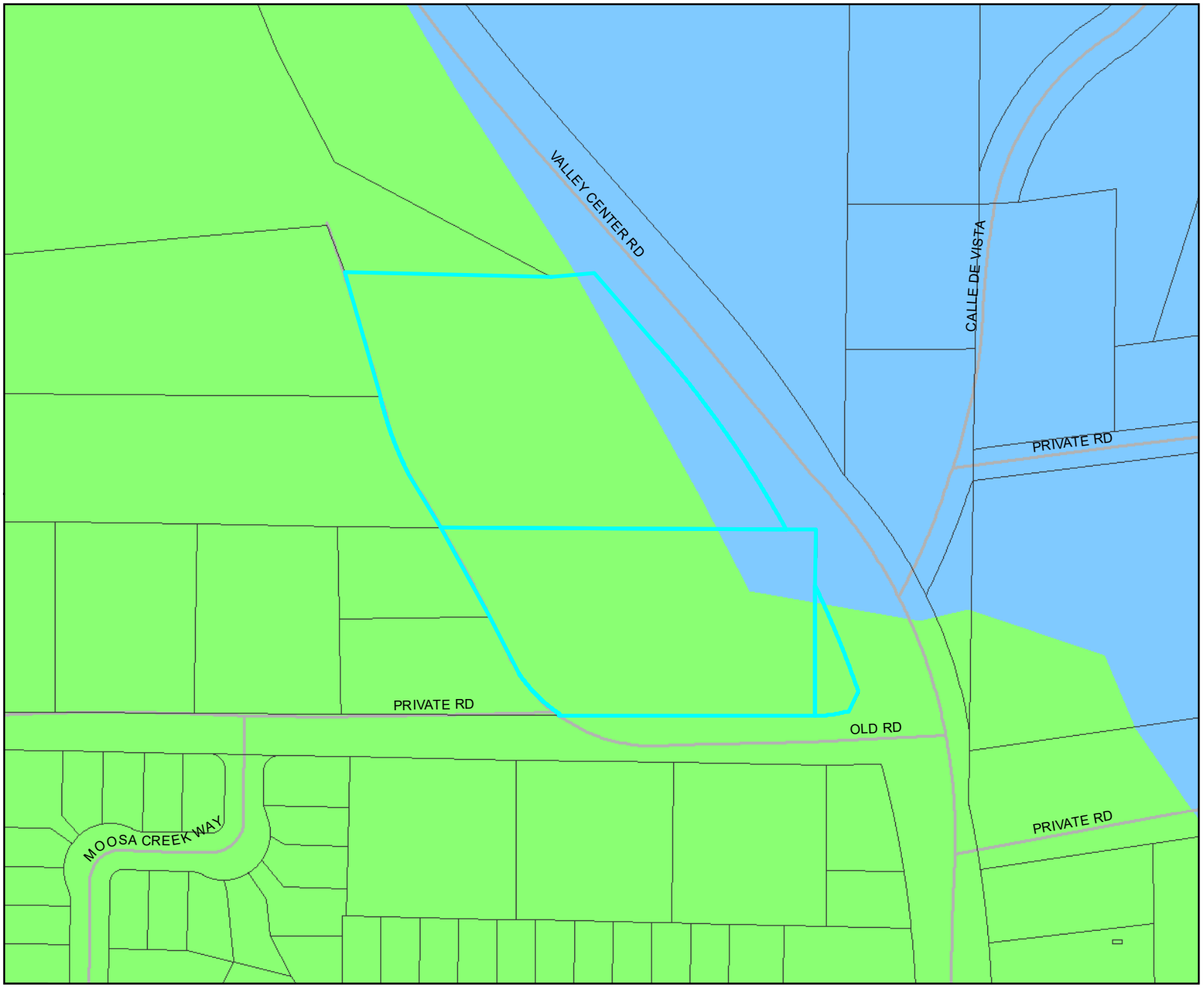
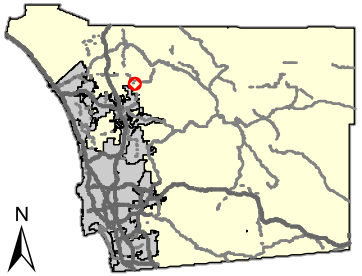
LANDSLIDE SUSCEPTIBILITY





Legend:

- PROJECT AREA

GABBRO SLOPE

- Yes

SOIL SLIP RISK

- Low
- Moderate
- High

STATE CATEGORY

- Generally Susceptible
- Marginally Susceptible
- Most Susceptible

Notes:

0 0.025 0.05 0.075 0.1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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MINERAL RESOURCES

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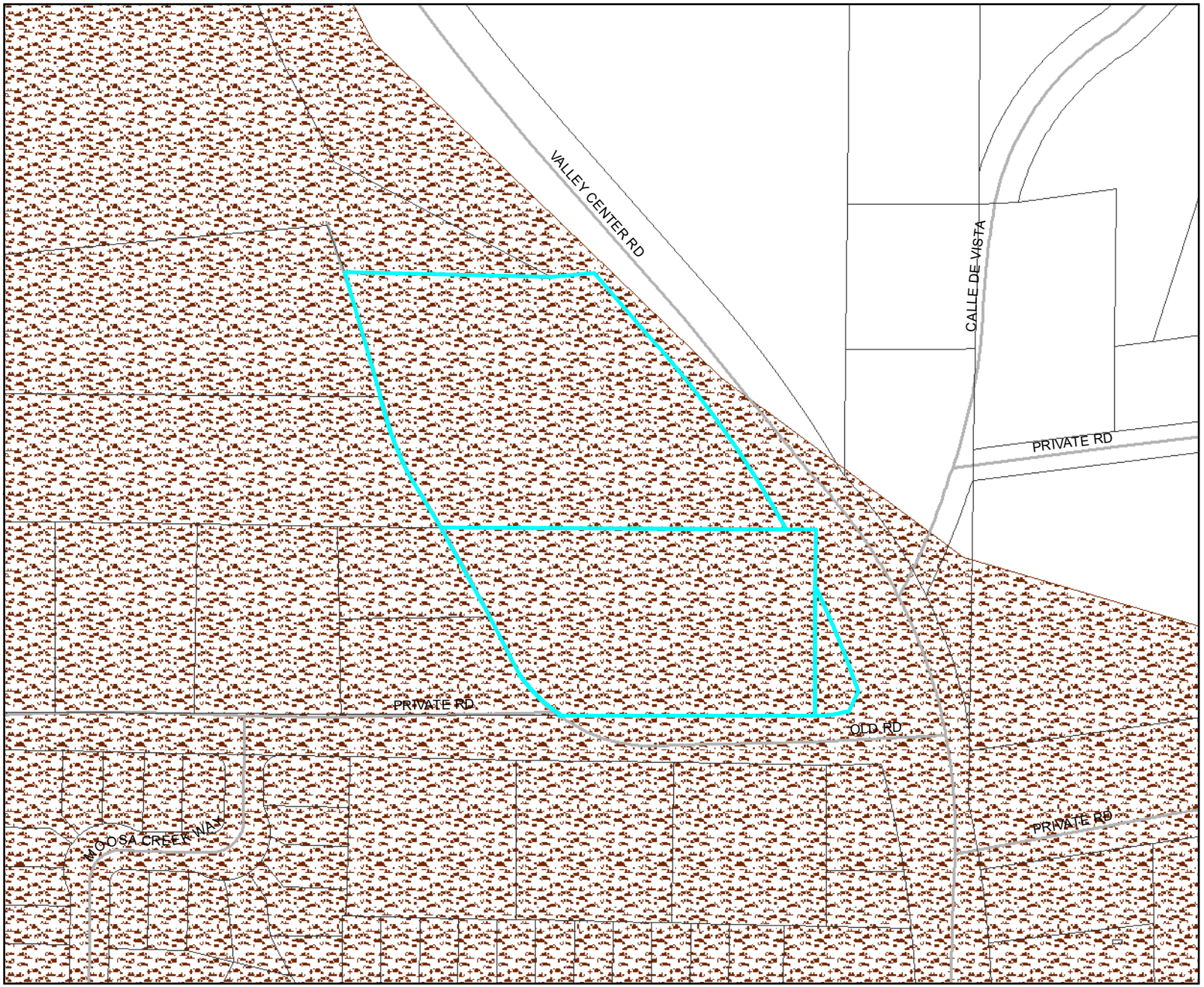

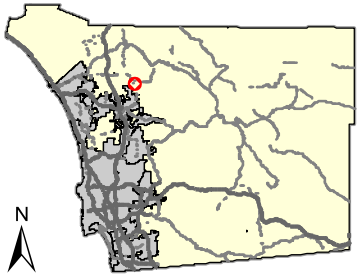

Legend:

- PROJECT AREA
- ALLUVIUM
- MINE
- MINE

MINERAL RESOURCE ZONES

- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present

Notes:

0 0.025 0.05 0.075 0.1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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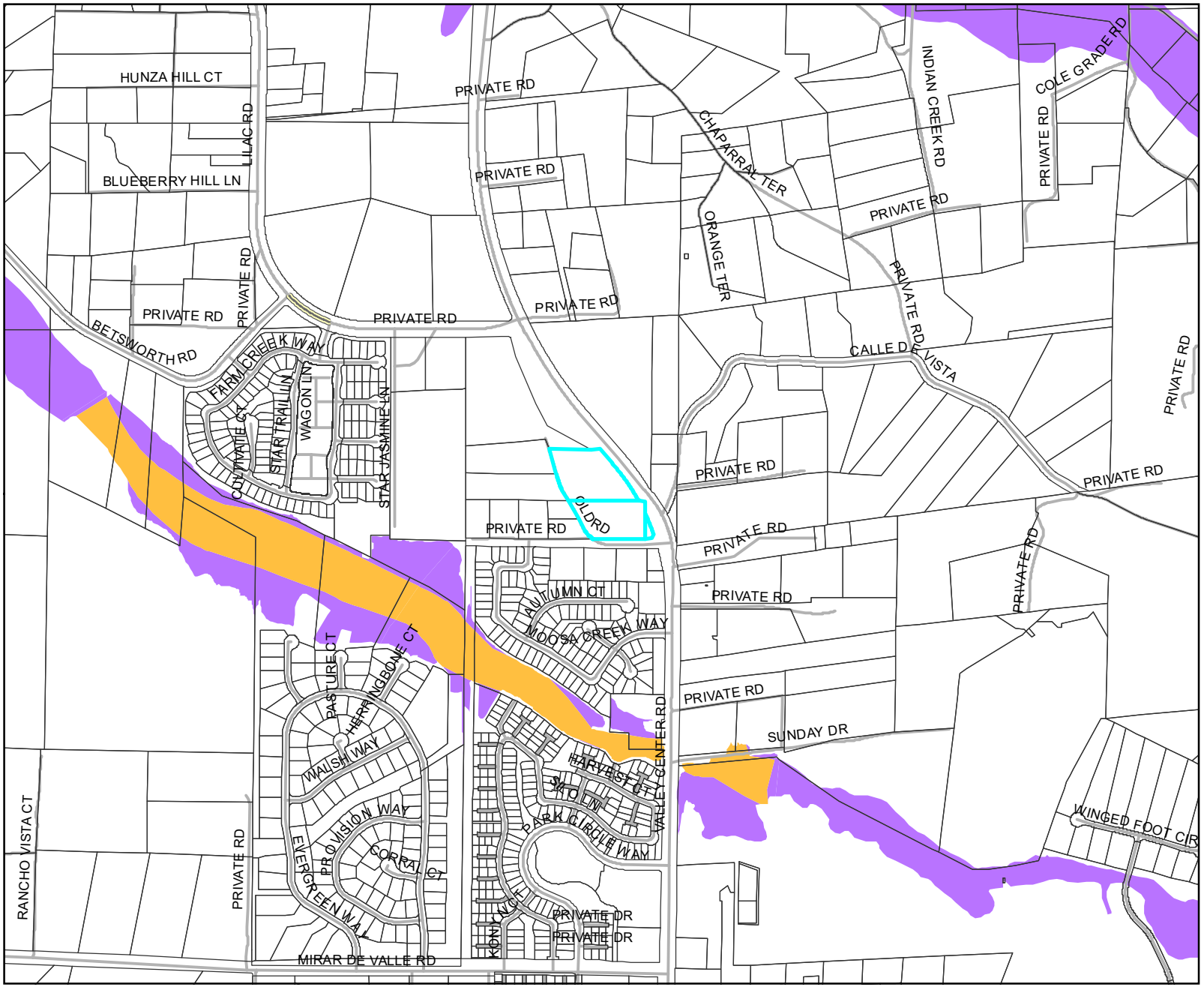
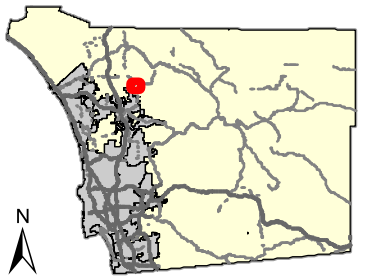
FEMA FLOOD AREAS

LUEG GIS
Land Use & Environment Group
Geographic Information Services





Legend:

- PROJECT AREA
- FEMA 100 YEAR FLOODWAY
- FEMA 100 YEAR FLOODPLAIN

Notes:

0 0.1 0.2 0.3 0.4 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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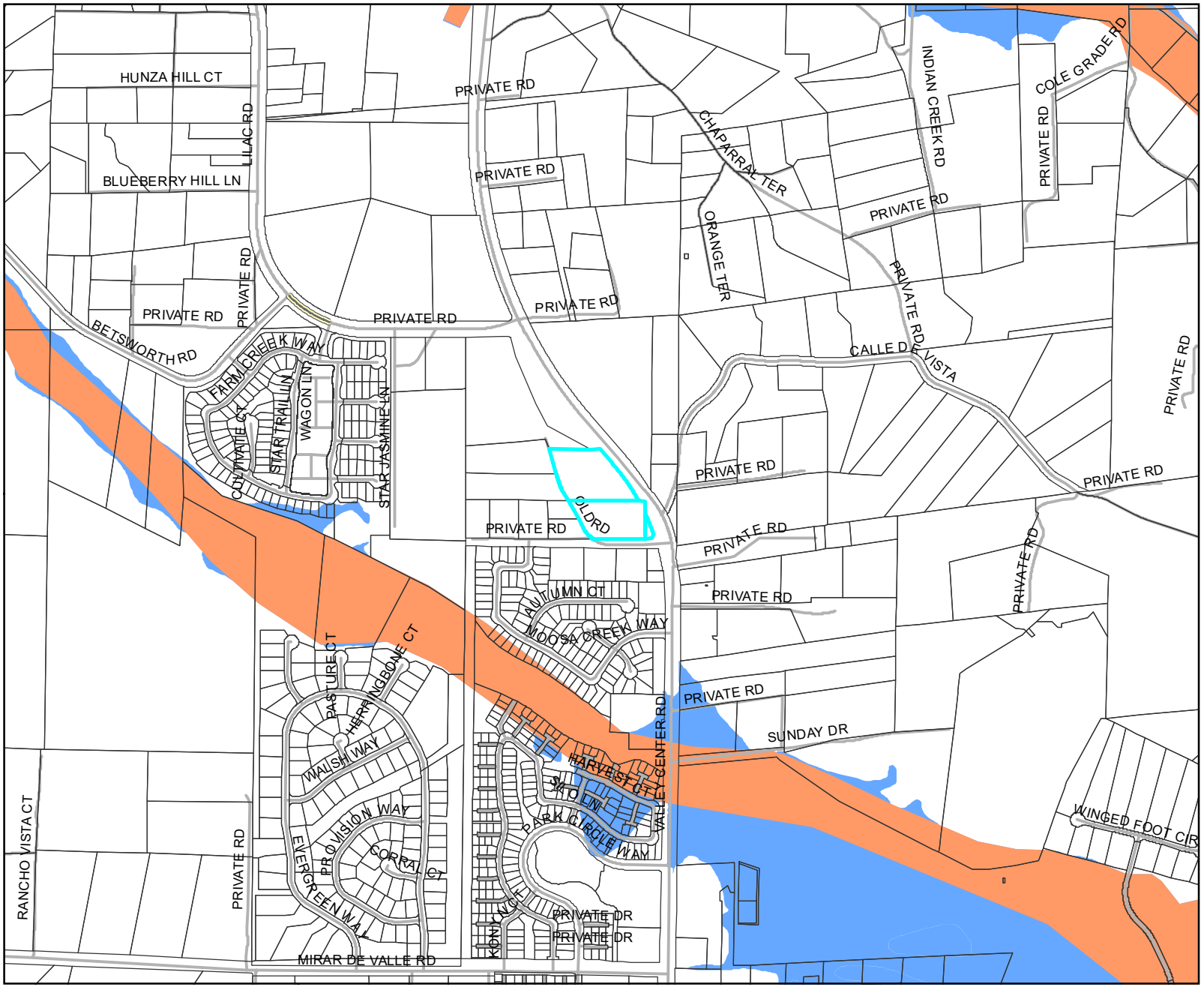
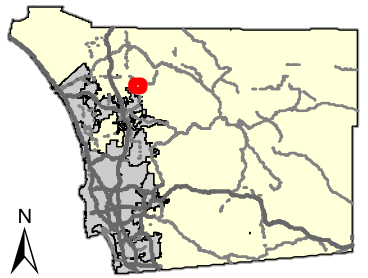
COUNTY FLOOD AREAS

LUEG GIS
Land Use & Environment Group
Geographic Information Services





Legend:

- PROJECT AREA
- COUNTY 100 YEAR FLOODWAY
- COUNTY 100 YEAR FLOODPLAIN

Notes:

0 0.1 0.2 0.3 0.4 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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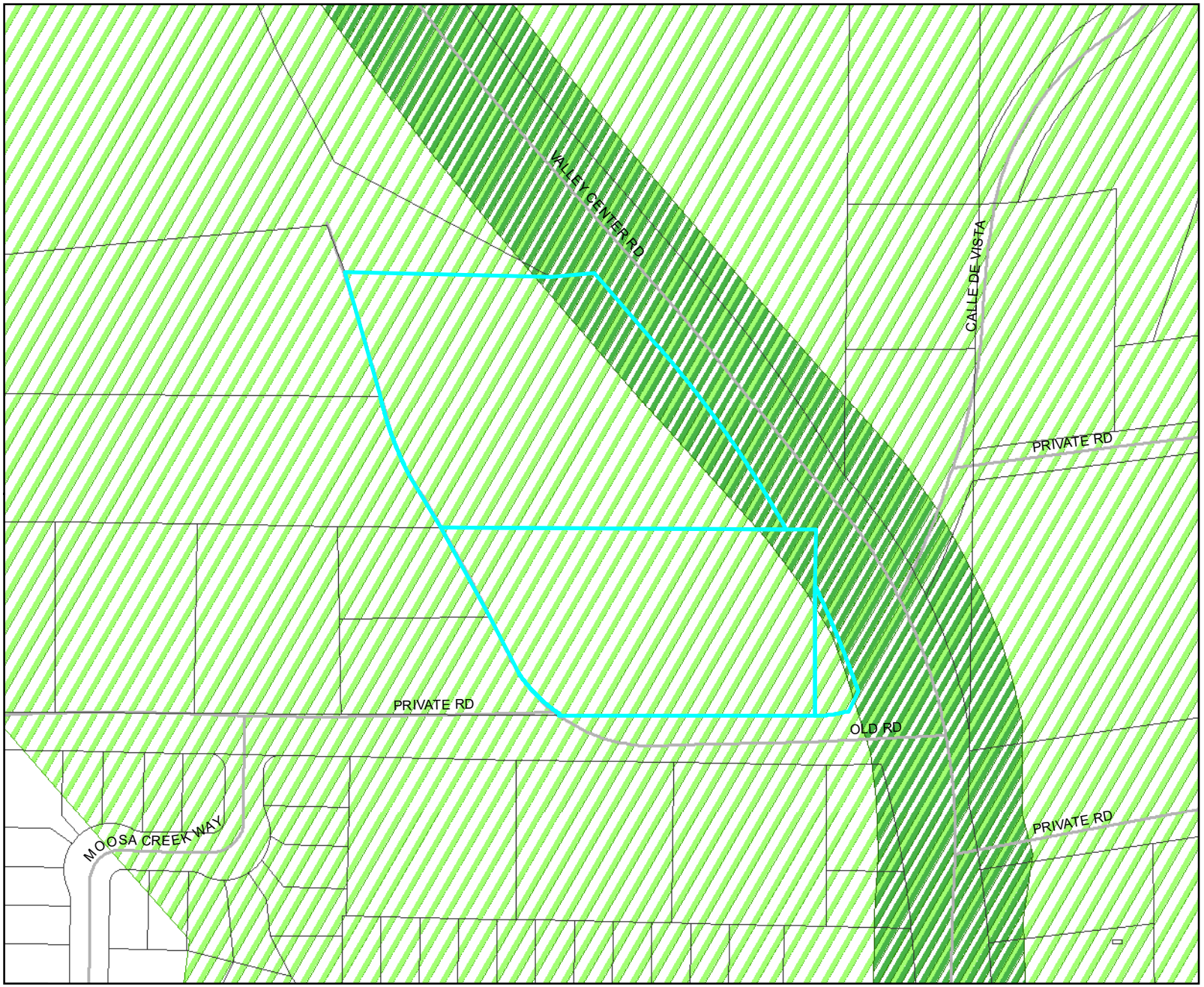
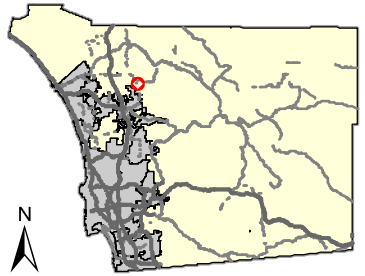
NOISE





Legend:

- PROJECT AREA
- TRAIN
- TROLLEY

RAIL NOISE
(Community Noise Equivalent Level)
- 60

ROAD NOISE
(Community Noise Equivalent Level)
- 60
- 75

AIR NOISE
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80

0 0.025 0.05 0.075 0.1 Miles

N

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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Notes:

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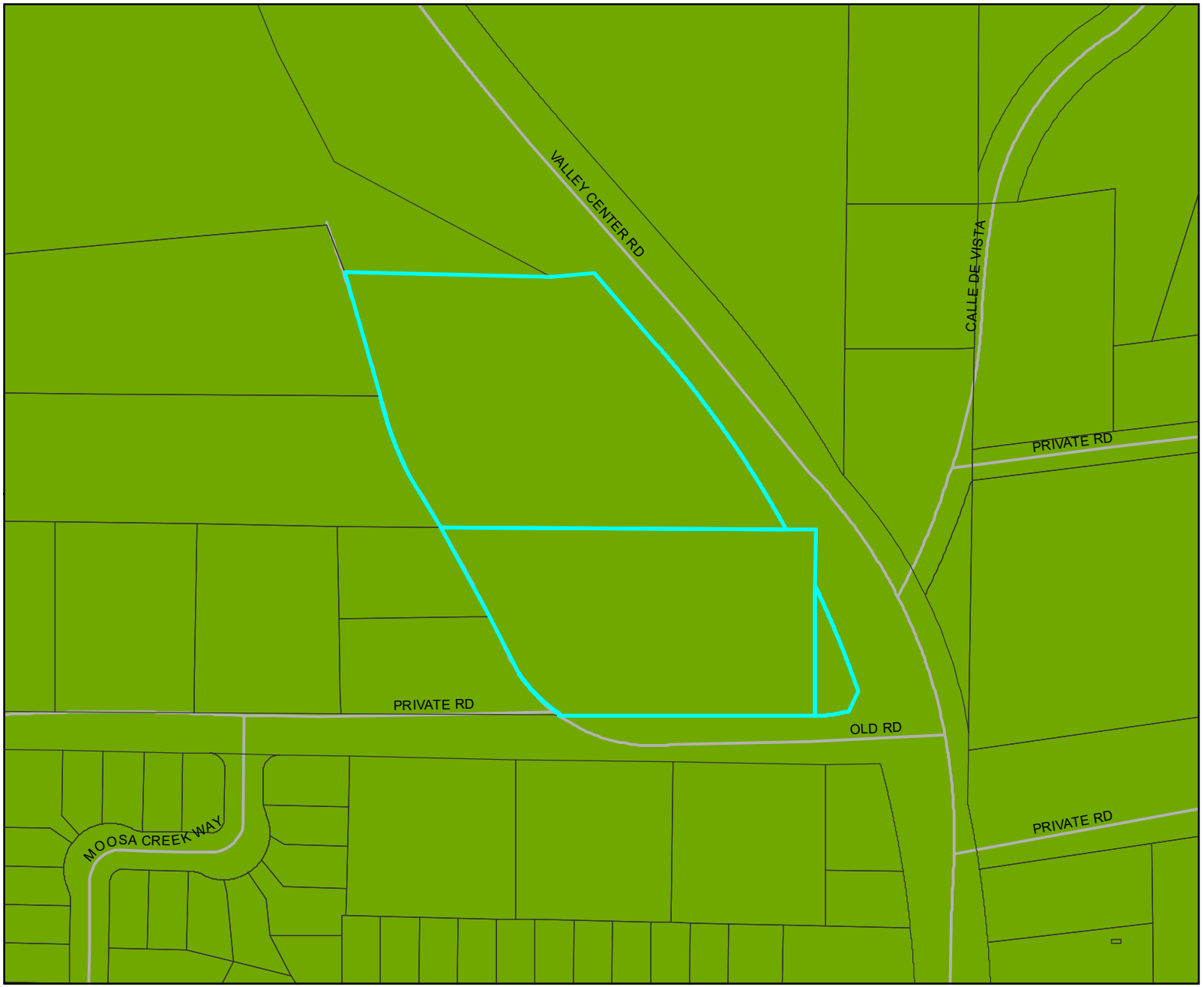
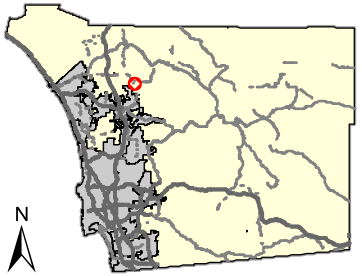
URBAN-WILDLAND INTERFACE





Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

Notes:

0 0.025 0.05 0.075 0.1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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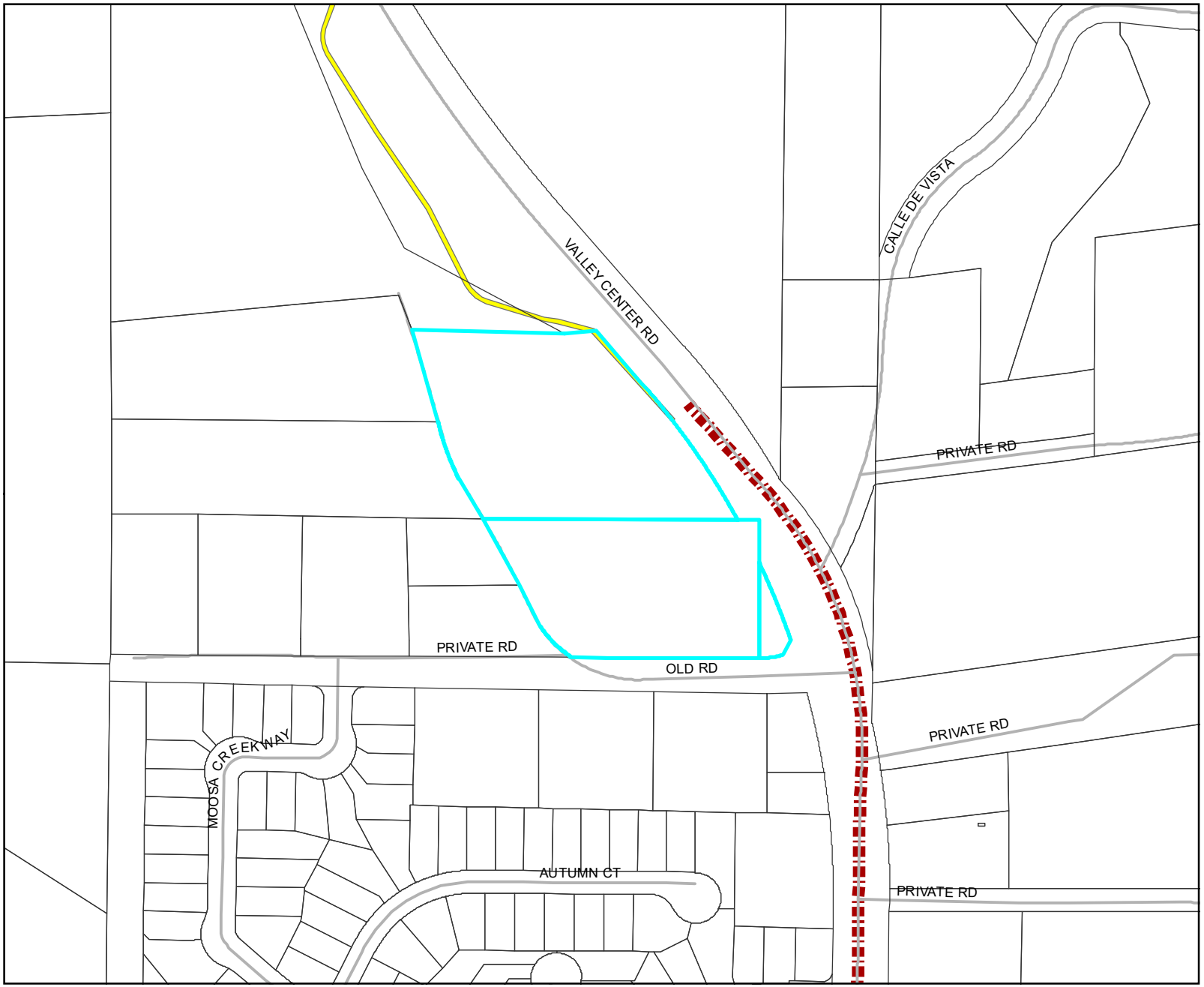
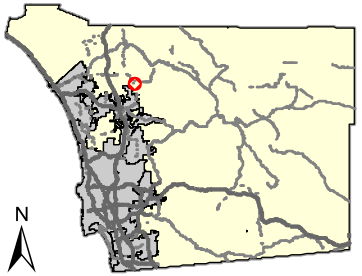
TRAILS





Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

Notes:

0 0.035 0.07 0.105 0.14 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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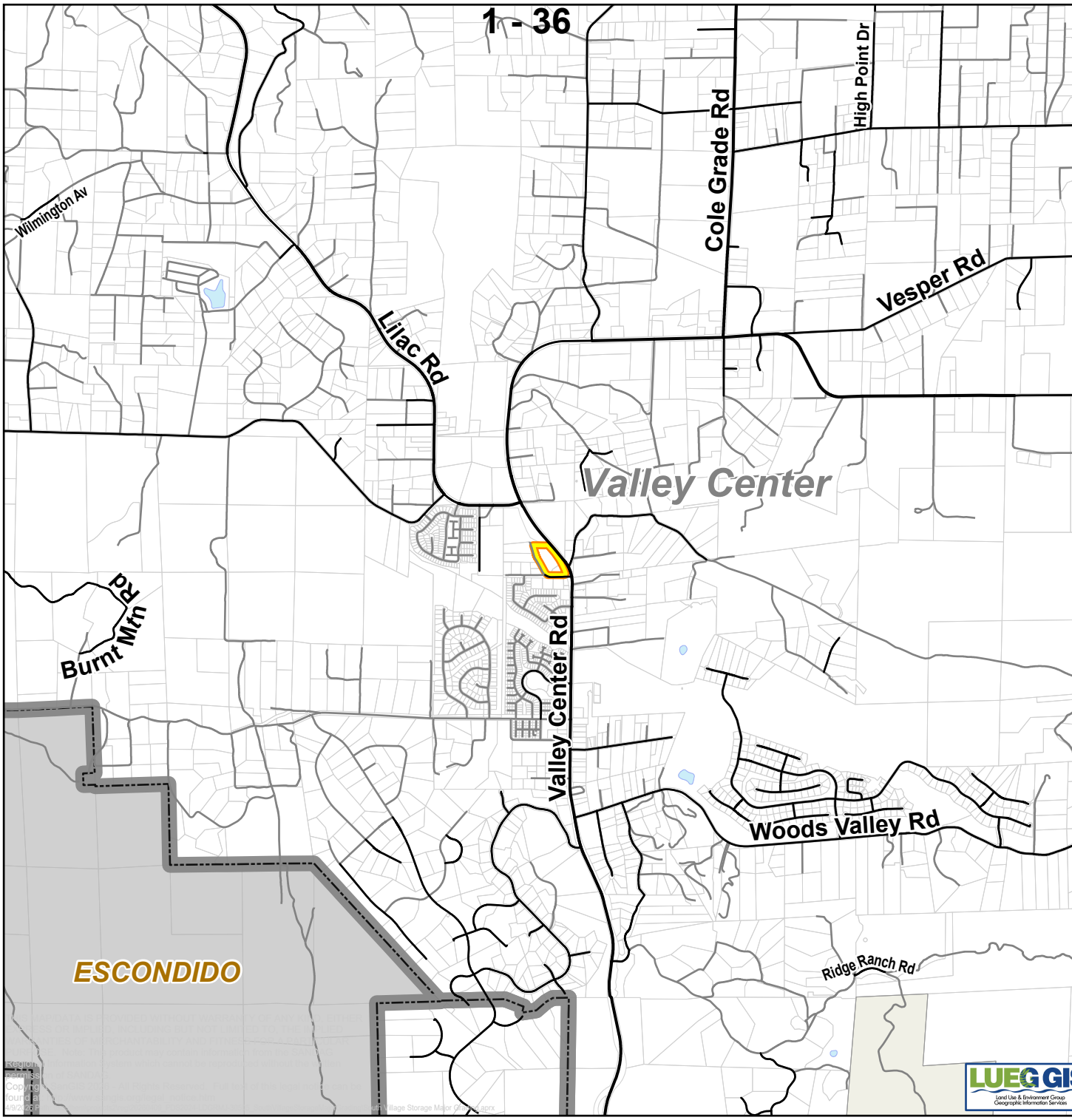


South Village Storage Major Grading

PDS2024-LDGRMJ-30505

Vicinity

Valley Center Community Plan Area

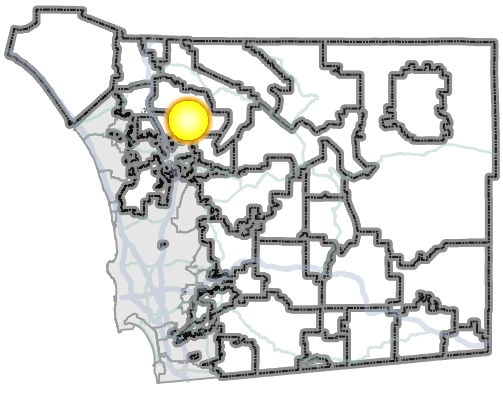
- Roads
- Site
- Parcels
- Tribal Lands
- Incorporated
- CPA

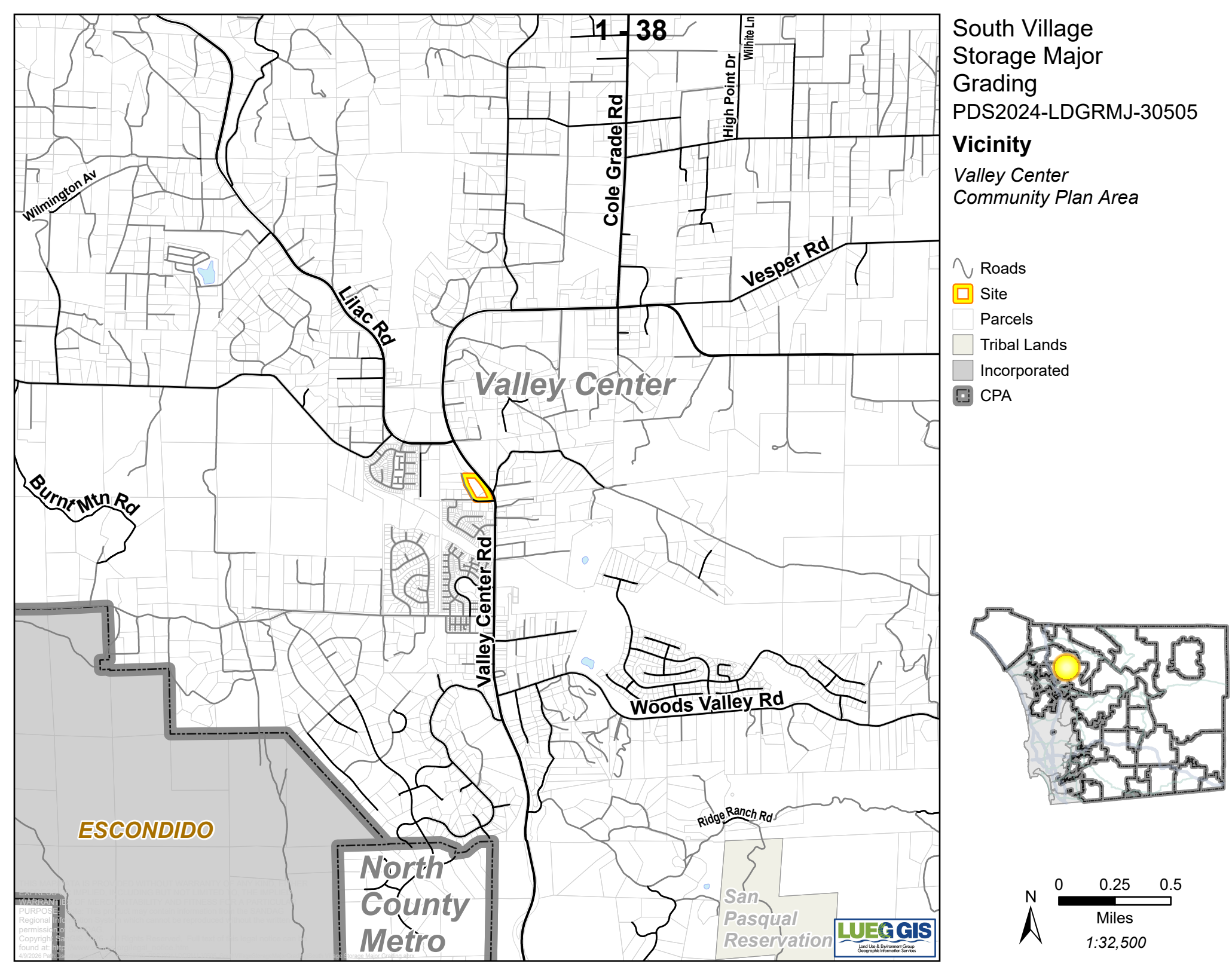
N

0 0.2 0.4

Miles

1:32,500





South Village Storage Major Grading

PDS2024-LDGRMJ-30505

Vicinity

Valley Center Community Plan Area

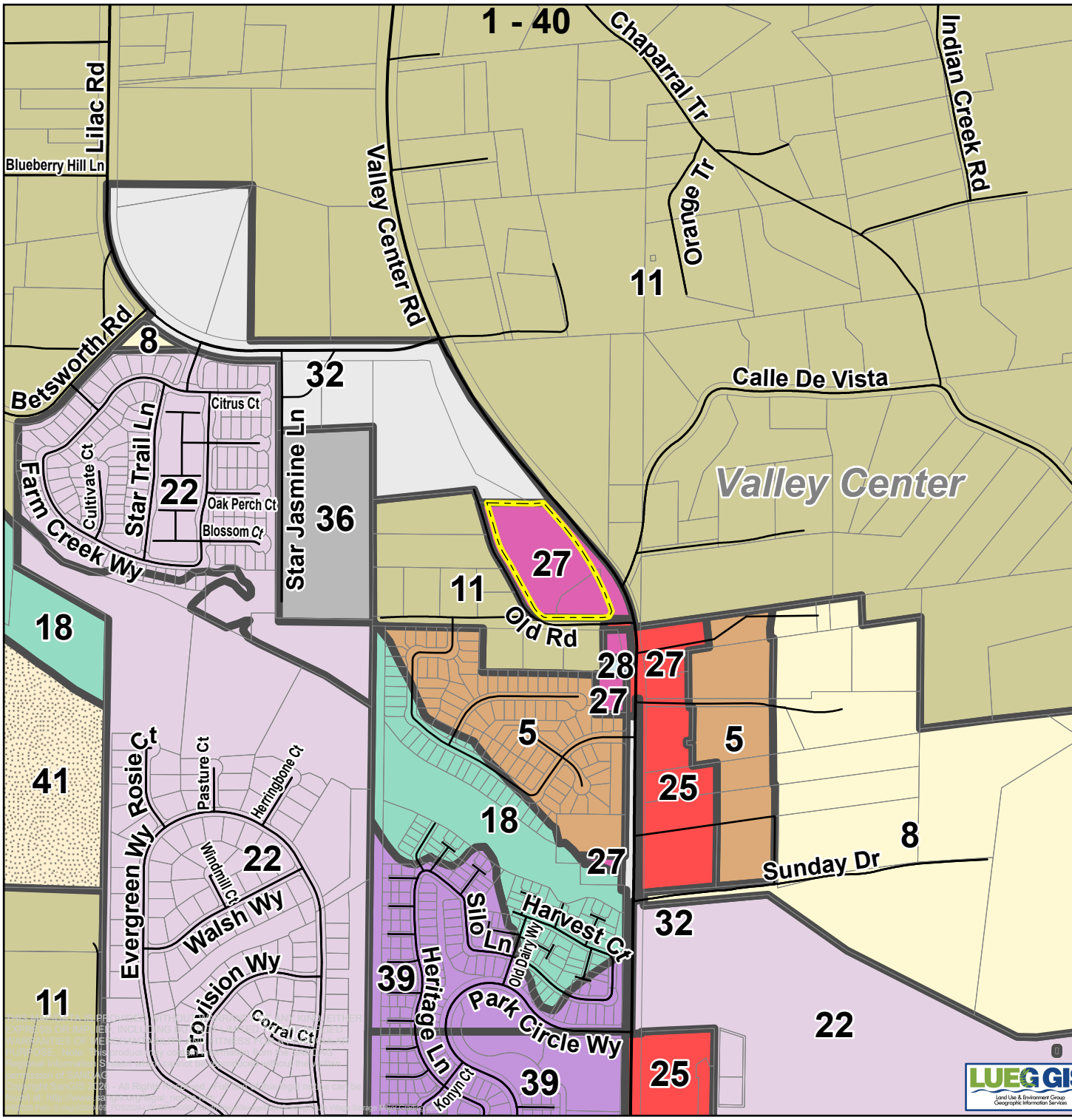
- Roads
- Site
- Parcels
- Tribal Lands
- Incorporated
- CPA

N

0 0.25 0.5

Miles

1:32,500



South Village Storage Major Grading

PDS2024-LDGRMJ-30505

General Plan

Valley Center Community Plan Area

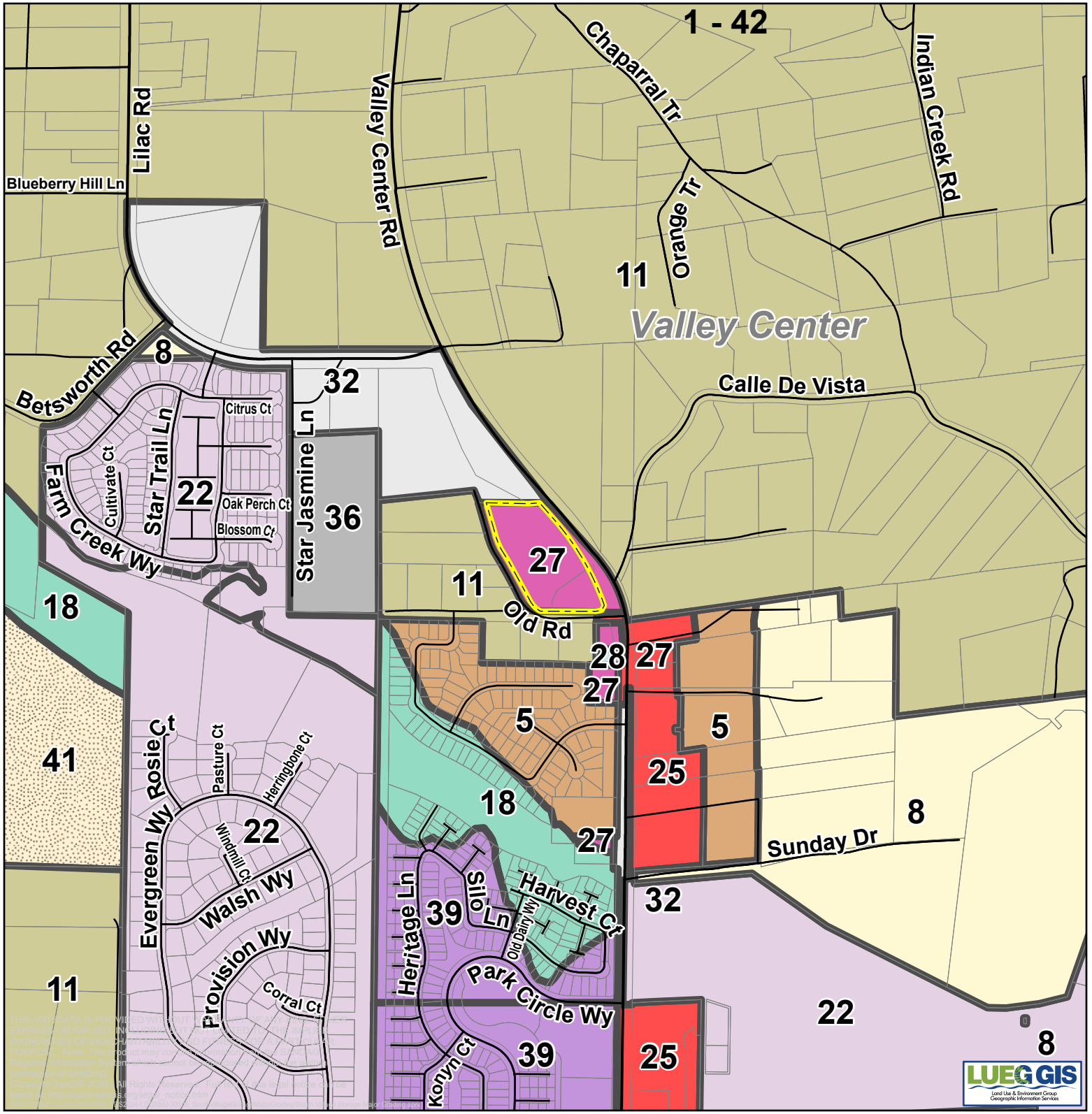
- Roads
- Site
- Parcels
- CPA

General Plan

- (5) Village Residential (VR-7.3)
- (8) Village Residential (VR-2)
- (11) Semi-Rural Residential (SR-2)
- (18) Rural Lands (RL-20)
- (22) Specific Plan Area
- (25) General Commercial
- (27) Rural Commercial
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation
- (39) Village Core Mixed Use
- (41) Semi-Rural Residential (SR-0.5)

N 0 295 5

Feet



South Village Storage Major Grading

PDS2024-LDGRMJ-30505

General Plan

Valley Center Community Plan Area

Roads
Parcels
Site
CPA

General Plan

- (5) Village Residential (VR-7.3)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (18) Rural Lands (RL-20)
- (22) Specific Plan Area
- (25) General Commercial
- (27) Rural Commercial
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation)
- (39) Village Core Mixed Use
- (41) Semi-Rural Residential (SR-0.5)

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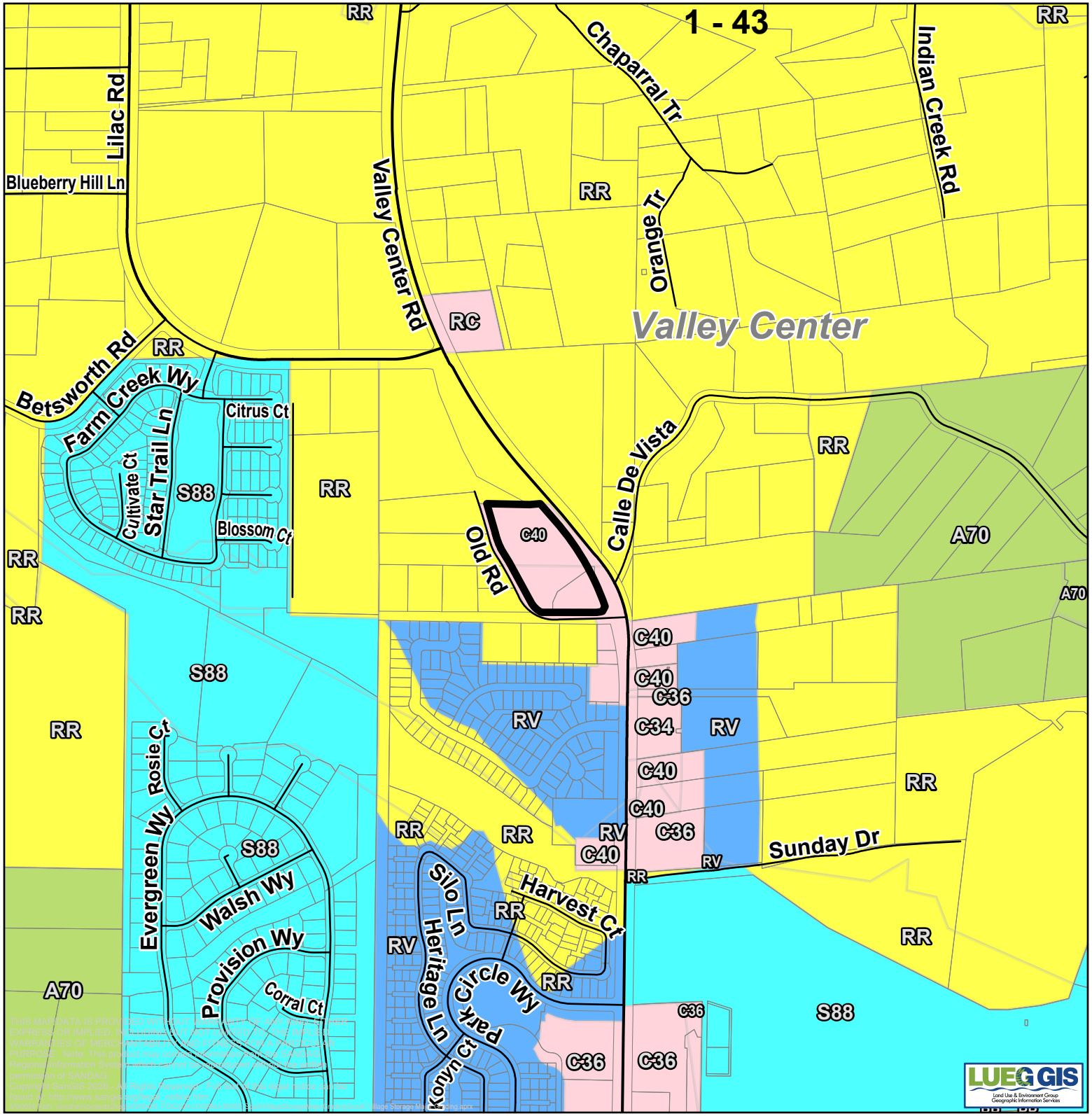

South Village
Storage Major
Grading
PDS2024-LDGRMJ-30505

Zoning

Valley Center
Community Plan Area

- Roads
- Site
- Parcels
- CPA

Zoning

- (A) Agriculture
- (C##) Commercial and Office
- (RV) Residential - Variable
- (RR) Rural Residential
- (S88) Specific Plan

N

0 400 800

Feet

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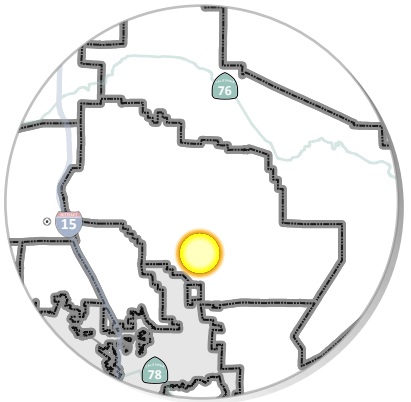
South Village Storage Major Grading

PDS2024-LDGRMJ-30505

Aerial

Valley Center
Community Plan Area

Roads
Site
CPA



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LUEG GIS
Land Use & Environment Group Geographic Information Services

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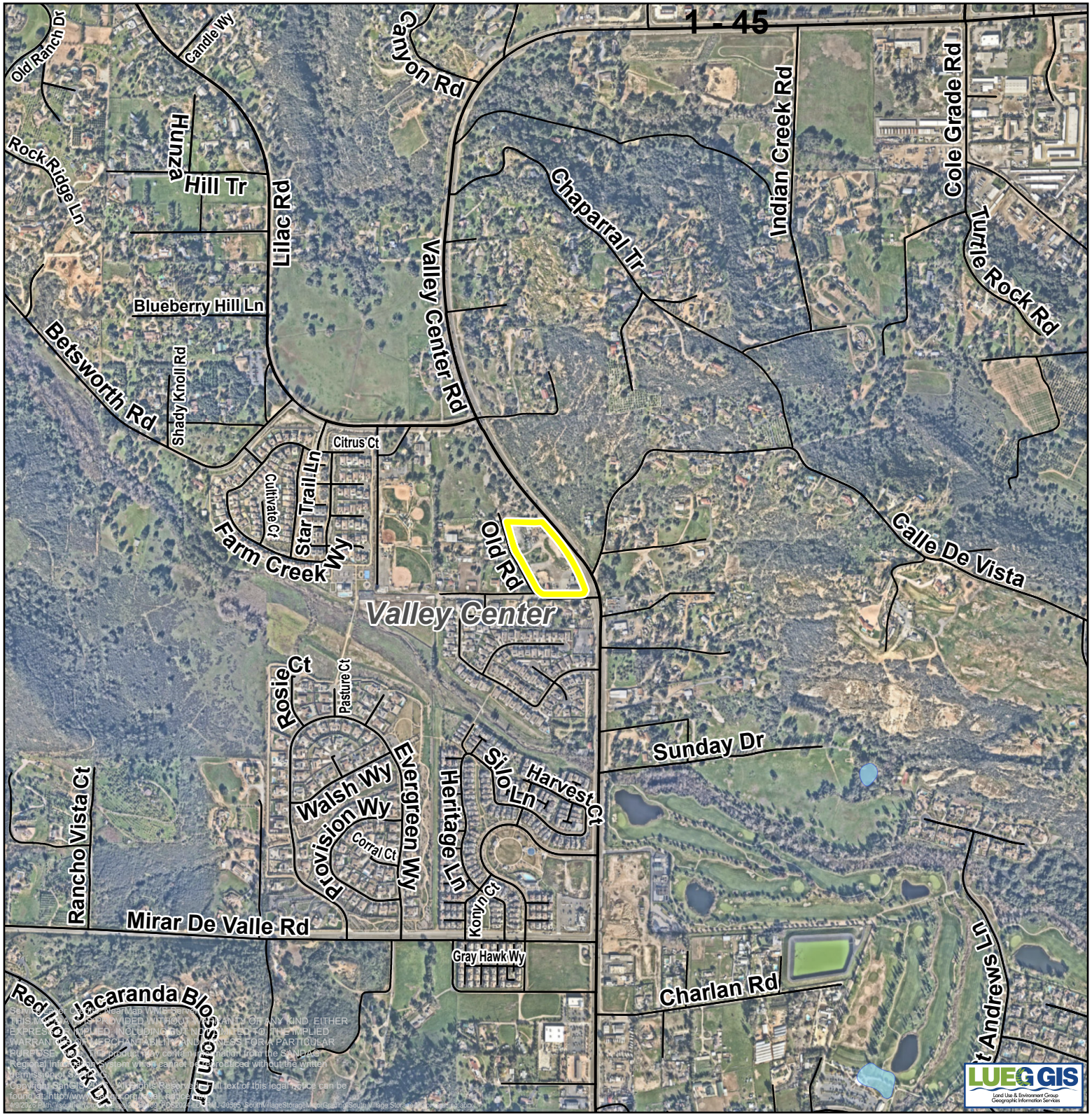


South Village Storage Major Grading

PDS2024-LDGRMJ-30505

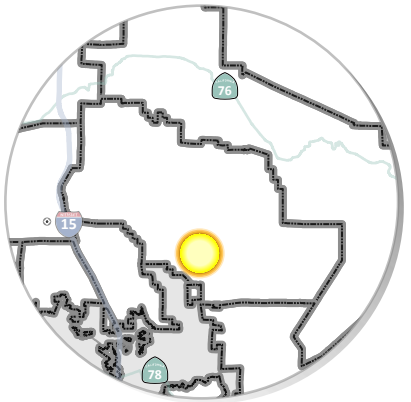
Aerial

Valley Center Community Plan Area

Roads

Site

CPA



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Feet

Source: ESRI, NearMap WMS Service
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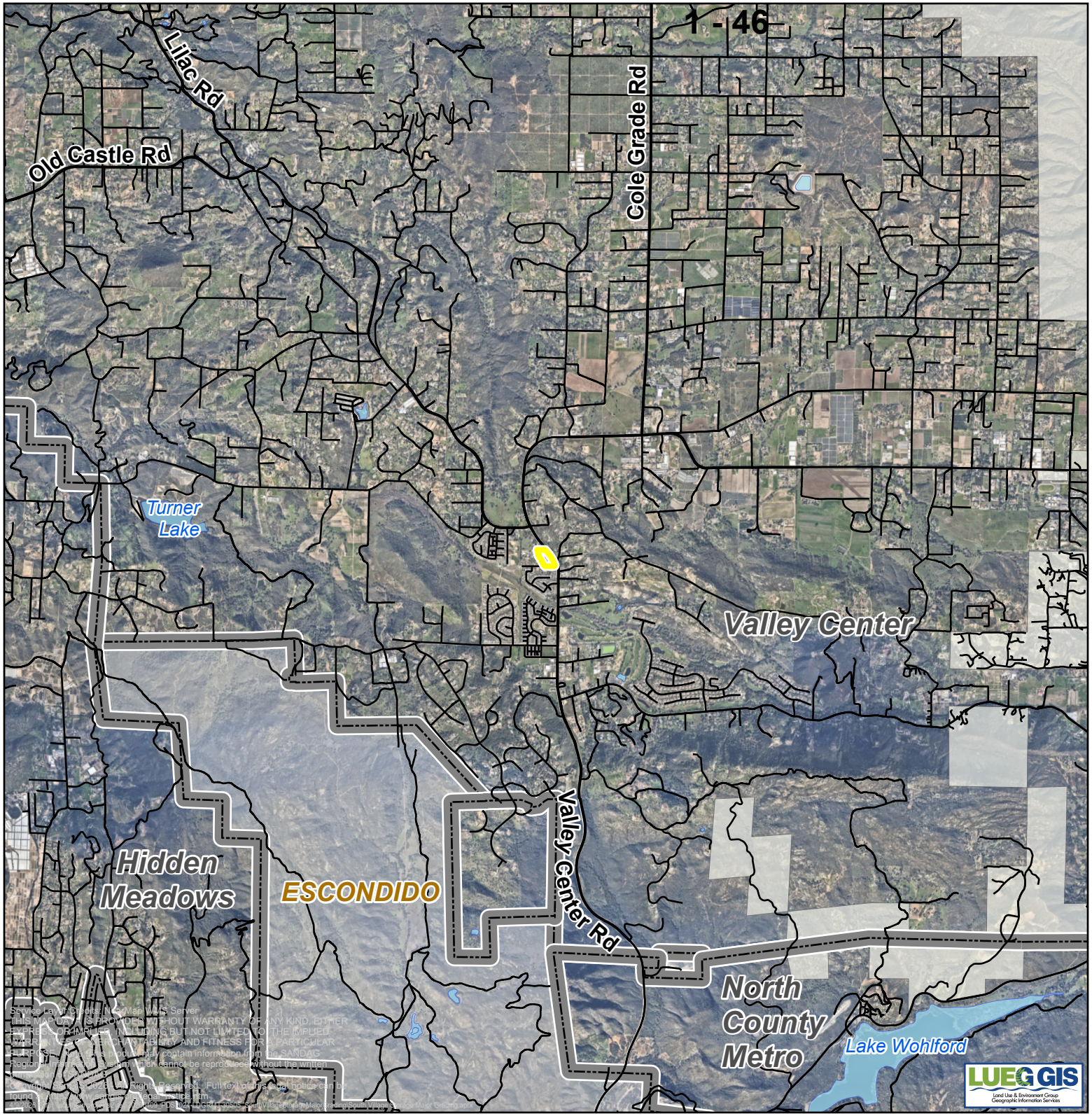


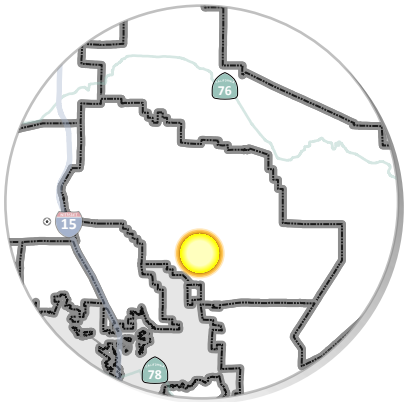
South Village Storage Major Grading

PDS2024-LDGRMJ-30505

Aerial

Valley Center Community Plan Area

- Roads
- Site
- Tribal Lands
- Incorporated
- CPA



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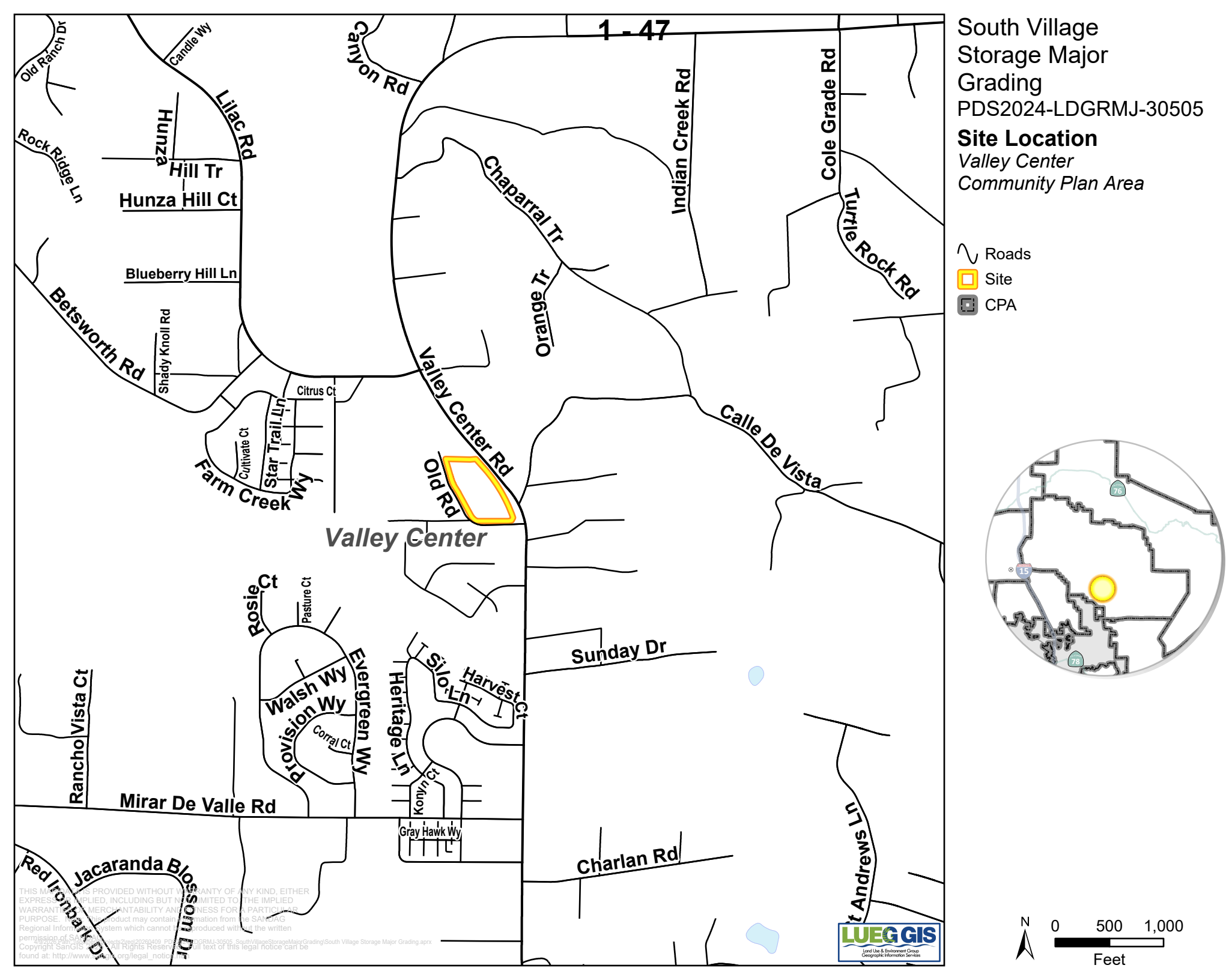
Miles


South Village Storage Major Grading
PDS2024-LDGRMJ-30505
Site Location
Valley Center
Community Plan Area
Roads
Site
CPA
I - 47
Old Ranch Dr
Candle Wy
Canyon Rd
Lilac Rd
Hunza Hill Tr
Hunza Hill Ct
Rock Ridge Ln
Blueberry Hill Ln
Betsworth Rd
Shady Knoll Rd
Chaparral Tr
Indian Creek Rd
Cole Grade Rd
Turtle Rock Rd
Orange Tr
Valley Center Rd
Citrus Ct
Star Trail Ln
Cultivate Ct
Farm Creek Wy
Old Rd
Calle De Vista
Valley Center
Rosie Ct
Pasture Ct
Walsh Wy
Evergreen Wy
Provision Wy
Corral Ct
Heritage Ln
Silo Ln
Harvest Ct
Konyn Ct
Gray Hawk Wy
Sunday Dr
Rancho Vista Ct
Mirar De Valle Rd
Jacaranda Blossom Dr
Red Ironbark Dr
Charlan Rd
St Andrews Ln
LUEG GIS
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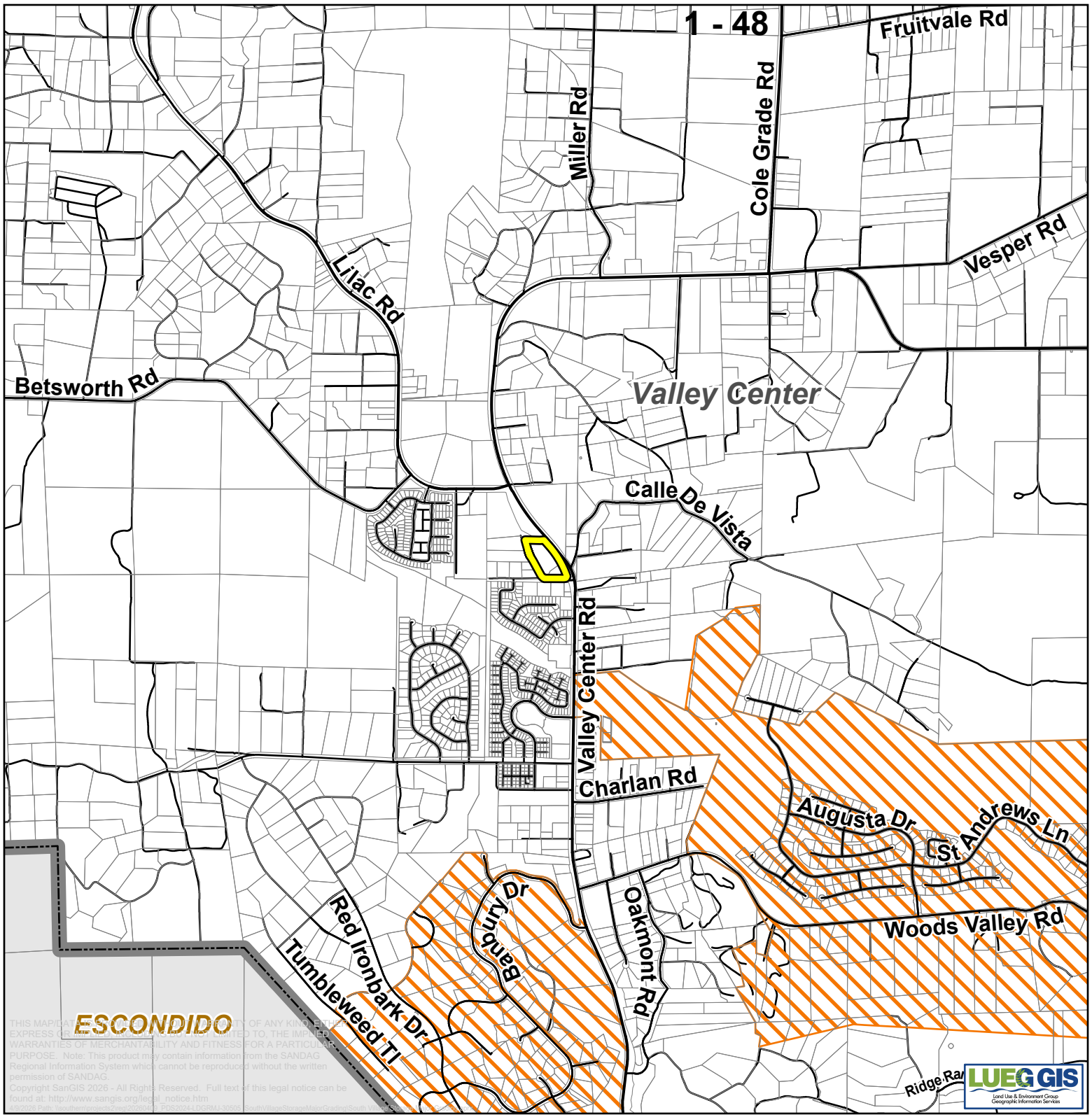

South Village Storage Major Grading

PDS2024-LDGRMJ-30505

Vehicle Miles Traveled (VMT) per Service Population

Valley Center Community Plan Area

- Roads
- Site
- Parcels
- Incorporated
- CPA

Vehicle Miles Traveled (VMT)

- Efficient VMT per Service Population

N

0 0.25 0.5

Miles

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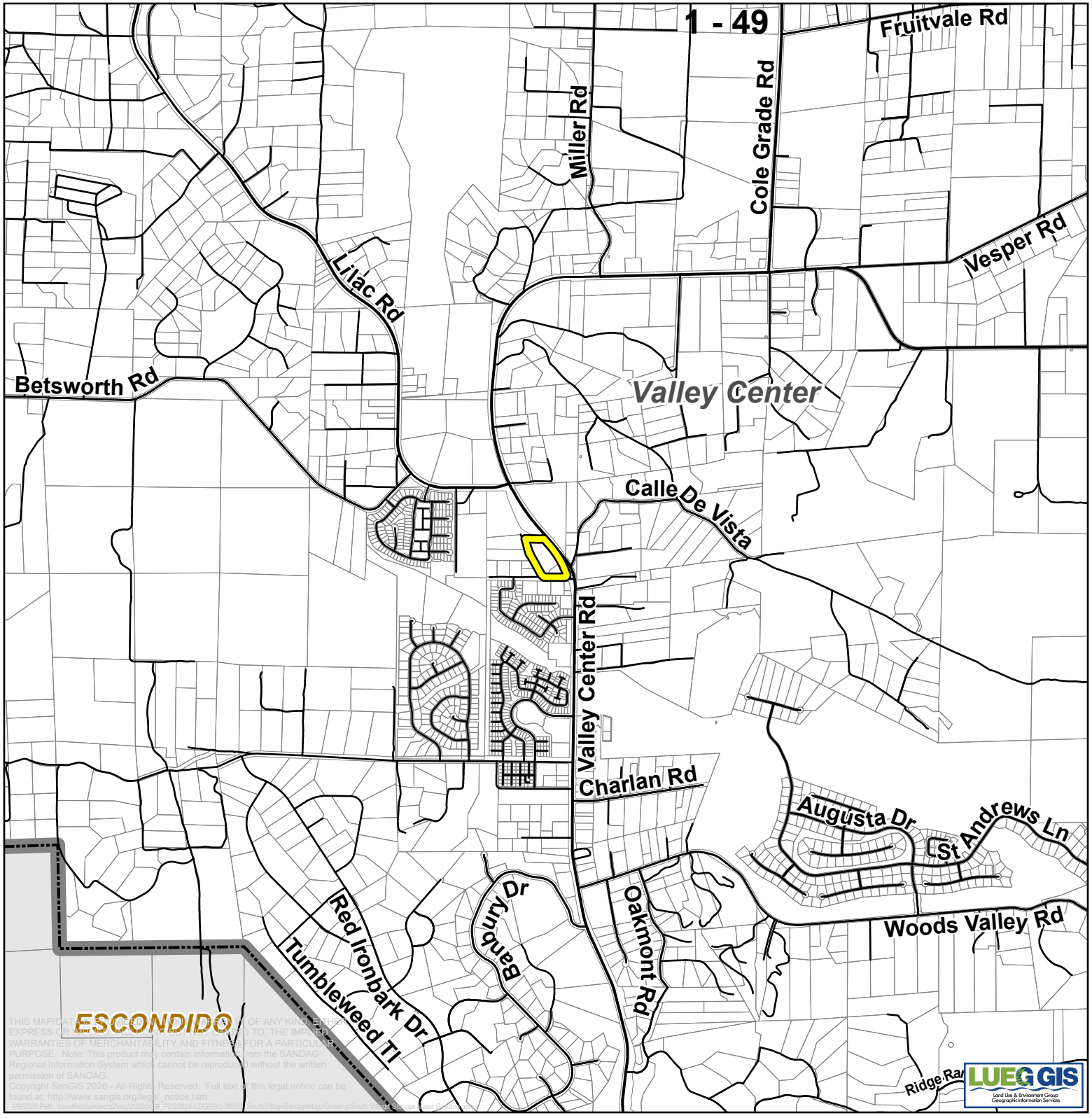

South Village Storage Major Grading

PDS2024-LDGRMJ-30505

Vehicle Miles Traveled (VMT) per Employee

Valley Center Community Plan Area

Roads
Site
Parcels
Incorporated
CPA

Vehicle Miles Traveled (VMT)

N

0 0.25 0.5

Miles

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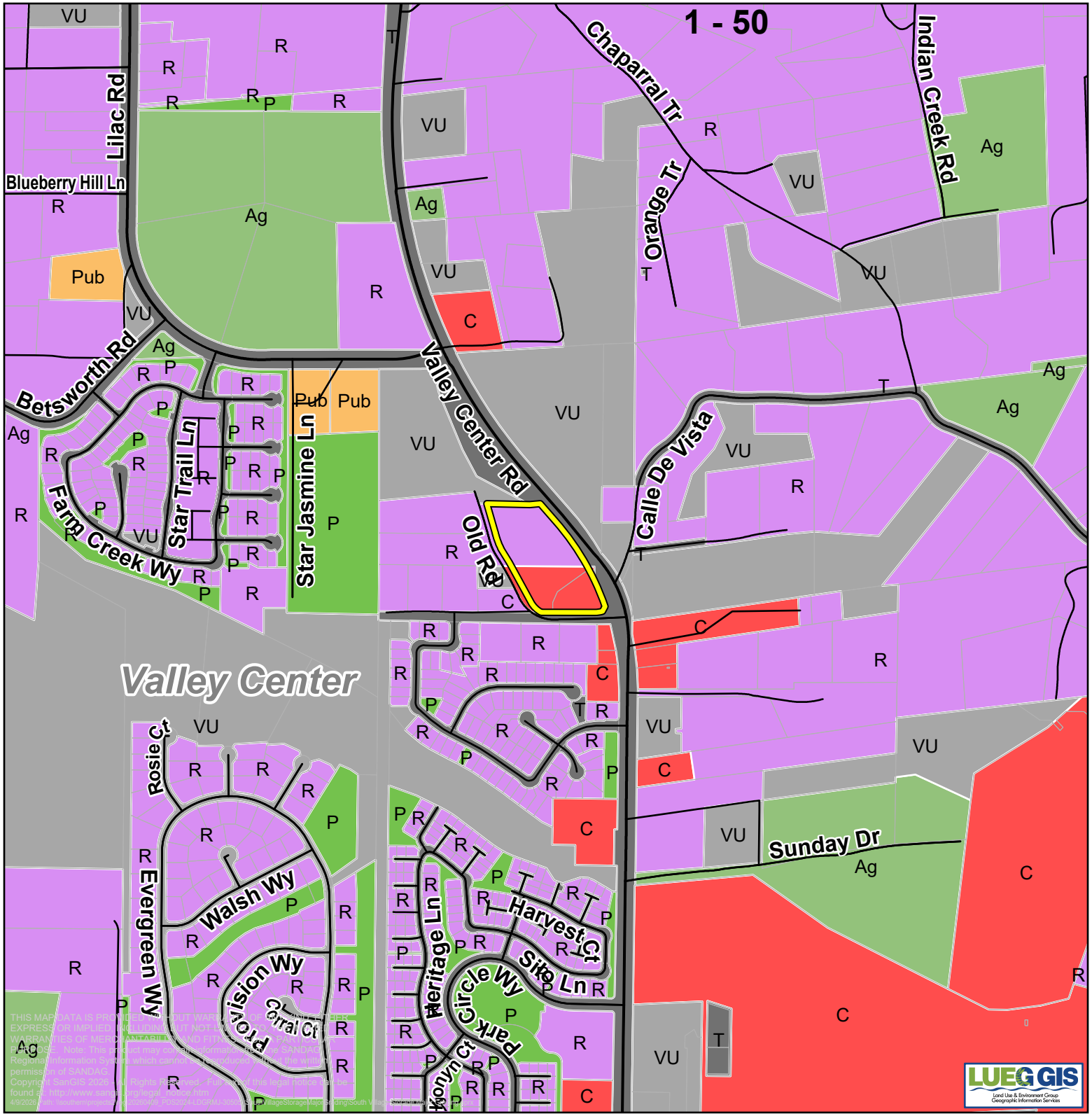

South Village Storage Major Grading

PDS2024-LDGRMJ-30505

Land Use

Valley Center Community Plan Area

Roads
Parcels
Site
CPA

Land Use

- Agriculture
- Commercial
- Parks and Recreation
- Public/Semi-Public Services
- Residential
- Transportation
- Vacant and Undeveloped Land

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Attachment B
Environmental Document

PLANNING AND DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General ▪ (858) 694-2705 Code Compliance
(858) 565-5920 Building Services

VINCE NICOLETTI
DIRECTOR

TYLER FARMER
ASSISTANT DIRECTOR

March 26, 2026

Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist

Pursuant to CEQA Guidelines §15183

Project Name: South Storage Village Project
Project Record Numbers: PDS2023-STP-23-023; PDS2024-LDGRMJ-30505

APN(s): 186-230-88-00 & 186-230-89-00

Lead Agency Name and Address:
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239

County Staff Contact:
Souphalak Sakdarak, Environmental Planner
Souphalak.Sakdarak@sdcounty.ca.gov
(619) 323-4869

Project Location:
The South Storage Village Project (project) is located on approximately 4.3 acres at 28010 Valley Center Road in the unincorporated community of Valley Center within the County of San Diego (Assessor's Parcel Numbers 186-230-88-00 & 186-230-89-00 (formerly 186-230-16-00, 186-230-84-00 and 186-230-22-00).

Project Applicant Name and Address:
Dave Bohorquez
P.O. Box 366
Valley Center, California 92082

General Plan

Community Plan:	Valley Center
Regional Categories:	-
Land Use Designations:	Rural Commercial (C40)
Density:	-
Floor Area Ratio (FAR):	-

Zoning

Use Regulation: Rural Commercial (C40)
Minimum Lot Size: 2 acres
Special Area Regulation: B

Description of Project:

The proposed project includes site grading and construction of eight storage facility buildings totaling 69,742 square feet (sf) with associated internal roads, landscaping, and stormwater drainage, including an infiltration basin, on an approximately 4.3-acre project site. Construction of the project would include site grading and excavation for foundations and utilities, building construction, paving, and architectural coating (Figure 3, Site Plan and Figure 4, Grading Plan). The project would require approximately 12,115 cubic yards (cy) of cut, 29,050 cy of fill, 4,113 cy of undercuts, and 12,822 cy of import. Project construction is anticipated to occur over a period of approximately 13 months.

Table 1
Proposed Building Square Footage

Building	Square Footage
A	9,929
B	9,642
C	6,223
D	6,200
E	6,550
F	24,898
G	3,150
H	3,150
Total	69,742

The project would be served by Valley Center Municipal Water District for sewer and water. Fire service would be provided by the Valley Center Fire Protection District.

Overview of 15183 Checklist

California Public Resources Code (PRC) 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. CEQA Guidelines 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. CEQA Guidelines 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 project, identified applicable mitigation measures necessary to reduce project-specific impacts, and the project implements these mitigation measures (see http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf for complete list of GPU Mitigation Measures).

A comprehensive environmental evaluation has been completed for the project as documented in the attached Section 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 GPU Final Program EIR (ER #02-ZA-001, SCH #2002111067), and all required findings can be made.

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

1. **The Project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**
   The project would develop a locally-serving commercial storage facility on land developed with a single-family residence and storage site, which is consistent with the Rural Commercial (C40) land use and zoning designations and development density established by the GPU and the certified GPU EIR. The project site is surrounded by rural residences, commercial uses, and public facilities.

2. **There are no Project specific effects which are peculiar to the Project or its site, and which the GPU EIR failed to analyze as significant effects.**
   The subject property is no different than other properties in the surrounding area, and there are no project-specific effects which are peculiar to the project or its site. The project site is located in

an area developed with similarly sized lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.

In addition, as explained further in the Section 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The project would not result in any potentially significant impacts.

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

The project is consistent with the density and use characteristics of the development considered by the GPU EIR. The GPU EIR considered the incremental impacts of the project, and as explained further in the Section 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 Section 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 Section 15183 exemption checklist below, the project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be undertaken through project design, compliance with regulations and ordinances, or through the project's conditions of approval.

Signature	Date
Souphalak Sakdarak	Environmental Planner
Printed Name	Title

CEQA Guidelines §15183 Exemption Checklist

Overview
This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under CEQA 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 Section 15183 exemption if it is determined that it would result in: 1) a peculiar impact that was not identified as a significant impact under the GPU EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the GPU EIR.

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

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

Discussion

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

The project site is located within the Lancaster Mountain – Keys Canyon – Lilac Creek RCA identified in the Valley Center Community Plan. According to the Community Plan, this long, narrow area is mainly important for the riparian and oak woodland habitats that exist in the stream bottom. The project includes development of a 69,742-sf commercial storage facility comprised of eight buildings with associated internal roads, landscaping, and stormwater drainage, including an infiltration basin, on an approximately 4.3-acre project site. The project would replace existing development on-site including one single-family residence and a storage site. Additionally, the project site is located more than 2,600 feet from Keys Creek to the north and more than 1,000 feet from Moosa Canyon Creek to the south. Due to distance and intervening roads, structures, and topography, no impacts would occur to these RCAs. Additionally, given that the proposed

project would be consistent with the land use and zoning designations as well as other commercial uses in the project vicinity, the proposed project would not substantially degrade a scenic vista. Therefore, the project would have a less than significant effect on a scenic vista.

Additionally, the site is subject to the "B" Designator Community Design Review Area Regulations, which typically require preparation and review of a Site Plan to ensure consistency with the Valley Center Design Guidelines. However, the project received a Site Plan Exemption. The "B" Designator is intended to maintain and enhance the character and identity of County communities, and the Valley Center Design Guidelines address architectural character, landscaping, parking design, signage, and lighting. Under Sections 5750 through 5799 of the County Zoning Ordinance, projects within a "B" Designator area would normally require a Site Plan reviewed by County staff and the local Design Review Board for conformance with these guidelines. Although a Site Plan Exemption was approved for the project, County staff and the local Design Review Board reviewed the project as part of the exemption process to ensure consistency with the Design Guidelines. This review ensures that the proposed project would not substantially degrade a scenic vista.

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

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

The project site is not located near or visible within the composite viewshed of a State scenic highway and would not damage or remove visual resources within a State scenic highway. The nearest eligible State scenic highway is State Route 76, which is located more than 6 miles to the north. The nearest designated State scenic highway is a portion of State Route 52 located more than 25 miles southeast of the project site. Additionally, a portion of Lilac Road and Valley Center Road are identified in the County's Conservation and Open Space Element of the General Plan as a Scenic Corridor; however, while the project site is less than 1,000 feet from the intersection of Lilac Road and Valley Center Road, the site is not visible from the portions of these roads identified as a Scenic Corridor. Due to distance, topography, and intervening structures, the project site is not visible from the State scenic highways or County Scenic Corridor. As such, the project site is not visible within the composite viewshed of a State scenic highway or County Scenic Corridor and would not damage or remove visual resources within a State scenic highway or County Scenic Corridor. Therefore, impacts would be less than significant.

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

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

The project site is located in a rural residential and commercial area. The project site is surrounded by open space to the north, rural single-family residences to the west, south, and east, and other commercial uses to the south (e.g., dentist office, performing arts theatre, Valley Center Muffler & Auto Repair Shop, Plants of Joy Nursery, Southwest Feed, and MNM Automotive) and southeast (e.g., Fat Ivor's Rib Rack, Midtown Hair Studio, Powerland Equipment Inc.). The project includes the development of a 69,742-sf commercial storage facility comprised of eight buildings on an approximately 4.3-acre project site, which is consistent with the Rural Commercial land use and zoning designations for the project site. Public views of the project site are limited to Valley Center Road, Old Road, and other surrounding streets (e.g., Calle de Vista). The project would be consistent with the surrounding rural residential and commercial landscape, and therefore, would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The project would be required to include preparation of Landscape Plans pursuant to the County's Water Efficient Landscape Design Manual and Water Conservation in Landscaping Ordinance. The project would also be in conformance with the County's Grading Ordinance. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality.

Further, as described above, the project received a Site Plan Exemption, which demonstrates that the project complies with the Design Guidelines required for review and approval by County staff and the local Design Review Board under the site's "B" Designator. Conformance with the Design Guidelines and the review conducted as part of the exemption process ensure that the proposed project would not substantially degrade the visual character or quality of the project site or 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. The proposed project would use outdoor lighting and is located within Zone A as identified by the San Diego County Light Pollution Code, which is any area of the unincorporated County that is within 15 miles from the Mount Palomar or Mount Laguna observatory. However, the project would not adversely affect nighttime views or astronomical observations because the project would conform to the County's Light Pollution Code (Section 51.201-51.209), including the Zone A lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. The code was developed by the County in cooperation with the lighting engineers, astronomers, and other experts to effectively address and minimize the impact of new sources light pollution on nighttime views. Compliance with the Code would be required prior to issuance of a building permit. Thus, the proposed project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

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

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

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

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

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
2. Agriculture/Forestry Resources – Would the Project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?	☐	☐	☐
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. Based on the County of San Diego Geographical Information System (GIS) and aerial imagery, the project site does not contain any agricultural resources. Additionally, according to the California Department of Conservation (DOC) California Important Farmland Finder, the project site is not located on lands designated as 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. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance would be converted to a non-agricultural use.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources to be significant and unavoidable. However, the proposed project would have no impact. Therefore, the project would be consistent with the analysis provided within the GPU EIR.

2(b) The GPU EIR concluded this impact to be less than significant with mitigation. The project site is not zoned for agricultural use, nor is the land is not under a Williamson Act Contract. Therefore, the project does 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 no 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(c) The GPU EIR concluded this impact to be significant and unavoidable. The project site does not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning, and a rezone is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or 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 no 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. As mentioned above in response 2(a), the project site would not be considered an agricultural resource. Therefore, the project would not result in any conversion of onsite agricultural resources to a non-agricultural use.

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 proposed project determined no impacts would occur to agricultural resource. Therefore, the

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

Conclusion

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

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

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

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

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

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

Discussion

Air quality and greenhouse gas (GHG) modeling was prepared for the project by Harris & Associates, dated July 28, 2025. The following responses have incorporated the results from the modeling.

3(a) The GPU EIR concluded this impact to be less than significant. The regional air quality standards (RAQS) and State Implementation Plan (SIP) rely on the San Diego Association of Government's (SANDAG's) growth projections, which are developed based on proposed buildout of land uses identified in the County's General Plan. Because the RAQS and SIP project future air quality conditions based on growth projections assuming buildout of the County's General Plan, it is

assumed that a project involving development that is consistent with the growth anticipated by the County's General Plan are consistent with the RAQS and SIP. According to the 2022 RAQS, mobile sources are the largest contributor to air quality emissions, specifically emissions generated from operations of typical residential and commercial developments, and therefore, can be used to define project intensity (i.e., less mobile emissions results in less land use intensity).

The proposed project would construct a storage facility on the project site, which is consistent with the General Plan land uses and SANDAG growth projections. Therefore, the project would not conflict with the region's future employment and housing needs. This project is not a transportation project that would affect the region's transportation systems and should not increase transportation demands within the local area. Therefore, the project would not induce substantial population and would not conflict with or obstruct implementation of the RAQS and SIP. In addition, the construction and operational emissions from the project are anticipated to be below established screening-level thresholds (SLTs), as addressed under Section 3(b), and would not violate any ambient air quality standards.

As previously discussed, the GPU EIR determined impacts on air quality plans to be less than significant. As the proposed 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.

3(b) The GPU EIR concluded impacts to be significant and unavoidable. San Diego County is currently in non-attainment for ozone (O_3) under the National Ambient Air Quality Standard (NAAQS). San Diego County is also presently in non-attainment for O_3, particulate matter less than or equal to 10 microns (PM_{10}), and particulate matter less than or equal to 2.5 microns ($PM_{2.5}$) under the California Ambient Air Quality Standard (CAAQS). O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil), solvents, petroleum processing and storage, and pesticides. Sources of NOx include any source that burns fuel. Sources of PM_{10} and $PM_{2.5}$ in both urban and rural areas include the following: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

A project would have a significant direct impact related to criteria pollutants if it would exceed any of the County's SLTs presented in Table 2 below. The County's SLTs are based on San Diego Air Pollution Control District (SDAPCD) Rules 20.1, 20.2, and 20.3 and were adopted from the SDAPCD Air Quality Impact Analysis trigger level thresholds to align with attainment of the NAAQS and be protective of public health. Therefore, air quality emissions below the SLTs would meet the NAAQS. The NAAQS were developed to protect public health, specifically the health of "sensitive" populations, including asthmatics, children, and the elderly.

Table 2 County of San Diego Screening Level Thresholds			
Pollutant	Emission Rate		
	Pounds/Hour	Pounds/Day	Tons/Year
Respirable Particulate Matter (PM_{10})	--	100	15
Fine Particulate Matter ($PM_{2.5}$)	--	55[a]	10[a]
Oxides of Nitrogen (NO_X)	25	250	40
Oxides of Sulfur (SO_X)	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead and Lead Compounds	--	3.2	0.6
Volatile Organic Compounds (VOCs)	--	75[b]	13.7[c]

SOURCE: SDAPCD, Rules 20.1, 20.2, 20.3; County of San Diego 2007.

[a] Based on the U.S. EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005. Also used by the South Coast Air Quality Management District.

[b] Threshold for VOCs based on the threshold of significance for VOCs from the South Coast Air Quality Management District for the Coachella Valley.

[c] 13.7 tons per year threshold based on 75 pounds per day multiplied by 365 days per year and divided by 2,000 pounds per ton.

Air emissions were calculated using California Emissions Estimator Model (CalEEMod) 2022.1.1.29. CalEEMod is a tool used to estimate air emissions resulting from land development projects in the state of California. The model generates air quality emission estimates from construction activities and breaks down operational criteria pollutant emissions into three categories: mobile sources (e.g., traffic), area sources (e.g., landscaping equipment, consumer projects, and architectural coatings), and energy sources (e.g., natural gas heating). CalEEMod provides emission estimates of NO_X, carbon monoxide (CO), oxides of sulfur (SO_X), respirable particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and VOCs. Inputs to CalEEMod include such items as the air basin containing the project, land uses, trip generation rates, trip lengths, duration of construction phases, construction equipment usage, grading areas, as well as other parameters.

The project includes demolition of a single-family residence to develop a new 69,742-sf commercial storage facility comprised of eight buildings with associated internal roads, landscaping, and an infiltration basin on an approximately 4.3-acre project site. Project construction is estimated to take approximately 13 months. On-site construction emissions are attributed to emissions occurring within the project area, such as the activity of construction equipment. Off-site construction emissions related to the project include vendor, hauling, and worker vehicle trips to and from the project site. Emissions generated during construction activities would be temporary and localized. Earthwork activities during construction of the project would require 12,115 cy of cut, 29,050 cy of fill, 4,113 cy of undercuts, and 12,822 cy of import. Construction activities would be subject to the County of San Diego Grading Ordinance and SDAPCD Rule 55 to reduce fugitive dust. To further reduce potential impacts generated during the construction phase, the project would include the following project design features, consistent with local, regional, and state regulations as well as GPU EIR mitigation measures Air-2.5, Air-2.6, Air-2.7, and Air-2.9.

- Application of water three times daily during grading on active grading sites.
- Application of water three times daily to unpaved roads.
- Reduced speeds to 15 miles per hour (mph) on unpaved roads.
- Use of architectural coatings that are consistent with SDAPCD Rule 67.0.1, with a VOC content of 100 g/l or less for non-flat coatings and 50 g/l or less for flat coatings.

- Use of U.S. Environmental Protection Agency (USEPA) certified Tier 3 and Tier 4 engines with diesel particulate filters (DPF) during all grading and site preparation activities.

With the application of the measures listed above, project construction emissions associated with the proposed commercial storage facility development are not anticipated to exceed the County's construction SLTs, based on the results of the CalEEMod report.

Table 3
Estimated Maximum Daily Project Construction Emissions

Emissions	Pollutant					
	VOCs	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Max. Daily (lb/day)	20.1	41.8	34.6	0.12	23.3	12.1
Screening Level Threshold	*75*	*250*	*550*	*250*	*100*	*55*
Exceeds Threshold?	No	No	No	No	No	No
SOURCE: CalEEMod; SDAPCD, Rules 20.1, 20.2, 20.3; County of San Diego 2007.						

The main operational impacts associated with the project would include impacts associated with mobile sources; with additional impacts associated with area sources such as energy use and landscaping. Emissions of all pollutants would be below the County's recommended SLTs. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Table 4
Estimated Maximum Daily Project Operational Emissions

Emissions	Pollutant					
	VOCs	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Max. Daily (lb/day)	2.68	0.84	8.77	0.02	1.28	0.35
Screening Level Threshold	*75*	*250*	*550*	*250*	*100*	*55*
Exceeds Threshold?	No	No	No	No	No	No
SOURCE: CalEEMod; SDAPCD, Rules 20.1, 20.2, 20.3; County of San Diego 2007.						

As previously discussed, the GPU EIR determined significant and unavoidable impacts to air quality violations. The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and would not result in an impact that was not previously identified in the GPU EIR with the incorporation of mitigation consistent with GPU EIR mitigation measures Air-2.5, Air-2.6, Air-2.7, and Air-2.9.

3(c) The GPU EIR concluded this impact to be significant and unavoidable. San Diego County is presently in non-attainment for the NAAQS and CAAQS for O_3. San Diego County is also presently in non-attainment for PM_{10} and $PM_{2.5}$ under the CAAQS. O_3 is formed when VOCs and oxides of nitrogen (NO_X) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} and $PM_{2.5}$ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The project would contribute PM_{10}, $PM_{2.5}$, NO_X, and VOC emissions from construction/grading activities; however, it would not exceed established SLTs (see Section 3(b) above). Additionally, grading and all other construction activities would be subject to the measures listed above, including the implementation of dust control measures consistent with the County of San Diego Grading Ordinance and SDAPCD Rule 55. Additionally, the project would include the use of

USEPA certified Tier 3 and Tier 4 construction equipment with DPF or equivalent for the construction activity, which would further reduce emissions of particulate matter during construction.

The project would generate PM_{10}, $PM_{2.5}$, and NO_X emissions during project operations primarily from mobile sources (i.e., vehicle trips), and VOCs from area and mobile sources. However, as previously described, operational emissions of all pollutants would be below the County's recommended SLTs.

Cumulative impacts could occur if the most intensive phases of construction for the proposed project occur simultaneously with other intensive phases of proposed projects in close proximity. The most intensive construction phase for the project and for typical developments occurs during earthwork and grading activities. During these phases, the primary criteria air pollutant of concern would be PM_{10}. However, the project's estimated emissions of criteria air pollutants, specifically PM_{10}, was estimated to be 23.3 lb/day, which would be well below the County's SLT of 100 lb/day for PM_{10} during construction activities. Further, due to the highly dispersive nature of particulate matter, a cumulative impact during construction activities would only occur if a project adjacent to the proposed project undergoes simultaneous grading/earthwork activities and emits significantly greater PM_{10} emissions than the project. Because all projects developed within the County would be required to comply with the County Grading Ordinance and SDAPCD Rule 55, this scenario is not anticipated to occur.

The project is proposing development that is consistent with the County's General Plan, thus operational air emissions are considered to have been accounted for in the GPU EIR. The RAQS and SIP were prepared consistent with growth forecasts in the General Plan. Further, as described under Section 3(b), project construction and operations would not result in emissions of criteria air pollutants greater than the County's SLTs. Thus, the project would not result in a cumulatively considerable net increase in criteria air pollutants for which the region is currently in non-attainment.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to non-attainment criteria air pollutants. However, the project would have a less than significant impact to non-attainment criteria air 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 or result in new impacts not identified within the GPU EIR.

3(d) The GPU EIR concluded this impact to be significant and unavoidable. Air quality regulators typically define sensitive receptors as schools (Preschool – 12th Grade), hospitals, resident care facilities, day-care centers, residences, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Because the project proposes residential land uses, the proposed project would not be considered a point-source of significant operational emissions. The nearest sensitive receptors to the project site are single-family residences as close as approximately 100 feet to the south and west and 250 feet to the east. The project would generate limited construction emissions in the vicinity of sensitive receptors.

Carbon Monoxide Hotspot Analysis

As previously discussed, carbon monoxide is a colorless, odorless, poisonous gas that may be found in high concentrations near areas of high traffic volumes. CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. The SDAB is in attainment of State

and federal CO standards. The SDAPCD measured a maximum 8-hour CO concentration of 1.4 parts per million (ppm) inn 2020 (SDAPCD 2021). CO concentrations were well below the federal standard 8-hour standard of 9 ppm.

A CO hotspot analysis is required by the County if a proposed development would cause road intersections to operate at or below a LOS E with intersection peak-hour trips exceeding 3,000 trips. Daily trips would be limited due to the relatively small scope of the project. For instance, CalEEMod conservatively estimates a daily trip rate of 121 vehicle trips per day. Therefore, the negligible additional traffic generated during project operation would not cause intersections in the vicinity of the project site to operate at or below LOS E, and a CO hotspot analysis is not required for the proposed project as project-generated trips would not result in, or substantially contribute to, CO concentrations that exceed the eight-hour ambient air quality standards along area roadways and intersections.

Toxic Air Contaminants (TACs)

Diesel particulate matter (DPM) is the primary toxic air contaminant (TAC) of concern and is generated from fuel consumption in heavy construction equipment. As discussed in Section 3(b), the NAAQS and CAAQS would not be exceeded due to project contributions for both construction and operations. The County's SLTs for human health hazards were developed in support of State and federal ambient air quality strategies that are protective of human health.

Construction-related activities would result in short-term, project-generated emissions of DPM exhaust emissions from off-road, heavy-duty diesel equipment for site preparation grading, building construction, and other construction activities. DPM was identified as a TAC by CARB in 1998. The potential cancer risk from the inhalation of DPM (discussed in the following paragraphs) outweighs the potential non-cancer health impacts and is therefore the focus of this discussion (CARB 2017).

Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the proposed project would occur over approximately 13 months. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. According to the California Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments (HRA), which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period (assumed to be the approximate time that a person spends at a single household location). OEHHA recommends this risk be bracketed with nine-year and 70-year exposure periods and that HRA should be limited to the period/duration of activities associated with the project (OEHHA 2015).

The maximum on-site $PM_{2.5}$ emissions, which are used to represent DPM emissions for this analysis, would occur during site preparation and grading activities. While site preparation and grading emissions represent the worst-case condition, such activities would only occur for approximately two months, which represents less than one percent of the typical health risk calculation periods of 9 years, 30 years, and 70 years. $PM_{2.5}$ emissions would decrease for the remaining construction period because construction activities such as building construction and paving would require less construction equipment. Therefore, given the aforementioned, DPM generated by project construction is not expected to create conditions where the probability that

the Maximally Exposed Individual would contract cancer is greater than ten in one million or to generate ground-level concentrations of non-carcinogenic TACs that exceed a Hazard Index greater than one for the Maximally Exposed Individual. Lastly, the project would not generate substantial trips from large or heavy-duty vehicles that could generate mobile diesel emissions due to the local-serving nature of the proposed use.

Additionally, the proposed commercial storage use is not a TAC emitter and would not constitute a cancer risk to sensitive receivers. Therefore, construction and operation of the proposed project would not generate significant amounts of TACs that would adversely impact sensitive receptors in the vicinity of the project site.

As discussed in Section 3(b), the proposed project would not result in construction or operational emissions that would exceed the County's SLTs for health risk. Thus, neither construction nor operation of the project would expose sensitive receptors to an incremental health risk.

The project would use USEPA certified Tier 3 and Tier 4 construction equipment with DPF or equivalent for construction activities in accordance with County PDS requirements. Using Tier 4 construction equipment with DPF would further reduce cancer risks at all receptors surrounding the project site. It should be noted that even with the assumption that the construction fleet is represented by the average fleet for the year 2025, the impact would not exceed the County's threshold of 10 in a million. The average fleet does include equipment that is rated to Tier 3 and Tier 4; and as time progresses, more of the construction equipment in the fleet will meet more stringent standards. The risk associated with exposure to diesel particulate from construction of the project is therefore not significant. Abidance to the County of San Diego Grading Ordinance, SDAPCD Rule 55, and the application of Tier 3 and Tier 4 engines with DPF would reduce localized construction emissions. Further, exposure to construction emissions would be temporary and would not expose sensitive receptors to excessive concentrations of air pollutants. Therefore, the project would not expose sensitive receptors to an incremental health risk. Construction and operational impacts to sensitive receptors would be less than significant.

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

3(e) The GPU EIR concluded this impact to be less than significant. SDAPCD Rule 51, commonly referred to as the public nuisance rule, prohibits emissions from any source whatsoever in such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to the public health or damage to property. The potential for an operation to result in odor complaints from a "considerable" number of persons in the area would be considered a significant, adverse odor impact.

The project would involve the temporary use of diesel-powered construction equipment, which would generate exhaust that may be noticeable for short durations at adjacent properties. However, construction activities would be temporary, and construction emissions would not exceed San Diego County SLTs.

The land use 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 operation of the commercial

storage facility is not typically associated with objectionable odors. Furthermore, any odors generated from the proposed use would dissipate and be reduced with increasing distance from the project site. Therefore, the project would not generate objectionable odors.

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

Conclusion
With regards to the issue area of Air Quality, the following findings can be made:

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

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

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

4. Feasible mitigation measures contained within the GPU EIR (Air-2.5, Air-2.6, Air-2.7, and Air-2.9) would be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
4. Biological Resources – Would the Project:			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐
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

A Biological Resources Memo was prepared for the proposed project by Klutz Biological Consulting dated June 20, 2024. The Biological Resources Memo consists of a literature review and results of a field reconnaissance survey conducted on February 24th, 2024. The following responses have incorporated the analysis from the report.

4(a) The GPU EIR concluded this impact to be significant and unavoidable. During the site surveys conducted for the Biological Resources Memo, no candidate, sensitive, or special status plant or wildlife species were detected during the field survey, and none are considered to have high potential or likely to occur on-site. Furthermore, the project site does not support suitable California gnatcatcher habitat and does not appear to have supported suitable California gnatcatcher in the past. The project would not impact special status species and thus, would not contribute to a cumulative impact for such species.

As previously discussed, the GPU EIR determined impacts to special status species as significant and unavoidable. However, the project would not result in impacts to special status species. Therefore, the project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

4(b) The GPU EIR concluded this impact to be significant and unavoidable. Based on the general survey of the site, four land cover types occur including: coast live oak woodland, non-native grassland, eucalyptus woodland, and urban/developed lands.

Coast Live Oak Woodland – On-site, this habitat consists primarily of isolated coast live oak (*Quercus agrifolia*) trees that are not part of a larger woodland complex. Coast Live Oak Woodland is also associated with the ephemeral drainage that occurs off-site along the northern property boundary.

Non-native grassland – A small portion of non-native grassland was mapped along the northern boundary of the project site. This area extends north of the property boundary into a larger field, comprised primarily of non-native grasses and open Coast Live Oak Woodland.

Eucalyptus Woodland – A grove of mature eucalyptus trees occur in the northwestern portion of the property. This woodland is dense and could support nesting raptor species. The woodland is both on-site and off-site extending north of the project boundary.

Urban/Developed Lands comprise the majority of the site. Urban/Developed lands on-site include an existing gras station, parking lots, a single-family residence, storage yards, driveways and paved roads. All of the areas mapped as developed lands are routinely maintained and contain ornamental vegetation. Some of the ornamental vegetation is comprised of native plant species,

including coast live oak trees and other native plants primarily associated with the Valley Center Road landscape plan.

As previously discussed, the GPU EIR determined that impacts to riparian habitat and other sensitive natural communities would be significant and unavoidable. The project site is primarily developed, containing an existing residence, gas station, parking areas, and storage facility yards. Because the project would not introduce new impacts beyond those already identified in the GPU EIR, it is consistent with that analysis.

4(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Biological Resources Memo did not conduct a formal jurisdictional delineation for the project site. A potential jurisdictional wetland/ephemeral drainage occurs along the eastern portion of the property. When widening Valley Center Road in 2007 to 2009, a culvert was installed that appears to have created a wetland that would likely be regulated by the County's Resource Protection Ordinance and the Resource Agencies. This resource would not be directly impacted by the project.

The project would not impact by discharging into, directly removing, filling, or hydrologically interrupting, any federally protected wetlands near the project site. The preparation of a Stormwater Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs) would occur in accordance with the General Construction Permit for stormwater discharges to avoid indirect effects to downstream drainages (see Section 10(a)). Additionally, project construction activities would occur in accordance with the County's Grading Ordinance to avoid erosion and sedimentation impacts on the ephemeral drainages. Therefore, no significant impacts would occur to wetlands or waters of the U.S. as defined by Section 404 of the Clean Water Act and under the jurisdiction of the USACE.

The project would not impact state or federally protected wetlands and thus, would not contribute to a cumulative impact for such habitats.

As previously discussed, the GPU EIR determined impacts to federally protected wetlands as less than significant with mitigation. However, the project would not result in impacts to protected wetlands 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(d) The GPU EIR concluded this impact to be significant and unavoidable. The Biological Resources Memo determined that the project site does not contain habitat that supports the movement of fish or wildlife species or native wildlife nursery sites. Due to the existing developed nature of the areas surrounding the project site, the proposed project would not contribute to impeding wildlife movement or the use of native wildlife nursery sites. Therefore, no impact would occur.

As previously discussed, the GPU EIR determined impacts to wildlife movement corridors as significant and unavoidable. However, the proposed project would have no impact with no required mitigation 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 the draft North County Multiple Species Conservation Program (MSCP) and outside of the South County MSCP. Therefore, it does not require conformance with the Biological Mitigation Ordinance (BMO). The Project is consistent with the County's Guidelines for Determining

Significance for Biology, and the Resource Protection Ordinance (RPO), and. The project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional, or state habitat conservation plan or any other local policies or ordinances that protect biological resources. As the proposed project would have a less-than-significant impact for the reasons detailed above, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

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

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

4. No mitigation measures contained within the GPU EIR would be required because there would be no project specific impacts.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
5. Cultural Resources – Would the Project:			
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☐
c) Directly or indirectly destroy a unique geologic feature?	☐	☐	☐
d) Directly or indirectly destroy a unique paleontological resource or site?	☐	☐	☐
e) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐

Discussion

A Negative Cultural Resources Survey Report was prepared for the project by BFSA Environmental Services, dated June 19, 2024. The following responses have incorporated the analysis from the memo.

5(a) The GPU EIR concluded this impact to be less than significant with mitigation. There are two existing buildings on the project site that are older than 50 years old. However, both the existing gas station and convenience store development are located outside of the project's limits of

disturbance and would not be impacted by the project. Therefore, no impact to historical resources would occur.

As previously discussed, the GPU EIR determined impacts on historic resources to be less than significant with mitigation. The proposed project was determined to have no impacts on historic resources. 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. The database from the South Coastal Information Center did not identify any previously recorded cultural resources within the project site. An archaeological survey of the project site was conducted on June 13, 2024. The survey did not identify any archeological resources within the area planned for development.

Outreach to seven culturally-affiliated tribes was conducted. The only tribe that responded was the Pala Band of Mission Indians (Pala). Pala identified that the project is within the boundaries of the territory that the tribe considers its Traditional Use Area. They requested formal consultation, access to cultural resource reports, and tribal monitoring. The County has provided the requested documentation, is engaged in consultation with Pala, and the project will be conditioned with an Archaeological and Tribal Monitoring Program.

As considered by the General Plan EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: implementation of an Archaeological and Tribal Monitoring Program, and conformance with the County's Cultural Resource Guidelines if resources are encountered. The General Plan EIR identified these mitigation measures as Cul 2.5. Details of the Archaeological and Tribal Monitoring Program are provided in the Grading Permit.

5(c) The GPU EIR concluded this impact to be less than significant. The site does 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 not located on geological formations that potentially contain unique paleontological 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.

5(e) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and the database from the South Coastal Information Center, it has been determined that the project is not likely disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human

remains. In the unlikely event that human remains are encountered onsite during earth-disturbing activities, GPU EIR mitigation measure Cul-4.1 would ensure that state and federal laws and regulations regarding human remains (i.e., Public Resources Code §5097.98, CEQA Guidelines §15064.5 and Health & Safety Code §7050.5) are followed.

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 less than significant. Therefore, the project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

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

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

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

4. Feasible mitigation measures contained within the GPU EIR (Cul-4.1), would be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
6. Energy Use – Would the Project:			
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐

Discussion
Energy use was not specifically analyzed within the GPU EIR as a separate issue area under CEQA. At the time, Energy Use was contained within Appendix F of the CEQA Guidelines and since then has been moved to the issue areas within Appendix G of the CEQA Guidelines. However, the issue of energy use in general was discussed within the GPU and the GPU EIR. For example, within the Conservation and Open Space Element of the GPU, Goal COS-15 promotes sustainable architecture and building techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment. GPU 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 GHGs. 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 result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during both the construction and operation phases of the project; however, the consumption is not expected to be wasteful, inefficient, or unnecessary for the following reasons.

During construction, the project would require the use of heavy construction equipment that would be fueled by gas and diesel. However, the energy use would be temporary, limited, and cease upon completion of construction activities. Construction would be conducted in compliance with local, state, and federal regulations (e.g., United States Environmental Protection Agency [USEPA] and the CARB engine emission standards, which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption, and limitations on engine idling times). Compliance with these regulations would minimize short-term energy demand during the project's grading to the extent feasible.

In addition, all new construction would be required to comply with the energy code in effect at the time of construction, which ensures efficient building construction. The project would also be required to comply with Title 24 energy standards for energy efficiency. Project design features that would result in lower energy use include enhanced energy efficiency, water-efficient landscaping and fixtures, low-VOC thermal insulation, electric vehicle (EV) charging in compliance with EV requirements in the most recently adopted version of the California Green Building Standards Code, Title 24, Part 11 (CALGreen), and diversion of construction waste in compliance with CALGreen Tier 2 standards. Additional measures, such as recycling and composting, would be employed by the project. Therefore, the construction and operation of the project is not expected to result in wasteful or inefficient use of energy, and impacts would be less than significant.

The proposed project would use only the amount of energy necessary for the construction and operation of the proposed rural single-family residence that is typical of this type of development. The proposed project would be consistent with the General Plan land uses and SANDAG growth projections. Therefore, the project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

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 proposed project includes the following energy conservation measures:

- Incorporation of Title 24 energy standards.
- Landscaping in compliance with the County's Water Conservation in Landscaping Ordinance.
- Low-VOC thermal insulation
- Construction and demolition recycling in compliance with County Ordinance Section 68.511 through 68.520 (Diversion of Construction and Demolition Materials from Landfill Disposal).
- EV charging in compliance with EV requirements in the most recently adopted version of CALGreen.

In addition, the project would be consistent with energy reduction policies of the County General Plan including policies COS-14.1 and COS-14.3. Additionally, the project would be consistent with sustainable development and energy reduction policies such as policy COS-15.4, through compliance with the most recent Title 24 standards Energy Efficiency Standards at the time of project construction. Therefore, the proposed project would implement energy reduction design features and comply with the most recent energy building standards consistent with applicable plans and policies. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

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

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

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

7. Geology and Soils – Would the Project:	**Significant Project Impact**	**Impact not identified by GPU EIR**	**Substantial New Information**
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) rupture of a known earthquake fault, (ii) strong seismic ground shaking or seismic-related ground failure, (iii) liquefaction, and/or (iv) landslides?	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and	☐	☐	☐

potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐

Discussion

7(a)(i) The GPU EIR concluded this impact to be less than significant. The project site is not located on or in proximity to any known active or potentially active fault traces. Other active fault zones in the region that could possibly affect the project site include the Newport-Inglewood-Rose Canyon Fault Zone System, Coronado Bank Fault, Elsinore Fault, San Diego Trough Fault Zone, San Clemente Fault Zone, and San Jacinto Fault. Due to the distance of these faults from the project site, project construction would not result in substantial adverse effects from ground surface rupture at any of these faults. Therefore, impacts would be less than significant.

7(a)(ii) The GPU EIR concluded this impact to be less than significant. The GPU EIR concluded this impact to be less than significant. To ensure the structural integrity of all buildings and structures, the proposed project must conform to the Seismic Requirements as outlined within the California Building Code. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved before the issuance of a building permit. The report would review the qualities of the soil, its expansive characteristics, relative compaction and any soil problem which if not corrected may lead to structural defects of buildings or structures constructed or to be constructed on the site. During the review of the building permit, the County Building Official shall review the report and ensure measures are taken to prevent structural damage to future buildings or structures constructed on the site. Therefore, compliance with the California Building Code and the County Building Code would ensure that the project would not result in a significant impact.

7(a)(iii) The GPU EIR concluded this impact to be less than significant. The GPU EIR concluded this impact to be less than significant. The project site is within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that there is liquefaction potential at the site. The project would be required to comply with the County’s Grading Ordinance and Building Code and conduct a soils investigation prior to approval of a building permit. Therefore, compliance with the California Building Code and the County Building Code would ensure that the project would not result in a significant impact.

As previously discussed, the GPU EIR determined impacts from liquefaction 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 in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

7(a)(iv) The GPU EIR concluded this impact to be less than significant. The project site is within a landslide susceptibility category as identified by the California Department of Conservation or in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the San Diego County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) (URS 2004). Landslide risk areas from the MJHMP were based on data including steep slopes (greater than 25 percent); soil series data (SANDAG based on U.S. Geologic Survey [USGS] 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to the 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 percent in grade because these soils are slide prone. As described in Section 7(a), the project must conform to the Seismic Requirements as outlined within the California Building Code and the County Code to ensure the structural integrity of the proposed buildings. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. The project grading also must conform to the grading requirements outlined in the County Grading Ordinance and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. Therefore, compliance with the Grading Plan, Geotechnical Investigation prepared by the registered Civil Engineer, Grading Ordinance, California Building Code, and the County Code would ensure the project would not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from landslides.

As previously discussed, the GPU EIR determined less than significant impacts from exposure to seismic-related hazards and soil stability. The proposed project would have a less than significant impact. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

7(b) The GPU EIR concluded this impact to be less than significant. The project would not result in substantial soil erosion or the loss of topsoil because the project would be required to comply with the County's Watershed Protection, Stormwater Management, and Discharge Ordinance. Compliance with these ordinances would ensure that the project would not result in any unprotected erodible soils, would not substantially alter existing drainage patterns, and would not develop on steep slopes. Additionally, the project would be required to implement BMPs per the Standard Development Project Storm Water Quality Management Plan (SWQMP) to prevent fugitive sediment. See Section 10, Hydrology and Water Quality, for a detailed discussion. Therefore, project impacts would be less than significant.

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 in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

7(c) The GPU EIR concluded this impact to be less than significant. Grading associated with the project would be required to conform to the grading requirements outlined in the County Grading, Clearing, and Watercourses Ordinance (Grading Ordinance) and be verified in the field by a licensed or registered Civil Engineer and inspected by County Grading Inspectors. In addition, a Soils Engineering Report is required as part of the Building Permit process to assure that the proposed buildings are adequately supported. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The

Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The Report must be approved by the County prior to the issuance of a Building Permit. Therefore, the Grading Plan prepared by the registered Civil Engineer and compliance with the Grading Ordinance ensure the project would not result in a potentially significant impact related to landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to Section 7(a)(iii) through (iv) listed above.

As previously discussed, the GPU EIR determined impacts from soil stability to be less than significant. As the proposed project would have a less-than-significant impact for the reasons listed 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(d) The GPU EIR determined impacts from expansive soils to be less than significant. The project site is not underlain by expansive soils. The project would be required to submit a Soils Engineering Report by a California Certified Engineering Geologist prior to grading. The soils report is required to include a surficial stability analysis with design recommendations. All geotechnical recommendations provided in the soils report would be followed during grading and construction of the project.

As previously discussed, the GPU EIR determined impacts from expansive soils 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 within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

7(e) The GPU EIR concluded this impact to be less than significant. The project would rely on sewer service provided by the Valley Center Municipal Water District and would not propose septic tanks or alternative wastewater disposal systems. 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 such, the project would not place septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting the tanks or system.

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

Conclusion

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

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

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

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

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

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

Discussion

A CAP Consistency Review Checklist was prepared for the project by Harris & Associates dated April 21, 2025. The following responses have incorporated the analysis from the report.

8(a) The GPU EIR concluded this impact to be less than significant with mitigation. Amendments to Section 15064.4 of the CEQA Guidelines were adopted to assist lead agencies in determining the significance of the impacts of GHG emissions. Section 15064.4 specifies that a lead agency "shall make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." Section 15064.4 also provides lead agencies with the discretion to determine whether to assess those emissions quantitatively or to rely on a qualitative analysis or performance-based standards.

Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem in the geographic area of the project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of GHG emissions." Therefore, a lead agency can make a finding of "less than significant" for GHG emissions if a project complies with adopted programs, plans, policies, and/or other regulatory strategies to reduce GHG emissions.

The County of San Diego has developed a Climate Action Plan (CAP) to implement climate actions that reduce GHG emissions and establish actions to achieve a goal of net zero carbon emissions by 2045. The CAP establishes emission reduction targets of 43.6 percent emissions reductions below 2019 levels by 2030 and 85.4 percent below 2019 levels by 2045. This CAP sets GHG reduction targets and a net zero goal in alignment with the 2022 Scoping Plan. The CAP's attainment of the County's GHG reduction targets is the result of (1) several initiatives to be directly implemented by the County and (2) incorporating GHG-reduction features into the construction and operation of development projects (including County-initiated and privately-initiated projects).

The CAP Consistency Review Checklist establishes a two-step process that project proponents shall follow to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance.

Step 1 of the Checklist assesses a project's consistency with the growth projections used in the CAP to estimate future GHG emissions from activities occurring in the unincorporated area and County facilities and operations. Because the CAP uses growth projections based on implementation of the adopted General Plan, the first step in determining a project's consistency with the CAP is to demonstrate its consistency with the regional categories and land use designations of the General Plan. All projects must demonstrate consistency with existing General Plan regional categories, land use designations, and the uses and development density and intensity allowed under the Zoning Ordinance.

If a project is consistent with the General Plan, then Step 2 of the Checklist should be completed. If a project is not consistent with the regional categories or land use designations of the General Plan, then it shall not use the CAP Consistency Checklist for CEQA streamlining.

Step 2 of the Checklist sets forth CAP measures and actions in the form of "consistency requirements" that project proponents are required to incorporate into their projects to demonstrate compliance with the CAP. Project proponents are required to demonstrate project consistency with the CAP consistency requirements or demonstrate why the requirements are not applicable to their project.

Projects that are consistent with the CAP, as determined using Steps 1 and 2 in this Checklist, may rely on the CAP for the cumulative impacts analysis of GHG emissions under CEQA. Projects that are not consistent with the CAP as determined by Steps 1 or 2 of the Checklist, shall not use the CAP Consistency Checklist for CEQA streamlining.

As previously described, the proposed commercial storage facility would be consistent with the Rural Commercial (C40) land use and zoning designations for the site. Therefore, the project may rely on the CAP for the cumulative impacts analysis of GHG emissions under CEQA.

As described in the CAP Consistency Review Checklist and required by County laws and regulations, the project would implement the following design features (included as conditions of approval by the County):

1. Low-flow plumbing fixtures, in compliance with CALGreen, which requires a 20 percent increase in indoor water use efficiency and use of indoor water-efficient irrigation systems.
2. The project will achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code (CALGreen), Title 24, Part 11, Appendix A5 Nonresidential Voluntary Measures, Division A5.6, Tier 2.
3. The project will ensure that the newly constructed commercial storage buildings comply with 2022 CALGreen Section A5.601.3, Tier 2 for energy efficiency.
4. The project will comply with 2022 CALGreen Section A5.303.2.3.2 Tier 2 Water Efficiency and Conservation Requirements and use three elective measures from Sections A5.303, A5.304, and A5.305 as follows:
    - A5.303.2.3.2 Tier 2 – 20-percent savings.
    - A5.304.2 Outdoor water use.
    - A5.304.6 Restoration of areas disturbed by construction.

5. Comply with the County's Water Conservation in Landscaping Ordinance with automatically controlled efficient system and use of native plant species and non-invasive drought tolerant/low water use plants in landscaping plan.
6. Comply with County Ordinance Section 68.511 through 68.520 (Diversion of Construction and Demolition Materials from Landfill Disposal), which requires recycling of 90 percent of inert and 65 percent of all other materials from construction projects.
7. Comply with the County's Strategic Plan to Reduce Waste (2017) through the support of commercial composting programs to reduce organic waste and comply with established waste diversion requirements.
8. Comply with the County's Grading Ordinance and SDAPCD's fugitive dust rules outlined in Section 87.426 of the County's Grading Ordinance.
9. Utilize architectural coatings compliant with SDAPCD Rule 67.
10. Utilize low-VOC thermal insulation
11. The project would not result in any wasteful, inefficient, or unnecessary energy usage (see Section VI above).
12. The project will install Electric Vehicle (EV) charging infrastructure in compliance with the 2022 CALGreen requirements for Tier 2 standards as outlined in Appendix A5, Section A5.601.3 (Tier 2).
13. The project would have a less-than-significant impact from VMT (see Section 17 below).

The measures above are also consistent with County General Plan mitigation measures CC-1.1, CC-1.11, CC-1.17, which encourage incentives for energy efficient development, implementation of the Ordinance Relating to Water Conservation for Landscaping, and implementation of a construction waste recycling program.

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

8(b) The GPU EIR concluded this impact to be less than significant. As described above, the project would not result in a cumulatively considerable contribution to global climate change with implementation of GPU mitigation measures CC-1.1, CC-1.11, CC-1.17, which encourage incentives for energy efficient development, implementation of the Ordinance Relating to Water Conservation for Landscaping, and implementation of a construction waste recycling program. As such, the project would be consistent with County goals and policies included in the County General Plan that address GHG reductions.

The project is consistent with the County's General Plan land use designation of Rural Commercial (C40). Through its goals, policies, and land use designations, the County's General Plan aims to reduce countywide GHG emissions. The project would result in a less than significant impact from VMT. Therefore, the project would not conflict with SANDAG's recently adopted San Diego Forward: the 2021 Regional Plan, which includes a Sustainable Communities Strategy (SCS) as required by SB 375. Because the project's proposed land uses are consistent with the County's General Plan land use designation, the project would not conflict with the General Plan or SANDAG's Regional Plan and would not result in growth beyond what was assumed in the regional growth forecasts. Therefore, the project's impacts related to GHG emissions would be less than significant.

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

Conclusion
With regards to the issue area of Global Climate Change, the following findings can be made:

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

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

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
9. Hazards and Hazardous Materials – Would the Project:			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐
c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐
d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐

e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐
h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?	☐	☐	☐

Discussion

A Phase I Environmental Site Assessment (ESA) was prepared for the proposed project by TA-Group DD LLC dated July 18, 2025. The following responses have incorporated the analysis from the report.

9(a) The GPU EIR concluded this impact to be less than significant. Project construction would involve the transport of gasoline and other petroleum-based products associated with construction equipment. These materials are considered hazardous as they could cause temporary localized soil and water contamination. Incidents of spills or other localized contamination could occur during refueling, operation of machinery, undetected fluid leaks, or mechanical failure. However, all storage, handling, and disposal of these materials are regulated by the California Department of Toxic Substances Control, the USEPA, and the Valley Center Fire Protection District. In addition, a Phase I Environmental Site Assessment was prepared for the project site. The assessment revealed no evidence of a recognized environmental condition in connection with project site. The project would not result through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Operation of the project would not introduce a significant source of hazardous materials on-site. The operation of the self-storage facility would require the storage of cleaning supplies and other related chemicals. However, these materials are not acutely hazardous, and the project would handle and store these materials consistent with all applicable regulations. Landscaping activities including any pesticide or herbicide use would be conducted consistent with applicable regulations.

All construction and operational activities involving the transportation, usage, and disposal of hazardous materials would be subject to all applicable federal, state, and local requirements, which would reduce impacts associated with the use and handling of hazardous materials during construction to less than significant. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

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

9(b) The GPU EIR concluded this impact to be less than significant. The project is not located within 0.25 mile of an existing or proposed school. The closest school is Valley Center Elementary approximately 1.3 miles from the project site. The project does not propose any hazardous emissions or handling of hazardous or acutely hazardous materials or substances. Furthermore, the project is required to comply with applicable regulations pertaining to hazardous waste to ensure that impacts related to hazardous emissions and schools is less than significant.

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

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

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

9(d) The GPU EIR concluded this impact to be less than significant with mitigation. The project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. The project is not located within 2 miles of an airport. Furthermore, the project does not propose construction of any structure equal to or greater than 150 feet in height that would constitute a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area.

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

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

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

The GPU EIR concluded this impact to be less than significant with mitigation. The project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

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

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

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

9f)(v) DAM EVACUATION PLAN:
The project is not located within a 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. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted dam evacuation plan.

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

9(g) The GPU EIR concluded this impact as significant and unavoidable. The project is within the State Responsibility Area (SRA) and within a Very High Fire Hazard Severity Zone (FHSZ). However, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards would occur during the grading permit and/or building permit process. Therefore, based on the location of the project and review of the project by County staff, through compliance with the Consolidated Fire Code and through compliance with the San Diego County Fire Authority, the project is not anticipated to expose people or structures to a significant risk of loss, injury, or death involving hazardous wildland fires. Moreover, the project would not contribute to a cumulatively considerable impact, because all past, present, and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

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

9(h) The GPU EIR concluded this impact as less than significant. The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g., artificial

lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that would produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project would not substantially increase exposure to vectors, including mosquitoes, rats, or flies.

As previously discussed, the GPU EIR determined less than significant impacts with mitigation from vectors. The proposed project would also have a less-than-significant impact. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion
With regards to the issue area of Hazards and Hazardous Materials, the following findings can be made:

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

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

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
10. Hydrology and Water Quality – Would the Project:			
a) Violate any waste discharge requirements?	☐	☐	☐
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?	☐	☐	☐
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)?			
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?	☐	☐	☐
f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐
g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?	☐	☐	☐
h) Provide substantial additional sources of polluted runoff?	☐	☐	☐
i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?	☐	☐	☐
j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐
k) Expose people or structures to a significant risk of loss, injury or death involving flooding?	☐	☐	☐
l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?	☐	☐	☐
m) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐

Discussion

A Drainage Report was prepared for the proposed project by REC Consultants, INC dated May 8,2024. In addition, a Priority Development Plan (PDP) Stormwater Quality Management Plan (SQMP) was prepared for the proposed project by Alidade Engineering, dated December 18, 2024. The following responses have incorporated the analysis from the reports.

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

management plans are prepared for both phases of the development project (construction and operation).

During the construction phase, the project would prepare and implement a SWPPP. The SWPPP would implement typical erosion control BMPs, such as hydraulic stabilization hydroseeding on disturbed slopes; use of mulch, straw, wood chips, and soil application on disturbed flat areas, energy dissipater outlet protection for water velocity control; fiber rolls, gravel and sand bags, storm drain inlet protection for sediment control; stabilized construction entrance for offsite tracking of sediment; and measures to control materials management and waste management. The SWPPP would be prepared in accordance with Order No. 2009-009-DWQ, National Pollutant Discharge Elimination System (NPDES) Order CAS000002 Construction General Permit adopted by the State Water Resources Control Board (SWRCB) on September 2, 2009.

During the post-construction phase, as outlined in the Drainage Report and Grading Plan, the project would implement site design, and source control BMPs to prevent potential pollutants from entering storm water runoff in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

The project's conformance to the waste discharge requirements of both the Construction General Permit and MS4 storm water permits listed above ensures the project would not create cumulatively considerable water quality impacts and addresses human health and water quality concerns. Therefore, the project would not contribute to a cumulatively considerable impact to water quality from waste discharges.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, the proposed project would have a less-than-significant impact to water quality standards through ordinance compliance as 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(b) The GPU EIR concluded this impact to be significant and unavoidable. The project site lies in the Valley Center (903.14) hydrologic sub-area within the San Luis Rey hydrologic unit. According to the Clean Water Act section 303(d) list, the lower San Luis Reyis impaired for selenium, phosphorus, chloride, total dissolved solids (TDS), and indicator bacteria like Enterococcus and total coliform. The project could contribute to release of these pollutants; however, the project would comply with the WPO and implement site design measures and source control BMPs to prevent a significant increase of pollutants to receiving waters.

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

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

As previously discussed, the GPU EIR determined 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 to water quality standards and groundwater supplies and recharge with the implementation of project conditions listed in Section 10(a), which are consistent with GPU mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

10(d) The GPU EIR concluded this impact to be significant and unavoidable. The project is within the service area of the Valley Center Municipal Water District that obtains water from imported sources. The project would not use groundwater for its potable water supply. The project would incrementally increase demand for potable water and non-potable water for irrigation. Given that Water Management Plans use projections in local planning documents and that the project is consistent with the County General Plan land use designation and zoning, potable water demands of the project (that would include groundwater) would be similar to those accounted for in Valley Center Municipal Water District's 2020 Urban Water Management Plan and 2020 Water Shortage Contingency Plan. Consequently, significant impacts to groundwater resources are not anticipated with development of the project. In addition, the project does not involve operations that would interfere substantially with groundwater recharge. 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. 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(e) The GPU EIR concluded this impact to be less than significant with mitigation. The project would not result in substantial erosion or siltation on or off-site because storm water quality management plans are prepared for both the construction and post-construction phases of the development project. During the construction phase, the project would prepare and implement a SWPPP. The SWPPP would implement typical erosion control BMPs, such as hydraulic stabilization hydroseeding on disturbed slopes; mulch, straw, wood chips, and soil application on disturbed flat areas, energy dissipater outlet protection for water velocity control; fiber rolls, gravel and sand bags, storm drain inlet protection for sediment control; stabilized construction entrance for offsite tracking of sediment; and measures to control materials management and waste management.

Preconstruction the site generally drains in a western direction towards Old Road where it then drains north. However, a small portion (0.179 ac) of the site drains to the east towards Valley Center Road. Post construction drainage would almost completely maintain the same drainage patterns as the pre-developed condition, except the area draining to the east would be rerouted west towards Old Road. The runoff from the developed project site would first arrive at a large portion of the project that is composed of pervious pavement (detaining some of the runoff) and runoff would be released slowly to one infiltration basin. The infiltration basin would include an ADS Aquabox System or equivalent beneath which would act as a spillway such that peak flows can be discharged to the receiving storm drain system.

The SWPPP would be prepared in accordance with Order No. 2009-009-DWQ, NPDES Order CAS000002 CGP adopted by the SWRCB on September 2, 2009. During the post-construction phase, as outlined in the PDP SWQMP dated June 1, 2020, the project would implement site

design and source control BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP would be prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013- 0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

The SWPPP and SWQMP specify and describe the implementation process of all BMPs that would address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream receiving waters. The Department of Public Works would ensure that these Plans are implemented as proposed.

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

10(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Drainage Report determined that the proposed project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. See Section 10(e) for further discussion on on-site drainage patterns.

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 with regards to flooding with design features and improvements consistent with GPU 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(g) The GPU EIR concluded this impact to be less than significant with mitigation. Pursuant to the Drainage Report prepared for the project, and as described above in Section 10(e) and 10(f), the proposed project would generally maintain the existing pre-development on-site drainage pattern. Post development drainage would be at or below pre-development rates of discharge with implementation of design features and improvements consistent with GPU mitigation measures (Hyd-1.2 through Hyd-1.5).

As previously discussed, the GPU EIR determined impacts to exceed capacity of stormwater systems as less than significant with mitigation. The proposed project would have a less-than-significant impact with regards to exceeding the capacity of stormwater systems with 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(h) The GPU EIR concluded this impact to be significant and unavoidable. The project has the potential to generate pollutants. The multi-purpose infiltration basin located within the project site was designed to be integrated to meet both the pollutant control and flow control requirements.

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 Section 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 Federal Emergency Management Agency (FEMA) or County-mapped floodplains were identified on the project site. The project site is identified by FEMA as an "Area of Minimal Flood Hazard." Additionally, no habitable structures are proposed as part of the project. Therefore, the project would not place housing within a County or federal floodplain or flood way.

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

10(j) The GPU EIR concluded this impact to be less than significant with mitigation. No FEMA or County-mapped floodplains were identified on the project site. The project site is identified by FEMA as an "Area of Minimal Flood Hazard." Additionally, no habitable structures are proposed as part of the project. Therefore, the project would not place housing within a County or federal floodplain or flood way.

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

10(k) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not propose development within any identified special flood hazard area. As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area and emergency response and evacuation plans as less than significant with mitigation. The proposed project would have a less-than-significant impact for the reasons detailed above. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

10(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. The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County.

As previously discussed, the GPU EIR determined impacts from dam inundation and flood hazards and emergency response and evacuation plans as less than significant with mitigation. The proposed project would have a less-than-significant impact for the reasons detailed above. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

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 Section 7(a)(iv).

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

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

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

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

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

4. Feasible mitigation measures contained within the GPU EIR (Hyd-1.2 through Hyd-1.5) would be applied to the project. The mitigation measures, as detailed above, requires the project applicant to comply with the guidelines for determining significance for Hydrology and Water Quality as well as for Dam Inundation, the Watershed Protection Ordinance, Stormwater Standards Manual, and the Resource Protection Ordinance.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. Land Use and Planning – Would the Project:			
a) Physically divide an established community?	☐	☐	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐

Discussion
11(a) The GPU EIR concluded this impact to be less than significant with mitigation. The project proposes the development of a commercial storage facility on a lot that is surrounded by similar rural commercial uses and rural single-family residences. No component of the project would introduce a barrier or division to, or otherwise result in a conflict with, the surrounding residential development or other established community. Because the project would occur within existing

parcel boundaries, the proposed project would not significantly disrupt or divide the established community.

As previously discussed, the GPU EIR concluded physically dividing an established community as less than significant with mitigation. However, the proposed project would have no impact for the reasons detailed above. Therefore, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

11(b) The GPU EIR concluded this impact to be less than significant. The project proposes the development of a commercial storage facility, which is consistent with the Rural Commercial (C40) land use and zoning designations for the project site. Surrounding land uses consist of similar rural commercial uses to the south and southeast and rural single-family residences to the west, south, and east. The project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts would be less than significant.

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

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

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

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

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
12. Mineral Resources – Would the Project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐

12(a) The GPU EIR determined that impacts to mineral resources would be significant and unavoidable. The project site is not classified by the California Department of Conservation – Division of Mines

and Geology as an area of "Potential Mineral Resource Significance." The project site is surrounded by developed rural commercial and rural residential land uses which would be incompatible with future extraction of mineral resources on the project site. A future mining operation at the project site would create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Additionally, the project site is less than 5 acres in size. Therefore, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value since the mineral resource extraction would not occur at the site 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 a Mineral Resource Zone, nor is it located within 1,300 feet of such lands. Therefore, the project would not result in the loss of availability of locally important mineral resource(s). Therefore, no potentially significant loss of availability of a locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan, or other land use plan would occur as a result of this project. The project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

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

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

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

4. 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
13. Noise – Would the Project:			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐

Discussion

A Noise Study was prepared for the proposed project by Ldn Consulting, Inc., dated April 8, 2025. The following responses have incorporated the analyses from the report.

13(a) The GPU EIR concluded this impact to be less than significant with mitigation. The project site is zoned Rural Commercial (C40) and surrounding properties are zoned Rural Commercial (C40), and Rural Residential (RR).The project would not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

Noise Ordinance – Section 36-404: Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line. The project is zoned Rural Commercial (C40) and surrounding properties are zoned Rural Commercial (C40), and Rural Residential (RR). Section 36.404 of the Noise Ordinance sets a most restrictive operational exterior noise limit for the RR noise sensitive land uses of 50 dBA Leq for daytime hours of 7 a.m. to 10 p.m. and 45 dBA Leq during the noise sensitive nighttime hours of 10 p.m. to 7 a.m. The project site noise level limit is 60 dBA Leq for daytime hours of 7 a.m. to 10 p.m. and 55 dBA Leq during the noise sensitive nighttime hours of 10 p.m. to 7 a.m. According to the noise ordinance when different zones adjoin, the limit is based on the arithmetic mean of the different zone noise level limit. Most of the project components would only operate during the daytime hours but a few may operate during nighttime or early morning hours and therefore the most restrictive and conservative approach is to apply the 50 dBA Leq nighttime standard at the property lines.

The project operations would occur during the daytime and overnight hours. On-site operational noise sources would include vehicle movements to bring or remove storage and rooftop mechanical ventilation units (HVAC) to provide climate control for the office. The proposed HVAC unit would be shielded by a metal screen that would provide a minimum 5 dBA noise reduction for a reference noise level of 62 dBA at 3 feet. The noise levels for each source along with the calculated hourly noise levels based upon individual operating times are shown below in Table 5 Operational Noise Levels (Nearest Property Line) for the nearest property line.

Table 5: Operational Noise Levels (Nearest Property Line)

Source	Reference Noise Level (dBA)	Reference Distance (feet)	Quantity	Distance to Nearest	Noise Reduction due to	Resultant Cumulative

				Property Line (feet)	Distance (dBA)	Noise Level (dBA0
Moving Truck	63.2	4	1	44	-20.8	42
HVAC	62.0	3	1	240	-38.0	24
Cumulative Noise Level at Property Line (dBA)						42
Property Line Standard						50
Complies with Chapter 10.080.040						Yes

Source: LdN Consulting INC 2024

As shown the combined noise levels at the adjacent property line based upon distance separation, shielding, and limited duty-cycles were projected to be 43 dBA, which is below the City's 50 dBA nighttime noise threshold.

Noise Ordinance – Section 36-410: Temporary construction noise is subject to the County's 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically an existing residence. It is not anticipated that the project would operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM. The project would not generate construction noise in excess of Noise Ordinance standards. Construction operations would occur only during permitted hours of operation. In addition, the following BMPs would be adhered to whenever possible:

- Turn off equipment when not in use.
- Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- Use equipment with effective mufflers.
- Minimize the use of backup alarms.
- Equipment staging areas should be placed at locations away from noise-sensitive (occupied) receivers.

As previously discussed, the GPU EIR determined impacts from excessive noise levels to be less than significant with mitigation. The project would have a less-than-significant impact with the incorporation of BMPs. Therefore, the project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

13(b) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not propose any blasting or rock crushing during the grading operations. In addition, project operation does not involve any vibration producing equipment that would exceed applicable vibration levels at the adjoining property line.

As previously discussed, the GPU EIR determined impacts from excessive groundborne vibration to be less than significant with mitigation. 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.

13(c) As indicated in the response listed under Section 13(a), the project is a self storage facility and 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 levels 10 dB CNEL over existing ambient noise levels.

As previously discussed, the GPU EIR determined impacts from permanent increase in ambient noise levels 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 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. Temporary construction noise was assessed and would be subject to the County 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically an existing residence.

As previously discussed, the GPU EIR determined impacts from temporary increase in ambient noise levels to be less than significant with mitigation. However, the proposed project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the project would be consistent with the analysis 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 ALUCP for airports or within 2 miles of a public airport or public use airport. Therefore, the project would be consistent with the analysis 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. Therefore, the proposed project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
14. Population and Housing – Would the Project:			
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐

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 proposes development of a commercial storage facility on a lot with a single-family residence and storage site that is surrounded by similar rural commercial uses and rural single-family residences. The project would remove the one single-family residence and would not provide housing or otherwise induce population growth. The proposed project is consistent with the existing land use and zoning designations for the site. Therefore, implementation of the proposed project would not directly or indirectly induce substantial unplanned population growth, and impacts would be less than significant.

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

14(b) The GPU EIR concluded this impact to be less than significant. The project would remove the one single-family residence, which would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The proposed project is consistent with the existing land use and zoning designations for the site. Therefore, implementation of the proposed project would not directly or indirectly induce substantial unplanned population growth, and impacts would be less than significant.

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

14(c) The GPU EIR concluded this impact to be less than significant. The project would remove the one single-family residence, which would not displace substantial numbers of existing people, necessitating the construction of replacement housing elsewhere. Impacts would be less than significant.

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

Conclusion

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

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

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

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

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

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

Discussion

15(a) The GPU EIR concluded this impact to be less than significant with mitigation, with the exception of school services, which remained significant and unavoidable. The project includes development of a commercial storage facility, which is consistent with the existing Rural Commercial (C40) land use and zoning designations for the site. The project would not result in population growth and therefore would not result in the need for significantly altered public services or facilities including, but not limited to, fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times, or other performance service ratios or objectives for any public services. An electronic security gate would control access to the storage facility at the proposed driveway along Valley Center Road for purposes of security, which would be equipped with a Knox override switch to provide emergency access. The commercial storage facility would be served by existing public services. The commercial storage facility would not result in increased demand for existing neighborhood and regional parks or other recreational facilities. Therefore, the project would not result in the need for new or physically altered governmental facilities, the construction of which would cause a significant impact on the environment. Impacts would be less than significant. The project's effect on public parks is discussed in response 16(a) and response 16(b).

Based on the discussion above, the project would not result in the need for significantly altered services or facilities. As previously discussed, the GPU EIR determined impact to fire protection services, police protection services, and other public services as significant with mitigation, while school services remained significant and unavoidable. However, as the project would have a less-than-significant impact for the reasons stated above, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

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

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

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

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

Discussion

16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The project includes development of a commercial storage facility, which is consistent with the existing Rural Commercial (C40) land use and zoning designations for the site. Surrounding land uses consist of similar rural commercial development to the south and southeast and rural single-family residences to the west, south, and east. The proposed commercial storage facility would not increase local population or otherwise 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. Impacts would be less than significant.

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

16(b) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the project would have no impact from the construction or expansion of recreational facilities.

As previously discussed, the GPU EIR determined impacts related to construction of new recreational facilities to be less than significant. As the proposed project would have no 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
17. Transportation and Traffic – Would the Project:			
a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	☐	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☐

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

Discussion

17(a) The GPU EIR concluded this impact to be significant and unavoidable. The project would develop a commercial storage facility that would serve the community of Valley Center. The proposed project would not interfere with existing pedestrian, bicycle, and transit facilities surrounding the project site. Therefore, the project would not conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system and impacts would be less than significant.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to unincorporated County traffic and LOS standards. The County standard for the LOS on Mobility Element roads is LOS D. The project would have a less-than-significant impact 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 GPU EIR includes policies in the Land Use and Mobility Elements that address traffic and LOS standards. The relevant policies are: LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.2, M-1.3, M-2.1, M-2.2, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2. These policies promote the reduction of vehicle trips, limit high-traffic uses in rural and semi-rural areas, encourage uses that would reduce the frequency of employee vehicle trips, require development to mitigate the significant impacts to existing service levels of public facilities, provide for an interconnected road network, encourage alternative transportation, establish LOS criteria, and apply appropriate road standards to future development. Adherence to these policies will further reduce impacts associated with County traffic and LOS standards from future development.

General Plan Policy M-2.1 sets forth the requirements for LOS. Policy M-2.1 requires development projects to provide associated road improvements necessary to achieve a LOS D or higher on all Mobility Element roads except for those where a failing LOS has been accepted by the County pursuant to the criteria specifically identified in the General Plan. When development is proposed on roads where a failing LOS has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.

In addition to policy in the General Plan, the GPU EIR identifies mitigation measures that would partially mitigate this significant and unavoidable impact. The mitigation measures applicable to the project are as follows:

- **GPU MM Tra-1.3** is the implementation of County Public Road Standards during review of new development projects. Tra-1.3 also includes revision of the Public Road Standards to include a range of road types according to Regional Category context. Application of this measure will ensure that LOS standards are met when feasible and that appropriate road types are assigned based the specifics of the development.
- **GPU MM Tra-1.4** is the implementation, and revision as necessary, of the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects

of projects and require mitigation when significant impacts are identified. This measure will ensure that appropriate site design and mitigating measures are applied to minimize traffic increases and road deficiencies associated with future development under the General Plan Update.

- **GPU Tra-1.7** is the implementation of the San Diego County Transportation Impact Fee (TIF) Ordinance, which defrays the costs of constructing planned transportation facilities necessary to accommodate increased traffic generated by future development. This measure will help reduce financial barriers associated with accommodating increased traffic and/or meeting LOS standards.

The project will be built to public road standards (GPU MM Tra-1.3), would comply with the County Guidelines for Determining Significance for Transportation and Traffic dated August 24, 2011 (GPU MM Tra-1.4), and would pay a fair share contribution into the County's Transportation Impact Fee (TIF) Ordinance.

The project is consistent with General Plan policies for the reduction of impacts from traffic and transportation and would implement the relevant and feasible mitigation measures from the GPU EIR. Therefore, the project would result in a less than significant impact on traffic and transportation. The GPU EIR concluded this impact to be significant and unavoidable.

The Guidelines for Determining Significance Transportation and Traffic, August 24, 2011 (Appendix C), are the applicable guidelines and standards associated with projects consistent with the General Plan. GPU EIR mitigation measure Tra-1.4 requires implementation of the Guidelines for Determining Significance for Transportation and Traffic to, in part, require mitigation when significant impacts are identified. These 2011 Guidelines ensure that General Plan-consistent projects reduce impacts and mitigate to the extent feasible providing for analysis and disclosure of impacts addressed in the GPU EIR.

Since the GPU EIR was certified, CEQA Guidelines Section 15064.3 was revised to make vehicle miles traveled (VMT) the metric for evaluating a project's transportation impacts. In accordance with GPU EIR mitigation measure Tra-1.4, the County revised these Guidelines for Determining Significance for Transportation and Traffic to update following passage of Senate Bill 743 requiring VMT analysis under CEQA and replacing LOS as the standard. Because the GPU EIR was certified prior to passage of SB 743, the County Guidelines for Determining Significance for Transportation and Traffic applicable to General Plan-consistent projects remain the August 24, 2011, Guidelines prepared to analyze traffic and transportation and mitigate any significant effects of projects consistent with the General Plan.

CEQA 21083.3 and CEQA Guidelines Section 15183 set forth the requirements for projects that are consistent with the County General Plan. CEQA Guidelines Section 15183(a) mandates that projects which are consistent with the development density established by the General Plan policies for which the GPU EIR was certified shall not require additional environmental review, except as necessary to examine if there are any project effects that result in new or more severe impacts to traffic and transportation. Because the project is consistent with the General Plan, and all impacts from traffic and transportation would be reduced to a level of less than significant with application of existing General Plan policies and GPU EIR mitigation measures, the project would not result in any peculiar impacts.

The project includes a commercial storage facility intended to serve the community of Valley Center. Pursuant to the current CEQA Guidelines, the project qualifies as "locally serving" and is therefore not required to prepare a VMT analysis. Based on the SANDAG trip generation rates,

the 69,000-square-foot facility is estimated to generate 138 daily trips which is less than the 200 daily trips threshold criteria for requiring a traffic impact study. Lastly, the project will address cumulative impacts through payment of a Transportation Impact Fee (TIF).

As previously discussed, the GPU EIR concluded this impact to be significant and unavoidable. The project would not conflict with an applicable congestion management program and would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

17(c) The GPU EIR concluded this impact to be less than significant with mitigation. The project site is not located within an Airport Influence Area, Airport Safety Zone, ALUCP Area, Aviation 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 private driveway onto Valley Center Road would meet County design standards and provide adequate sight distance.

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

17(e) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed project would not result in inadequate emergency access. The proposed driveway along Valley Center Road would be constructed to a minimum of 16-feet in width and would meet County Fire Code Standard 503.2.6. 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. An electronic security gate would control access to the storage facility at the proposed driveway along Valley Center Road, and would be equipped with a Knox override switch to provide emergency access.

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 with the implementation of project conditions of approval for adherence to the building and fire codes, 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, bicycle, or pedestrian facilities.

The project has been reviewed for consistency with the Valley Center Road Corridor Concept Plan. The Concept Plan establishes design standards and circulation improvements intended to enhance safety, multimodal mobility, and corridor performance along Valley Center Road. As part of the project, a Centerline Letter was prepared to evaluate the applicable frontage and circulation requirements. The analysis concluded that, with implementation of the centerline dedication and associated improvements, the project is consistent with the adopted Concept Plan.

Although the project access is proposed to shift from Valley Center Road to Old River Road, this change does not trigger any additional improvements under the Corridor Concept Plan and does not conflict with any adopted policies related to public transit, bicycle, or pedestrian facilities. The project does not propose modifications that would reduce safety or otherwise degrade the performance of facilities addressed in the Concept Plan. Therefore, the project would not conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, nor would it decrease the performance or safety of such facilities.

In addition, 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 would be applied to the project. The mitigation measures, as detailed above, would require the project applicant to comply with the County Public Road Standards, Guidelines for Determining Significance, coordinate with other jurisdictions to identify appropriate mitigation and implement the Building and Fire Codes to ensure adequate services are in place.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
18. Tribal Cultural Resources – Would the Project:			
a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically	☐	☐	☐

defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe. ☐ ☐ ☐

Discussion

Tribal Cultural Resources use was not specifically analyzed within the GPU EIR as a separate issue area under CEQA. At the time, archaeological resources and human remains were discussed under GPU EIR Section 2.5 Cultural and Paleontological Resources. In 2019, the issue of Tribal Cultural Resources was separated into its own section within Appendix G of the CEQA Guidelines to incorporate the two 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 Tribal Cultural Resources was determined to be significant with mitigation.

18(a) A Negative Cultural Resources Survey Report was prepared for the project by BFSA Environmental Services, dated June 19, 2024. The report did not identify any historical or archaeological resources at the project site. As a precautionary measure for any inadvertent discoveries, the project will still be conditioned to include Archaeological and Tribal Monitoring, as well as a Cultural Resources Treatment Agreement and Preservation Plan throughout all grading activities.

The County initiated coordination with California Native American tribes traditionally and culturally affiliated with the project site on August 22, 2025. The following tribes requested further discussion regarding the project: Pala Band of Mission Indians and Rincon Band of Luiseño Indians. The County met with Pala Band of Mission Indians on December 1, 2025 and they stated on March 4, 2026 that they had no concerns and no additional coordination was conducted. The County met with the Rincon Band of Luiseño Indians on February 25, 2026, and they did not want to discuss the project. As a result, the County stated that no additional coordination would occur on March 3, 2026. Therefore, no tribal cultural resources were identified during discussions and coordination with the tribes. As such, there are no impacts to tribal cultural resources.

As previously stated, Tribal Cultural Resources were analyzed within the GPU EIR within Section 2.5, Cultural and Paleontological Resources, and was determined to be significant with mitigation. However, the proposed project would have no impact for the reasons detailed above. Therefore,

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

Conclusion
With regards to the issue area of Tribal Cultural 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 no project specific impacts would occur.

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

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐

Discussion

19(a) The GPU EIR concluded this impact to be less than significant with mitigation. The project includes development of a commercial storage facility, which is consistent with the Rural Commercial (C40) land use and zoning designations for the project site. The project is located within the Valley Center Municipal Water District boundaries. The project does not propose to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Therefore, the project would be consistent with the wastewater treatment requirements of the RWQCB.

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

19(b) The GPU EIR concluded this impact to be less than significant with mitigation. The project includes development of a commercial storage facility, which is consistent with the Rural Commercial (C40) land use and zoning designations for the project site. The project site and existing surrounding residences are served by Valley Center Municipal Water District. Therefore, the project would not require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

As previously discussed, the GPU EIR determined impacts to adequate water supplies be less than significant with mitigation. However, the proposed project would have a less-than-significant 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 less than significant with mitigation. The project involves new storm water drainage facilities, including a propose infiltration basin; however, these storm water drainage facilities would not result in additional adverse physical effects as described in Section 10, Hydrology and Water Quality.

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.

19(d) The GPU EIR concluded this impact to be significant and unavoidable. The project would receive water from the Valley Center Municipal Water District, which has adequate water to serve the commercial storage facility. For instance, the proposed commercial storage facility is consistent with the Rural Commercial (C40) land use and zoning designations for the project site and therefore, was planned for in Valley Center Municipal Water District's water demand projections. The commercial storage facility would result in negligible long-term operational water demand. As the proposed project would have a less-than-significant impact, 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(e) The GPU EIR concluded this impact to be less than significant with mitigation. The project would require wastewater services from the Valley Center Municipal Water District, which has adequate services available to serve the commercial storage facility. Therefore, the project would not interfere with any wastewater treatment provider's service capacity.

As previously discussed, the GPU EIR determined impacts to adequate wastewater facilities be less than significant with mitigation. However, the proposed project would have a less-than-significant impact 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(f) The GPU EIR concluded this impact to be significant and unavoidable. The project includes development of a commercial storage facility, which is consistent with the Rural Commercial (C40) land use and zoning designations for the project site and therefore, was planned for in the County's solid waste disposal projections. The commercial storage facility would result in negligible long-term operational solid waste generation. 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.

19(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
20. Wildfire – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:			

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts in the environment?	☐	☐	☐
d) Expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?	☐	☐	☐

Discussion

Wildfire was analyzed in the GPU EIR within Section 2.7, Hazards and Hazardous Materials. The guidelines for determining significance stated: the proposed GPU 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.

20(a) The GPU EIR concluded this impact to be significant and unavoidable. The site is located within SRA. The project site is within the authority of the Valley Center Fire Protection District and CAL FIRE and is located approximately 0.4 mile (driving distance) from the nearest fire station, which is located at 28234 Lilac Road. The expected emergency travel time to the proposed Project would be 2 minutes. Therefore, the project would meet the required travel response time of 5 minutes. Access would be provided by the proposed private driveway along Valley Center Road. An electronic security gate would control access to the storage facility at the proposed driveway along Valley Center Road, and would be equipped with a Knox override switch to provide emergency access.

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.

20(b) The GPU EIR concluded this impact to be significant and unavoidable. The project is within a Very High Fire Hazard Severity 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 EIR mitigation measures Haz-4.2 and Haz-4.3. In addition, the project is consistent with the Zoning Ordinance and the allowable

development density established under the GPU. 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 with the implementation of GPU EIR mitigation measures Haz-4.2 and Haz-4.3 for the implementation of brush management and compliance with the building and fire codes. 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.

20(c) The GPU EIR concluded this impact to be significant and unavoidable. The project would require the installation and maintenance of a new private driveway, internal roads, and landscaped areas. The project also requires utility connections for service from the Valley Center Municipal Water District. These proposed improvements would not exacerbate fire risk. All infrastructure associated with the project has been incorporated within this analysis. Therefore, no additional temporary or ongoing impacts to the environment related to associated infrastructure would occur that have not been analyzed in other sections of this environmental document.

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

20(d) The GPU EIR concluded this impact to be significant and unavoidable. As previously stated in Section 19(b), the project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. The Update Report of Preliminary Geotechnical Investigation determined that the project site is not located on a known or suspected recent or ancient landslide. The project site is not within a landslide susceptibility category as identified by the California Department of Conservation or in the County Guidelines for Determining Significance for Geologic Hazards. In order to assure that any proposed buildings are adequately supported, a Soils Engineering Report is required as part of the grading and building permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a building permit. Therefore, for the reasons stated above, the project site would not expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.

The GPU EIR concluded significant and unavoidable impacts associated with Wildfire under Section 2.7, Hazards and Hazardous Materials. However, the proposed project would have a less-than-significant impact with for the reasons detailed above. Therefore, the project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

5. No peculiar impacts to the project or its site have been identified.
6. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
7. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
8. 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, require the project applicant to implement brush management and comply with the building and fire codes.

Appendices

Appendix A – Technical Studies and References

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

Appendix A

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

CalEEMod Results. Harris & Associates. July 28 2025.

Biological Resources Memo. Klutz Biological Consulting. June 20, 2024.

CAP Consistency Review Checklist. Harris & Associates. April 21, 2025.

Drainage Study. REC Consulting. May 8, 2024.

Negative Cultural Resources Survey Report BFSA Environmental Services, a Perennial Company June 19, 2024

Noise Assessment LDN Consulting Inc. April 8, 2025

Phase I Environmental Site Assessment TA-Group DD LLC July 18, 2025

Stormwater Quality Management Plan for Priority Development Projects Alidade Engineering November 13, 2025

Compiled Service Availability Forms (399F, 399W, 399S)

References

For a complete list of technical studies, references, and significance guidelines used to support the analysis of the GPU 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

California Air Resources Board (CARB). 2017. California's 2017 Climate Change Scoping Plan. December 14, 2017. https://ww3.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

Office of Environmental Health Hazard Assessment (OEHHA). 2015. Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments. Available at: https://oehha.ca.gov/air/crnr/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0.

Appendix B

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

Appendix C

The Guidelines for Determining Significance Transportation and Traffic, August 24, 2011 is available on the Planning and Development Services website at:
https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Traffic_Guidelines.pdf

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
South Village Storage Major Grading, PDS2024-LDGRMJ-30505

March 26, 2026

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:

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

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:

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

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:

The project is within the service area of the Valley Center Municipal Water District that obtains water from imported sources. The project would not use groundwater for its potable water supply. The project would incrementally increase demand for potable water and non-potable water for irrigation.

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

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

Discussion:
Pursuant to Section 86.603 of the Resource Protection Ordinance (RPO), the RPO is not applicable to the project.

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

YES	NO	NOT APPLICABLE
☒	☐	☐

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

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

YES	NO	NOT APPLICABLE
☒	☐	☐

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

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because

review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

ENVIRONMENTAL FINDINGS

SOUTH VILLAGE STORAGE MAJOR
GRADING
PDS2024-LDGRMJ-30505
March 26, 2026

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 March 26, 2026, 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 March 26, 2026, 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
Grading Plan

SOUTH VILLAGE STORAGE

GENERAL NOTES:

1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

SAN DIEGO GAS & ELECTRIC:	TELEPHONE: (877) 789-9866
AT&T (TELEPHONE):	TELEPHONE: (866) 722-3425
COX (CATV):	TELEPHONE: (619) 262-1122
VALLEY CENTER MUNICIPAL WATER DISTRICT: (SEWER AND WATER)	TELEPHONE: (760) 749-1603

7. A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORK'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM EACH DAY, MONDAY THRU SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDIANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICTED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS:

CUT-2:1	EXCAVATION:	12,115 CY
	FILL:	29,050 CY
	UNDERCUTS:	6,145 CY
FILL-2:1	IMPORT:	10,790 CY
	GRAVEL:	3,200 CY (GRAVEL FOR GRAVELPAVE2)

(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS BEFORE PERMIT TO BE ISSUED)

14. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS.
15. PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
16. ALL GRADING DETAILS WILL BE ACCORDANCE WITH SAN DIEGO COUNTY DESIGN STANDARDS DS-8, DS-10 AND DS-11.
17. THE CONSTRUCTION OF ONE PCC STANDARD RESIDENTIAL DRIVEWAY PER LOT, LOCATION TO BE DETERMINED IN THE FIELD BY THE ENGINEER OF WORK. PCC SURFACING OF DRIVEWAY TO EXTEND FROM CURB TO PROPERTY LINE. USE STANDARD DRAWINGS G-14A, G-14B, G-14C, G-15 AND G-16.
18. FINISHED GRADING SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AND INSPECTED BY THE COUNTY ENGINEER FOR DRAINAGE CLEARANCE (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH BECAUSE OF POTENTIAL SURFACE DRAINAGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION).

IMPORT/EXPORT EARTHWORK Q > 1,000 C.Y.

PRIOR TO BEGINNING OF GRADING, SUBMIT A TRAFFIC CONTROL PLAN TO ENVIRONMENTAL SERVICE UNIT (ESU) FOR APPROVAL INCLUDING:

1. SPECIFIC TRUCK TRAVEL ROUTES.
2. ANTICIPATED LENGTH OF GRADING PERIOD INVOLVING THE NEED FOR TRUCK IMPORTS OF SOIL.
3. TIME OF OPERATIONS.
4. EXISTING CONDITIONS OF THE IMPACTED ROAD AREAS – INCLUDING TRAFFIC AND ROAD CONDITIONS.
5. TRAFFIC SAFETY INCLUDING SAFETY TO RESIDENTS ON FOOT, ON BICYCLE AND IN VEHICLES, AND POSSIBLE MITIGATION FOR AVOIDANCE OF SIGNIFICANT PEAK HOUR TRAFFIC AT CERTAIN INTERCHANGES, AND
6. INTERCHANGE GEOMETRY TO DETERMINE IF IT WILL ALLOW SAFE USE BY THE TRUCKS.

IMPORTANT NOTICE

Section 4216 of the Government Code requires that a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number Call Underground Service Alert

TOLL FREE 1-800-422-4133

Two working days before you dig

CONTRACTOR'S NOTE

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all personsand property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold County of San Diego harmless from any and all liability, real or alleged, in connection with theperformance of work on this project, excepting liability arising from the sole negligence of County of San Diego professional.

ENGINEER'S NOTE

UNAUTHORIZED CHANGES & USES: *The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.*

GRADING NOTES:

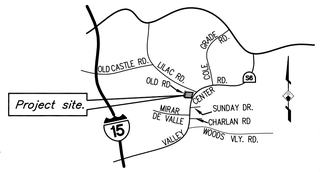
1. GRADING FOR THE PROJECT SHOULD BE ENCOURAGED DURING THE DRY SEASON (MAY 1 THROUGH SEPTEMBER 30). GRADING WHICH OCCURS DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30) SHALL REQUIRE SPECIAL ENGINEERING TECHNIQUES APPROVED BY THE COUNTY ENGINEER, IN ADDITION TO EROSION CONTROL MEASURES CONTAINED IN THE COUNTY'S LAND DEVELOPMENT ORDINANCE.
2. EMERGENCY EROSION CONTROL MEASURES ARE REQUIRED TO CONTROL SOILS MOVEMENT SATISFACTORY TO THE DIRECTOR OF PUBLIC WORKS IN THE EVENT THE SITE IS EXPOSED TO EROSION DURING THE PERIOD BETWEEN OCTOBER 1ST AND APRIL 30TH. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SLOPE PROTECTION, INSTALLATION OF JUTE MATTING OR APPROVED EQUIVALENT, SILTING BASINS, SILT CONTROL GRAVEL BAGGING AND STORM DRAINS.
3. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS NECESSARY AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
4. BRUSH AND TREES SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED. WHEN TREES ARE REMOVED, THE ROOT SYSTEMS SHALL ALSO BE REMOVED AND THE RESULTING EXCAVATION FILLED WITH PROPERLY COMPACTED FILL SOILS.
5. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OR CROSS-SECTION. THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPE SHALL BE REMOVED AND DISPOSED OF.
6. WHERE TRENCHES ARE WITHIN EASEMENTS, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH INDICATES THAT TRENCH BACKFILL WAS COMPACTED AS OBSERVED BY THE SOILS ENGINEER IN ACCORDANCE WITH ON-SITE EARTHWORK SPECIFICATIONS.
7. CONTRACTOR WILL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF LOCATION OF EXISTING FACILITIES.
8. CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS & ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
9. CONTRACTOR SHALL NOTIFY AT&T PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
10. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
11. CONTRACTOR TO REPLACE ANY DAMAGED OR LOST MONUMENTS PER THE COUNTY OF SAN DIEGO STANDARDS AND PROCEDURES AND TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

STORMWATER MANAGEMENT NOTES:

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMOSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 14 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT ISSUED, THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

ENGINEER-OF-WORK NOTE:

THE ENGINEER-OF-WORK SHALL COMPLY WITH ALL PROJECT APPLICABLE LAWS THAT INCLUDE, BUT ARE NOT LIMITED TO, HEALTH, SAFETY, AND ENVIRONMENTAL LAWS, ORDINANCES, AND REGULATIONS RELATING TO THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND U.S. FEDERAL GOVERNMENT. THE PROJECT IS SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) AND THE COUNTY OF SAN DIEGO WATERSHED PROTECTION, STORM WATER MANAGEMENT, AND DISCHARGE CONTROL ORDINANCE NO. 10410, COUNTY OF SAN DIEGO HYDRAULIC DESIGN MANUAL, AND ALL OTHER APPLICABLE ORDINANCES AND STANDARDS FOR THE LIFE OF THIS PERMIT. THE PROJECT SITE SHALL BE IN COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS REFERENCED ABOVE AND ALL OTHER APPLICABLE ORDINANCES AND STANDARDS. THIS INCLUDES COMPLIANCE WITH THE APPROVED STORM WATER QUALITY MANAGEMENT PLAN (SWQMP). ALL REQUIREMENTS FOR LOW IMPACT DEVELOPMENT (LID), HYDROMODIFICATION, DETENTION FACILITIES, MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON THE PROJECT SITE.



INTERSECTION OF VALLEY CENTER ROAD AND OLD ROAD. 0.0 MILES TO INTERSECTION.

VICINITY MAP

NOT TO SCALE

THOMAS BROS. 1090-E3

PROPOSED LEGEND CONT'D

ITEM	STANDARD DWG	SYMBOL	QUANTITIES
PROP. 8" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE (PVT)	(V.C.M.W.D. W-8)		1 EA
PROP. 1" BACKFLOW PREVENTION DEVICE (PVT)			1 EA
PROP. 1" METER BOX	(V.C.M.W.D. W-3)		1 EA
PROP. 6" FIRE HYDRANT ASSY.	(V.C.M.W.D. W-12)		3 EA
PROP. IRRIGATION SERVICE LATERAL			1 EA
PROP. WHEEL STOP (PVT)	SEE DETAIL SHEET 5		
PROP. KEYSTONE RETAINING WALL	SEE SHEETS 21-26		11,114 S.F.
PROP. 18" RCP STORM DRAIN (PVT)	SDRSD D-60		58 L.F.
PROP. TYPE 'B' CLEANOUT (PVT)	SDRSD D-8, D-11A, D-11B		4 EA
PROP. MASONRY RETAINING WALL	SEE SHEETS 28-32		487 S.F.

GRADING AND GEOTECHNICAL SPECIFICATIONS:

1. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE COUNTY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED: "GEOTECHNICAL INVESTIGATION, SOUTH VILLAGE STORAGE, VALLEY CENTER ROAD AND OLD ROAD, VALLEY CENTER, CALIFORNIA" DATED OCTOBER 31, 2023 PREPARED BY GEOCON INCORPORATED, PROJECT NO. G3194-42-01
2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
3. AT THE COMPLETION OF THE GRADING OPERATIONS, AN AS-GRADED SOILS, OR IF REQUIRED, AN AS-GRADED SOILS AND GEOLOGICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE COUNTY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. ONE COPY OF THE AS-GRADED REPORT WILL BE SUBMITTED TO THE FIELD INSPECTION SECTION AND THE SUBDIVISION SECTION OF THE COUNTY ENGINEER'S OFFICE WITHIN 15 DAYS OF THE COMPLETION OF GRADING.
4. SOILS ENGINEER CERTIFICATION:

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN OUR SOILS REPORT FOR THIS PROJECT. THE SOILS REPORT SHALL BE CONSIDERED AS A PART OF THIS PLAN, AND ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF SAID REPORT DATED: OCTOBER 10, 2016.

RUPERT S. ADAMS	CEG 2581 LIC NO.	DATE
ROD MIKESELL GEOCON INCORPORATED	GE 2533 LIC NO.	DATE (858) 558-6900

ADDRESS: 6960 FLANDERS DRIVE, SAN DIEGO, CA 92121

GEOTECHNICAL NOTES:

1. GEOTECHNICAL ENGINEER OF RECORD SHALL TEST AND APPROVE ALL FILL MATERIAL, PRIOR TO PLACEMENT, TO VERIFY SOILS PARAMETERS, INCLUDING EXPANSIVE INDEX, AND ENSURE THAT THE FILL MATERIAL IS ADEQUATE TO SUPPORT IMPROVEMENTS. TEST RESULTS AND CERTIFICATION LETTER STATING THAT SOIL HAS BEEN TESTED AND IS ADEQUATE TO SUPPORT THE PROPOSED IMPROVEMENTS SHALL BE PROVIDED TO THE COUNTY INSPECTOR.
2. PURSUANT TO COUNTY GRADING ORDINANCE SECTION 87.420 THE GEOTECHNICAL ENGINEER OF RECORD SHALL OBSERVE GRADING OPERATIONS AND PERFORM COMPACTION TESTING AND THE CIVIL ENGINEER OF RECORD SHALL SUPERVISE GRADING OPERATIONS AND SHALL COMPLY WITH THE REPORTING REQUIREMENTS OF COUNTY OF SAN DIEGO GRADING ORDINANCE SECTIONS 87.421 TO 87.430.

NOTE A:

PRIMARY MAINTENANCE OF BIOFILTRATION BASINS, BIO-SWALES, INFILTRATION BASINS INCLUDING STORM DRAIN PIPING, LANDSCAPE AND ANY OTHER TREATMENT CONTROL (TC) BMPS SHOULD BE THE RESPONSIBILITY OF THE DEVELOPER AND LANDOWNER.

NOTICE:

THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR THE PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO THE FEDERAL ENDANGERED SPECIES ACT AND CLEAN WATER ACT. GRADING AND/OR FURTHER DEVELOPMENT ARE PROHIBITED WITHIN THE AREAS DESIGNATED "LIMITS OF JURISDICTIONAL HABITAT" UNTIL FEDERAL PERMITS AND STATE PERMITS (IF ANY) HAVE BEEN ACQUIRED.

TRAFFIC CONTROL NOTE:

TRAFFIC CONTROL AND HAUL ROUTE PLANS MUST BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, TRAFFIC ENGINEERING SECTION, PRIOR TO STARTING WORK.

DISTURBED AREA CALCS:

DISTURBED AREA = 4.194 ACRES (182,677 S.F.)
TOTAL SITE AREA = 5.338 ACRES (GROSS)
EXISTING IMPERVIOUS AREA = 0.854 ACRES (37,183 S.F.)
DEVELOPED IMPERVIOUS AREA = 3.139 ACRES (136,742 S.F.)

GRADING PLAN NOTE:

NOTICE:

THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

SUPERVISED GRADING:

THIS PROJECT IS SUBJECT TO SUPERVISED GRADING. THE APPLICANT SHALL HIRE A LICENSED CIVIL ENGINEER TO SERVE AS THE PERMIT COMPLIANCE ENGINEER AND SHALL MEET THE REPORTING REQUIREMENTS OF SECTION 87.422 AND 87.423 OF THE COUNTY OF SAN DIEGO GRADING ORDINANCE. IT SHALL BE THE RESPONSIBILITY OF THE PERMIT COMPLIANCE ENGINEER TO OVERSEE AND COORDINATE ALL FIELD SURVEYS, SETTING OF GRADE STAKES IN CONFORMANCE WITH THE PLANS, AND SITE INSPECTION DURING GRADING OPERATIONS TO ASSURE THAT THE SITE IS GRADED IN ACCORDANCE WITH THIS PERMIT, THIS DIVISION, AND THE SAN DIEGO COUNTY WATERSHED PROTECTION AND STORM WATER MANAGEMENT ORDINANCE. THIS RESPONSIBILITY SHALL NOT INCLUDE THE SUPERINTENDENCY OF THE CONTRACTOR'S EQUIPMENT OR PERSONNEL.

EXISTING LEGEND CONT'D:

ITEM	SYMBOL
EXISTING FENCE/GATE	
EXISTING LANE STRIPING	
EXISTING DG PATH	
EXISTING MEDIAN	

PROPOSED LEGEND

ITEM	STANDARD DWG	SYMBOL	QUANTITIES
PROP. STORM DRAIN (PVT). (SIZE PER PLAN – 4" TO 12")			1,610 L.F.
PROP. 6" PERFORATED STORM DRAIN (PVT)			1,773 L.F.
PROP. STORM DRAIN CLEANOUT (PVT)	SEE DETAIL SHEETS 5 & 6		14 EA
PROP. CUT/FILL SLOPE		CUT 2:1 FILL	
PROP. 12" X 12" CATCH BASIN (PVT)	SEE DETAIL SHEET 5		1 EA
PROP. 18" X 18" CATCH BASIN (PVT)	SEE DETAIL SHEET 5		16 EA
PROP. 24" X 24" CATCH BASIN (PVT)	SEE DETAIL SHEET 5		1 EA
PROP. 48" X 48" CATCH BASIN (PVT)	SEE DETAIL SHEET 7		1 EA
PROP. MOD TYPE 'A' CLEANOUT (PVT)	SDRSD D-7, D-11A, D-11B		1 EA
PROP. RIPRAP ENERGY DISSIPATOR (PVT)	SDRSD D-40		8 C.Y.
PROP. BLADED SWALE (PVT)	SEE DETAIL SHEET 5		
PROP. LANDSCAPE AREA DRAIN (PVT)	SEE DETAIL SHEET 6		4 EA
PROP. FINISH FLOOR ELEVATION		FF=1317.00	
PROP. PAD GRADE ELEVATION		PAD=1317.0	
PROP. DAYLIGHT LINE/LIMITS OF GRADING			
PROP. BUILDING	SEE ARCHITECTURAL PLANS FOR DETAILS (N.A.P.)		
PROP. FINISH GROUND GRADIENT		2.0%	
PROP. ELEVATION		1308.00	
PROP. RIM ELEVATION		RIM= 1308.00	
PROP. FINISHED GRADE CONTOUR		1308	
PROP. TYPE 'G' C&G (PVT)	SDRSD G-2		49 L.F.
PROP. TYPE 'G' CURB (PVT)	SDRSD G-1		457 L.F.
PROP. PCC CONCRETE (PVT)			852 S.F.
PROP. AC PAVEMENT (PVT)			2,161 S.F.
PROP. PARKING STALLS (PVT)	SEE BUILDING PLANS FOR DETAILS (N.A.P.)	C F	
PROP. CUT/FILL LINE (PVT)			
PROP. GRAVELPAVE2 (PVT)	SEE DETAILS SHEET 6		57,214 S.F.
PROP. LIGHT (PVT)	BY SEPARATE PERMIT (N.A.P.)		
PROP. TRASH ENCLOSURE (PVT)	SEE ARCHITECTURAL PLANS FOR DETAILS (N.A.P.)	TRASH	
PROP. 1-1/2" SEWER FORCE MAIN (PVT)			56 L.F.
PROP. 4" SEWER SERVICE LATERAL (PVT)		S	1 EA
PROP. FLOW METER (PVT)			1 EA
PROP. GRINDER PUMP (PVT)		G	1 EA
PROP. FIRE SERVICE (PVT)		FS	X EA
PROP. 1" WATER SERVICE LATERAL (PVT)		W	1 EA

*INSTALL PER MANUFACTURER'S SPECIFICATIONS

SHEET INDEX:

1	TITLE SHEET
2	KEY MAP SHEET
3-4	NOTES SHEET
5-7	DETAILS
8-11	GRADING PLAN
12	STORM DRAIN PROFILES
13	EROSION CONTROL PLAN
14-15	HORIZONTAL CONTROL PLAN
16-17	PRIVATE UTILITY PLAN
18-20	STRUCTURAL DETAILS
21-26	RETAINING WALL PLANS
27	DMA EXHIBIT
28-32	RETAINING WALL PLANS

WORK TO BE DONE

GRADING AND DRAINAGE WORK CONSISTS OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION AND PER THE SAN DIEGO COUNTY GRADING ORDINANCE.

STANDARD SPECIFICATIONS:

1. *STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2018 EDITION), INCLUDING THE REGIONAL SUPPLEMENT AMENDMENT.*
2. *THE MUTCD, 2014 EDITION, INCLUDING THE CALIFORNIA SUPPLEMENT.*
3. *STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS APPROVED 2023.*

STANDARD DRAWINGS:

1. *SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, APPROVED 2022.*
2. *STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS APPROVED 2023.*
3. *COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS, OCTOBER 2012.*

EXISTING LEGEND:

ITEM	SYMBOL
PROPERTY BOUNDARY	
EXISTING RIGHT-OF-WAY	
EXISTING EASEMENT	
EXISTING BRUSH	
EXISTING CONTOUR	1308
EXISTING CONCRETE	CONC
EXISTING TREES	
EXISTING GROUND ELEVATION	1318.8
EXISTING CANOPY	CANOPY
EXISTING BIKE LANE STRIPING	
EXISTING AC ROAD	AC
EXISTING ELECTRICAL FACILITIES	OHE
EXISTING GAS FACILITIES	GAS PUMPS OF DOGEN
EXISTING LIGHTS	
EXISTING STORM DRAIN	12" CMP
EXISTING RETAINING WALL	
EXISTING ROLLED AC BERM	ROLLED AC BERM
EXISTING HANDICAP STALL	
EXISTING ROCK OUTCROPPING	ROCKS
EXISTING BUILDING	BLDG
EXISTING CONC DITCH	DITCH
EXISTING WATER FACILITIES	FH
EXISTING SIGN	
EXISTING MAIL BOX	MB
EXISTING CURB AND GUTTER	

OWNER/PERMITTEE CERTIFICATE

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PUBLIC WORKS DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETIONS OF THE IMPROVEMENTS.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING COUNTY RIGHT-OF-WAY WITHIN 60 DAYS AFTER ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED.

OWNER/PERMITTEE

OWNER: VALLEY CENTER OIL CORPORATION AND DEVELYN, LLC PHONE NO: (760) 580-1436

ADDRESS: P.O BOX 366 VALLEY CENTER, CA 92082

BY: DAVE BOHORQUEZ DATE APN(S) 186-230-16, 22 AND 84

STORMWATER STRUCTURAL POLLUTANT CONTROL & HYDROMODIFICATION CONTROL BMPS				
DESCRIPTION / TYPE	PLAN SHEET	BMP ID#	MAINTENANCE CATEGORY	MAINTENANCE AGREEMENT RECORDED DOC #
INFILTRATION BASIN	6, 10	INF1	TWO	
CB INLET FILTER FOR PRETREATMENT	7, 8, 9, 10, 11	N/A	N/A	

*BMPS APPROVED AS PART OF STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) DATED ON FILE WITH DPW. ANY CHANGES TO THE ABOVE BMPS WILL REQUIRE SWQMP REVISION AND PLAN CHANGE APPROVALS.

ENGINEER OF WORK

NAME: BRENT C. MOORE RCE: 59121 EXPIRES: 6-30-27

PHONE NO: (951) 587-2020

ADDRESS: 43950 MARGARITA ROAD, SUITE 'C' TEMECULA, CA 92592

DECLARATION OF RESPONSIBLE CHARGE

*I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJEC

SOUTH VILLAGE STORAGE

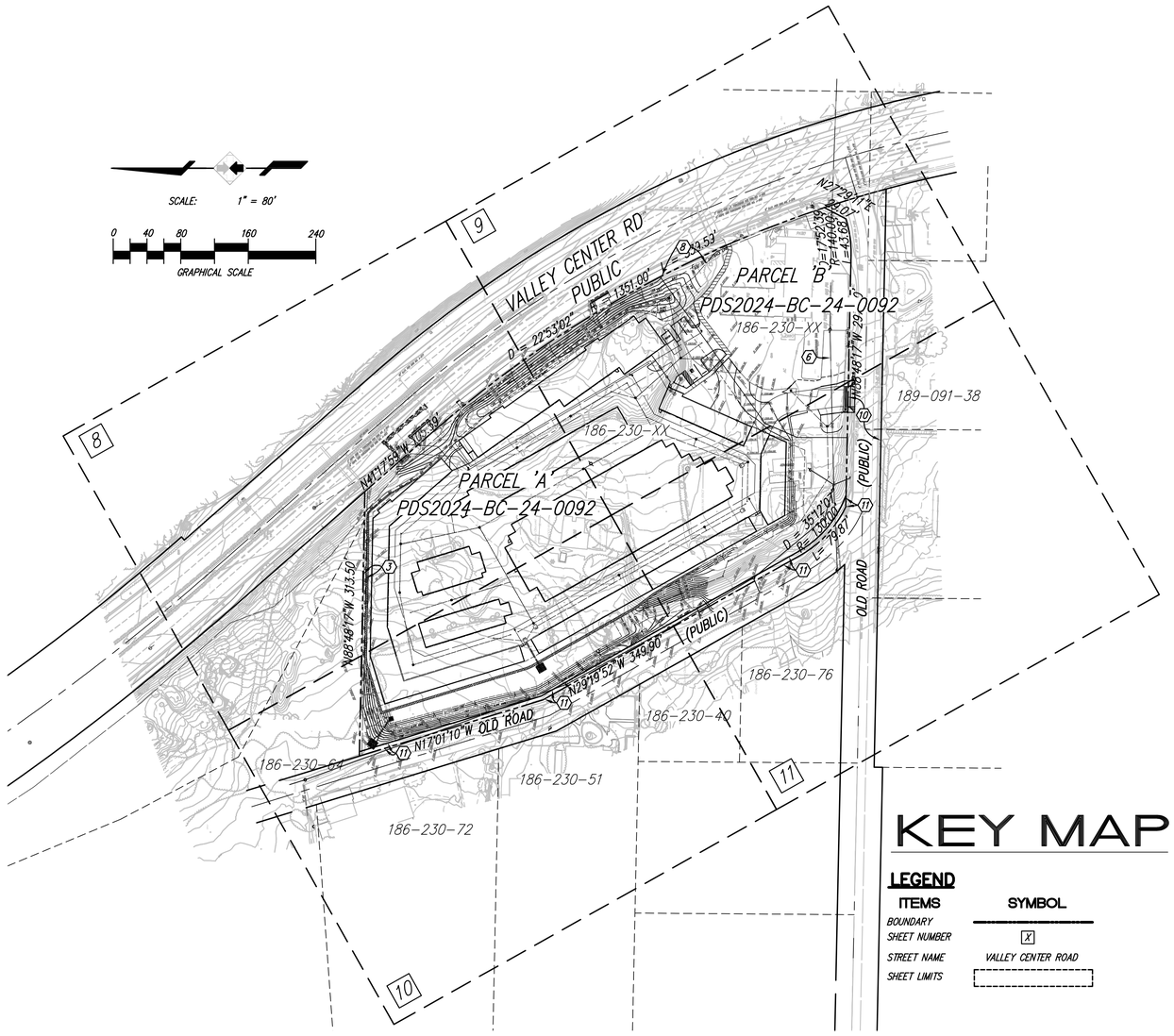
ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
BP	BOTTOM OF PIPE
BW	BOTTOM OF WALL
CL	CENTERLINE
C.O.	CLEANOUT
CONC	CONCRETE
C & G	CURB AND GUTTER
CRB	CURB
DIA	DIAMETER
DOC	DOCUMENT
DWG	DRAWING
EX	EXISTING
ELEC	ELECTRICAL
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
G.B.	GRADEBREAK
HDPE	HIGH DENSITY POLYETHYLENE
H.P.	HIGH POINT
I.E.	INVERT ELEVATION
I.O.D.	IRREVOCABLE OFFER TO DEDICATE
IRR	IRRIGATION
L.P.	LOW POINT
M	METER
MB	MAIL BOX
M.E.	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
N.A.P.	NOT A PART
NO.	NUMBER
K.O.	KNOCKOUT
OHE	OVERHEAD ELECTRICAL
P	PAVEMENT
PERF	PERFORATED
P/L	PROPERTY LINE
POR	PORTION
PP	POWER POLE
PPSD	POLYPROPYLENE STORM DRAIN PIPE
PVT	PRIVATE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
S.D.C.O.	STORM DRAIN CLEANOUT
SDRSD	SAN DIEGO REGIONAL STANDARD DRAWINGS
SHT	SHEET
STA	STATION
SWR	SEWER
TC	TOP OF CURB
TC/P	ZERO CURB
TC/FS	ZERO CURB
TEL	TELEPHONE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TP	TOP OF PIPE
TS	TOP OF SITE WALL
TW	TOP OF WALL
TYP	TYPICAL
V	GATE VALVE
VCMWD	VALLEY CENTER MUNICIPAL WATER DISTRICT
W/	WITH
WTR	WATER

SCALE: 1" = 80'

0 40 80 160 240

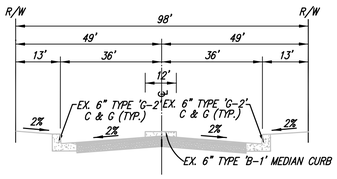
GRAPHICAL SCALE



KEY MAP

LEGEND

ITEMS	SYMBOL
BOUNDARY	
SHEET NUMBER	X
STREET NAME	VALLEY CENTER ROAD
SHEET LIMITS	



VALLEY CENTER ROAD (PUBLIC)

NOT TO SCALE

EASEMENT NOTES:

1. EASEMENT TO AT&T PER DOC. RECORDED 04-28-1910 IN BK 482, PG 418 AND 423 OF DEEDS. THE LOCATION OF SAID EASEMENT IS NOT SET FORTH AND CANNOT BE PLOTTED.
2. ROAD EASEMENT TO THE COUNTY OF SAN DIEGO PER DOC. RECORDED 08-01-1935 IN BK 421, PG 195, O.R. THE LOCATION OF SAID EASEMENT IS NOT SET FORTH AND CANNOT BE PLOTTED.
3. PRIVATE WATER EASEMENT PER DOC. RECORDED 02-20-1973 AS FILE NO. 73-043397, O.R.
4. ROAD EASEMENT TO THE COUNTY OF SAN DIEGO PER DOC. RECORDED 12-10-1886 IN BK 72, PG 195, OF DEEDS. THE LOCATION OF SAID EASEMENT IS NOT SET FORTH AND CANNOT BE PLOTTED.
5. EASEMENT TO THE COUNTY OF SAN DIEGO FOR EXCAVATION AND EMBANKMENTS PER DOC. RECORDED 12-10-34 IN BK 349, PG 377, O.R. THE LOCATION OF SAID EASEMENT IS NOT SET FORTH AND CANNOT BE PLOTTED.
6. EASEMENT TO SDG&E FOR POLES AND WIRES PER DOC. RECORDED 8-5-46 AS FILE NO. 83499, O.R.
7. EASEMENT TO THE COUNTY OF SAN DIEGO FOR EXCAVATION AND EMBANKMENTS PER DOC. RECORDED 10-28-86 AS FILE/PAGE NO. 86-486045, O.R.
8. ORDER OF CONDEMNATION TO THE COUNTY FOR PUBLIC R-O-W AND AN EASEMENT FOR EXCAVATION AND EMBANKMENT SLOPES PER DOC. RECORDED 10-02-2006 AS FILE/PAGE NO. 2006-0700533, O.R.
9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORD. UNPLOTTABLE.
10. 40' COUNTY ROAD EASEMENT PER DOC. RECORDED IN BK 58, PG 485 OF DEEDS.
11. 5' I.O.D. PER DOC. RECORDED _____ AS DOC. NO. 26-_____ O.R.

POLYPROPYLENE AND HDPE STORM DRAIN PIPE (PPSD) NOTES:

1. PIPE WILL BE BACKFILLED WITH CRUSHED ROCK IN ACCORDANCE WITH SAN DIEGO REGIONAL STANDARD DRAWING D-60. FOR PIPE DIAMETERS 36 INCH AND GREATER, DISTANCE BETWEEN PIPE OD AND TRENCH WALL SHALL BE 12 INCH MINIMUM.
2. THE REMAINDER OF THE TRENCH WILL BE BACKFILLED WITH THE SPECIFIED BACKFILL COMPACTED TO 90 PERCENT RELATIVE COMPACTION PER CALIFORNIA TEST METHOD 216 AS MODIFIED BY THE COUNTY OF SAN DIEGO OR ASTM D1557 (LATEST EDITION) EXCEPT FOR THE PORTION IN THE PAVEMENT SUBGRADE WHICH SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION.
3. PPSD PIPE WITH LESS THAN 2 FEET OF COVER TO BOTTOM OF FLEXIBLE PAVEMENT UNDER HIGHWAY LOADING SHALL BE ENCASED IN PORTLAND CEMENT CONCRETE (PCC) IN ACCORDANCE WITH REGIONAL STANDARD DRAWING SP-03. THE PORTION ABOVE THE ENCASEMENT SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE ABOVE PARAGRAPH.
4. MAXIMUM PPSD PIPE COVER SHALL NOT EXCEED 25 FEET FOR 12 INCH DIAMETER TO 30 INCH DIAMETER AND 20 FEET FOR 36 INCH DIAMETER TO 60 INCH DIAMETER AS SPECIFIED IN THE CALTRANS POLYPROPYLENE APPROVAL.
5. PPSD PIPE SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGNATION M-330, FOR SIZES 12 INCH DIAMETER THROUGH 60 INCH DIAMETER. JOINT SHALL BE WATERTIGHT PER ASTM D.3212 WITH DOUBLE GASKETED SPIGOT AND ELONGATED BELL WITH POLYMER COMPOSITE BAND.
6. THE LAST 16 FEET (2 SECTIONS TYPICALLY) OF CULVERT AT EACH EXPOSED END IS REQUIRED TO BE RCP. THIS WILL NECESSITATE A CONCRETE COLLAR FOR THE PPSD/RCP TRANSITION.
7. DEPTH OF COVER SHOULD BE CONSISTENT WITH CALTRANS TABLE 856.5 OF THE HIGHWAY DESIGN MANUAL – IF LESS COVER IS PROPOSED, PROVIDE CONCRETE ENCASEMENT. IF CALTRANS HAS A NEWER UPDATE, COUNTY WILL REVIEW AND COMMENT.
8. IF THE INSTALLATION IS IN STRICT ACCORDANCE WITH ASTM (OR AASHTO) CRITERIA FOR INSTALLATION, THEN THE ROCK ENVELOPE AND BURRITO WRAP CAN BE ELIMINATED WITH CONCURRENCE OF GEOTECHNICAL ENGINEER AND APPROPRIATE FIELD INSPECTION AND TESTING. IF ROCK ENVELOPE IS TO BE USED TO ALLOW FOR NARROWER TRENCH, THE BURRITO WRAP IS REQUIRED UNLESS A GEOTECHNICAL CONSULTANT IS UTILIZED AND DETERMINES THAT THERE IS NO RISK OF MATERIAL OUTSIDE THE ROCK ENVELOPE MIGRATING INTO THE ROCK.
9. AREAS OF HIGH GROUND WATER TABLE SHOULD BE AVOIDED. A SPECIAL STUDY AND REVIEW BY COUNTY MATERIAL LAB IS REQUIRED FOR AFFECTED PIPES.

ROAD MAINTENANCE NOTE:

THE APPLICANT IS RESPONSIBLE FOR THE ROAD MAINTENANCE (SWEEPING AS NECESSARY) AND REPAIR OF ANY DAMAGE CAUSED BY THEM TO THE ON-SITE AND OFF-SITE COUNTY MAINTAINED OR PRIVATE ROADS THAT SERVE THE PROPERTY EITHER DURING CONSTRUCTION OR SUBSEQUENT OPERATIONS. THE APPLICANT WILL REPAIR THOSE PORTIONS OF THE ROUTE THAT WOULD BE DAMAGED BY THE HEAVY LOADS THAT LOADED TRUCKS PLACE ON THE ROUTE IDENTIFIED.

CAUTION ! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TABLE 1705.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUB-GRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY.		X

MONUMENTATION NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL SURVEY CONTROL MONUMENTS, WHETHER SHOWN ON THESE PLANS OR NOT, WITHIN THE PROJECT AREA. ALL SURVEY MONUMENTS, WHETHER FOR HORIZONTAL OR VERTICAL CONTROL, THAT WILL OR COULD BE DISTURBED OR REMOVED BY THE CONTRACTOR, OR HIS EMPLOYEES, AGENTS, SUBCONTRACTORS, CONSULTANT OR LICENSEES, SHALL BE LOCATED PRIOR TO BEING DISTURBED OR REMOVED AND REPLACED OR RESET, IN ACCODANCE WITH THE CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 8771(b). AT THE CONTRACTOR'S SOLE EXPENSE, UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA. IN ADDITION, A RECORD OF SURVEY OR CORNER RECORD, AS APPLICABLE, SHALL BE FILED AND/OR RECORDED, IN ACCORDANCE WITH THE PROVISIONS OF SAID CODE.

REGISTERED PROFESSIONAL ENGINEER
BRENT C. MOORE
No. 59121
Exp. 6-30-27
CIVIL
STATE OF CALIFORNIA

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
TEMECULA, CA 92592
PH: (951) 587-2020
FAX: (951) 587-2626

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
2		

KEY MAP & TYPICAL STREET SECTIONS FOR:
SOUTH VILLAGE STORAGE
CALIFORNIA COORDINATE INDEX 380-1750

APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

ENGINEER'S NAME: ALIDADE ENGINEERING
PHONE NO.:(951) 587-2020

22-324GP02.dwg 01-20-26

EMERGENCY EROSION CONTROL MEASURE NOTES

1. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1 ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS BETWEEN OCTOBER 1 AND APRIL 15. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
5. CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEM SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
6. GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
3. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS WITH A TOP ELEVATION TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

8. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.

GRADE OF THE STREET	INTERVAL	NUMBER OF BAGS HIGH
LESS THAN 2%	AS REQUIRED	1
	200 FEET MAX.	
2% TO 4%	100 FEET	1
4% TO 10%	50 FEET	2
OVER 10%	25 FEET	2

9. PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
12. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR FROM IMPERVIOUS SURFACES.
13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES: I.E., COUNTY ENGINEER, DEPARTMENT OF ENVIRONMENTAL HEALTH AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.

BMP STENCIL PLACEMENT NOTES

A) ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS: "NO DUMPING – I LIVE IN THE PACIFIC OCEAN") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.

B) SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.

C) LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

SPECIAL NOTES

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE COUNTY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES, AND THE COUNTY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

1. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
2. CONTRACTOR WILL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, IF REVISIONS ARE NECESSARY BECAUSE OF LOCATION OF EXISTING FACILITIES. CONTRACTOR SHALL REQUEST DIRECTION BEFORE DOING WORK FROM THE ENGINEER OF WORK FOR CLARIFICATIONS.
3. BEFORE EXCAVATING FOR THIS CONTRACT, VERIFY LOCATION OF UNDERGROUND UTILITIES. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM AVAILABLE RECORDS ONLY AND MAY NOT REFLECT ALL EXISTING UTILITIES. LOCATIONS OF ALL EXISTING UTILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS BY CONTRACTOR PRIOR TO CONSTRUCTION OF WORK.
4. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR SHOWN ON THESE PLANS.
5. WHERE TRENCHES ARE ADJACENT TO FUTURE BUILDING SITES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY* THAT ALL TRENCH BACKFILL SHALL BE COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THE PROJECT.
   * AS DEFINED IN AND LIMITED IN SECTION 6735.5 OF THE BUSINESS AND PROFESSIONAL CODE OF CALIFORNIA.
6. SAFETY FENCES SHALL BE PROVIDED BY THE CONTRACTOR WHERE REQUIRED BY THE COUNTY ENGINEER.
7. DURING ACTIVE CONSTRUCTION, AREAS SHALL BE WATERED TO REDUCE FUGITIVE DUST.
8. CONTRACTOR TO ADJUST ALL PROPOSED AND EXISTING FACILITIES TO GRADE.
9. CONTRACTOR TO REMOVE/REPLACE/RELOCATE ALL EXISTING FACILITIES REQUIRED TO INSTALL PROPOSED IMPROVEMENTS.
10. CONTRACTOR TO REMOVE/REPLACE/RELOCATE ANY LANDSCAPING/HARDSCAPING WHICH CONFLICTS IN ANY WAY WITH THE INSTALLATION OR PROPER FUNCTIONING OF THE PROPOSED IMPROVEMENTS.
11. ALL PROPOSED STORM DRAIN FACILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.
12. REFER TO ARCHITECT'S PLAN FOR HARDSCAPE LAYOUT & SPECIFICATIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES SHOWN HEREON AND BALANCING THE EARTHWORK ONSITE. IF THE SITE CANNOT BE BALANCED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL IMPORT OR EXPORT OF MATERIALS. ALL ADJUSTMENTS MUST BE PRESENTED TO ENGINEER OF WORK WITH ADEQUATE TIME FOR REVISIONS PRIOR TO CONSTRUCTION. ONLY IN SUCH CASES AS REQUESTED BY THE CONTRACTOR SHALL THE ENGINEER OF WORK PROVIDE AREAS OF ELEVATION ADJUSTMENT TO THE APPROVED PLANS AT THE LIABILITY OF THE CONTRACTOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK.
15. THE CONTRACTOR SHALL UNCOVER ALL UTILITIES THAT MAYBE JOINED, CROSSED, OR PARALLELED TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATION PRIOR TO ANY CONSTRUCTION. ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION. OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY ADDITIONAL CONSTRUCTION OR RELOCATION COSTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, MAINTAINING, RELOCATING, AND/OR REMOVAL OF EXISTING UTILITIES.
17. THE CONTRACTOR SHALL REPLACE ALL DESTROYED OR DAMAGED SURFACE IMPROVEMENTS WITH IMPROVEMENT EQUAL OR SUPERIOR.
18. SURVEY MONUMENTS SHALL BE PRESERVED & REFERENCED BEFORE CONSTRUCTION & REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.
19. CONTRACTOR SHALL NOTIFY SAN DIEGO GAS & ELECTRIC, AT&T AND COX COMMUNICATIONS PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
20. CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS WORKING ON THE SITE, INCLUDING GRADING, DRAINAGE, LANDSCAPING AND IRRIGATION.
21. CONTRACTOR SHALL MEET THE INTENT OF THESE PLANS. IF GRADE STAKE CONFLICT WITH THE INTENT OF THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER OF WORK PRIOR TO WORK BEING PERFORMED.
22. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOUR, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD COUNTY OF SAN DIEGO HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF COUNTY OF SAN DIEGO PERSONNEL.
23. GRADING QUANTITIES ARE GEOMETRIC ESTIMATES FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR BID OR FINAL PAY QUANTITIES. CONTRACTOR SHALL BE REQUIRED TO CREATE A FINAL EARTHWORK PRIOR TO ANY ONSITE CONSTRUCTION. THIS EARTHWORK SHALL ACCOUNT FOR SUBSIDENCE, SHRINKAGE, UNDERCUTS, PROJECT PHASING, SEQUENCING, OVER-EXCAVATION AND ET CETERA. SHOULD ANY DISCREPANCY ARISE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK IMMEDIATELY.

STABILIZED FIBER MATRIX (SFM)

THE USE OF SFM IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:

1. SFM MAY BE USED FOR TEMPORARY EROSION CONTROL FOR DISTURBED AREAS WITH A SLOPE RATIO OF 1 VERTICAL TO 2 HORIZONTAL OR SHALLOWER, INCLUDING PAD AND SEPTIC FIELD AREAS.

THE SFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL AND SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLIED FROM MULTIPLE DIRECTIONS AND ANGLES)

THE APPLICATION AREA MUST BE PROTECTED BY BROW DITCHES AND OR DIVERSION DIKES AT TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE PROTECTED SLOPE.

FOR PERMANENT EROSION CONTROL PURPOSES, SFM MUST BE INSTALLED IN CONJUCTION WITH SEEDED EROSION CONTROL VEGETATION OR HAND PLANTINGS. AS WITH ALL OTHER APPLICATIONS, SFM WILL NOT BE CONSIDERED PERMANENT UNTIL 70% VEGETATION ESTABLISHMENT.

COVERAGE AND CONCENTRATION: FOR EACH ACRE COVERED, THE MINIMUM APPLICATION VOLUME SHALL BE 10 GALLONS NON-TOXIC WATER-PERMEABLE SOIL-STABILIZING LIQUID EMULSION WITH 3,000 LBS. OF HYDRAULIC MULCH. THE EMULSION MUST BE DESIGNED TO PROTECT SOIL, PREVENT EROSION, AND FLOCCULATE (CLUMP) SEDIMENT.

A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THE SFM WAS INSTALLED IN ACCORDANCE WITH APPROVED APPLICATION RATES, COVERAGE, AND MANUFACTURER'S DILUTION RATIO SHALL BE SUBMITTED TO THE COUNTY INSPECTOR FOR APPROVAL.

OPERATION AND MAINTENANCE PLAN / SWPPP NOTES

1. DISCHARGING SEDIMENT-LADEN WATER WHICH WILL CAUSE OR CONTRIBUTE TO AN EXCEEDANCE OF THE APPLICABLE RWQCB'S BASIN PLANS FROM A DEWATERING SITE OR SEDIMENT BASIN/TRAP INTO ANY RECEIVING WATER OR STORM DRAIN WITHOUT FILTRATION OR EQUIVALENT TREATMENT IS PROHIBITED.

2. THE DISCHARGER SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN CONSTRUCTION OR OPERATIONS, WHICH MAY AFFECT THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS, GROUNDWATER, OR A MUNICIPAL STORM DRAIN SYSTEM. THE SWPPP SHALL ALSO BE AMENDED IF THE DISCHARGER VIOLATES ANY CONDITION OF THE GENERAL PERMIT OR HAS NOT ACHIEVED THE GENERAL OBJECTIVE OF REDUCING OR ELIMINATING POLLUTANTS IN STORM WATER DISCHARGES. ALL AMENDMENTS SHOULD BE DATED AND DIRECTLY ATTACHED TO THE SWPPP.

3. TEMPORARY ON-SITE DRAINAGE TO CARRY CONCENTRATED FLOW SHALL BE SELECTED TO COMPLY WITH COUNTY REQUIREMENTS TO CONTROL EROSION, TO RETURN FLOWS TO THEIR NATURAL DRAINAGE COURSES, AND TO PREVENT DAMAGE TO DOWNSTREAM PROPERTIES.

4. DISCHARGES ORIGINATING FROM OFF-SITE, WHICH FLOW ACROSS OR THROUGH AREAS DISTURBED BY CONSTRUCTION THAT MAY CONTAIN POLLUTANTS, SHOULD BE REPORTED TO THE RWQCB.

5. DISCHARGERS WHO ARE PRESENTLY COVERED UNDER NPDES GENERAL PERMIT NO. CAS000002 FOR DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY SUBMIT A NOTICE OF TERMINATION WHEN THEY MEET ONE OF THE FOLLOWING CRITERIA.

   A. THE CONSTRUCTION PROJECT HAS BEEN COMPLETED AND THE FOLLOWING CONDITIONS HAVE BEEN MET: ALL ELEMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN HAVE BEEN COMPLETED; CONSTRUCTION MATERIALS AND EQUIPMENT MAINTENANCE WASTE HAVE BEEN DISPOSED OF PROPERLY; THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER MANAGEMENT REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS AND THE APPROPRIATE USE PERMITS HAVE BEEN OBTAINED; AND A POST-CONSTRUCTION STORM WATER OPERATION AND MANAGEMENT PLAN IS IN PLACE.

   B. CONSTRUCTION ACTIVITIES HAVE BEEN SUSPENDED, EITHER TEMPORARILY OR INDEFINITELY AND THE FOLLOWING CONDITIONS HAVE BEEN MET: ALL ELEMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN HAVE BEEN COMPLETED; CONSTRUCTION MATERIALS AND EQUIPMENT MAINTENANCE WASTE HAVE BEEN DISPOSED OF PROPERLY; ALL DENUDED AREAS AND OTHER AREAS OF POTENTIAL EROSION ARE STABILIZED; AN OPERATION AND MAINTENANCE PLAN FOR EROSION AND SEDIMENT CONTROL IS IN PLACE; AND THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER MANAGEMENT REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS. THE DATE CONSTRUCTION ACTIVITIES WERE SUSPENDED, AND THE EXPECTED DATE CONSTRUCTION ACTIVITIES WILL START UP AGAIN SHOULD BE PROVIDED.

   C. CONSTRUCTION SITE CAN NOT DISCHARGE STORM WATER TO WATERS OF THE UNITED STATES. PLEASE INDICATE IF ALL STORM WATER IS RETAINED ON SITE OR IF STORM WATER IS COLLECTED OFFSITE.

   D. DISCHARGE OF CONSTRUCTION STORM WATER FROM THE SITE IS NOW SUBJECT TO ANOTHER NPDES GENERAL PERMIT OR AN INDIVIDUAL NPDES PERMIT. THE GENERAL PERMIT OR INDIVIDUAL PERMIT NPDES NUMBER AND DATE COVERAGE BEGAN SHOULD BE PROVIDED.

   E. THERE IS A NEW OWNER OF THE IDENTIFIED SITE. IF OWNERSHIP OR OPERATION OF THE FACILITY HAS BEEN TRANSFERRED THEN THE PREVIOUS OWNER MUST SUBMIT A NOTICE OF TERMINATION AND THE NEW OWNER MUST SUBMIT A NOTICE OF INTENT FOR COVERAGE UNDER THE GENERAL PERMIT. THE DATE OF TRANSFER AND INFORMATION ON THE NEW OWNER SHOULD BE PROVIDED. NOTE THAT THE PREVIOUS OWNER MAY BE LIABLE FOR DISCHARGE FROM THE SITE UNTIL THE NEW OWNER FILES A NOTICE OF INTENT FOR COVERAGE UNDER THE GENERAL PERMIT.

6. SEDIMENT CONTROL BMP'S ARE REQUIRED AT APPROPRIATE LOCATIONS ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL INLETS TO THE STORM DRAIN SYSTEM AT ALL TIMES.

7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ADEQUATE SEDIMENT CONTROL MATERIALS ARE AVAILABLE TO CONTROL SEDIMENT DISCHARGES AT THE DOWNGRADE PERIMETER AND OPERATIONAL INLETS (WEATHER AND STORM PREDICTIONS CAN BE OBTAINED BY CALLING THE NATIONAL WEATHER SERVICE AT (858) 675-8700 OR BY VISITING THE NATIONAL WEATHER SERVICE WEB SITE AT HTTP://WWW.WRH.NOAA.GOV/SANDIEGO/INDEX.SHTML. FOR WEATHER INFORMATION AND CURRENT SATALITE/RADAR FEEDS).

8. THE OUTLETS OF ALL SEDIMENT BASINS, TRAPS, AND LOCATIONS OF ARTIFICIALLY CONCENTRATED FLOW SHALL BE PROVIDED WITH OUTLET PROTECTION TO PREVENT EROSION AND SCOUR.

9. INSPECTIONS SHALL BE PERFORMED BEFORE AND AFTER STORM EVENTS AND ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS TO IDENTIFY BMP EFFECTIVENESS AND IMPLEMENT REPAIRS OR DESIGN CHANGES AS SOON AS FEASIBLE, DEPENDING ON FIELD CONDITIONS. EQUIPMENT, MATERIALS, AND WORKERS MUST BE AVAILABLE FOR RAPID RESPONSE TO FAILURES AND EMERGENCIES. ALL CORRECTIVE MAINTENANCE TO BMP'S SHALL BE PERFORMED AS SOON AS POSSIBLE AFTER THE CONCLUSION OF EACH STORM, DEPENDING UPON WORKER SAFETY.

10. FOR EACH INSPECTION, A QUALIFIED PERSON SHALL COMPLETE AN INSPECTION CHECKLIST CONTAINING THE FOLLOWING MINIMUM INFORMATION: INSPECTION DATE, WEATHER INFORMATION (BEGINNING/END OF STORM EVENT, DURATION, TIME SINCE LAST STORM, APPROXIMATE RAINFALL IN INCHES), DESCRIPTION OF INADEQUATE BMP'S, LIST OF OBSERVATIONS OF ALL BMP'S AND VISIBLE INSPECTION OF OUTFALLS, DISCHARGE POINTS, DOWNSTREAM LOCATIONS, AND PROJECTED REQUIRED MAINTENANCE ACTIVITIES, CORRECTIVE ACTIONS REQUIRED, INCLUDING CHANGES TO THE SWPPP AND IMPLEMENTATION DATES, INSPECTOR'S NAME, TITLE, SIGNATURE, AND QUALIFICATIONS.

11. INDIVIDUALS RESPONSIBLE FOR SWPPP, IMPLEMENTATION, AND PERMIT COMPLIANCE SHALL BE APPROPRIATELY TRAINED. THIS INCLUDES THOSE PERSONNEL RESPONSIBLE FOR INSTALLATION, INSPECTION, MAINTENANCE, AND REPAIR OF BMP'S. THOSE RESPONSIBLE FOR OVERSEEING, REVISING, AND AMENDING THE SWPPP SHALL ALSO DOCUMENT THEIR TRAINING. THE QUALIFIED PERSON SHALL ATTEND THE PRE-CONSTRUCTION MEETING. THE QUALIFIED PERSON SHALL HAVE KNOWLEDGE AND TRAINING OF THE INTENT AND ENFORCEMENT OF SWPPP'S AND BMP'S AND BE PROPERLY TRAINED TO CONDUCT INSPECTIONS AND PREPARE REPORTS OF THE CONSTRUCTION SITE WITH RESPECT TO THE COUNTY'S GRADING ORDINANCE AND THE SWPPP.

12. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE, WHICH SHALL BE PROVIDED, UPON REQUEST, TO THE RWQCB OR CITY PERSONNEL. THE SWPPP IS CONSIDERED A REPORT THAT SHALL BE AVAILABLE TO THE PUBLIC BY THE RWQCB UNDER SECTION 308(B) OF THE CLEAN WATER ACT.

GREEN BUILDING CODE REQUIREMENT

1.0 100% OF TREES, STUMPS, ROCKS, AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED UNLESS SUCH MATERIAL IS CONTAMINATED BY DISEASE OR PEST INFESTATION.

OPER AND MAINT. PLAN / SWPPP NOTES (CONT)

13. RECORDS OF ALL INSPECTIONS, COMPLIANCE CERTIFICATIONS, NONCOMPLIANCE REPORTING, SWPPP AND ANY OTHER DOCUMENTS GENERATED AS PART OF SWPPP, MUST BE RETAINED FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE GENERATED.

14. A CONCRETE WASHOUT SHALL BE INSTALLED FOR ALL PROJECTS THAT PROPOSE CONCRETE TO BE MIXED ON SITE OR DELIVERED FROM A BATCH PLANT. THE CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF 50' FROM ANY DRAINAGE INFRASTRUCTURE OR NATURAL DRAINAGE FEATURES OR WATERBODIES AND INCORPORATE ANY PERMEABLE LINER (6 MIL MIN) TO CONTAIN THE REQUIRED VOLUME. ALL DRIED CONCRETE WASTE SHALL BE BROKEN INTO MANAGEABLE PIECES AND DISPOSED OF IN A PROPER MANNER. THE CONTRACTOR OR QUALIFIED PERSON SHALL LOCATE CONCRETE WASHOUTS IN THIS PRESCRIBED MANNER AS CONSTRUCTION PROGRESSES.

15. THE QUALIFIED PERSON SHALL CONDUCT REGULAR INSPECTIONS OF THE PROJECT SITE IN ACCORDANCE WITH RECOMMENDATIONS OUTLINED IN THE SWPPP. EACH INSPECTION SHALL BE DOCUMENTED IN THE FORM OF WRITTEN REPORTS RETAINED ON SITE. ALL REPORTS SHALL BE MADE AVAILABLE TO THE COUNTY OF SAN DIEGO AND RWQCB REPRESENTATIVES UPON REQUEST.

16. THE CONTRACTOR SHALL HAVE EMERGENCY MATERIALS AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER AND SEWER UTILITIES WHEREBY FLOWS MAY GENERATE EROSION AND SEDIMENT POLLUTION.

17. "THE PERMITTEE OR DESIGNEE SHALL PROVIDE EVIDENCE OF COVERAGE UNDER THE GENERAL CONSTRUCTION NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT, IN THE FORM OF A NOTICE OF INTENT (NOI) FILED WITH THE STATE WATER RESOURCES CONTROL BOARD, PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS."

18. SEDIMENT AND EROSION CONTROLS MAY BE REMOVED ONLY WHEN CONTRIBUTARY UPSTREAM AREAS BECOME STABILIZED OR ARE MANAGED UPSTREAM (I.E. SINGLE-LOT SEDIMENT CONTROLS) AND AS LONG AS SEDIMENT LADEN RUNOFF WILL NOT DISCHARGE FROM THE SITE.

19. WHEN FUTURE WORK BY THE DEVELOPER NOT SHOWN ON THIS PLAN IS TO BE PERFORMED, THE SWPPP SHALL BE AMENDED TO INCLUDE SAID WORK AND ANY ADDITIONAL WATER QUALITY CONTROL MEASURES REQUIRED.

20. WHEN OWNERSHIP CHANGES FOR PORTIONS OF THE SITE OR THE LIMITS OR NATURE OF WORK ARE ALTERED, THE DEVELOPER SHALL FILE A CHANGE OF INFORMATION (COI) OR A REVISED NOTICE OF INTENT (NOI), RESPECTIVELY, WITH THE RWQCB AND SWRCB, RESPECTIVELY.

21. THIS PLAN SHALL BE IN EDDECT UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED, TRANSFERRED TO NEW OWNERSHIP, OR DEVELOPED UNDER FUTURE PLANS WITH ANY NEW NOI, SWPPP, AND WDID NUMBER.

INFILTRATION FACILITIES OR PRACTICES

THE OPERATIONAL AND MAINTENANCE NEEDS OF AN INFILTRATION FACILITY ARE:

1. ACCUMULATION OF SEDIMENT, LITTER OR DEBRIS – INSPECT MONTHLY. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED MATERIALS..
2. OBSTRUCTED INLET OR OUTLET STRUCTURE – INSPECT MONTHLY AND AFTER EVERY 0.5-INCH OR LARGER STORM EVENT. CLEAR BLOCKAGE.
3. EROSION DUE TO CONCENTRATED IRRIGATION FLOW – INSPECT MONTHLY. REPAIR/RE-SEED/RE-PLANT ERODED AREAS OF THE FACILITY SLOPES AND ADJUST THE IRRIGATION SYSTEM.
4. EROSION DUE TO CONCENTRATED STORM WATER RUNOFF FLOW – INSPECT AFTER EVERY 0.5-INCH OR LARGER STORM EVENT. IF EROSION DUE TO STORM WATER FLOW HAS BEEN OBSERVED, INCREASE INSPECTION FREQUENCY TO 0.1-INCH OR LARGER STORM EVENT. REPAIR/RE-SEED/RE-PLANT ERODED AREAS OF THE FACILITY SLOPES AND MAKE APPROPRIATE CORRECTIVE MEASURES SUCH AS ADDING EROSION CONTROL BLANKETS, ADDING STONE AT FLOW ENTRY POINTS, OR MINOR RE-GRADING TO RESTORE PROPER DRAINAGE ACCORDING TO THE ORIGINAL PLAN.
5. STANDING WATER IN INFILTRATION BASIN FOR LONGER THAN 24-96 HOURS FOLLOWING A STORM EVENT – INSPECT MONTHLY AND AFTER EVERY 0.5-INCH OR LARGER STORM EVENT. IF STANDING WATER IS OBSERVED, INCREASE INSPECTION FREQUENCY TO AFTER EVERY 0.1-INCH OR LARGER STORM EVENT. IF IT HAS BEEN DETERMINED THAT THE UNDERLYING SOILS HAVE BEEN COMPACTED OR DO NOT HAVE THE INFILTRATION CAPACITY EXPECTED, THE COUNTY REVIEWER SHALL BE CONTACTED PRIOR TO ANY ADDITIONAL REPAIRS OR RECONSTRUCTION.
6. PRESENCE OF MOSQUITOS/LARVAE – INSPECT MONTHLY AND AFTER EVERY 0.5-INCH OR LARGER STORM EVENT. IF MOSQUITOS ARE OBSERVED, INCREASE INSPECTION FREQUENCY TO AFTER EVERY 0.1-INCH OR LARGER STORM EVENT. IF MOSQUITOS/LARVAE ARE OBSERVED, FIRST REMOVE ANY STANDING WATER BY DISPERSING TO NEARBY LANDSCAPING; SECOND, MAKE CORRECTIVE MEASURES AS APPLICABLE TO RESTORE BMP DRAINAGE TO PREVENT STANDING WATER. IF MOSQUITOS PERSIST FOLLOWING CORRECTIVE MEASURES TO REMOVE STANDING WATER OR IF THE B

GRADING PLAN NOTES:

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: (PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)

CULT#GR-1 – ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR SIGNIFICANCE – CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE COUNTY APPROVED PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR SHALL ALSO EVALUATE FILL SOILS TO DETERMINE THAT THEY ARE CLEAN OF CULTURAL RESOURCES. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES. DOCUMENTATION: THE APPLICANT SHALL HAVE THE CONTRACTED PROJECT ARCHEOLOGIST AND LUISENO NATIVE AMERICAN ATTEND THE PRECONSTRUCTION MEETING TO EXPLAIN THE MONITORING REQUIREMENTS. TIMING: PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. MONITORING: THE [DPW, PDC] SHALL CONFIRM THE ATTENDANCE OF THE APPROVED PROJECT ARCHAEOLOGIST.

BIO#GR-1–RESOURCE AVOIDANCE
INTENT: IN ORDER TO AVOID IMPACTS TO RAPTORS AND MIGRATORY BIRDS, WHICH ARE A SENSITIVE BIOLOGICAL RESOURCE PURSUANT TO THE MIGRATORY BIRD TREATY ACT, A RESOURCE AVOIDANCE AREA (RAA) SHALL BE IMPLEMENTED ON ALL PLANS. DESCRIPTION OF REQUIREMENT: THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 300 FEET OF HABITAT DURING THE BREEDING SEASON OF THE RAPTOR AND MIGRATORY BIRDS. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN JANUARY 15TH AND AUGUST 31ST. THE DIRECTOR OF PDS [PDS, PCC] MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, PROVIDED THAT NO RAPTORS OR MIGRATORY BIRDS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING AS DEMONSTRATED BY A SURVEY COMPLETED NO MORE THAN 72-HOURS PRIOR TO PROPOSED CLEARING OR GRADING. DOCUMENTATION: THE APPLICANT SHALL PROVIDE A LETTER OF AGREEMENT WITH THIS CONDITION; ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. ALTHOUGH, NO GRADING SHALL OCCUR WITHIN THE RAA UNTIL CONCURRENCE IS RECEIVED FROM THE COUNTY AND THE WILDLIFE AGENCIES. TIMING: PRIOR TO PRECONSTRUCTION CONFERENCE AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF THE GRADING AND CONSTRUCTION. COMPLIANCE WITH THIS CONDITION IS MANDATORY UNLESS THE REQUIREMENT IS WAIVED BY THE COUNTY UPON RECEIPT OF CONCURRENCE FROM THE WILDLIFE AGENCIES. MONITORING: THE [DPW, PDC] SHALL NOT ALLOW ANY GRADING IN THE RAA DURING THE SPECIFIED DATES, UNLESS A CONCURRENCE FROM THE [PDS, PCC] IS RECEIVED. THE [PDS, PCC] SHALL REVIEW THE CONCURRENCE LETTER."

DURING CONSTRUCTION: (THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

NOISE#GP-1–NOISE–TEMPORARY CONSTRUCTION NOISE:
INTENT: IN ORDER TO MINIMIZE TEMPORARY CONSTRUCTION NOISE FOR GRADING OPERATIONS ASSOCIATED WITH STP-17-037. DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING TEMPORARY CONSTRUCTION NOISE CONTROL MEASURES AND SHALL COMPLY WITH THE EIGHT-HOUR AVERAGE SOUND LEVEL OF 75 DBA PURSUANT TO NOISE ORDINANCE SECTION 36.408 & 36.409:

a. TURN OFF EQUIPMENT WHEN NOT IN USE.

b. EQUIPMENT USED IN CONSTRUCTION SHOULD BE MAINTAINED IN PROPER OPERATING CONDITION, AND ALL LOADS SHOULD BE PROPERLY SECURED, TO PREVENT RATTLING AND BANGING.

c. USE EQUIPMENT WITH EFFECTIVE MUFFLERS

d. MINIMIZE THE USE OF BACK UP ALARM.

e. EQUIPMENT STAGING AREAS SHOULD BE PLACED AT LOCATIONS AWAY FARTHEST AWAY FROM NOISE SENSITIVE RECEIVERS AS DEEMED FEASIBLE.

f. TEMPORARY CONSTRUCTION EQUIPMENT OPERATIONS SHALL COMPLY WITH THE COUNTY NOISE ORDINANCE SECTIONS 36.408, 409, AND 410.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE TEMPORARY CONSTRUCTION NOISE MEASURES AND THE COUNTY NOISE ORDINANCE AS DESCRIBED WITHIN THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION AND CONSTRUCTION EQUIPMENT OPERATIONS. MONITORING: THE [DPW, PDC] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE CONSTRUCTION NOISE CONTROL MEASURES OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [PDS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

CULT#GR-2 – ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, A CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS DURING EARTH-DISTURBING ACTIVITIES:

a. MONITORING. DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR SHALL BE ONSITE AS DETERMINED NECESSARY BY THE PROJECT ARCHAEOLOGIST. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED, AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE LUISENO NATIVE AMERICAN MONITOR. MONITORING OF THE CUTTING OF PREVIOUSLY DISTURBED DEPOSITS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE LUISENO NATIVE AMERICAN MONITOR.

b. INADVERTENT DISCOVERIES. IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED:

1. THE PROJECT ARCHAEOLOGIST OR THE LUISENO NATIVE AMERICAN MONITOR SHALL HAVE THE AUTHORITY TO DIVERT OR TEMPORARILY HALT GROUND DISTURBANCE OPERATIONS IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES.
2. AT THE TIME OF DISCOVERY, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE PDS STAFF ARCHAEOLOGIST.
3. THE PROJECT ARCHAEOLOGIST, IN CONSULTATION WITH THE PDS STAFF ARCHAEOLOGIST AND THE LUISENO NATIVE AMERICAN MONITOR, SHALL DETERMINE THE SIGNIFICANCE OF THE DISCOVERED RESOURCES.
4. CONSTRUCTION ACTIVITIES WILL BE ALLOWED TO RESUME IN THE AFFECTED AREA ONLY AFTER THE PDS STAFF ARCHAEOLOGIST HAS CONCURRED WITH THE EVALUATION.
5. ISOLATES AND CLEARLY NON-SIGNIFICANT DEPOSITS SHALL BE MINIMALLY DOCUMENTED IN THE FIELD. SHOULD THE ISOLATES AND/OR NON-SIGNIFICANT DEPOSITS NOT BE COLLECTED BY THE PROJECT ARCHAEOLOGIST, THEN THE LUISENO NATIVE AMERICAN MONITOR MAY COLLECT THE CULTURAL MATERIAL FOR TRANSFER TO A TRIBAL CURATION FACILITY OR REPATRIATION PROGRAM.
6. IF CULTURAL RESOURCES ARE DETERMINED TO BE SIGNIFICANT, A RESEARCH DESIGN AND DATA RECOVERY PROGRAM (PROGRAM) SHALL BE PREPARED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE LUISENO NATIVE AMERICAN MONITOR. THE COUNTY ARCHAEOLOGIST SHALL REVIEW AND APPROVE THE PROGRAM, WHICH SHALL BE CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS. THE PROGRAM SHALL INCLUDE (1) REASONABLE EFFORTS TO PRESERVE (AVOIDANCE) 'UNIQUE' CULTURAL RESOURCES OR SACRED SITES; (2) THE CAPPING OF IDENTIFIED SACRED SITES OR UNIQUE CULTURAL RESOURCES AND PLACEMENT OF DEVELOPMENT OVER THE CAP, IF AVOIDANCE IS INFEASIBLE; AND (3) DATA RECOVERY FOR NON-UNIQUE CULTURAL RESOURCES. THE PREFERRED OPTION IS PRESERVATION (AVOIDANCE).

c. HUMAN REMAINS. IF ANY HUMAN REMAINS ARE DISCOVERED:

1. THE PROPERTY OWNER OR THEIR REPRESENTATIVE SHALL CONTACT THE COUNTY CORONER AND THE PDS STAFF ARCHAEOLOGIST.
2. UPON IDENTIFICATION OF HUMAN REMAINS, NO FURTHER DISTURBANCE SHALL OCCUR IN THE AREA OF THE FIND UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN. IF THE HUMAN REMAINS ARE TO BE TAKEN OFFSITE FOR EVALUATION, THEY SHALL BE ACCOMPANIED BY THE LUISENO NATIVE AMERICAN MONITOR.
3. IF THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE NAHC SHALL IMMEDIATELY CONTACT THE MOST LIKELY DESCENDANT (MLD).
4. THE IMMEDIATE MONITY WHERE THE NATIVE AMERICAN HUMAN REMAINS ARE LOCATED IS NOT TO BE DAMAGED OR DISTURBED BY FURTHER DEVELOPMENT ACTIVITY UNTIL CONSULTATION WITH THE MLD REGARDING THEIR RECOMMENDATIONS AS REQUIRED BY PUBLIC RESOURCES CODE SECTION 5097.98 HAS BEEN CONDUCTED.
5. THE MLD MAY WITH THE PERMISSION OF THE LANDOWNER, OR THEIR AUTHORIZED REPRESENTATIVE, INSPECT THE SITE OF THE DISCOVERY OF THE NATIVE AMERICAN HUMAN REMAINS AND MAY RECOMMEND TO THE OWNER OR THE PERSON RESPONSIBLE FOR THE EXCAVATION WORK MEANS FOR TREATMENT OR DISPOSITION, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS. THE DESCENDANTS SHALL COMPLETE THEIR INSPECTION AND MAKE RECOMMENDATIONS OR PREFERENCES FOR TREATMENT WITHIN 48 HOURS OF BEING GRANTED ACCESS TO THE SITE.
6. PUBLIC RESOURCES CODE §5097.98, CEQA §15064.5 AND HEALTH & SAFETY CODE §7050.5 SHALL BE FOLLOWED IN THE EVENT THAT HUMAN REMAINS ARE DISCOVERED.

d. FILL SOILS. THE PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR SHALL EVALUATE FILL SOILS TO DETERMINE THAT THEY ARE CLEAN OF CULTURAL RESOURCES.

e. MONTHLY REPORTING. THE PROJECT ARCHAEOLOGIST SHALL SUBMIT MONTHLY STATUS REPORTS TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES STARTING FROM THE DATE OF THE NOTICE TO PROCEED TO TERMINATION OF IMPLEMENTATION OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE REPORT SHALL BRIEFLY SUMMARIZE ALL ACTIVITIES DURING THE PERIOD AND THE STATUS OF PROGRESS ON OVERALL PLAN IMPLEMENTATION. UPON COMPLETION OF THE IMPLEMENTATION PHASE, A FINAL REPORT SHALL BE SUBMITTED DESCRIBING THE PLAN COMPLIANCE PROCEDURES AND SITE CONDITIONS BEFORE AND AFTER CONSTRUCTION.

DOCUMENTATION: THE APPLICANT SHALL IMPLEMENT THE ARCHAEOLOGICAL MONITORING PROGRAM PURSUANT TO THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE EARTH DISTURBING ACTIVITIES. MONITORING: THE [DPW, PDC] SHALL MAKE SURE THAT THE PROJECT ARCHEOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [PDS, PPD] IF THE PROJECT ARCHEOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

PALEO#GR-1 – PALEONTOLOGICAL MONITORING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO SIGNIFICANCE AND REPORT FORMAT GUIDELINES FOR PALEONTOLOGICAL RESOURCES, A PALEONTOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THIS PROJECT SITE HAS MARGINAL LEVELS OF SENSITIVE PALEONTOLOGICAL RESOURCES. ALL GRADING ACTIVITIES ARE SUBJECT TO THE COUNTY OF SAN DIEGO GRADING ORDINANCE SECTION 87.430. IF ANY SIGNIFICANT RESOURCES (FOSSILS) ARE ENCOUNTERED DURING GRADING ACTIVITIES.

a. THE GRADING CONTRACTOR IS RESPONSIBLE TO MONITOR FOR PALEONTOLOGICAL RESOURCES DURING ALL GRADING ACTIVITIES. IF ANY FOSSILS ARE FOUND GREATER THAN 12 INCHES IN ANY DIMENSION, STOP ALL GRADING ACTIVITIES AND CONTACT PDS BEFORE CONTINUING GRADING OPERATIONS.

IF ANY PALEONTOLOGICAL RESOURCES ARE DISCOVERED AND SALVAGED, THE MONITORING, RECOVERY, AND SUBSEQUENT WORK DETERMINED NECESSARY SHALL BE COMPLETED BY OR UNDER THE SUPERVISION OF A QUALIFIED PALEONTOLOGIST PURSUANT TO THE SAN DIEGO COUNTY GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES.

TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. MONITORING: THE [DPW, PDC] SHALL MAKE SURE THAT THE GRADING CONTRACTOR IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT PDS IF THE GRADING CONTRACTOR OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

AIR#GR-FUGITIVE DUST
INTENT: IN ORDER TO MITIGATE FOR FUGITIVE DUST DURING CONSTRUCTION ACTIVITIES. DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING AIR QUALITY MEASURES:

a. ALL HAUL/DUMP TRUCKS ENTERING OR LEAVING THE SITE WITH SOIL OR FILL MATERIAL MUST MAINTAIN AT LEAST TWO (2) FEET OF FREEBOARD OR COVER LOADS OF ALL HAUL/DUMP TRUCKS SECURELY.
b. AREAS RECENTLY DISTURBED BY DOZER/SCRAPER PASSES AND ANY UNPAVED ROADS WITHIN THE PROJECT LIMITS WILL BE WATERED A MINIMUM OF THREE (3) TIMES DAILY.
c. GRADING ACTIVITIES WILL BE TERMINATED IN WINDS IN EXCESS OF 25 MILES PER HOUR (MPH).
d. DUST AND DEBRIS AT PUBLIC STREET ACCESS POINTS SHALL BE CLEANED REGULARLY USING SWEEPERS AND WATER TRUCKS.
e. DIRT STORAGE PILES WILL BE STABILIZED BY CHEMICAL BINDERS, TARPS, FENCING, OR OTHER SUPPRESSION MEASURES.
f. INTERNAL CONSTRUCTION-ROADWAYS WILL BE STABILIZED BY PAVING, CHIP SEALING OR APPLYING STABILIZING CHEMICALS AFTER ROUGH GRADING.
g. A 15-MPH SPEED LIMIT ON UNPAVED SURFACES SHALL BE ENFORCED.

DOCUMENTATION: THE APPLICANT OR DESIGNEE SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF CONSTRUCTION AND GRADING. MONITORING: THE [DPW, PDC] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [DPLU, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

AIR#GR-CONSTRUCTION EXHAUST EMISSIONS
INTENT: IN ORDER TO MITIGATE FOR EXHAUST EMISSIONS DURING CONSTRUCTION ACTIVITIES. DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING AIR QUALITY AND GREENHOUSE GAS MEASURES:

a. THE PROJECT SHALL REQUIRE THE CONSTRUCTION CONTRACTOR TO PROVIDE A CONSTRUCTION FLEET THAT USES HEAVY-DUTY DIESEL-POWERED EQUIPMENT EQUIPPED WITH TIER 4 DIESEL ENGINES. AN EXEMPTION FROM THESE REQUIREMENTS MAY BE GRANTED BY THE COUNTY IF THE APPLICANT DOCUMENTS THAT EQUIPMENT WITH THE REQUIRED TIER IS NOT REASONABLY AVAILABLE AND CORRESPONDING REDUCTIONS IN CRITERIA AIR POLLUTANT EMISSIONS ARE ACHIEVED FROM OTHER CONSTRUCTION EQUIPMENT. BEFORE AN EXEMPTION MAY BE CONSIDERED BY THE COUNTY, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE THAT THREE CONSTRUCTION FLEET OWNERS/OPERATORS IN THE SAN DIEGO REGION WERE CONTACTED AND THAT THOSE OWNERS/OPERATORS CONFIRMED TIER 4 EQUIPMENT COULD NOT BE LOCATED WITHIN THE SAN DIEGO REGION.
b. THE PROJECT SHALL REQUIRE THE CONSTRUCTION CONTRACTOR TO EQUIP ALL HEAVY-DUTY DIESEL-POWERED CONSTRUCTION EQUIPMENT WITH DIESEL PARTICULATE FILTERS (DPFS).
c. CONSTRUCTION EQUIPMENT SHALL BE OUTFITTED WITH BEST AVAILABLE CONTROL TECHNOLOGY (BACT) DEVICES CERTIFIED BY THE CALIFORNIA AIR RESOURCES BOARD. A COPY OF EACH UNIT'S BACT DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SAN DIEGO AT THE TIME OF MOBILIZATION OF EACH APPLICABLE UNIT OF EQUIPMENT.

DOCUMENTATION: THE APPLICANT OR DESIGNEE SHALL COMPLY WITH THE AIR QUALITY AND GREENHOUSE GAS REQUIREMENTS OF THIS CONDITION. THE APPLICANT SHALL SHOW COMPLIANCE WITH THIS MEASURE BY PROVIDING THE CONSTRUCTION BID/ESTIMATE FROM THE CONSTRUCTION CONTRACTOR THAT WILL BE USED. TIMING: PRIOR TO APPROVAL OF ANY GRADING AND OR IMPROVEMENT PLANS AND ISSUANCE OF ANY GRADING OR CONSTRUCTION PERMITS. MONITORING: THE [DPW, PDC] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [DPLU, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

AIR#GR-CUMULATIVE CONSTRUCTION SCHEDULE
INTENT: IN ORDER TO AVOID A SIGNIFICANT CUMULATIVE AIR QUALITY IMPACT. DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COORDINATE GRADING SCHEDULES WITH COUNTY STAFF AND OTHER CONSTRUCTION PROJECTS OCCURRING WITHIN THE PROJECT VICINITY TO AVOID SIMULTANEOUS GRADING ACTIVITIES, TO THE EXTENT FEASIBLE. DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. TIMING: THE FOLLOWING ACTION SHALL OCCUR THROUGHOUT THE DURATION OF THE CONSTRUCTION GRADING ACTIVITIES. MONITORING: THE [DPW, PDC] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [DPLU, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING: (PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT).

CULT#GR-3 – ARCHAEOLOGICAL MONITORING – ROUGH GRADING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST SHALL PREPARE ONE OF THE FOLLOWING REPORTS UPON COMPLETION OF THE EARTH-DISTURBING ACTIVITIES THAT REQUIRE MONITORING:

a. NO ARCHAEOLOGICAL RESOURCES ENCOUNTERED. IF NO ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING EARTH-DISTURBING ACTIVITIES, THEN SUBMIT A FINAL NEGATIVE MONITORING REPORT SUBSTANTIATING THAT EARTH-DISTURBING ACTIVITIES ARE COMPLETED AND NO CULTURAL RESOURCES WERE ENCOUNTERED. ARCHAEOLOGICAL MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE AND ANY COMMENTS FROM THE NATIVE AMERICAN MONITOR MUST BE INCLUDED IN THE NEGATIVE MONITORING REPORT.

b. ARCHAEOLOGICAL RESOURCES ENCOUNTERED. IF ARCHAEOLOGICAL RESOURCES WERE ENCOUNTERED DURING THE EARTH DISTURBING ACTIVITIES, THE PROJECT ARCHAEOLOGIST SHALL PROVIDE AN ARCHAEOLOGICAL MONITORING REPORT STATING THAT THE FIELD MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE REPORT SHALL DETAIL ALL CULTURAL ARTIFACTS AND DEPOSITS DISCOVERED DURING MONITORING AND THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION AND/OR REPATRIATION PHASE OF THE MONITORING.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE ARCHAEOLOGICAL MONITORING REPORT TO [PDS, PPD] FOR REVIEW AND APPROVAL. ONCE APPROVED, A FINAL COPY OF THE REPORT SHALL BE SUBMITTED TO THE SOUTH COASTAL INFORMATION CENTER, AND ANY CULTURALLY AFFILIATED TRIBE WHO REQUESTS A COPY. TIMING: UPON COMPLETION OF ALL EARTH-DISTURBING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2), THE REPORT SHALL BE COMPLETED. MONITORING: [PDS, PPD] SHALL REVIEW THE REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDC] THAT THE REQUIREMENT IS COMPLETED.

PALEO#GR-2 – PALEONTOLOGICAL MONITORING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO SIGNIFICANCE AND REPORT FORMAT GUIDELINES FOR PALEONTOLOGICAL RESOURCES, A PALEONTOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: ONE OF THE FOLLOWING LETTERS SHALL BE PERFORMED UPON COMPLETION OF THE GRADING ACTIVITIES THAT REQUIRE MONITORING:

a. IF NO PALEONTOLOGICAL RESOURCES WERE DISCOVERED, SUBMIT A 'NO FOSSILS FOUND' LETTER FROM THE GRADING CONTRACTOR TO PDS STATING THAT THE MONITORING HAS BEEN COMPLETED AND THAT NO FOSSILS WERE DISCOVERED, AND INCLUDING THE NAMES AND SIGNATURES FROM THE FOSSIL MONITORS. THE LETTER SHALL BE IN THE FORMAT OF ATTACHMENT E OF THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES.

b. IF PALEONTOLOGICAL RESOURCES WERE ENCOUNTERED DURING GRADING, A LETTER SHALL BE PREPARED STATING THAT THE FIELD GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE LETTER SHALL DETAIL THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION PHASE OF THE MONITORING.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE LETTER REPORT TO PDS FOR REVIEW AND APPROVAL. TIMING: UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2), THE LETTER REPORT SHALL BE COMPLETED. MONITORING: PDS SHALL REVIEW THE FINAL NEGATIVE LETTER REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDC] THAT THE REQUIREMENT IS COMPLETED.

FINAL GRADING RELEASE: (PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT).

CULT#GR-4 – ARCHAEOLOGICAL MONITORING – FINAL GRADING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST SHALL PREPARE A FINAL REPORT THAT DOCUMENTS THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM IF CULTURAL RESOURCES WERE ENCOUNTERED DURING EARTH-DISTURBING ACTIVITIES. THE REPORT SHALL INCLUDE THE FOLLOWING, IF APPLICABLE:

a. DEPARTMENT OF PARKS AND RECREATION PRIMARY AND ARCHAEOLOGICAL SITE FORMS.

b. DAILY MONITORING LOGS

c. EVIDENCE THAT ALL CULTURAL MATERIALS HAVE BEEN CONVEYED AS FOLLOWS:

(1) EVIDENCE THAT ALL PREHISTORIC MATERIALS COLLECTED DURING THE ARCHAEOLOGICAL MONITORING PROGRAM HAVE BEEN SUBMITTED TO A SAN DIEGO CURATION FACILITY OR A CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CFR PART 79, AND, THEREFORE, WOULD BE PROFESSIONALLY CURATED AND MADE AVAILABLE TO OTHER ARCHAEOLOGISTS/RESEARCHERS FOR FURTHER STUDY. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY OR CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE PREHISTORIC ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

OR

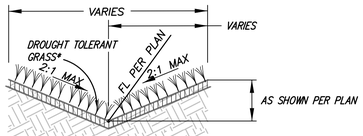
EVIDENCE THAT ALL PREHISTORIC MATERIALS COLLECTED DURING THE GRADING MONITORING PROGRAM HAVE BEEN REPATRIATED TO A NATIVE AMERICAN GROUP OF APPROPRIATE TRIBAL AFFINITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY, IF REQUIRED. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE NATIVE AMERICAN TRIBE TO WHOM THE CULTURAL RESOURCES HAVE BEEN REPATRIATED IDENTIFYING THAT THE ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED.

(2) HISTORIC MATERIALS SHALL BE CURATED AT A SAN DIEGO CURATION FACILITY AND SHALL NOT BE CURATED AT A TRIBAL CURATION FACILITY OR REPATRIATED. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE HISTORIC MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

d. IF NO CULTURAL RESOURCES ARE DISCOVERED, A NEGATIVE MONITORING REPORT MUST BE SUBMITTED STATING THAT THE ARCHAEOLOGICAL MONITORING ACTIVITIES HAVE BEEN COMPLETED. GRADING MONITORING LOGS MUST BE SUBMITTED WITH THE NEGATIVE MONITORING REPORT.

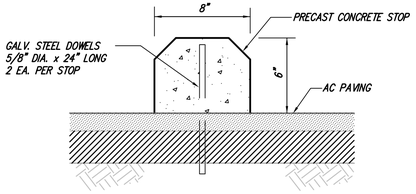
DOCUMENTATION: THE APPLICANT'S ARCHAEOLOGIST SHALL PREPARE THE FINAL REPORT AND SUBMIT IT TO [PDS, PPD] FOR APPROVAL. ONCE APPROVED, A FINAL COPY OF THE REPORT SHALL BE SUBMITTED TO THE SOUTH COASTAL INFORMATION CENTER (SCIC), SAN LUIS REY BAND OF MISSION INDIANS, AND ANY CULTURALLY AFFILIATED TRIBE WHO REQUESTS A COPY. TIMING: PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE FINAL REPORT SHALL BE PREPARED. MONITORING: [PDS, PPD] SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THIS CONDITION AND THE REPORT FORMAT GUIDELINES. UPON ACCEPTANCE OF THE REPORT, [PDS, PPD] SHALL INFORM [PDS, LDR] AND [DPW, PDC], THAT THE REQUIREMENT IS COMPLETE, AND THE BOND AMOUNT CAN BE RELINQUISHED. IF THE MONITORING WAS BONDED SEPARATELY, THEN [PDS, PPD] SHALL INFORM [PDS OR DPW FISCAL] TO RELEASE THE BOND BACK TO THE APPLICANT.

LNDSCP#2–CERTIFICATION OF INSTALLATION
INTENT: IN ORDER TO PROVIDE ADEQUATE LANDSCAPING THAT PROVIDES SCREENING, AND TO COMPLY WITH THE COSD WATER EFFIC



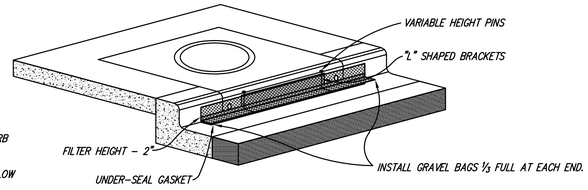
*SLOPES/FLOWLINE TO BE PROTECTED WITH DROUGHT TOLERANT HYDROSEED MIX. FLOWLINE SHOWN PER PLAN AT TOP OF HYDROSEED.

BLADED/VEGETATED SWALE (PVT) (14)
NOT TO SCALE



6' CONCRETE WHEEL STOP (PVT) (73)
NOT TO SCALE

INLET SIZE	# OF CIG SEGMENTS
5'	1
10'	2
15'	3
20'	4
25'	5
30'	6



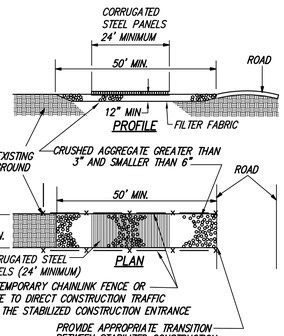
CONSTRUCTION DETAILS
* MINIMUM 2 INTEGRATED "L" BRACKETS
* MINIMUM 2 VARIABLE-HEIGHT PINS FOR CURB
* FILTER HEIGHT – 2 INCHES
* UV RESISTANT HDPE OUTER JACKET
* UNDER-SEAL GASKET TO PREVENT UNDERFLOW
* CIG HEIGHT = 8 INCHES
* CIG LENGTH = 6.25 FEET

INSTALLATION DETAILS
* PLACEMENT: PLACE CIG TIGHTLY AGAINST DRAIN OPENING WITH METAL VARIABLE HEIGHT PINS AT TOP.
* CHANGE HEIGHT FOR HIGH OPENINGS: EXTEND VARIABLE HEIGHT PINS UPWARD IF NECESSARY.
* INTERCONNECTING FOR LONG CURB OPENINGS: OVERLAP SEGMENTS SO THE BOTTOM GASKET PROVIDES A CONTINUOUS SEAL (ONE SIDE HAS A CUT-OUT). EACH 6.25" SEGMENT FITS A 5 FOOT OPENING OR SMALLER. USE 2 SEGMENTS FOR 8 TO 10 FEET. USE 3 SEGMENTS FOR 15 FEET, ETC.
* ANCHORING: INSTALL GRAVEL BAGS AT EACH END AND AT OVERLAPS. USE ½ FULL GRAVEL BAGS FOR LOW PROFILE AND BEST TRAFFIC AVOIDANCE. USE CLEAN GRAVEL AT DRAIN INLETS – NOT SAND. SELECT BAGS WITH LONG TERM UV EXPOSURE AND TOUGHNESS FOR RESISTANCE TO TRAFFIC. WHERE NOT POSSIBLE TO INSTALL GRAVEL BAGS DUE TO TRAFFIC PROXIMITY, IT IS ACCEPTABLE TO ANCHOR WITH CONCRETE ANCHORS, OR MASONARY NAILS – ONE AT EACH END. ANCHOR CURB INLET GUARD SO THAT WATER CANNOT FLOW BEHIND IT. USE 1" WASHERS.

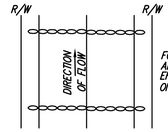
IMPORTANT: ALL INFORMATION, INCLUDING ILLUSTRATIONS, IS BELIEVED TO BE RELIABLE. USERS, HOWEVER, SHOULD INDEPENDENTLY EVALUATE THE SUITABILITY OF EACH PRODUCT FOR THEIR APPLICATION. ERTEC ENVIRONMENTAL SYSTEMS MAKES NO WARRANTIES AS TO THE ACCURACY OF COMPLETENESS OF THE INFORMATION, AND DISCLAIMS ANY LIABILITY REGARDING IS USE. ERTEC ENVIRONMENTAL SYSTEM'S ONLY OBLIGATIONS ARE THOSE IN THE ERTEC ENVIRONMENTAL SYSTEMS STANDARD TERMS AND CONDITIONS OF SALE FOR THIS PRODUCT, AND IN NO CASE WILL ERTEC ENVIRONMENTAL SYSTEMS OR ITS DISTRIBUTORS BE LIABLE FOR ANY INCIDENTAL INDIRECT OR CONSEQUENTIAL DAMAGES ARISING FOR THE SALE, RESALE, USE OR MISUSE OF THE PRODUCT. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. IN ADDITION, ERTEC ENVIRONMENTAL SYSTEMS RESERVES THE RIGHT TO MAKE CHANGES, WITHOUT NOTIFICATION TO BUYER, TO PROCESSING OR MATERIALS THAT DO NOT AFFECT COMPLIANCE WITH ANY APPLICABLE SPECIFICATION.

ERTEC ENVIRONMENTAL SYSTEMS
HTTP://WWW.ERTECSYSTEMS.COM
1150 BALLENA BLVD. SUITE 250
ALAMEDA, CA 94501
P. 866-521-0724
F. 510-521-3972

DETAIL: ERTEC CURB INLET GUARD (PVT) (46)
NOT TO SCALE

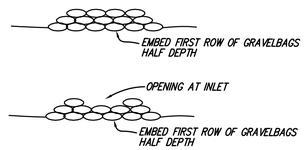


STABILIZED CONSTRUCTION ENTRANCE (PVT) (45)
NOT TO SCALE



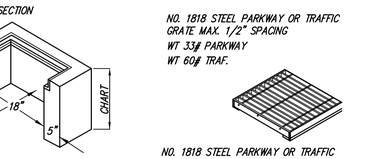
FOR BAG HEIGHT AND SPACING SEE EROSION CONTROL NOTES ON SHEET 3.

GRAVEL/GRAVEL BAGGING ON STREETS



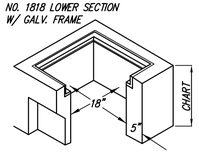
BAG EMBEDDING DETAIL

GRAVELBAG DETAILS (PVT)
NOT TO SCALE



NO. 1818 STEEL PARKWAY OR TRAFFIC GRATE MAX. 1/2" SPACING
WT 33# PARKWAY
WT 60# TRAF.

NO. 1818 STEEL PARKWAY OR TRAFFIC SOLID COVER
WT 51# PARKWAY
WT 70# TRAF.

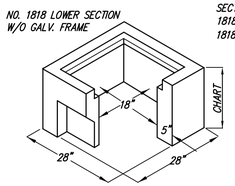


NO. 1818 TOP SECTION

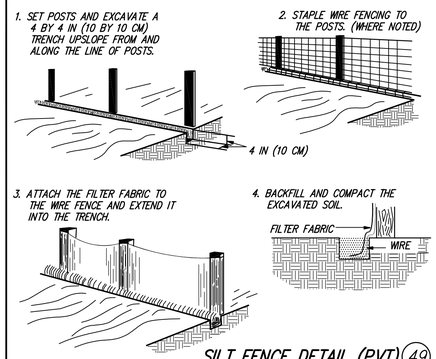
SECTION	HT.	LBS.	AVAILABLE
1818 T6	6"	230	W/O K.O.
1818 T12	12"	460	W/O K.O.

NO. 1818 LOWER SECTION

SECTION	HT.	LBS.	AVAILABLE
1818 L18	18"	612	W/2 10"x14 K.O.
1818 L24	24"	852	W/2 10"x14 K.O.

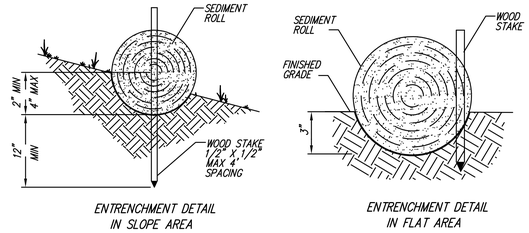


18" X 18" BROOKS BOX CATCH BASIN OR EQUIVALENT (PVT) (5)
NOT TO SCALE

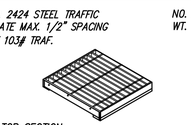


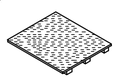
SILT FENCE DETAIL (PVT) (49)
NOT TO SCALE

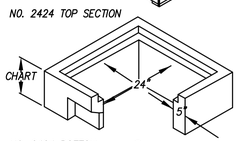
SILT FENCE NOTES:
1. POSTS FOR SILT FENCES SHALL BE EITHER 4-INCH-DIAMETER WOOD OR EQUIVALENT WITH A MINIMUM LENGTH OF 5 FEET. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). 2" DIA. WOOD OR EQUIVALENT MAY BE USED PROVIDED POST SPACING DOES NOT EXCEED 4'.
2. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS
3. THE FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POST, AND 8 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
4. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.
5. THE MAXIMUM DRAINAGE AREA BEHIND THE SILT FENCE SHALL BE 1.0 ACRE.
6. THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER SHALL BE 100 FEET.



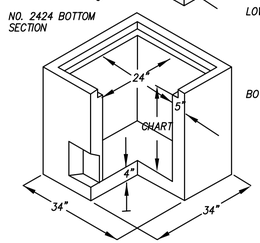
FIBER ROLL (PVT) (47) (51) (53)
NOT TO SCALE







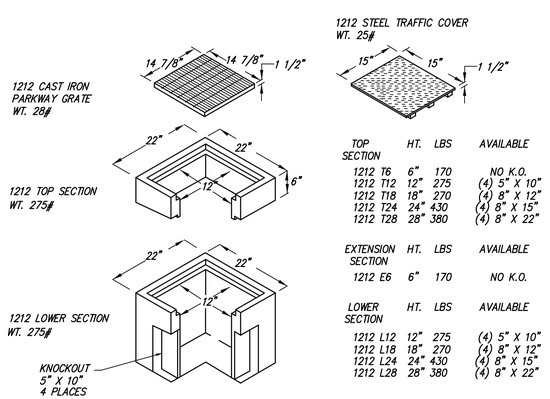
TOP SECTION	HT.	LBS	AVAILABLE
2424 T6	6"	270	NO K.O.
2424 T12	12"	495	(4) 6" X 11"
2424 T18	18"	745	(4) 9" X 12"
2424 T24	24"	870	(4) 14" X 14"



LOWER	HT.	LBS	AVAILABLE
2424 L12	12"	495	(4) 6" X 11"
2424 L18	18"	745	(4) 9" X 12"
2424 L24	24"	870	(4) 14" X 14"

BOTTOM	HT.	LBS	AVAILABLE
2424 B30	30"	1595	(4) 18" X 18"
2424 B36	36"	1905	(4) 18" X 18"

24"x24" BROOKS BOX CATCH BASIN OR EQUIVALENT (PVT) (6)
NOT TO SCALE



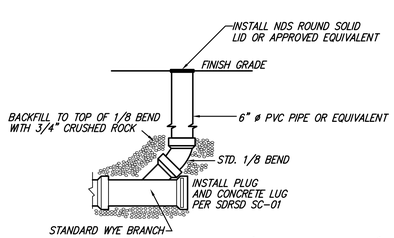
TOP SECTION	HT.	LBS	AVAILABLE
1212 T6	6"	170	NO K.O.
1212 T12	12"	275	(4) 5" X 10"
1212 T18	18"	270	(4) 8" X 12"
1212 T24	24"	430	(4) 8" X 15"
1212 T28	28"	380	(4) 8" X 22"

EXTENSION SECTION	HT.	LBS	AVAILABLE
1212 E6	6"	170	NO K.O.

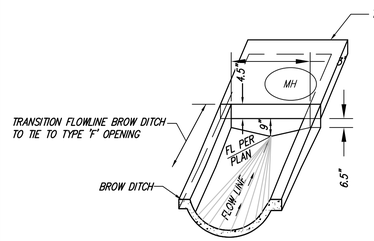
LOWER SECTION	HT.	LBS	AVAILABLE
1212 L12	12"	275	(4) 5" X 10"
1212 L18	18"	270	(4) 8" X 12"
1212 L24	24"	430	(4) 8" X 15"
1212 L28	28"	380	(4) 8" X 22"

12"x12" BROOKS BOX CATCH BASIN OR EQUIVALENT (PVT) (7)
NOT TO SCALE

CAUTION ! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



STORM DRAIN CLEANOUT W/IN LANDSCAPE (PVT) (88)
NOT TO SCALE



DETAIL: BROW DITCH FLOWLINE TRANSITION TO TYPE 'F' OPENING (PVT) (85)
NOT TO SCALE

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
TEMECULA, CA 92592
PH: (951) 587-2020
FAX: (951) 587-2626

REGISTERED PROFESSIONAL ENGINEER BRENT C. MOORE No. 59121 Exp. 6-30-27 CIVIL STATE OF CALIFORNIA

RECORD PLAN
BY: _____ NAME DATE: _____
R.C.E. _____
EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK
DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
5		

NOTES AND DETAILS FOR:
SOUTH VILLAGE STORAGE
CALIFORNIA COORDINATE INDEX 380-1750

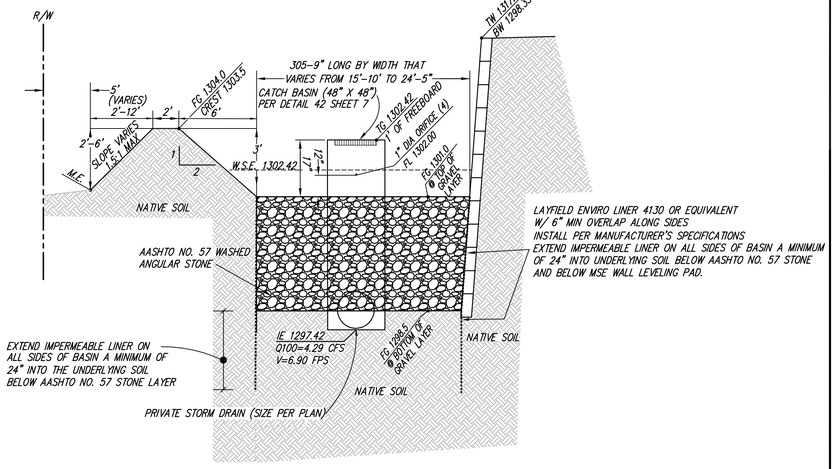
APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

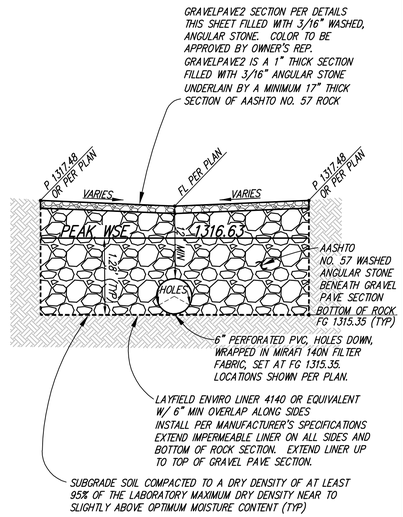
ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

22-324GP05.dwg 01-13-26



DETAIL: INFILTRATION BASIN INF1 – SECTION 'C' – 'C' (PVT) (32)

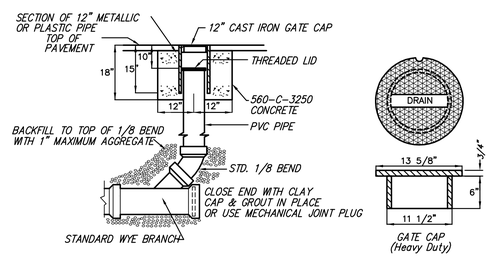
NOT TO SCALE



DETAIL: GRAVELPAVE2 DETENTION AREA (PVT)

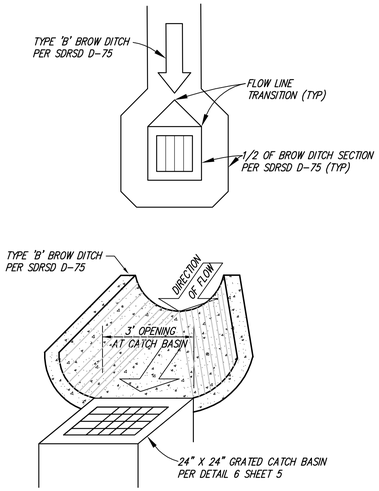
NOT TO SCALE

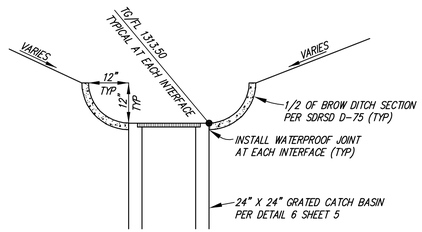
(10)



STORM DRAIN CLEANOUT IN PAVEMENT (PVT) (8)

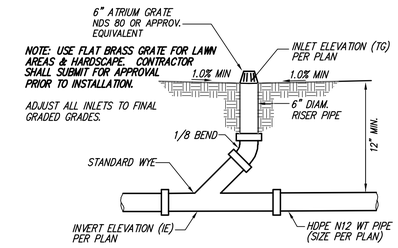
NOT TO SCALE





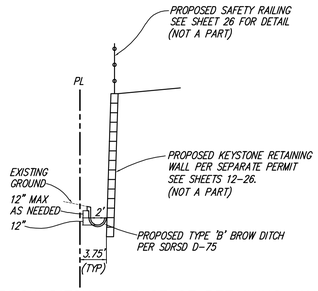
DETAIL: BROW DITCH TRANSITION AT CATCH BASIN (PVT) (20)

NOT TO SCALE



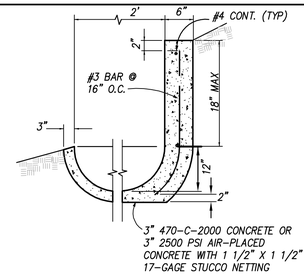
AREA DRAIN DETAIL (PVT) (21)

NOT TO SCALE



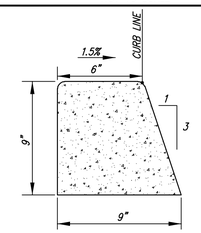
TYPE 'B' BROW DITCH AT FACE OF RETAINING WALL (PVT) (12) PER SDRSD D-75

SCALE: 1" = 10'



WALL EXTENSION DETAIL FOR SDRSD D-75 (PVT) (12) (19)

NOT TO SCALE



SEE SDRSD G-1 FOR ADDITIONAL INFORMATION AND G-10 FOR JOINT DETAILS

0" CURB DETAIL (PVT) (16)

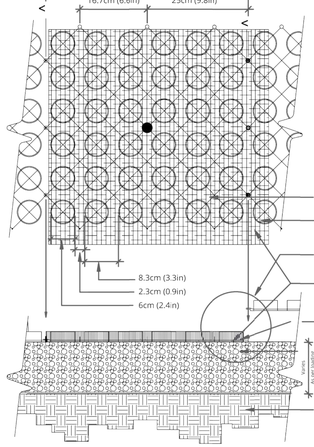
NOT TO SCALE

GRAVELPAVE2 DETAIL

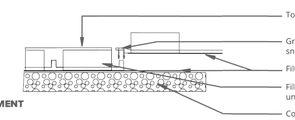
Choose This Product For Reinforcing Gravel Wearing Surfaces

GRAVELPAVE2 BY INVISIBLE STRUCTURES™

PLAN



SECTION



ENLARGEMENT

SPECIFICATIONS

UNITS

Unit Size - 1m X 1m X 2.5cm (40in X 40in X 1in)
Available in 2 standard roll sizes
1010 Roll - 3.3 ft x 32.8 ft - 108 sq.ft.
2020 Roll - 6.6 ft x 65.6 ft - 430 sq. ft.
Unit Weight - 538 g (19 oz) or 2.2. kg (4.8 lbs)
Strength - 1121 kg/sq.cm (15,940 PSI)
Colors - Black (standard), Granite, Grey, Tan, Terra Cotta
Resin - 100% Post-Consumer recycled HDPE

FABRIC

Weight - 1.4 to 1.7 oz/sq.y (47-58 gm/sq.m)
Tensile - 120 lb/sq.ft (585 kg/sq.m)
Flow - 275 gal/min/sq.ft (11,200 l/min/sq.m)

InvisibleStructures.com INVISIBLE STRUCTURES 303-233-8383

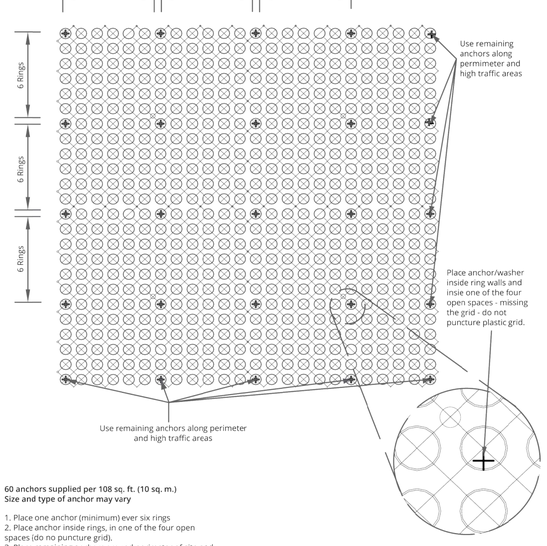
(10)

1 of 1

GRAVELPAVE2 PINNING DETAILS

Choose This Product On How to Pin Gravelpave2

GRAVELPAVE2 BY INVISIBLE STRUCTURES™



60 anchors supplied per 108 sq. ft. (10 sq. m.)
Size and type of anchor may vary

1. Place one anchor (minimum) ever six rings
2. Place anchor inside rings, in one of the four open spaces (do no puncture grid).
3. Place remaining anchors around perimeter of site and in high traffic areas.

InvisibleStructures.com INVISIBLE STRUCTURES 303-233-8383

(10)

1 of 1

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
TEMECULA, CA 92592
PH: (951) 587-2020
FAX: (951) 587-2626

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
6		

DETAILS FOR:
SOUTH VILLAGE STORAGE
CALIFORNIA COORDINATE INDEX 380-1750

APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

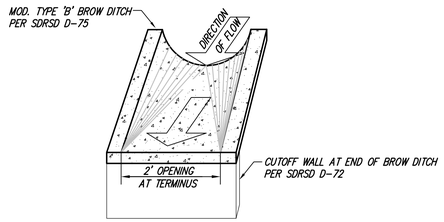
ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

REGISTERED PROFESSIONAL ENGINEER BRENT C. MOORE No. 59121 Exp. 6-30-27 CIVIL STATE OF CALIFORNIA

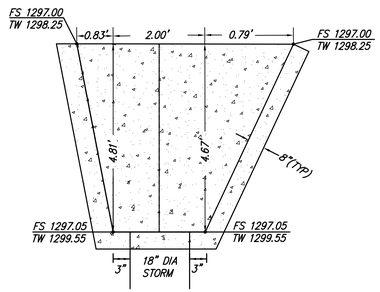
ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

22-324GP06.dwg 01-20-26



MODIFIED BROW DITCH DEPTH TRANSITION PER SDRSD D-75 (PVT) (35)

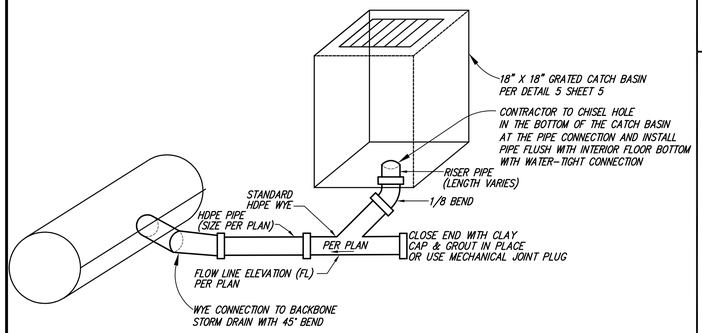
NOT TO SCALE



DETAIL: MODIFIED WING TYPE HEADWALL PER SDRSD D-34 (PVT) (33) @ BIOFILTRATION BASIN

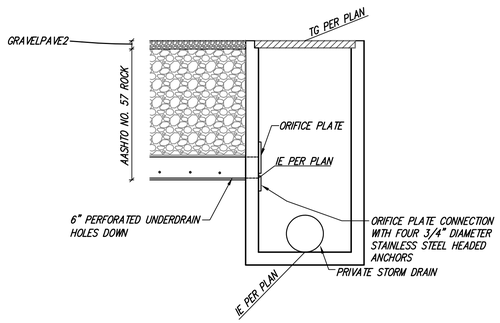
NOT TO SCALE

SEE SDRSD D-34 FOR STEEL AND CONCRETE REQUIREMENTS AND CUTOFF WALL AT EDGE OF HEADWALL



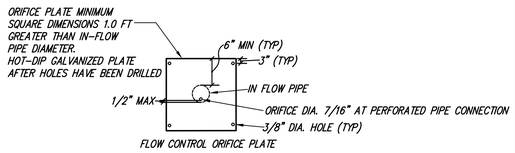
DETAIL: MODIFIED CATCH BASIN WITH BOTTOM OUTLET (PVT) (38) CONNECTION TO BACK BONE STORM DRAIN

NOT TO SCALE



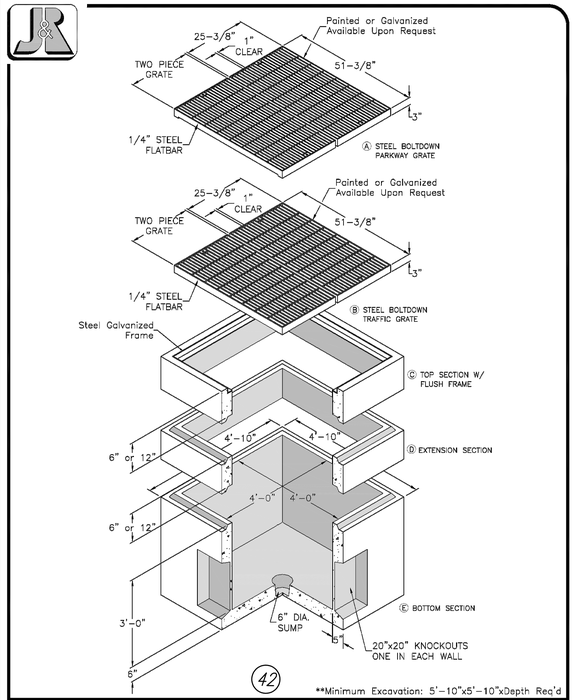
DETAIL: FLOW CONTROL ORIFICES AT 18" X 18" CATCH BASINS (PVT) (5)

NOT TO SCALE



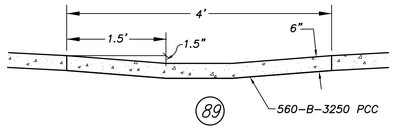
DETAIL: FLOW CONTROL ORIFICE PLATE (PVT)

NOT TO SCALE



4'-0" X 4'-0" CLOSED BOTTOM CATCH BASIN W/ STEEL TRAFFIC GRATE or STEEL PARKWAY GRATE

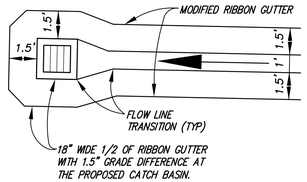
NOTES
1. Traffic Grates Are Designed For AASHTO H-20 Wheel Loading, But Are Not Intended For Direct Traffic Installations.
2. Parkway Grates Are Designed For A Live Load of 300 p.s.f



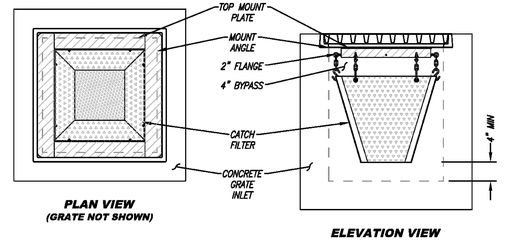
RIBBON GUTTER W/ TRENCH DRAIN DETAIL IN CONCRETE PAVEMENT (PVT)

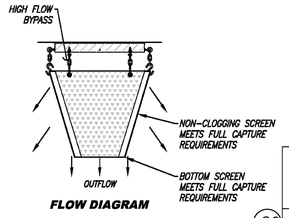
NOT TO SCALE

SECTION SHOWN IS PRELIMINARY ONLY. CONTRACTOR SHALL COORDINATE WITH THE SOILS ENGINEER TO DETERMINE FINAL PAVEMENT SECTION DURING CONSTRUCTION. OWNER SHALL RETAIN A SOILS ENGINEER TO PERFORM THE REQUIRED SOIL TESTING DURING CONSTRUCTION ACTIVITIES AND AS-GRADED REPORTS.



BIO CLEAN FULL CAPTURE FILTER FOR USE IN GRATE INLETS





	MODEL #	TREATMENT FLOW RATE (CFS)	BYPASS FLOW (CFS)	SOLIDS STORAGE CAPACITY (CF)
80	BIO-GRATE-FULL 12-12-12	1.04	1.24	0.15
78	BIO-GRATE-FULL 18-18-12	1.78	2.79	0.33
79	BIO-GRATE-FULL 24-24-12	2.70	4.96	0.59
	BIO-GRATE-FULL 24-40-12	3.70	6.35	0.88
	BIO-GRATE-FULL 24-24-24	7.31	4.96	1.22
	BIO-GRATE-FULL 24-40-24	9.53	6.35	1.82
	BIO-GRATE-FULL 36-36-24	11.93	7.74	2.73

INSTALLATION NOTES:

1. ALL HARDWARE, FLANGE, FRAME, SCREENS SHALL BE STAINLESS STEEL
2. OPTIONAL HYDROCARBON BOOM SHALL BE 2" DIAMETER.
3. SEE PERFORMANCE REPORTS IN MANUFACTURES SPECIFICATIONS.
4. OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE – CONTACT BIO CLEAN FOR MORE INFORMATION.
5. BASED ON 37% OPEN AREA.
6. CONSIDERS A SAFETY FACTOR OF 2.0.
7. CONSIDERS A LOCAL DEPRESSION POINDING DEPTH OF 6 INCHES.
8. STORAGE CAPACITY BASED ON THE BASKET HALF FULL.
9. CONCRETE STRUCTURES SOLD SEPARATELY.

NOT TO SCALE

PROPRIETARY AND CONFIDENTIAL:
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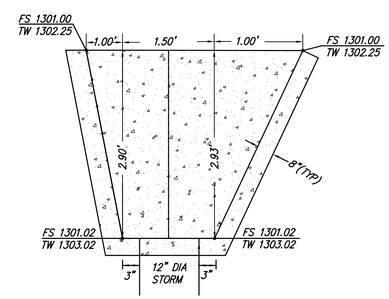
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com

GRATE INLET FILTER
FULL CAPTURE
STANDARD DETAIL



DETAIL: MODIFIED WING TYPE HEADWALL PER SDRSD D-34 (PVT) (87) @ BIOFILTRATION BASIN

NOT TO SCALE

SEE SDRSD D-34 FOR STEEL AND CONCRETE REQUIREMENTS AND CUTOFF WALL AT EDGE OF HEADWALL

REGISTERED PROFESSIONAL ENGINEER
BRENT C. MOORE
No. 59121
Exp. 6-30-27
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
TEMECULA, CA 92592
PH: (951) 587-2020
FAX: (951) 587-2626

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
7		

DETAILS FOR:
SOUTH VILLAGE STORAGE
CALIFORNIA COORDINATE INDEX 380-1750

APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

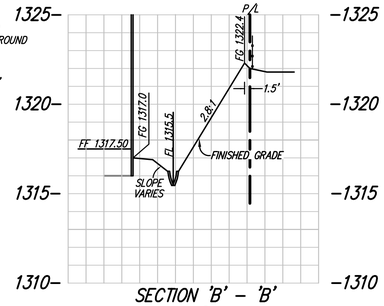
22-3240P07.dwg 01-13-26

(X) STORM DRAIN DATA (PRIVATE)					
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS	SLOPE
1	N 54°00'22" W		40.23'	8" HDPE N-12 W.T.*	0.70%
2	N 80°48'16" E		35.21'	8" HDPE N-12 W.T.*	0.71%
3	N 09°11'44" W		1.94'	8" HDPE N-12 W.T.*	12.37%
4	N 11°49'56" W		93.85'	12" HDPE N-12 W.T.*	1.07%
5	N 88°48'17" W		56.26'	6" HDPE N-12 W.T.*	0.89%
6	N 30°03'14" W		62.99'	6" HDPE N-12 W.T.*	0.80%
7	N 60°37'22" E		63.30'	12" HDPE N-12 W.T.*	1.16%
8	N 17°09'06" W		23.41'	6" HDPE N-12 W.T.*	1.58%
29	N 30°31'04" W		57.15'	6" PERFORATED PVC	0.00%
30	N 30°03'14" W		62.99'	6" PERFORATED PVC	0.00%
31	N 40°46'24" W		107.20'	6" PERFORATED PVC	0.00%
32	N 88°48'17" W		10.61'	6" PERFORATED PVC	0.00%
33	N 11°49'56" W		93.85'	6" PERFORATED PVC	0.00%
34	N 29°22'38" W		139.72'	6" PERFORATED PVC	0.00%
35	N 60°37'22" E		63.30'	6" PERFORATED PVC	0.00%
36	N 88°48'17" W		56.26'	6" PERFORATED PVC	0.00%
46	N 79°23'22" E		44.60'	6" PERFORATED PVC	0.00%
47	N 17°01'04" W		50.00'	6" PERFORATED PVC	0.00%
48	N 17°01'04" W		23.16'	6" PERFORATED PVC	0.00%

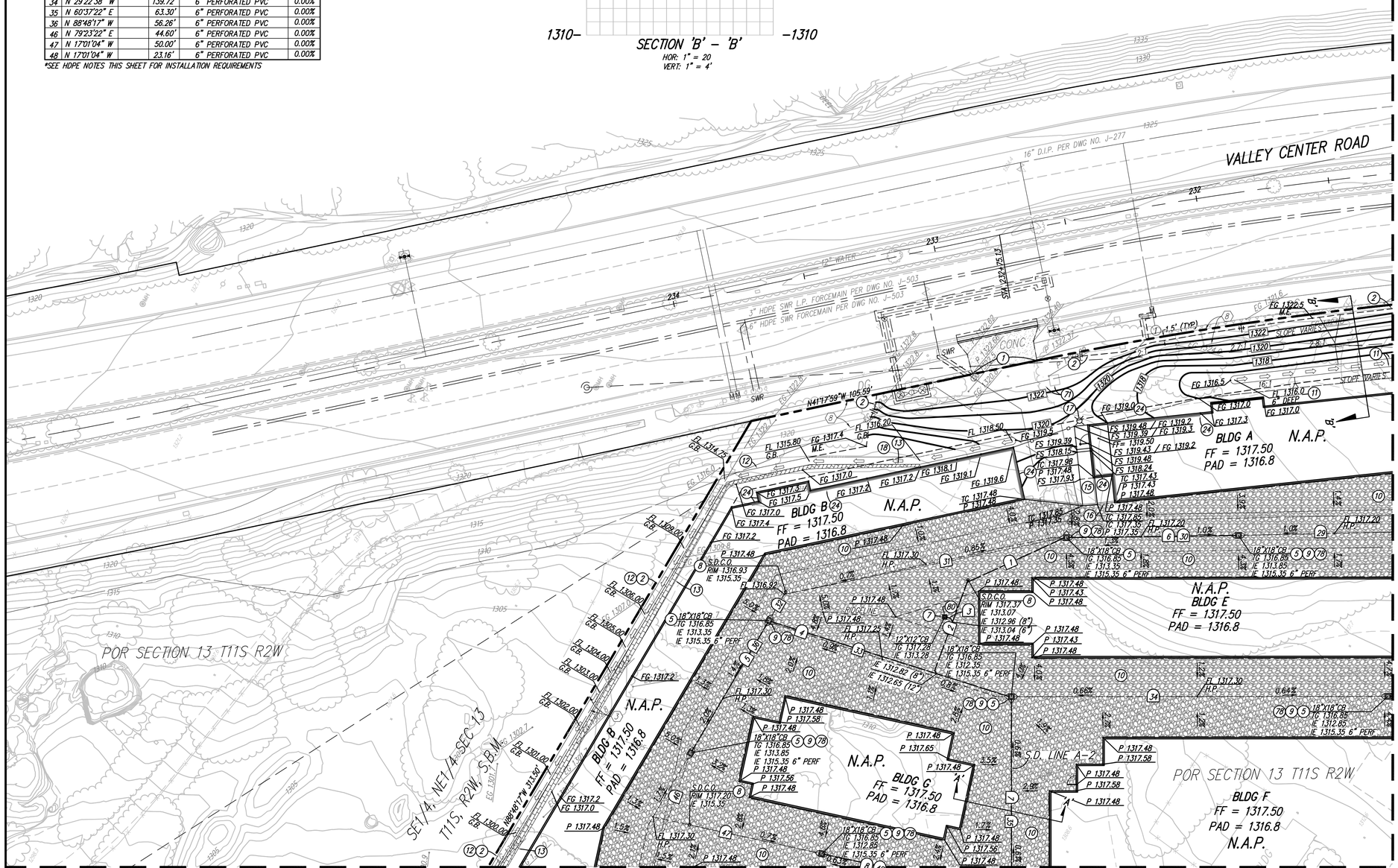
*SEE HDPE NOTES THIS SHEET FOR INSTALLATION REQUIREMENTS

HDPE NOTES:

1. INSTALL HDPE STORM DRAIN PER COUNTY OF SAN DIEGO REGIONAL STANDARD DRAWING D-60 WITH FILTER FABRIC AROUND THE PIPE ZONE PER COUNTY OF SAN DIEGO HYDRAULIC DESIGN MANUAL (APPENDIX B.5.2).
2. SEE "POLYPROPYLENE STORM DRAIN PIPE (PPSD) NOTES" ON SHEET 2 FOR ADDITIONAL INSTALLATION REQUIREMENTS.



SECTION 'B' – 'B'
HOR: 1" = 20
VERT: 1" = 4'

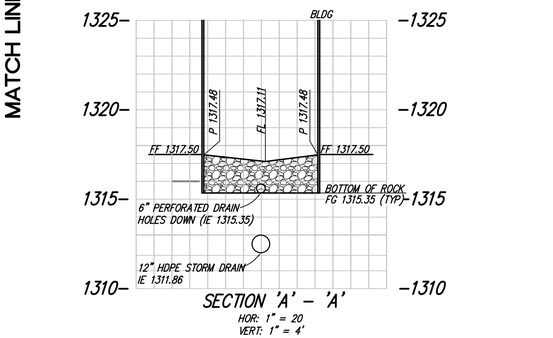


MATCHLINE – SEE SHEET 10

MATCHLINE – SEE SHEET 9

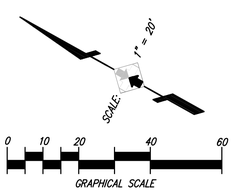
CONSTRUCTION NOTES

1. MATCH EXISTING GRADE.
2. LIMITS OF GRADING.
5. INSTALL 18" X 18" BROOKS BOX CATCH BASIN OR EQUIVALENT PER DETAIL SHEET 5 WITH 7/16" DIAMETER FLOW CONTROL ORIFICES AT THE PERFORATED DRAIN CONNECTIONS PER DETAIL SHEET 7. ELEVATIONS SHOWN PER PLAN.
7. INSTALL 12" X 12" PRE-CAST GRATED CATCH BASIN PER DETAIL SHEET 5. ELEVATIONS SHOWN PER PLAN.
8. INSTALL STORM DRAIN CLEANOUT PER DETAIL SHEET 6. ELEVATIONS SHOWN PER PLAN.
9. INSTALL AN UNGLUED PVC SCREW CAP WITH A 7/16" DIAMETER FLOW CONTROL ORIFICE DRILLED INTO THE PVC SCREW CAP AT THE FLOW LINE OF THE PERFORATED UNDERDRAIN PER DETAIL SHEET 7.
10. INSTALL GRAVELPAVE2 OVERTOP UNDERLYING NO. 57 STONE ROCK SECTION WITH IMPERMEABLE LINER PER DETAILS SHEET 6.
11. CONSTRUCT MODIFIED TYPE 'B' PCC BROW DITCH PER SDRSD D-75. DEPTH OF DITCH WILL VARY FROM 6" TO 12". ELEVATIONS AND DEPTH SHOWN PER PLAN.
12. CONSTRUCT TYPE 'B' PCC BROW DITCH PER SDRSD D-75 AT FACE OF PROPOSED RETAINING WALL PER DETAIL SHEET 6. ELEVATIONS SHOWN PER PLAN. CONSTRUCT 12" MAX EXTENDED WALL AT THE DITCH AS NECESSARY TO MEET EXISTING GRADES. IF EXISTING SITE CONDITIONS DICTATE THAT A WALL EXTENSION OVER 12" IS REQUIRED, THEN CONSTRUCT THE WALL EXTENSION PER DETAIL SHEET 6.
13. CONSTRUCT KEYSTONE TYPE RETAINING WALL WITH SAFETY RAILING. SEE SHEETS 21 THRU 26 FOR RETAINING WALL PLANS PREPARED BY OTHERS.
14. CONSTRUCT PCC STEPS (N.A.P.). ELEVATIONS SHOWN PER PLAN.
15. CONSTRUCT 4" THICK CONCRETE SIDEWALK PER SDRSD G-7, G-9 AND G-10 (N.A.P.). PER PROJECT GEOTECHNICAL INVESTIGATION, SIDEWALK SHOULD BE REINFORCED WITH EITHER NO. 3 BARS AT 18 INCHES ON CENTER BOTH WAYS OR 6X6-W2.9/W2.9 (6X6-6/6) WELDED WIRE MESH. ELEVATIONS SHOWN PER PLAN.
16. CONSTRUCT ZERO FACE CURB PER SDRSD G-1 AND PER DETAIL SHEET 6. ELEVATIONS SHOWN PER PLAN.
17. PROPOSED SITE LIGHT PER ARCHITECTURAL BUILDING PLANS (NOT A PART).
18. GRADE AREA TO DRAIN TO THE PROPOSED BROW DITCH. CONTRACTOR SHALL ADJUST LIMITS OF GRADING AS NEEDED TO PROVIDE POSITIVE DRAINAGE TOWARDS THE BROW DITCH WITH A MINIMUM GRADE OF 2%.
24. CONTRACTOR TO CONSTRUCT VARIABLE HEIGHT STEM WALL WHERE ADJACENT GRADE IS GREATER THAN OR EQUAL TO BUILDING FINISH FLOOR (NOT A PART).
71. PROTECT EXISTING TRANSFORMER AND BOLLARDS IN PLACE.
78. INSTALL 18-18-12 FULL CAPTURE GRATE INLET FILTER PER DETAIL SHEET 7 OR EQUIVALENT.
80. INSTALL 12-12-12 FULL CAPTURE GRATE INLET FILTER PER DETAIL SHEET 7 OR EQUIVALENT.



SECTION 'A' – 'A'
HOR: 1" = 20
VERT: 1" = 4'

ALL EXISTING IMPROVEMENTS, SIGNAGE, LANDSCAPING AND IRRIGATION WITHIN LIMITS OF WORK TO BE REMOVED AND PROPERLY DISPOSED OF OFFSITE UNLESS NOTED OTHERWISE. SEE LANDSCAPING AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION.



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PH: (951) 587-2020
FAX: (951) 587-2626

REGISTERED PROFESSIONAL ENGINEER BRENT C. MOORE No. 59121 Exp. 6-30-27 CIVIL STATE OF CALIFORNIA

SEE SHEET 2 FOR EASEMENT IDENTIFICATION NOTES.

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY RIMS TO FINISHED GRADE EXCEPT WITHIN THE PROPOSED BIOFILTRATION BASINS OR UNLESS SHOWN OTHERWISE.

CAUTION ! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SEE SHEETS 16-17 FOR ONSITE WATER AND SEWER FACILITIES

SEE SHEETS 14-15 FOR PAVEMENT STRUCTURAL SECTIONS

SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS PER BUILDING PERMIT NO. PDS2025-CMASPC-_____.

SEE LANDSCAPE AND IRRIGATION PLANS FOR ALL LANDSCAPING AND IRRIGATION PER PDS2025-LP-25-___.

CONTRACTOR TO CONNECT PROPOSED WALL SUBDRAINS TO PROPOSED STORM DRAIN SYSTEM. LOCATION TO BE DETERMINED IN THE FIELD.

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
8		

PRECISE GRADING PLANS FOR:
SOUTH VILLAGE STORAGE
CALIFORNIA COORDINATE INDEX 380-1750

APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

22-324GP08.dwg 01-13-26

(X)	STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS	SLOPE
9	N 30°31'04" W		55.91'	6" HDPE N-12 W.T.*	0.98%
10	N 15°32'12" E		28.39'	6" HDPE N-12 W.T.*	6.87%
11	N 79°07'42" E		70.58'	6" HDPE N-12 W.T.*	0.92%
12	N 55°52'18" W		31.38'	6" HDPE N-12 W.T.*	9.69%
13	N 41°35'05" W		70.10'	8" HDPE N-12 W.T.*	0.71%
14	N 60°37'07" E		40.23'	12" HDPE N-12 W.T.*	1.00%
15	N 29°22'38" W		92.25'	6" HDPE N-12 W.T.*	2.60%
16	N 20°49'07" E		81.06'	12" HDPE N-12 W.T.*	1.00%
17	N 69°10'53" W		6.80'	6" HDPE N-12 W.T.*	14.35%
43	N 02°29'02" E		50.11'	6" HDPE N-12 W.T.*	2.93%
44	N 42°30'58" W		7.50'	6" HDPE N-12 W.T.*	8.40%

*SEE HDPE NOTES THIS SHEET FOR INSTALLATION REQUIREMENTS

(X)	STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS	SLOPE
49	N 30°31'04" W		14.85'	6" PERFORATED PVC	0.00%
50	N 30°31'01" W		75.79'	6" PERFORATED PVC	0.00%
51	N 60°37'11" E		18.72'	6" PERFORATED PVC	0.00%
52	N 41°35'05" W		70.10'	6" PERFORATED PVC	0.00%
53	N 35°23'57" W		30.00'	6" PERFORATED PVC	0.00%
54	N 60°37'11" E		24.99'	6" PERFORATED PVC	0.00%
55	N 24°03'49" E		64.18'	6" PERFORATED PVC	0.00%
56	N 24°01'15" E		35.84'	6" PERFORATED PVC	0.00%
57	N 29°22'38" W		80.00'	6" PERFORATED PVC	0.00%
69	N 44°40'30" E		59.16'	8" HDPE N-12 W.T.*	7.52%

HDPE NOTES:

1. INSTALL HDPE STORM DRAIN PER COUNTY OF SAN DIEGO REGIONAL STANDARD DRAWING D-60 WITH FILTER FABRIC AROUND THE PIPE ZONE PER COUNTY OF SAN DIEGO HYDRAULIC DESIGN MANUAL (APPENDIX B.5.2).
2. SEE "POLYPROPYLENE STORM DRAIN PIPE (PPSD) NOTES" ON SHEET 2 FOR ADDITIONAL INSTALLATION REQUIREMENTS.

CONSTRUCTION NOTES

(2) LIMITS OF GRADING.

(3) CONSTRUCT CURB TRANSITION FROM 6" CURB HEIGHT TO 0" CURB HEIGHT. ELEVATIONS SHOWN PER PLAN.

(5) INSTALL 18" X 18" BROOKS BOX CATCH BASIN OR EQUIVALENT PER DETAIL SHEET 5 WITH A TRAFFIC RATED GRATE WITH 7/16" DIAMETER FLOW CONTROL ORIFICES AT AT THE PERFORATED DRAIN CONNECTIONS PER DETAIL SHEET 7. ELEVATIONS SHOWN PER PLAN.

(6) INSTALL 24" X 24" BROOKS BOX CATCH BASIN OR EQUIVALENT PER DETAIL SHEET 5. ELEVATIONS SHOWN PER PLAN.

(8) INSTALL STORM DRAIN CLEANOUT PER DETAIL SHEET 6. ELEVATIONS SHOWN PER PLAN.

(9) INSTALL AN UNGLUED PVC SCREW CAP WITH A 7/16" DIAMETER FLOW CONTROL ORIFICE DRILLED INTO THE PVC SCREW CAP AT THE FLOW LINE OF THE PERFORATED UNDERDRAIN PER DETAIL SHEET 7.

(10) INSTALL GRAVELPAVE2 OVERTOP UNDERLYING NO. 57 STONE ROCK SECTION WITH IMPERMEABLE LINER PER DETAILS SHEET 6.

(11) CONSTRUCT MODIFIED TYPE 'B' PCC BROW DITCH PER SDRSD D-75. DEPTH OF DITCH WILL VARY FROM 6" TO 12". ELEVATIONS AND DEPTH SHOWN PER PLAN.

(15) CONSTRUCT 4" THICK CONCRETE SIDEWALK PER SDRSD G-7, G-9 AND G-10. PER PROJECT GEOTECHNICAL INVESTIGATION, SIDEWALK SHOULD BE REINFORCED WITH EITHER NO. 3 BARS AT 18 INCHES ON CENTER BOTH WAYS OR 6X6-W2.9/W2.9 (6X6-6/6) WELDED WIRE MESH. ELEVATIONS SHOWN PER PLAN.

(16) CONSTRUCT ZERO FACE CURB PER SDRSD G-1 AND PER DETAIL SHEET 6. ELEVATIONS SHOWN PER PLAN.

(17) PROPOSED SITE LIGHT PER ARCHITECTURAL BUILDING PLANS (NOT A PART).

(19) CONSTRUCT TYPE 'B' PCC BROW DITCH PER SDRSD D-75. ELEVATIONS SHOWN PER PLAN.

(20) CONSTRUCT MODIFIED TYPE 'B' BROW DITCH PER SDRSD D-75 AND DETAIL SHEET 6 AT CATCH BASIN. ELEVATIONS SHOWN PER PLAN AND DETAIL.

(21) INSTALL LANDSCAPE AREA DRAIN PER DETAIL SHEET 6. ELEVATIONS SHOWN PER PLAN.

(22) EXISTING POWER POLE TO BE REMOVED BY OTHERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

(23) CONSTRUCT TYPE 'A-4' CLEANOUT PER SDRSD D-9. ELEVATIONS SHOWN PER PLAN.

(24) CONTRACTOR TO CONSTRUCT VARIABLE HEIGHT STEM WALL WHERE ADJACENT GRADE IS GREATER THAN OR EQUAL TO BUILDING FINISH FLOOR ELEVATION (NOT A PART).

(25) SAW CUT

(26) GRADE AREA TO DRAIN TO LANDSCAPE AREA DRAIN. ELEVATIONS SHOWN PER PLAN.

(27) CONSTRUCT MODIFIED TYPE 'G' CURB TO BE DEEPENED WITH A MINIMUM 12" EMBEDMENT BELOW THE ADJACENT SIDEWALK GRADE. ELEVATIONS SHOWN PER PLAN.

(28) CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL BUILDING PLANS (NOT A PART).

(72) GRADE PLANTER AREA TO DRAIN TO PARKING LOT OR ADJACENT ACCESS ROAD.

(73) INSTALL CONCRETE WHEEL STOP PER DETAIL SHEET 5 AND PER SDRSD M-27A.

(76) INSTALL LANDSCAPE AREA DRAIN IN HARDSCAPE PER DETAIL SHEET 6. TG = 1316.82, IE = 1312.82.

(77) INSTALL LANDSCAPE AREA DRAIN IN LANDSCAPING PER DETAIL SHEET 6. TG 1317.00, IE 1313.00.

(78) INSTALL 18-18-12 FULL CAPTURE GRATE INLET FILTER PER DETAIL SHEET 7 OR EQUIVALENT.

(79) INSTALL 24-24-12 FULL CAPTURE GRATE INLET FILTER PER DETAIL SHEET 7 OR EQUIVALENT.

(83) INSTALL 18" X 18" CATCH BASIN PER DETAIL 5 ON SHEET 5 WITH A TRAFFIC RATED GRATE. ELEVATIONS SHOWN PER PLAN.

(84) CONSTRUCT MASONRY RETAINING WALL WITH PEDESTRIAN RATED SAFETY RAILING. SEE RETAINING WALL PLANS (SHEET 28 THRU 32) FOR CONSTRUCTION DETAILS, SPECS AND WALL ELEVATIONS.

(85) SAW CUT, REMOVE AND PROPERLY DISPOSE OF OFFSITE PORTION OF EXISTING BROW DITCH AND CONSTRUCT A TYPE 'B' BROW DITCH TRANSITION FROM THE END OF THE EXISTING BROW DITCH TO A TYPE "I" CATCH BASIN OPENING PER DETAIL SHEET 5. ELEVATIONS SHOWN PER PLAN.

(86) CONSTRUCT TYPE "I" CATCH BASIN AT BACK OF EXISTING AND PROPOSED RETAINING WALLS PER SDRSD D-7, D-11A AND D-11B. ELEVATIONS SHOWN PER PLAN.

ALL EXISTING IMPROVEMENTS, SIGNAGE, LANDSCAPING AND IRRIGATION WITHIN LIMITS OF WORK TO BE REMOVED AND PROPERLY DISPOSED OF OFFSITE UNLESS NOTED OTHERWISE. SEE LANDSCAPING AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION.

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
TEMECULA, CA 92592
PH: (951) 587-2020
FAX: (951) 587-2626

REGISTERED PROFESSIONAL ENGINEER BRENT C. MOORE No. 59121 Exp. 6-30-27 CIVIL STATE OF CALIFORNIA

SEE SHEET 2 FOR EASEMENT IDENTIFICATION NOTES. (X)

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY RIMS TO FINISHED GRADE EXCEPT WITHIN THE PROPOSED BIOFILTRATION BASINS OR UNLESS SHOWN OTHERWISE.

CAUTION ! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SEE SHEETS 16-17 FOR ONSITE WATER AND SEWER FACILITIES

SEE SHEETS 14-15 FOR PAVEMENT STRUCTURAL SECTIONS

SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS PER BUILDING PERMIT NO. PDS2025-CMASPC-_____.

SEE LANDSCAPE AND IRRIGATION PLANS FOR ALL LANDSCAPING AND IRRIGATION PER PDS2025-LP-25-____.

CONTRACTOR TO CONNECT PROPOSED WALL SUBDRAINS TO PROPOSED STORM DRAIN SYSTEM. LOCATION TO BE DETERMINED IN THE FIELD.

MATCHLINE - SEE SHEET 11

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
9		

PRECISE GRADING PLANS FOR:
SOUTH VILLAGE STORAGE
CALIFORNIA COORDINATE INDEX 380-1750

APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

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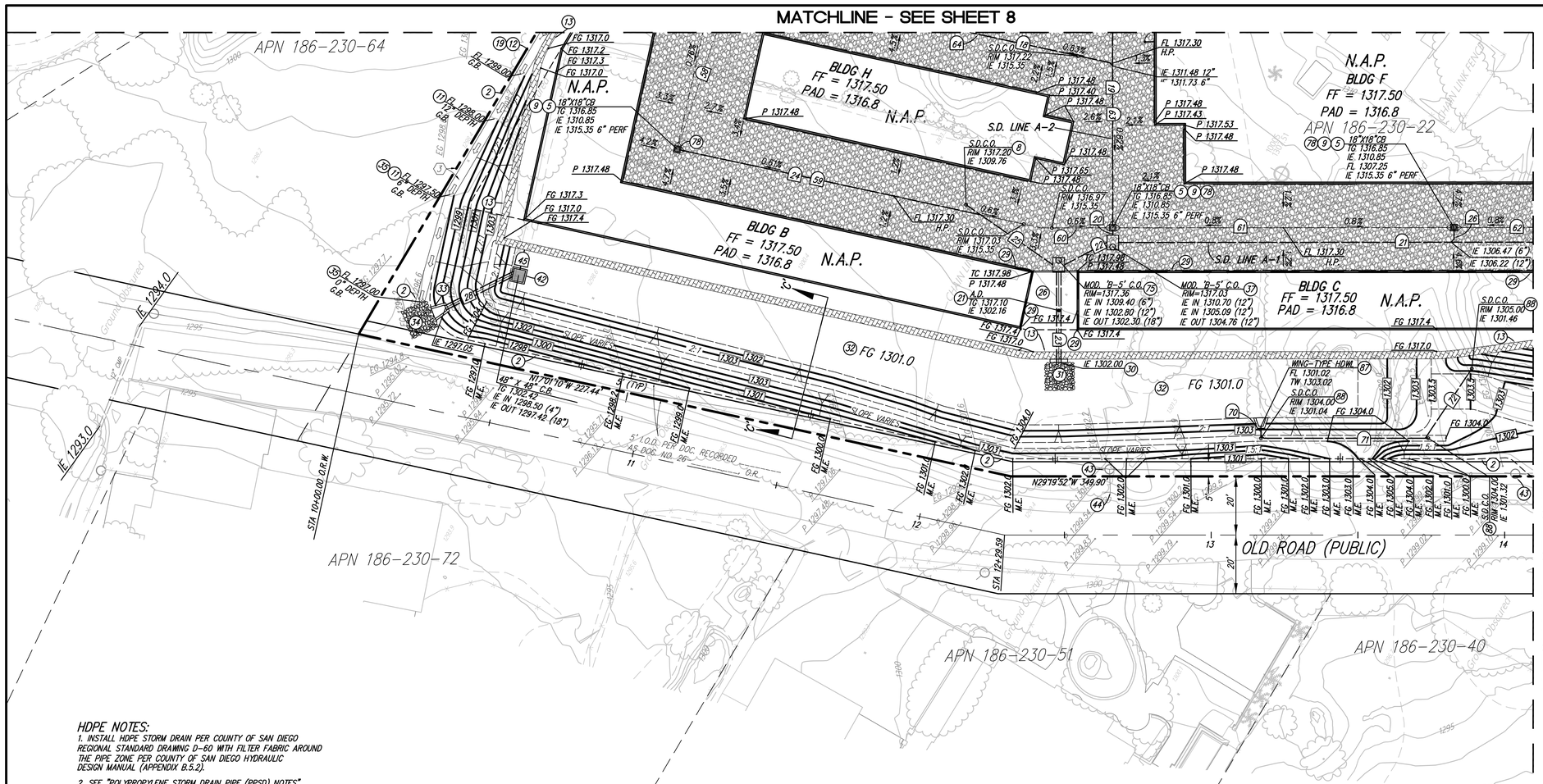
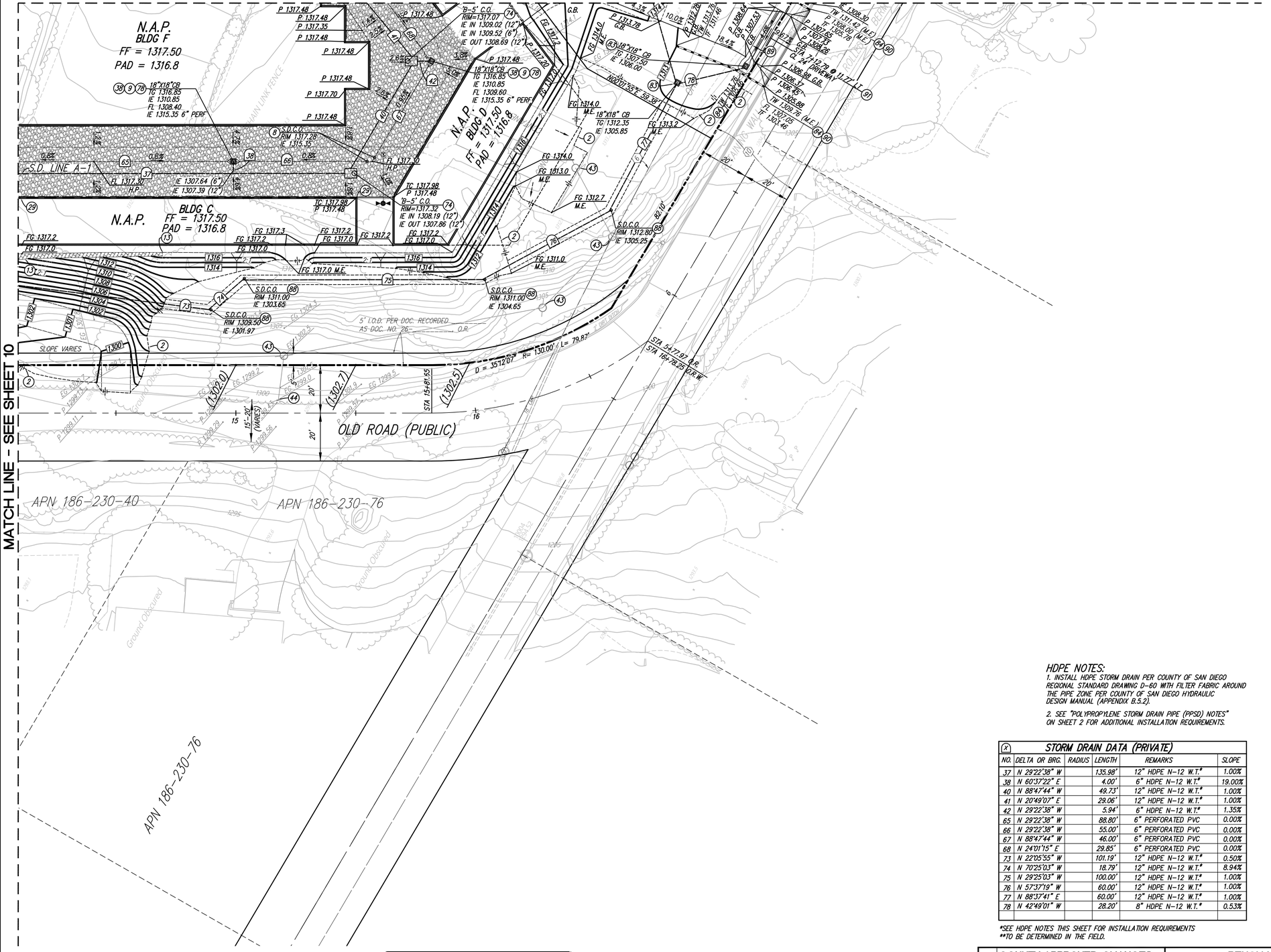

MATCHLINE - SEE SHEET 8
APN 186-230-64
APN 186-230-72
APN 186-230-51
APN 186-230-40
APN 186-230-22
BLDG H
FF = 1317.50
PAD = 1316.8
N.A.P.
BLDG B
FF = 1317.50
PAD = 1316.8
N.A.P.
BLDG C
FF = 1317.50
PAD = 1316.8
N.A.P.
BLDG F
FF = 1317.50
PAD = 1316.8
N.A.P.
S.D. LINE A-2
S.D. LINE A-1
FG 1301.0
OLD ROAD (PUBLIC)
SLOPE VARIES
18"X18"CB
TG 1316.85
IE 1310.85
IE 1315.35 6" PERF
48" X 48" C.B.
TG 1303.25
IE OUT 1297.42 (18")
IE 1298.50 (4")
N17°01'10"W 227.44'
N29°19'52"W 349.90'
STA 104+20.00 O.R.W.
STA 124+29.59
5' I.O.D. PER DOC. RECORDED AS DOC. NO. 26 O.R.
WING-TYPE HDWL
FL 1301.02
TW 1303.02
S.D.C.O.
RIM 1304.00
IE 1301.04
FG 1304.0
MOD. "B-5" C.O.
RIM=1317.36
IE IN 1309.40 (6")
IE IN 1302.80 (12")
IE OUT 1302.30 (18")
MOD. "B-5" C.O.
RIM=1317.03
IE IN 1310.70 (12")
IE IN 1305.09 (12")
IE OUT 1304.76 (12")
S.D.C.O.
RIM 1317.22
IE 1315.35
S.D.C.O.
RIM 1317.20
IE 1309.76
S.D.C.O.
RIM 1316.97
IE 1315.35
S.D.C.O.
RIM 1317.03
IE 1315.35
S.D.C.O.
RIM 1305.00
IE 1301.46
FL 1317.30
H.P.
IE 1311.48 12"
IE 1311.73 6"
IE 1306.47 (6")
IE 1306.22 (12")
TC 1317.98
P 1317.48
A.D.
TG 1317.10
IE 1302.16
IE 1302.00
FG 1317.4
FG 1317.0
FG 1317.3
FG 1317.2
FG 1317.1
FG 1317.0
FL 1298.00
C.B.
FL 1297.54
6" DEPTH
C.B.
FL 1297.00
6" DEPTH
C.B.
IE 1294.0
IE 1293.0
IE 1297.05
FG 1299.0
M.E.
FG 1298.4
M.E.
FG 1300.0
M.E.
FG 1301.0
M.E.
FG 1302.0
M.E.
FG 1303.0
M.E.
FG 1304.0
M.E.
FG 1305.0
M.E.
FG 1306.0
M.E.
FG 1307.0
M.E.
FG 1308.0
M.E.
FG 1309.0
M.E.
FG 1310.0
M.E.
FG 1311.0
M.E.
FG 1312.0
M.E.
FG

MATCHLINE - SEE SHEET 9



MATCH LINE - SEE SHEET 10

CONSTRUCTION NOTES

(2) LIMITS OF GRADING.

(5) INSTALL 18" X 18" BROOKS BOX CATCH BASIN OR EQUIVALENT PER DETAIL SHEET 5 WITH A TRAFFIC RATED GRATE WITH 7/16" DIAMETER FLOW CONTROL ORIFICES AT THE PERFORATED DRAIN CONNECTIONS PER DETAIL SHEET 7. ELEVATIONS SHOWN PER PLAN.

(8) INSTALL STORM DRAIN CLEANOUT PER DETAIL SHEET 6. ELEVATIONS SHOWN PER PLAN.

(9) INSTALL AN UNGLUED PVC SCREW CAP WITH A 7/16" DIAMETER FLOW CONTROL ORIFICE DRILLED INTO THE PVC SCREW CAP AT THE FLOW LINE OF THE PERFORATED UNDERDRAIN PER DETAIL SHEET 7.

(13) CONSTRUCT KEYSTONE TYPE RETAINING WALL WITH SAFETY RAILING. SEE SHEETS 21 THRU 26 FOR RETAINING WALL PLANS PREPARED BY OTHERS.

(29) CONTRACTOR TO CONSTRUCT VARIABLE DEPTH DEEPENED FOOTING IN ORDER TO NOT LOAD THE PROPOSED STORM DRAIN ADJACENT TO THE BUILDING (NOT A PART).

(38) INSTALL MODIFIED 18" X 18" BROOKS BOX CATCH BASIN OR EQUIVALENT PER DETAIL 5 ON SHEET 5. DUE TO DEPTH OF STORM DRAIN, OUTLET SHALL BE MADE FROM THE BOTTOM OF THE BOX PER DETAIL SHEET 7. ELEVATIONS SHOWN PER PLAN.

(43) EXISTING POWER POLE TO BE PROTECTED IN PLACE.

(44) EXISTING GUY WIRE TO BE PROTECTED IN PLACE.

(74) CONSTRUCT TYPE "B-5" CLEANOUT PER SDRSD D-10. ELEVATIONS SHOWN PER PLAN.

(78) INSTALL 18-18-12 FULL CAPTURE GRATE INLET FILTER PER DETAIL SHEET 7 OR EQUIVALENT.

(83) INSTALL 18" X 18" CATCH BASIN PER DETAIL 5 ON SHEET 5 WITH A TRAFFIC RATED GRATE. ELEVATIONS SHOWN PER PLAN.

(84) CONSTRUCT MASONRY RETAINING WALL WITH PEDESTRIAN RATED SAFETY RAILING. SEE RETAINING WALL PLANS (SHEET 28 THRU 32) FOR CONSTRUCTION DETAILS, SPECS AND WALL ELEVATIONS.

(88) CONSTRUCT STORM DRAIN CLEAN OUT IN LANDSCAPING PER DETAIL SHEET 5. ELEVATIONS SHOWN PER PLAN.

(89) CONSTRUCT MODIFIED RIBBON GUTTER PER DETAIL SHEET 7. ELEVATIONS SHOWN PER PLAN.

(90) SAW CUT, REMOVE AND PROPERLY DISPOSE OF OFFSITE PORTION OF EXISTING RETAINING WALL, FOOTING, AND CONCRETE BROW DITCH WITHIN LIMITS OF WORK.

(91) CONSTRUCT MODIFIED 24' WIDE CONCRETE DRIVEWAY PER SDRSD G-26. DRIVEWAY MODIFIED DUE TO NO EXISTING SIDEWALK ON OLD ROAD. ELEVATIONS SHOWN PER PLAN.

HDPE NOTES:

1. INSTALL HDPE STORM DRAIN PER COUNTY OF SAN DIEGO REGIONAL STANDARD DRAWING D-60 WITH FILTER FABRIC AROUND THE PIPE ZONE PER COUNTY OF SAN DIEGO HYDRAULIC DESIGN MANUAL (APPENDIX B.5.2).

2. SEE "POLYPROPYLENE STORM DRAIN PIPE (PPSD) NOTES" ON SHEET 2 FOR ADDITIONAL INSTALLATION REQUIREMENTS.

(x) STORM DRAIN DATA (PRIVATE)

NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS	SLOPE
37	N 29°22'38" W		135.98'	12" HDPE N-12 W.T.*	1.00%
38	N 60°37'22" E		4.00'	6" HDPE N-12 W.T.*	19.00%
40	N 88°47'44" W		49.73'	12" HDPE N-12 W.T.*	1.00%
41	N 20°49'07" E		29.06'	12" HDPE N-12 W.T.*	1.00%
42	N 29°22'38" W		5.94'	6" HDPE N-12 W.T.*	1.35%
65	N 29°22'38" W		88.80'	6" PERFORATED PVC	0.00%
66	N 29°22'38" W		55.00'	6" PERFORATED PVC	0.00%
67	N 88°47'44" W		46.00'	6" PERFORATED PVC	0.00%
68	N 24°01'15" E		29.85'	6" PERFORATED PVC	0.00%
73	N 22°05'55" W		101.19'	12" HDPE N-12 W.T.*	0.50%
74	N 70°25'03" W		18.79'	12" HDPE N-12 W.T.*	8.94%
75	N 29°25'03" W		100.00'	12" HDPE N-12 W.T.*	1.00%
76	N 57°37'19" W		60.00'	12" HDPE N-12 W.T.*	1.00%
77	N 88°37'41" E		60.00'	12" HDPE N-12 W.T.*	1.00%
78	N 42°49'01" W		28.20'	8" HDPE N-12 W.T.*	0.53%

*SEE HDPE NOTES THIS SHEET FOR INSTALLATION REQUIREMENTS
**TO BE DETERMINED IN THE FIELD.

ALL EXISTING IMPROVEMENTS, SIGNAGE, LANDSCAPING AND IRRIGATION WITHIN LIMITS OF WORK TO BE REMOVED AND PROPERLY DISPOSED OF OFFSITE UNLESS NOTED OTHERWISE. SEE LANDSCAPING AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION.

SCALE: 1" = 10'

0 5 10 20 30
GRAPHICAL SCALE

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
TEMECULA, CA 92592
PH: (951) 587-2020
FAX: (951) 587-2626

REGISTERED PROFESSIONAL ENGINEER
BRENT C. MOORE
No. 59121
Exp. 6-30-27
CIVIL
STATE OF CALIFORNIA

SEE SHEET 2 FOR EASEMENT IDENTIFICATION NOTES.

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY RIMS TO FINISHED GRADE EXCEPT WITHIN THE PROPOSED BIOFILTRATION BASINS OR UNLESS SHOWN OTHERWISE.

CAUTION ! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SEE SHEETS 16-17 FOR ONSITE WATER AND SEWER FACILITIES

SEE SHEETS 14-15 FOR PAVEMENT STRUCTURAL SECTIONS

SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS PER BUILDING PERMIT NO. PDS2025-CMASPC-_____.

SEE LANDSCAPE AND IRRIGATION PLANS FOR ALL LANDSCAPING AND IRRIGATION PER PDS2025-LP-25-___.

CONTRACTOR TO CONNECT PROPOSED WALL SUBDRAINS TO PROPOSED STORM DRAIN SYSTEM. LOCATION TO BE DETERMINED IN THE FIELD.

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
11		

PRECISE GRADING PLANS FOR:
SOUTH VILLAGE STORAGE
CALIFORNIA COORDINATE INDEX 380-1750

APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

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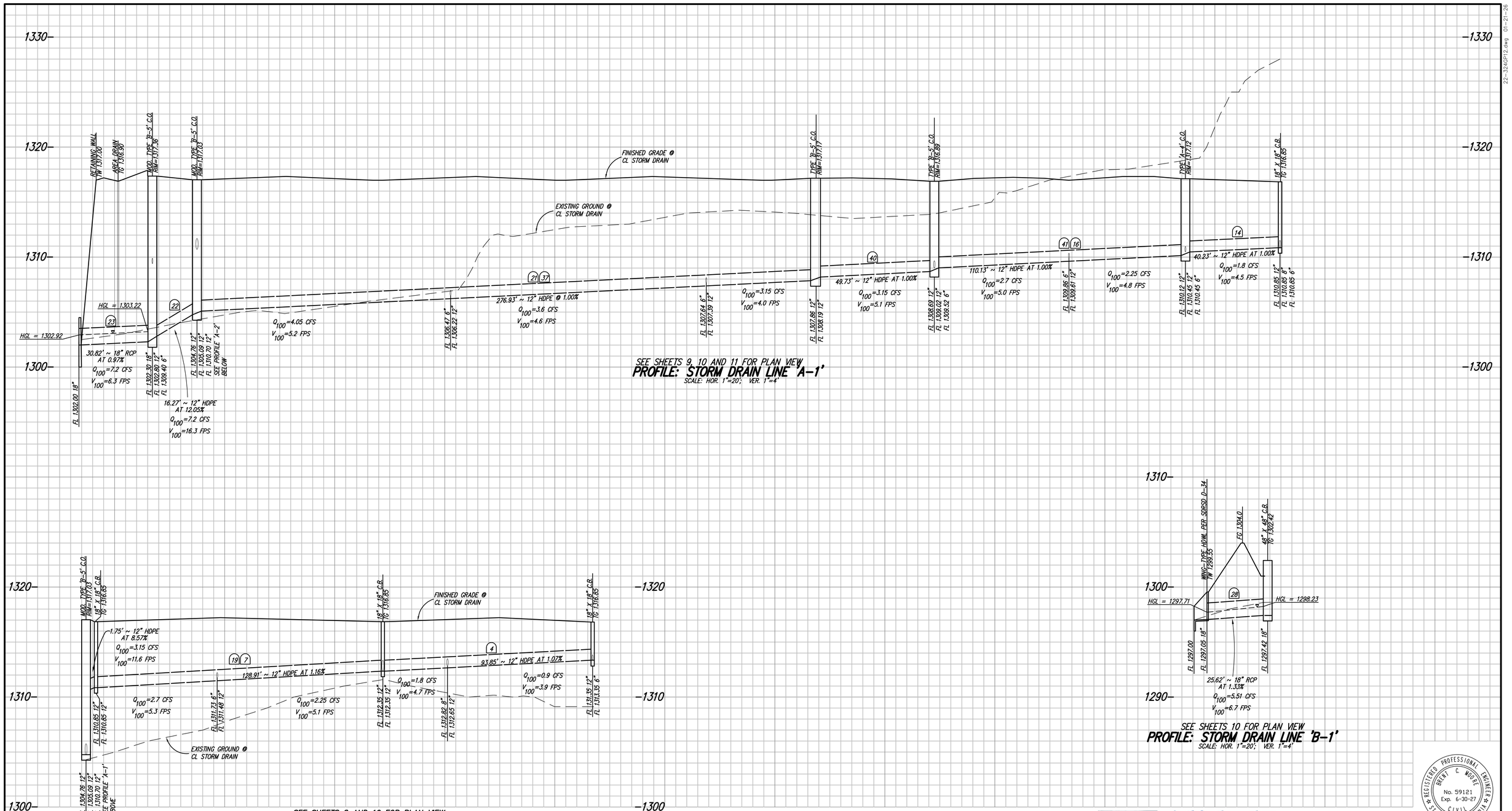

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY RIMS TO FINISHED GRADE EXCEPT WITHIN THE PROPOSED BIOFILTRATION BASINS OR UNLESS SHOWN OTHERWISE.

CAUTION ! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SEE IMPROVEMENT PLAN PDS2024-LDPIIP-_____ FOR WATER AND SEWER FACILITIES WITHIN THE PUBLIC EASEMENT TO VCWWD.

SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS PER BUILDING PERMIT NO. PDS2024-CMASPC-_____.

SEE LANDSCAPE AND IRRIGATION PLANS FOR ALL LANDSCAPING AND IRRIGATION PER PDS2024-LP-24-____.

CONTRACTOR TO CONNECT PROPOSED WALL SUBDRAINS TO PROPOSED STORM DRAIN SYSTEM. LOCATION TO BE DETERMINED IN THE FIELD.

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

REGISTERED PROFESSIONAL ENGINEER BRENT C. MOORE No. 59121 Exp. 6-30-27 CIVIL STATE OF CALIFORNIA

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
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PH: (951) 587-2020
FAX: (951) 587-2626

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
12		

STORM DRAIN PROFILES FOR:
SOUTH VILLAGE STORAGE
CALIFORNIA COORDINATE INDEX 380-1750

APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

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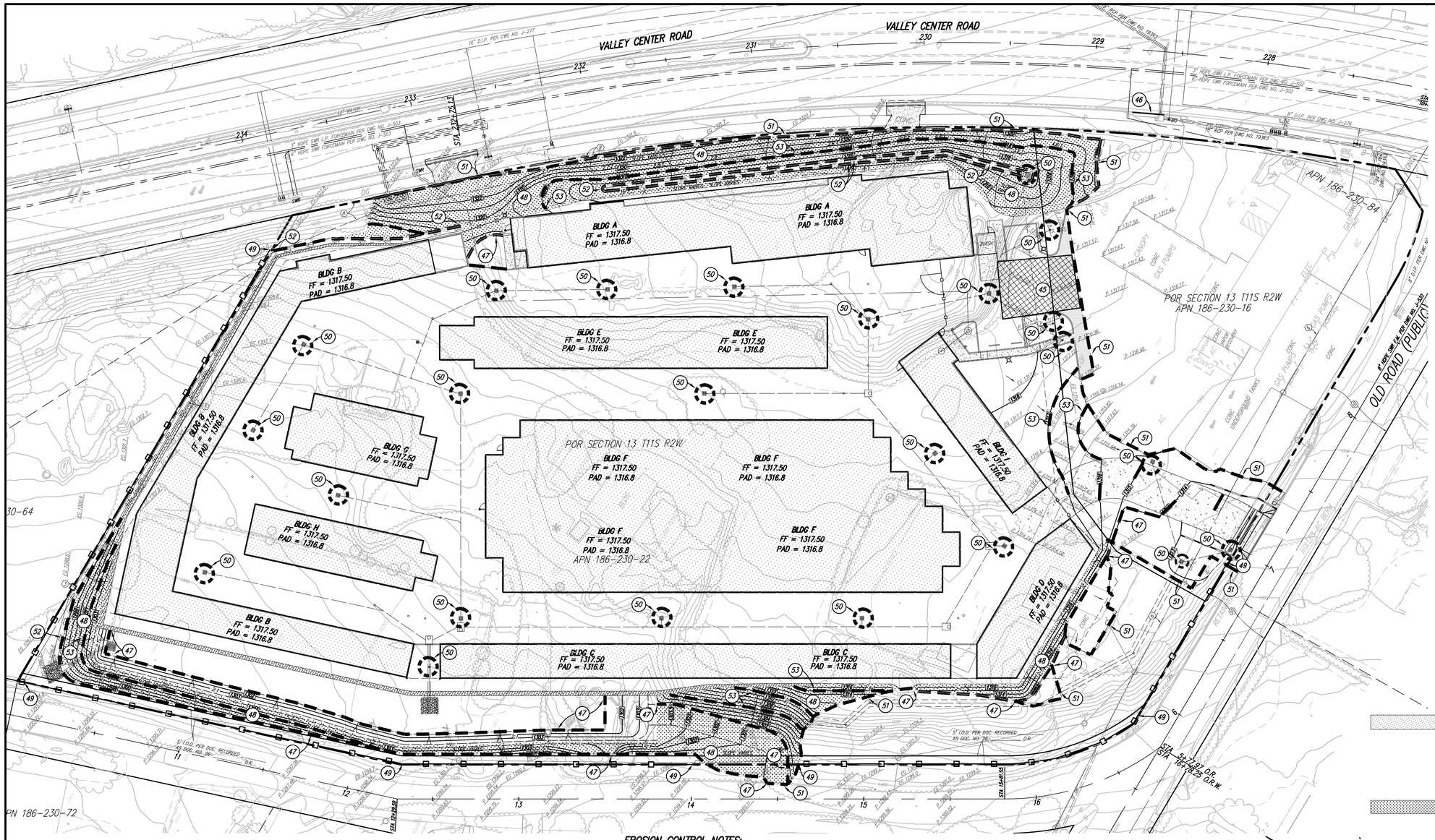


LEGEND:

DESCRIPTION	SYMBOL
STABILIZED CONSTRUCTION ENTRANCE (TC-1)	
SILT FENCE (SC-1)	
FIBER ROLLS (SC-5)	
ENERGY DISSIPATER OUTLET PROTECTION (EC-10)	
FIBER ROLLS CIRCLE (SC-5)	
CONCRETE WASTE MANAGEMENT* (WM-6 & WM-8)	CONCRETE WASTE
SANITARY WASTE MANAGEMENT* (WM-9)	SANITARY
CONCRETE WASHOUT FACILITIES* (WM-8)	CONCRETE WASH
WASTE MANAGEMENT FACILITIES* (WM 5 & 10)	WASTE MNGMT.
MATERIAL DELIVERY AND STORAGE* (WM-1)	MATERIAL STORAGE
STREET SWEEPING AND VACUUMING* (SE-7)	STREET SWEEPING
STOCKPILE MANAGEMENT* (WM-3)	STOCKPILE MNGMT.
VEHICLE STORAGE AND SERVICE AREA* (NS 8, 9 & 10)	VEHICLE STORAGE
EQUIPMENT STORAGE AND SERVICE AREA* (NS 8, 9 & 10)	EQUIPMENT STORAGE
SPILL PREVENTION AND CONTROL* (WM-4)	SPILL PREVENT
WATER CONSERVATION PRACTICES* (NS-1)	WATER CONSERVE

* CONTRACTOR TO DETERMINE LOCATION(S) IN FIELD, LOCATIONS MAY CHANGE THROUGHOUT THE DURATION OF CONSTRUCTION.

FLAT AREAS OF LESS THAN 5% (LIKE BUILDING PADS, PARKING AREAS, LEACH FIELDS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (EC-7), OR OTHER MATERIALS APPROVED BY THE TOWN FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (EC-5), TEMPORARY SEEDING (EC-4), MULCH/WOOD CHIPS (EC-3, EC-6, EC-8), OR JUTE MATTING (EC-7). AREAS OF GRADED PADS THAT HAVE ACTIVE STRUCTURE CONSTRUCTION UNDERWAY MAY BE PROTECTED BY ROLLED PLASTIC AS PART OF A WEATHER-TRIGGERED ACTION PLAN UNTIL THE STRUCTURE'S ROOF HAS BEEN COMPLETED. THE REMAINDER OF THE PAD AREA MUST CONTINUE TO BE PROTECTED USING EROSION CONTROL MEASURES IDENTIFIED ABOVE.

APPLY BONDED FIBER MATRIX TO ALL SLOPES OVER 3' HEIGHT PER SAN DIEGO COUNTY STANDARDS. SEE BONDED FIBER MATRIX NOTES ON SHEET 3.

EROSION CONTROL NOTES:

(45) INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL SHEET 5. CONTRACTOR TO DIRECT CONSTRUCTION TRAFFIC THROUGH THE STABILIZED CONSTRUCTION ENTRANCE AT ALL TIMES.

(46) INSTALL ERTEC CURB INLET GUARD PER DETAIL SHEET 5 OR EQUIVALENT.

(47) INSTALL FIBER ROLLS AT TOE OF SLOPE PER DETAIL SHEET 5.

(48) APPLY HYDROSEED WITH BONDED FIBER MATRIX ON SLOPES FOR EROSION CONTROL PURPOSES.

(49) INSTALL SILT FENCE AT PROPERTY LINE PER DETAIL SHEET 5.

(50) INSTALL FIBER ROLL CIRCLE AROUND AREA DRAINS AND CATCH BASINS PER DETAIL SHEET 5.

(51) INSTALL FIBER ROLLS AT LIMITS OF WORK PER DETAIL SHEET 5. IF FIBER ROLLS ARE PLACED ON A PAVED SURFACE, THEN INSTALL GRAVEL BAGS AT 5' ON CENTER TO HOLD FIBER ROLLS IN PLACE.

(52) INSTALL FIBER ROLLS AT BACK OF BROW DITCH. INSTALL GRAVEL BAGS AT 5' ON CENTER TO HOLD FIBER ROLLS IN PLACE.

(53) INSTALL FIBER ROLLS ON THE SLOPE AT THE APPROXIMATE INTERVALS SHOWN PER DETAIL SHEET 5.

SCALE: 1" = 30'

0 15 30 60 90

GRAPHICAL SCALE

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
TEMECULA, CA 92592
PH: (951) 587-2020
FAX: (951) 587-2626

REGISTERED PROFESSIONAL ENGINEER — BRENT C. MOORE — No. 59121 Exp. 6-30-27 — CIVIL — STATE OF CALIFORNIA

SEE LANDSCAPE AND IRRIGATION PLANS FOR ALL LANDSCAPING AND IRRIGATION PER PDS2024-LP-24-____.

SEE SHEETS 8-11 FOR GRADING PLANS

SEE SHEET 2 FOR EASEMENT IDENTIFICATION NOTES.

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY RIMS TO FINISHED GRADE EXCEPT WITHIN THE PROPOSED BIOFILTRATION BASINS OR UNLESS SHOWN OTHERWISE.

CAUTION ! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL EXISTING IMPROVEMENTS, LANDSCAPING & IRRIGATION WITHIN THE LIMITS OF WORK TO BE REMOVED AND PROPERLY DISPOSED OF OFFSITE UNLESS NOTED OTHERWISE. SEE LANDSCAPING & IRRIGATION PLANS FOR ADDITIONAL INFORMATION.

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
13		

EROSION CONTROL PLAN FOR:

SOUTH VILLAGE STORAGE

CALIFORNIA COORDINATE INDEX 380-1750

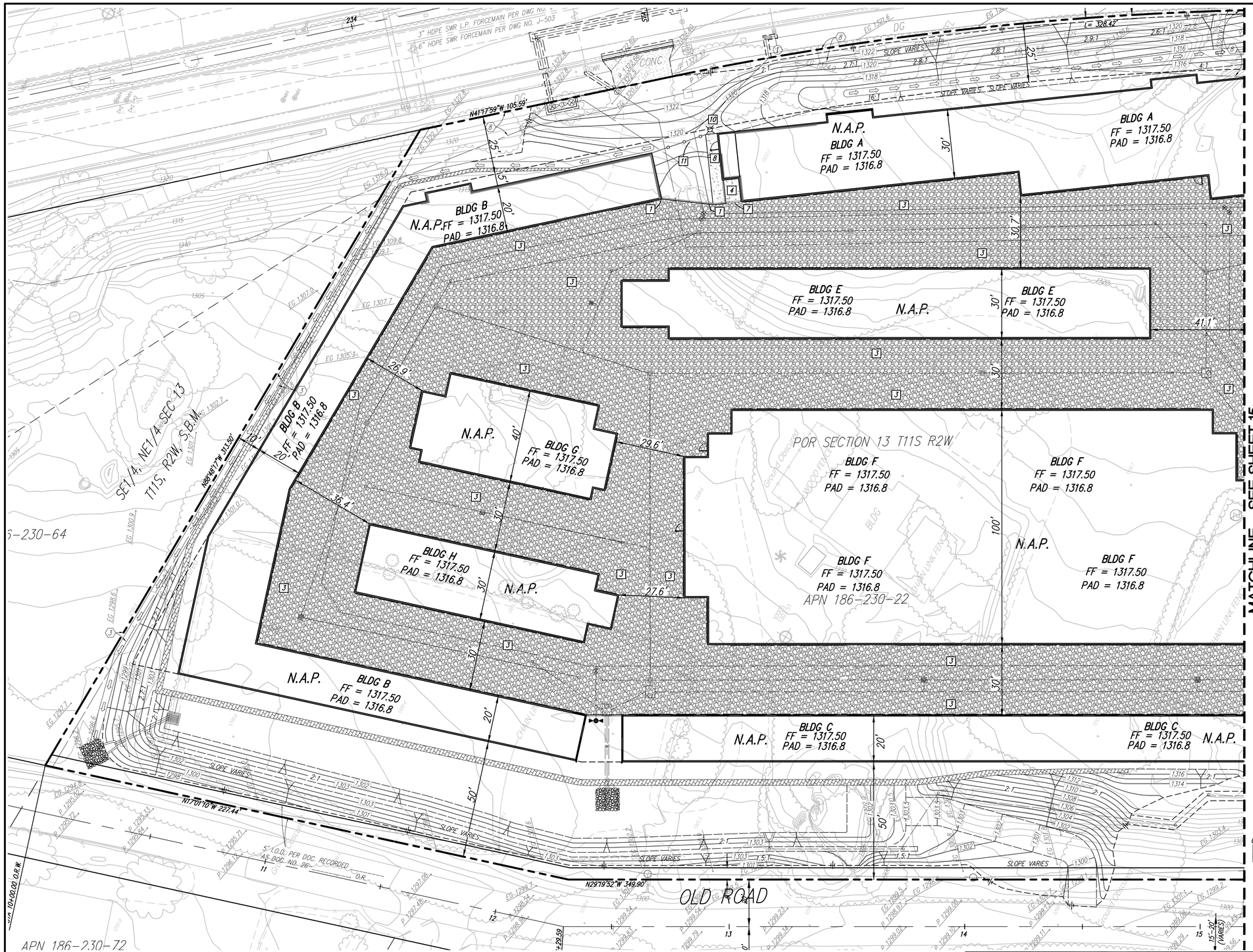
APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

22-3240P13.dwg 01-13-26



LEGEND:

1	6" CURB (PVT)	SDRSD G-1	
3	GRAVELPAVE2 (PVT)	SEE DETAILS SHEET 6	
4	6" PCC PAVEMENT OVER NATIVE (PVT)	(NOT FOR CONSTRUCTION*)	
7	0" CURB (PVT)	SDRSD G-1	
8	CONCRETE SIDEWALK (4" ON NATIVE)*(PVT)	SEE LANDSCAPE PLANS FOR DETAILS	
10	PARKING LOT LIGHT POLES (PVT)	SEE ARCHITECTURAL DRAWINGS	
11	SECURITY FENCE AND GATE	SEE ARCHITECTURAL DRAWINGS	

PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING EASEMENT

(*) THE ABOVE MENTIONED SECTION IS FOR PRELIMINARY DESIGN AND SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER OF RECORD BY FINAL TESTING AND OBSERVATION AND VERIFIED BY THE COUNTY OF SAN DIEGO MATERIALS LAB AFTER PROVIDED TEST RESULTS.

EXISTING CONTOUR
EXISTING CONCRETE
EXISTING TREES
EXISTING GROUND ELEVATION
EXISTING CANAPY
EXISTING BIKE LANE STRIPING
EXISTING AC ROAD
EXISTING ELECTRICAL FACILITIES
EXISTING GAS FACILITIES
EXISTING LIGHTS
EXISTING STORM DRAIN
EXISTING RETAINING WALL
EXISTING ROLLED AC BERM
EXISTING HANDICAP STALL
EXISTING ROCK OUTCROPPING
EXISTING BUILDING
EXISTING CONC DITCH
EXISTING WATER FACILITIES
EXISTING SIGN
EXISTING MAIL BOX
EXISTING CURB AND GUTTER
EXISTING FENCE/GATE

SEE SHEET 2 FOR EASEMENT IDENTIFICATION NOTES.

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY RIMS TO FINISHED GRADE EXCEPT WITHIN THE PROPOSED BIOFILTRATION BASINS OR UNLESS SHOWN OTHERWISE.

SEE SHEETS 8-12 FOR ONSITE GRADING, STORM DRAIN FACILITY ELEVATIONS AND PROFILES AND CONSTRUCTION NOTES.

CAUTION ! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

1" = 20'
SCALE:
0 10 20 40 60
GRAPHICAL SCALE

FOR REFERENCE ONLY

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
TEMECULA, CA 92592
PH: (951) 587-2020
FAX: (951) 587-2626

REGISTERED PROFESSIONAL ENGINEER — BRENT C. MOORE — No. 59121 Exp. 6-30-27 — CIVIL — STATE OF CALIFORNIA

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
14		

HORIZONTAL CONTROL PLAN FOR:
SOUTH VILLAGE STORAGE
CALIFORNIA COORDINATE INDEX 380-1750

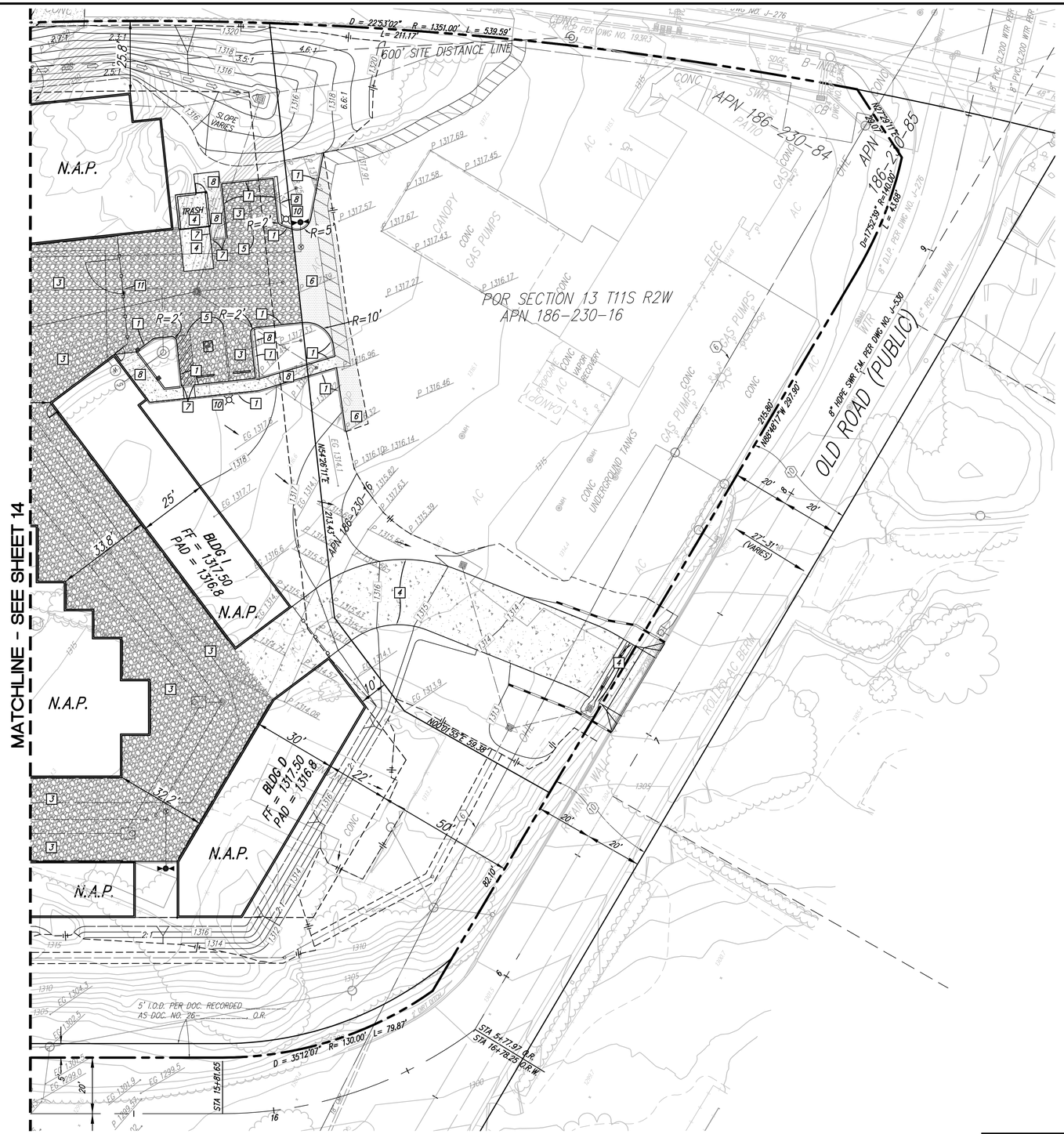
APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

22-324GP14.dwg 01-13-26


D = 22°53'02" R = 1351.00' L = 539.59'
L = 211.17'
600' SITE DISTANCE LINE
APN 186-230-84
APN 186-230-85
N.A.P.
TRASH
R=2'
R=5'
R=10'
R=2'
R=2'
POR SECTION 13 T11S R2W
APN 186-230-16
OLD ROAD (PUBLIC)
8" HDPE SWR P.M. PER DWG NO. J-530
N89°48'17"W 297.90'
215.60'
N27°29'11"E 25.01'
D=17°52'19" R=140.00' T=33.68'
20'
20'
27'-31" (VARIES)
MATCHLINE - SEE SHEET 14
BLDG I
FF = 1317.50
PAD = 1316.8
BLDG D
FF = 1317.50
PAD = 1316.8
N.A.P.
N.A.P.
N.A.P.
N.A.P.
25'
30'
22'
50'
82.00'
20'
20'
N00°01'55"E 59.36'
N89°48'17"W 213.43'
APN 186-230-16
SLOPE VARIES
2:1
5' I.O.D. PER DOC. RECORDED AS DOC. NO. 26_____, O.R.
D = 35°12'07" R= 130.00' L= 79.87'
STA 5+77.97 O.R.
STA 16+78.25 O.R.W.
STA 15+81.65
20'
16
CONC GAS PUMPS
CONC UNDERGROUND TANKS
CANOPY
CONC VAPOR RECOVERY
ROLLED AC BERM
RETAINING WALL
CONC PATIO
B-INTERFACE
SWR MH
CB
8" PVC CL200 WTR PER
8" D.I.P. PER DWG NO. J-276
8" REC WTR MAIN
OHE
ELEC
GAS PUMPS
CONC
AC
P 1317.69
P 1317.45
P 1317.58
P 1317.67
P 1317.57
P 1317.43
P 1317.27
P 1316.96
P 1316.46
P 1316.32
P 1316.14
P 1315.82
P 1315.63
P 1315.39
P 1315.6
P 1315.4
P 1314.08
P 1314.2
EG 1317.7
EG 1317.4
EG 1317.1
EG 1316.6
EG 1314.1
EG 1313.9
EG 1313.8
EG 1313.6
EG 1313.5
EG 1313.4
EG 1313.2
EG 1313.1
EG 1312.9
EG 1312.8
EG 1312.7
EG 1312.6
EG 1312.5
EG 1312.4
EG 1312.3
EG 1312.2
EG 1312.1
EG 1312.0
EG 1311.9
EG 1311.8
EG 1311.7
EG 1311.6
EG 1311.5
EG 1311.4
EG 1311.3
EG 1311.2
EG 1311.1
EG 1311.0
EG

CONSTRUCTION NOTES

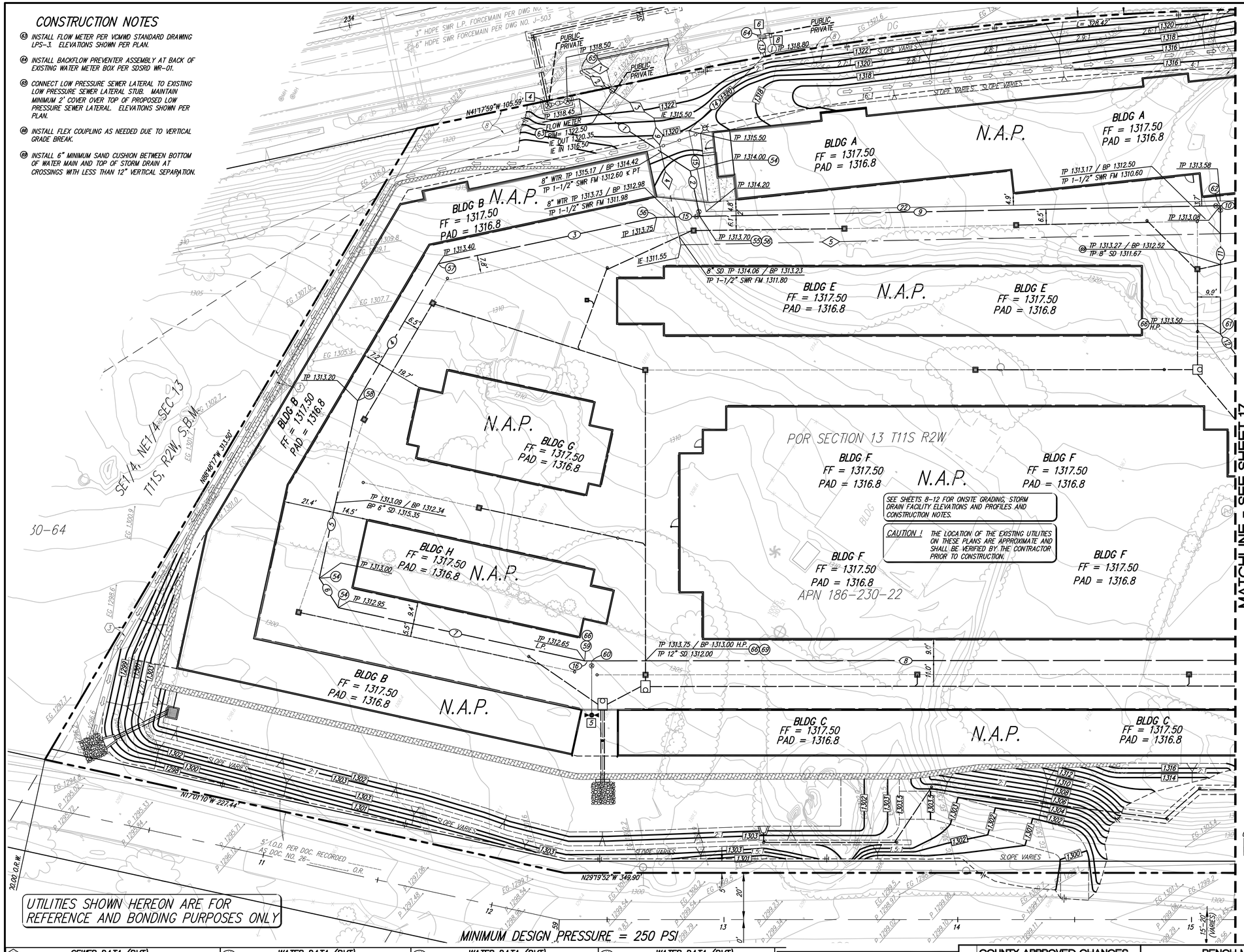
(63) INSTALL FLOW METER PER VCMWD STANDARD DRAWING LPS-3. ELEVATIONS SHOWN PER PLAN.

(64) INSTALL BACKFLOW PREVENTER ASSEMBLY AT BACK OF EXISTING WATER METER BOX PER SDSRD WR-01.

(65) CONNECT LOW PRESSURE SEWER LATERAL TO EXISTING LOW PRESSURE SEWER LATERAL STUB. MAINTAIN MINIMUM 2' COVER OVER TOP OF PROPOSED LOW PRESSURE SEWER LATERAL. ELEVATIONS SHOWN PER PLAN.

(66) INSTALL FLEX COUPLING AS NEEDED DUE TO VERTICAL GRADE BREAK.

(67) INSTALL 6" MINIMUM SAND CUSHION BETWEEN BOTTOM OF WATER MAIN AND TOP OF STORM DRAIN AT CROSSINGS WITH LESS THAN 12" VERTICAL SEPARATION.



LEGEND:

PROPERTY LINE/ PROJECT BOUNDARY

1 4" FIRE SERVICE LINE (PVT)
4 8" BACKFLOW R.P.B.P.D. W/ TATTLE-TAIL METER VCMWD W-8
W/ FDC MOUNTED TO SYSTEM SIDE OF THE R.P.B.P.D.
5 6" FIRE HYDRANT ASSEMBLY VCMWD W-12
6 1" DOMESTIC BACKFLOW PREVENTER (PVT). SDRSD WR-01
7 1" IRRIGATION BACKFLOW PREVENTER (PVT). SDRSD WR-01
8 1" IRRIGATION SERVICE LINE (PVT) VCMWD W-3

EXISTING CONTOUR
EXISTING CONCRETE
EXISTING TREES
EXISTING GROUND ELEVATION
EXISTING CANAPY
EXISTING BIKE LANE STRIPING
EXISTING AC ROAD
EXISTING ELECTRICAL FACILITIES
EXISTING GAS FACILITIES
EXISTING LIGHTS
EXISTING STORM DRAIN
EXISTING RETAINING WALL
EXISTING ROLLED AC BERM
EXISTING HANDICAP STALL
EXISTING ROCK OUTCROPPING
EXISTING BUILDING
EXISTING CONC DITCH
EXISTING WATER FACILITIES
EXISTING SIGN
EXISTING MAIL BOX
EXISTING CURB AND GUTTER
EXISTING FENCE/GATE

CONSTRUCTION NOTES

(54) INSTALL 8" 45° HORIZONTAL BEND WITH RESTRAINED JOINTS (L = 15').

(55) INSTALL 8"X8"X8" TEE WITH 2-8" GATE VALVES WITH RESTRAINED JOINTS. JOINT LENGTH = 5' IN BOTH DIRECTIONS ALONG THE RUN AND 89° ALONG THE BRANCH.

(56) INSTALL 8" 11.25° HORIZONTAL BEND WITH RESTRAINED JOINTS (L = 4').

(57) INSTALL 8" 45° HORIZONTAL BEND WITH FLEX COUPLING (ϰ = 47.48°) WITH RESTRAINED JOINTS (L = 15').

(58) INSTALL 8" 22.5° HORIZONTAL BEND WITH FLEX COUPLING (ϰ = 18.35°) WITH RESTRAINED JOINTS (L = 7').

(59) INSTALL 8" 11.25° HORIZONTAL BEND WITH FLEX COUPLING (ϰ = 12.23°) WITH RESTRAINED JOINTS (L = 4').

(60) INSTALL 8"X8"X6" TEE WITH 1-6" GATE VALVE WITH RESTRAINED JOINTS. JOINT LENGTH = 3' IN BOTH DIRECTIONS ALONG THE RUN AND 55° ALONG THE BRANCH.

(61) INSTALL 22.5° AND 11.25° HORIZONTAL BENDS WITH FLEX COUPLING(S) (ϰ = 36.69°) WITH RESTRAINED JOINTS (L = 8').

(62) INSTALL 8"X8"X8" TEE WITH 8"X6" REDUCER WITH RESTRAINED JOINTS. JOINT LENGTH = 5' IN BOTH DIRECTIONS ALONG THE RUN AND 89° ALONG THE BRANCH.

SEE SHEET 2 FOR EASEMENT IDENTIFICATION NOTES.

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY RIMS TO FINISHED GRADE EXCEPT WITHIN THE PROPOSED BIOFILTRATION BASINS OR UNLESS SHOWN OTHERWISE.

SCALE: 1" = 20'

0 10 20 40 60
GRAPHICAL SCALE

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
TEMECULA, CA 92592
PH: (951) 587-2020
FAX: (951) 587-2626

FOR REFERENCE ONLY

REGISTERED PROFESSIONAL ENGINEER BRENT C. MOORE No. 59121 Exp. 6-30-27 CIVIL STATE OF CALIFORNIA

SEWER DATA (PVT)

NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
1	N 48°42'01" E		1.62'	1-1/2" I.P.S. PE 4170 DR-17
2	N 03°42'01" E		15.13'	1-1/2" I.P.S. PE 4170 DR-17
3	N 03°42'01" E		21.29'	1-1/2" I.P.S. PE 4170 DR-17
4	N 48°40'23" E		40.62'	1-1/2" I.P.S. PE 4170 DR-17
5	N 30°31'04" W		236.75'	1-1/2" I.P.S. PE 4170 DR-17
9	N 48°40'23" E		14.86'	1-1/2" I.P.S. PE 4170 DR-17

WATER DATA (PVT)

NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
1	N 03°42'01" E		66.73'	8" PVC C-900 CL305
2	N 48°40'23" E		24.97'	8" PVC C-900 CL305
3	N 41°19'37" W		95.45'	8" PVC C-900 CL305
4	N 88°48'17" W		68.04'	8" PVC C-900 CL305
5	N 72°50'54" E		77.71'	8" PVC C-900 CL305
6	N 27°50'54" E		15.00'	8" PVC C-900 CL305

WATER DATA (PVT)

NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
7	N 17°09'06" W		107.80'	8" PVC C-900 CL305
8	N 29°22'38" W		275.37'	8" PVC C-900 CL305
9	N 30°31'04" W		241.20'	8" PVC C-900 CL305
10	N 30°31'04" W		6.41'	6" PVC C-900 CL305
11	N 60°37'22" E		54.96'	8" PVC C-900 CL305
12	N 23°56'02" E		10.64'	8" PVC C-900 CL305

WATER DATA (PVT)

NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
13	N 50°38'19" E		8.63'	1" PVC SCH 80
14	N 74°06'41" W		44.97'	1" PVC SCH 80
15	N 48°40'23" E		35.36'	1" PVC SCH 80
16	N 29°22'38" W		3.00'	8" PVC CL305
22	N 30°31'04" W		226.48'	1" PVC SCH 80

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 1314.45 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
16		32

PRIVATE UTILITY PLAN FOR:
SOUTH VILLAGE STORAGE
CALIFORNIA COORDINATE INDEX 380-1750

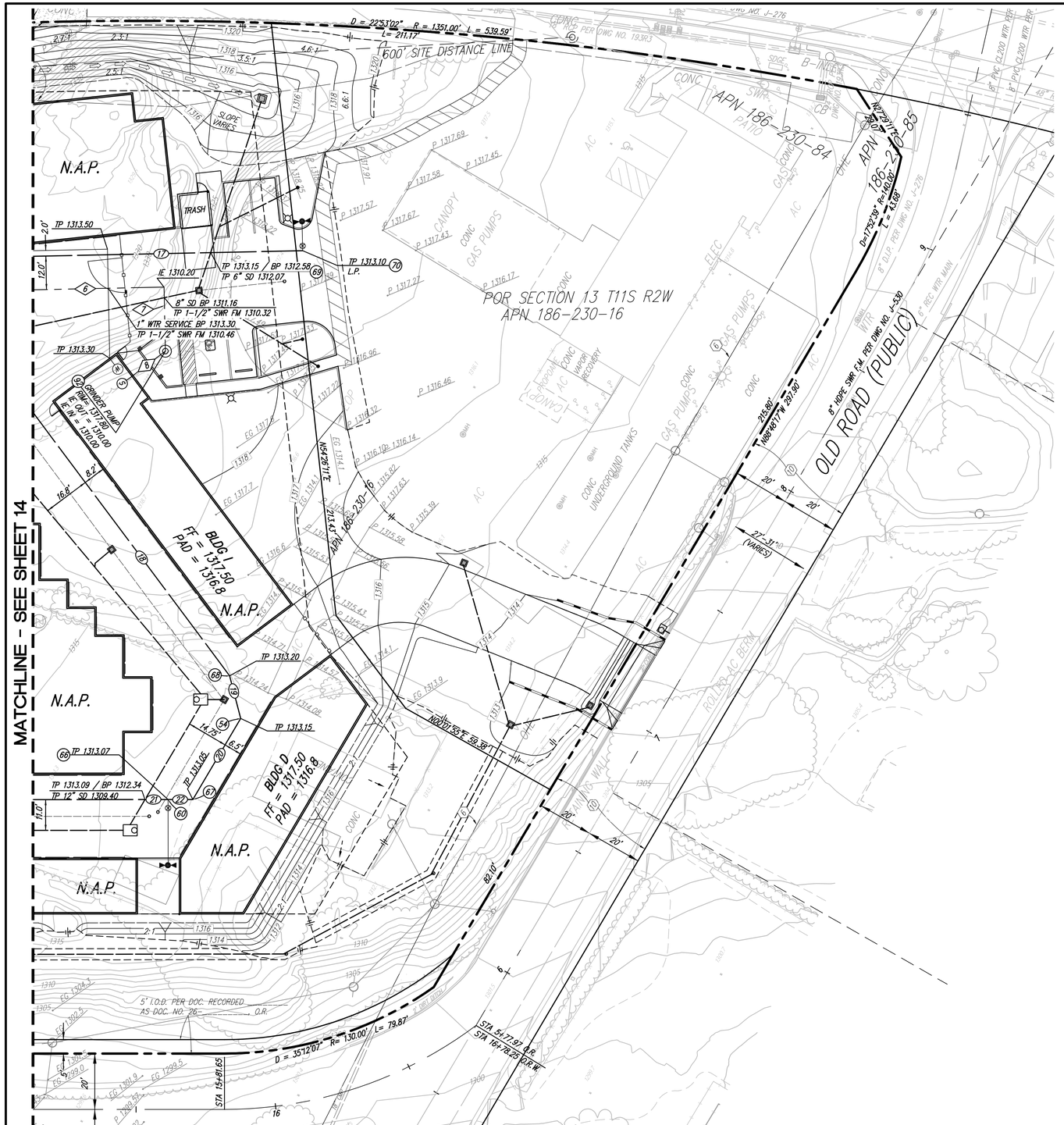
APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

22-324GP16.dwg 01-13-26



MATCHLINE - SEE SHEET 14

WATER DATA (PVT)				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
17	N 30°31'04" W		90.89'	6" PVC C-900 CL305
18	N 23°56'02" E		108.19'	8" PVC C-900 CL305
19	N 46°12'16" E		15.77'	8" PVC C-900 CL305
20	N 88°47'44" W		33.68'	8" PVC C-900 CL305
21	N 29°22'38" W		42.68'	8" PVC C-900 CL305
22	N 29°22'38" W		8.87'	8" PVC C-900 CL305

MINIMUM DESIGN PRESSURE = 250 PSI

SEWER DATA (PVT)				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
6	N 30°31'04" W		41.77'	1-1/2" I.P.S. PE 4170 DR-17
7	N 59°28'56" E		22.93'	1-1/2" I.P.S. PE 4170 DR-17
8	N 66°14'38" W		14.51'	4" PVC SDR-35

LEGEND:

- PROPERTY LINE/ PROJECT BOUNDARY
- 1 4" FIRE SERVICE LINE (PVT)
- 5 6" FIRE HYDRANT ASSEMBLY — VCMWD W-12
- EXISTING CONTOUR
- EXISTING CONCRETE
- EXISTING TREES
- EXISTING GROUND ELEVATION
- EXISTING CANAPY
- EXISTING BIKE LANE STRIPING
- EXISTING AC ROAD
- EXISTING ELECTRICAL FACILITIES
- EXISTING GAS FACILITIES
- EXISTING LIGHTS
- EXISTING STORM DRAIN
- EXISTING RETAINING WALL
- EXISTING ROLLED AC BERM
- EXISTING HANDICAP STALL
- EXISTING ROCK OUTCROPPING
- EXISTING BUILDING
- EXISTING CONC DITCH
- EXISTING WATER FACILITIES
- EXISTING SIGN
- EXISTING MAIL BOX
- EXISTING CURB AND GUTTER
- EXISTING FENCE/GATE

CONSTRUCTION NOTES

(54) INSTALL 8" 45° HORIZONTAL BEND WITH RESTRAINED JOINTS (L = 15').

(60) INSTALL 8"X8"X6" TEE WITH 1-6" GATE VALVE WITH RESTRAINED JOINTS. JOINT LENGTH = 3' IN BOTH DIRECTIONS ALONG THE RUN AND 55" ALONG THE BRANCH.

(62) INSTALL 8"X8"X8" TEE WITH 8"X6" REDUCER WITH RESTRAINED JOINTS. JOINT LENGTH = 5' IN BOTH DIRECTIONS ALONG THE RUN AND 89" ALONG THE BRANCH.

(66) INSTALL FLEX COUPLING AS NEEDED DUE TO VERTICAL GRADE BREAK.

(67) INSTALL 45° AND 11.25° HORIZONTAL BENDS WITH FLEX COUPLING (< = 59.42°) WITH RESTRAINED JOINTS (L = 15').

(68) INSTALL 22.5° HORIZONTAL BEND WITH FLEX COUPLING (< = 22.25°) WITH RESTRAINED JOINTS (L = 7').

(69) INSTALL 6" MINIMUM SAND CUSHION BETWEEN BOTTOM OF WATER MAIN AND TOP OF STORM DRAIN AT CROSSINGS WITH LESS THAN 12" VERTICAL SEPARATION.)

(70) INSTALL 90° HORIZONTAL BEND WITH 1-6" GATE VALVE WITH RESTRAINED JOINTS (L = 26').

(92) INSTALL GRINDER PUMP PER VCMWD STANDARD DRAWING LPS-3. ELEVATIONS SHOWN PER PLAN.

SCALE: 1" = 20'

0 10 20 40 60

GRAPHICAL SCALE

FOR REFERENCE ONLY

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
TEMECULA, CA 92592
PH: (951) 587-2020
FAX: (951) 587-2626

REGISTERED PROFESSIONAL ENGINEER — BRENT C. MOORE — No. 59121 Exp. 6-30-27 — CIVIL — STATE OF CALIFORNIA

SEE SHEET 2 FOR EASEMENT IDENTIFICATION NOTES.

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY RIMS TO FINISHED GRADE EXCEPT WITHIN THE PROPOSED BIOFILTRATION BASINS OR UNLESS SHOWN OTHERWISE.

SEE SHEETS 8-12 FOR ONSITE GRADING, STORM DRAIN FACILITY ELEVATIONS AND PROFILES AND CONSTRUCTION NOTES.

CAUTION ! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

UTILITIES SHOWN HEREON ARE FOR REFERENCE AND BONDING PURPOSES ONLY

RECORD PLAN

BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK

DESCRIPTION: FOUND 2" BRASS CAP MARKED "VCR-92"
LOCATION: STORM DRAIN CURB INLET AT THE NORTHWEST CORNER OF OLD ROAD AND VALLEY CENTER ROAD
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ELEVATION: 1314.45 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	32 SHEETS
17		

PRIVATE UTILITY PLAN FOR:

SOUTH VILLAGE STORAGE

CALIFORNIA COORDINATE INDEX 380-1750

APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER
BY: _____
DATE: _____

ENGINEER OF WORK
DATE:
BRENT C. MOORE, R.C.E. 59121

PDS2024-LDGRMJ-30505
GRADING PERMIT NO:

ENGINEERS NAME: ALIDADE ENGINEERING
PHONE NO.(951) 587-2020

22-324GP17.dwg 01-13-26