



# County of San Diego

**VINCE NICOLETTI**  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Codes  
(858) 565-5920 Building Services  
[www.SDCPDS.org](http://www.SDCPDS.org)

**TYLER FARMER**  
ASSISTANT DIRECTOR

## MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** York Drive Senior Living

**RECORD ID:** PDS2021-MUP-21-008; PDS2021-CC-21-0120

**ENVIRONMENTAL LOG NO.:** PDS2021-ER-21-08-008

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study and Environmental Analysis Form
  - b. Attached extended studies prepared for the Project
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Please refer to the attached Environmental Initial Study for the rational for requiring of the following measures:

**GRADING PERMIT:** *(Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).*

**1. NOISE#X–NOISE RESTRICTION (NOI-1)**

**INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#) a noise restriction shall be placed on the parcel to mitigate present and future noise exposure of land uses for sensitive receptors below levels of significance.

**DESCRIPTION OF REQUIREMENT:** All building facades with direct line of sight to S. Santa Fe Avenue were found to be above the County of San Diego Noise Element of 60 dBA CNEL. Therefore, a Noise Restriction Easement shall be required for the entire site and an interior noise study is required for all units, to determine the mitigation required to achieve an interior noise level of 45 dBA CNEL. The Noise Easement shall be indicated on the approved plot plan for MUP-21-008 and shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60 dB for exterior noise levels (65 dB for multi-family) as defined by the [General Plan Noise Element \(Table N-1 & N-2\)](#).
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

**DOCUMENTATION:** The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for all units, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BD] shall route the building plans and noise analysis to the [PDS, PCC] for review. The [PDS, PCC] shall review the acoustical analysis and building plans for compliance with this condition and make any recommendations that shall be implemented on the proposed building plans. The [PDS, BPPR], shall verify that the building plans comply with this condition and the recommendations of [PDS, PCC].

## 2. **BIOX–WETLAND PERMITS (BIO-2)**

**INTENT:** In order to comply with the State and Federal Regulations for jurisdictional wetlands and waterways related to offsite utility improvements the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, the following permits and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

- a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
- b. A Section 1602 Streambed Alteration Agreement issued by the [California Department of Fish and Wildlife](#) for all project related disturbances of any streambed.

**DOCUMENTATION:** Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, the applicable permits and agreements shall be obtained. The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. The applicant shall comply with the conditions of the applicable permits/agreements. **TIMING:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, and upon coordination with the applicable utility providers such as the sewer district. **MONITORING:** The [PDS, PCC] shall review the permits and plans provided by the applicant upon coordination with the utility providers for consistency with this condition. The [PDS, PCC] shall review the permits/agreement for compliance with this condition in the event that the limits of construction and/or staging area are located within the limits of jurisdictional waters based on a wetland delineation. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.

## 3. **CULT#X–ARCHAEOLOGICAL AND TRIBAL MONITORING (CULT-1, CULT-2, CULT-3, CULT-4)**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the “Project Archaeologist,” shall be

contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

**TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

#### 4. **CULT#2 - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN (CULT-1, CULT-2, CULT-3, CULT-4)**

**INTENT:** In order to mitigate for potential impacts to undiscovered archaeological resources, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with a culturally-affiliated consulting Tribe. **DESCRIPTION OF**

**REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and a culturally-affiliated consulting Tribe. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

- a. Parties entering into the agreement and contact information.
- b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Native American monitors, County, and consulting tribes.

- c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.
- d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to be exported offsite.
- e. Treatment of identified Native American cultural materials.
- f. Treatment of Native American human remains and associated grave goods.
- g. Confidentiality of cultural information including location and data.
- h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

Note: The Treatment Agreement and Preservation Plan cannot conflict with regulations that apply to the project.

**DOCUMENTATION:** A copy of the implemented agreement shall be submitted to the [PDS, PPD] for approval. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [PDS, PPD] shall review the implemented agreement for compliance this condition.

***BUILDING PERMIT:*** (Prior to approval of any building plan and the issuance of any building permit).

**5. CULT#X - CULTURAL RESOURCES MONITORING REPORT (CULT-1, CULT-2, CULT-3, CULT-4)**

**INTENT:** In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF**

**REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:
  - (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated 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 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 archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. 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 as described above 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 grading 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 the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) 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:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], 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.

## GRADING PLAN NOTES

***PRE-CONSTRUCTION MEETING:*** *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

### 6. **BIO#X-RESOURCE AVOIDANCE (BIO-1)**

**INTENT:** In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), 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 migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 – September 15. 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 migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey conducted no more than 72-hours prior to 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, PDCI] 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.

### 7. **CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING - PRECONSTRUCTION MEETING (CULT-1, CULT-2, CULT-3, CULT-4)**

**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 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 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 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 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, PDCI] shall confirm the attendance of the approved Project Archaeologist.

**8. AQ#X-CONSTRUCTION EXHAUST EMISSIONS AND FUGITIVE DUST (AQ-1 and AQ-2)**

**INTENT:** In order to address cumulative exhaust emissions during construction activities.

**DESCRIPTION OF REQUIREMENT:** The applicant, PDS, and PDCI staff shall identify grading projects within ½ mile of the project site in order to ensure minimal overlap of grading construction activities with the subject project and with projects within ½ mile of the project site. The applicant, PDS, and PDCI staff shall review construction schedules of projects within ½ mile of the project vicinity in order to prevent of concurrent grading construction activities. The grading schedule of the subject project shall be designed to minimize overlap of grading activities for projects within ½ mile of the project site. The timing of Haul Route Plans and Traffic Control Plans shall also be reviewed in order to minimize overlap of grading construction activities to the furthest extent.

**DOCUMENTATION:** The applicant shall comply with the requirements of this condition.

The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and during the preconstruction conference, compliance with this condition is required. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the requirements of this condition and coordination of grading schedule activities. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

***DURING CONSTRUCTION:*** (The following actions shall occur throughout the duration of the grading construction).

**9. AQ#X-CONSTRUCTION EXHAUST EMISSIONS (AQ-1 and AQ-2)**

**INTENT:** In order to address exhaust emissions during construction activities.

**DESCRIPTION OF REQUIREMENT:** The applicant shall use reasonable best efforts to demonstrate that construction equipment would utilize CARB Tier IV equipment (minimum 90% of equipment). **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids.

**TIMING:** During grading activities, the use of Tier IV vehicles shall be required, if applicable and the contract information shall be maintained and provided upon request.

**MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

**10. CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING - DURING CONSTRUCTION (CULT-1, CULT-2, CULT-3, CULT-4)**

**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 and Tribal Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Native American Monitor of an affiliated tribe shall monitor ground disturbance in all areas identified for grading improvements including off-site improvements. The archaeological and tribal monitoring program shall comply with the following requirements during earth-disturbing activities:



- a. **Monitoring.** During ground disturbance of grading and ground-disturbing activities, the Project Archaeologist and Native American Monitor of an affiliated tribe shall be onsite as determined necessary by the Project Archaeologist in consultation with the tribal representative. Inspections will vary based on ground disturbance, and the presence and abundance of artifacts and features.
- b. **Inadvertent Discoveries of Native American Resources.** In the event that previously unidentified potentially significant Native American resources are discovered:
  1. The Project Archaeologist or the Native American monitor of an affiliated tribe, 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 and culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan.
  3. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
  4. Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
  5. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
  6. If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
    - a. Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
    - b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
      - Measures and provisions to protect the future reburial area from any impacts in perpetuity.
      - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
      - Any reburial process shall be culturally appropriate.
      - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
      - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.

- c. If preservation in place or reburial is not feasible, consultation with consulting Tribes is required to find a solution which may include repatriation.
- d. If avoidance, reburial, or other solution including repatriation is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Native American Monitor of an affiliated tribe and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning & Development Services Director for decision. The Planning & Development Services Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe.

- b. **Inadvertent Discoveries of Historic Resources.** In the event that previously unidentified potentially significant historic cultural resources (non-Native American) are discovered:

1. The Project Archaeologist or the 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 historic cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
3. All ground disturbance activities within 100 feet of the discovered historic cultural resources shall be halted until a meeting is convened between the developer and the project archaeologist to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
4. Historic isolates and clearly non-significant deposits shall be minimally documented in the field.
5. If historic cultural resources are identified, the following shall be employed:
  - a. A Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist and approved by the County Archaeologist prior to implementation. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

- 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 Native American monitor of an affiliated tribe.
  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 vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  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. **Tribal Cultural Resources.** If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally-affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally-affiliated tribe and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.
- e. **Fill Soils.** The Project Archaeologist and Native American monitor of an affiliated tribe shall evaluate fill soils to determine that they are clean of cultural resources.
- f. **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, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

**ROUGH GRADING:** *(Prior to rough grading approval and issuance of any building permit).*

**11. CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING (CULT-1, CULT-2, CULT-3, CULT-4)**

**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, PDCI]* 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).*

**12. CULT#GR-X - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING (CULT-1, CULT-2, CULT-3, CULT-4)**

**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) 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, PDCI], 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.

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

\_\_\_\_\_

on \_\_\_\_\_

Sean Oberbauer, Land Use/Environmental Planning Manager  
Project Planning Division



# County of San Diego

**VINCE NICOLETTI**  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**TYLER FARMER**  
DIRECTOR

## **CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)**

1. Title; Project Number(s); Environmental Log Number:

York Drive Senior Living; PDS2021-MUP-21-008; PDS2021-CC-21-0120; LOG NO. PDS2021-ER-21-08-008.

2. Lead agency name and address:

County of San Diego, Planning & Development Services (PDS)  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123-1239

3. a. Contact: Sean Oberbauer, Land Use & Environmental Planning Manager  
b. Phone number: (619) 323-5287  
c. E-mail: [Sean.Oberbauer@sdcounty.ca.gov](mailto:Sean.Oberbauer@sdcounty.ca.gov)

4. Project location:

The project site is located on approximately 4.3 acres of property located at the southeast corner of the York Drive and South Santa Fe Avenue within unincorporated County of San Diego. The project site is located near 1822-1864 York Drive, Vista, CA 92084. The project site is located less than a quarter of a mile northeast of the municipal boundaries of the City of Vista. The project location's regional location and vicinity are shown in Figure 1 and Figure 2.



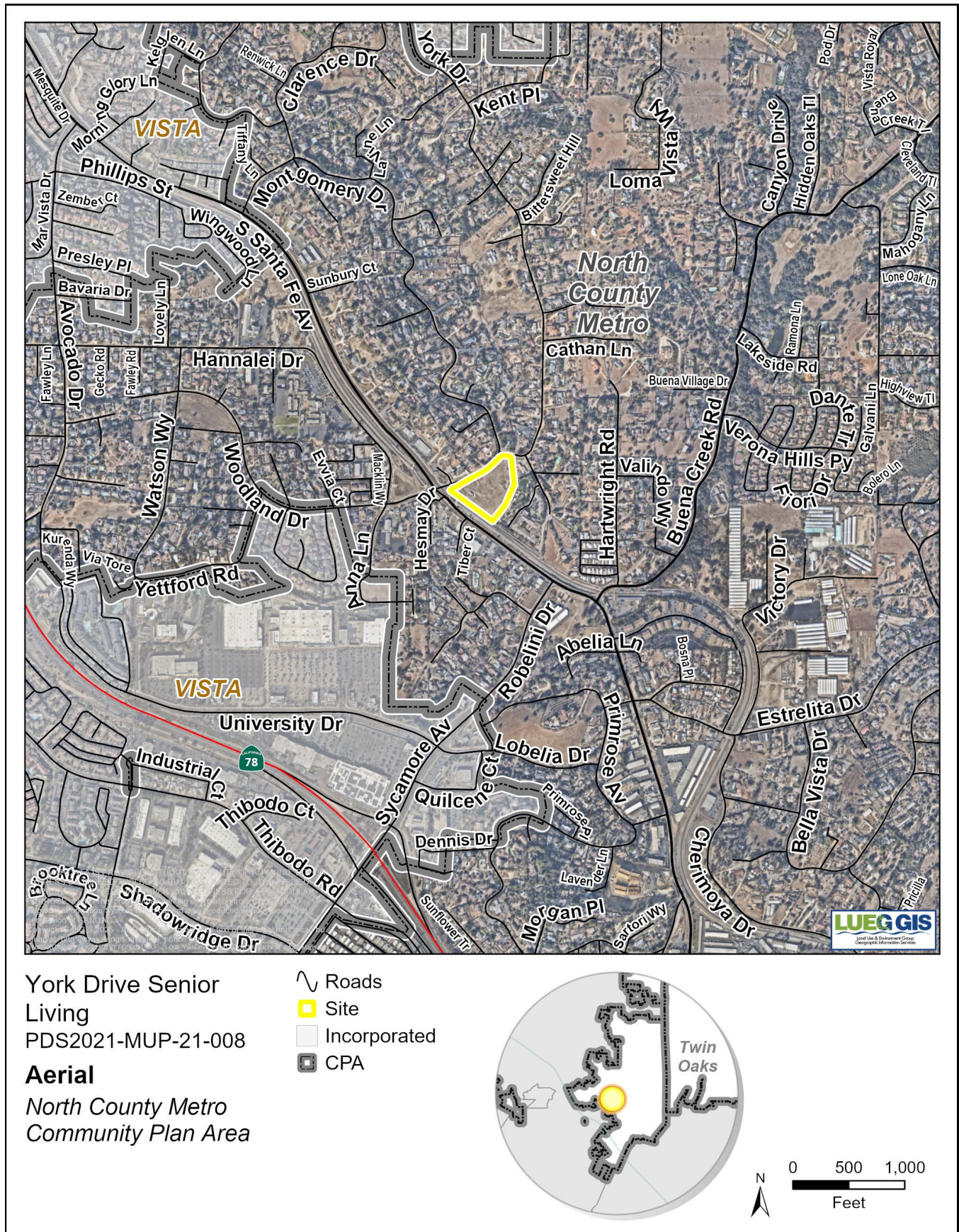


Figure 1 – Project Regional Vicinity



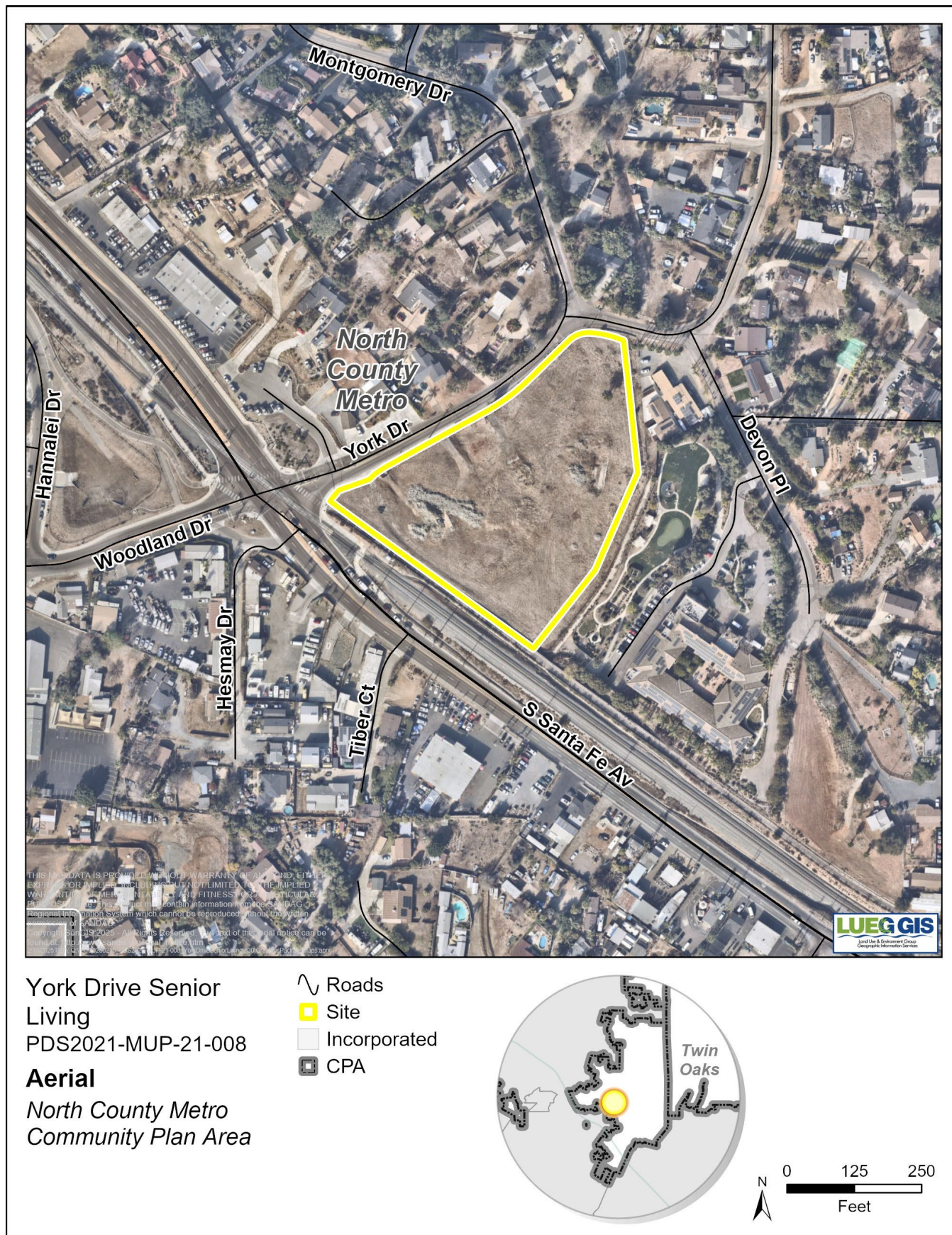


Figure 2 – Project Site

5. Project Applicant name and address:

Timed Investments, LLC (Attn: Harry Crowell and Joseph Balbas)  
3189 Airway Avenue, Unit D  
Costa Mesa, CA 92626  
(949) 903-4445

6. General Plan

|                         |   |
|-------------------------|---|
| Community Plan:         | North County Metropolitan Subregional Planning Area |
| Regional Category:      | Village   |
| Land Use Designation:   | Village Residential (VR-2)                          |
| Floor Area Ratio (FAR): | -   |

7. Zoning

|                          |                        |
|--------------------------|------------------------|
| Use Regulation:          | Rural Residential (RR) |
| Animal Regulations:      | J                      |
| Density:                 | -                      |
| Lot Size:                | 0.5 Acre               |
| Building Type:           | C                      |
| Max. Floor Area:         | -                      |
| Floor Area Ratio (FAR)   | -                      |
| Height:                  | G                      |
| Lot Coverage:            | -                      |
| Setback:                 | G                      |
| Open Space:              | -                      |
| Special Area Regulation: | -                      |

8. Description of project:

The proposed project would include a Major Use Permit for a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. A Certificate of Compliance for merging of lots is required to merge existing parcels and property into a single 4.27-acre parcel. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services, and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities.

Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The project driveway includes two 24-foot access entry points divided by a median. The intersection of Montgomery Drive and York Drive will include an all-way stop intersection.



The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. The improvements include a half-width road widening of 20-feet with concrete curb, gutter, and sidewalk. The project will also restripe York Drive to provide additional storage for the westbound left turn lane onto South Santa Fe Avenue as required by the Transportation Study. In accordance with coordination with North County Transit District (NCTD), the project includes the replacement of a bench with a shelter at stop BREEZE Route 305 bus stop (ID: 20495 S Santa Fe Avenue and York Drive) as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import.

Water service for the project will be provided by Vista Irrigation District. Sewer service for the project will be provided by the Buena Sanitation District. Fire service for the project will be provided by the Vista Fire Protection District. In accordance with the 2017 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct the "El Valle Opulento Capacity Improvements". The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to 12-inch sewer lines.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project site consists of an approximately 4.27-acre property in the North County Metro Community Planning Area, within unincorporated San Diego County northeast of the City of Vista. The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. The project site is currently primarily vacant with construction materials leftover from demolition of the previously existing dwelling units. The site has been cleared as a result of fire clearing letters issued by the Vista Fire Protection District and is surrounded by temporary fencing.

The project site is bounded by York Drive to the north, automotive commercial uses to the northwest, residential development to the north and northeast, the Vista Gardens Memory Care Facility southeast, and the Inland Rail Trail and South Santa Fe Avenue to the southwest. Surrounding land uses consist primarily of residential, commercial, senior care, and an elementary school. According to the County of San Diego General Plan Land Use Map, surrounding land use designations are Village Residential and Commercial.

Elevations at the site range from approximately 450 feet above mean sea to the northwest portion of the project site down to approximately 425 feet above mean sea level at the southeast portion of the project site. The topography consists of relatively flat land sloping downward from the northwest corner of the property to the southeast corner.

10. Other permits and public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

| <b><u>Permit Type/Action</u></b>                                 | <b><u>Agency</u></b>   |
|--|--|
| Air Quality Permit to Construct                                  | San Diego Air Pollution Control District (SDAPCD)  |
| Certificate of Compliance  | County of San Diego  |
| Clean Water Act Section 401, 404 Permits and Section 1602 Permit | San Diego Regional Water Quality Control Board (RWQCB), U.S. Army Corps. Of Engineer, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife |
| Fire District Approval   | Vista Fire Protection District   |
| General Construction Storm water Permit                          | RWQCB  |
| Grading Permit   | County of San Diego  |
| Landscape Plans  | County of San Diego  |
| Major Use Permit   | County of San Diego  |
| Public Improvement Plans   | County of San Diego  |
| Encroachment Permit  | County of San Diego  |
| Utility Provider Approval  | California Public Utilities Commission (San Diego Gas & Electric Coordination)   |
| Sewer District Approval  | Buena Sanitation District  |
| Water District Approval  | Vista Irrigation District  |

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES  
☒

NO  
☐

Note: Conducting consultation early in the California Environmental Quality Act (CEQA) process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission's Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <u>Aesthetics</u>                                 | <input type="checkbox"/> <u>Agriculture and Forestry Resources</u> | <input checked="" type="checkbox"/> <u>Air Quality</u>                        |
| <input checked="" type="checkbox"/> <u>Biological Resources</u>            | <input checked="" type="checkbox"/> <u>Cultural Resources</u>      | <input type="checkbox"/> <u>Energy</u>  |
| <input type="checkbox"/> <u>Geology &amp; Soils</u>                        | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u>           | <input type="checkbox"/> <u>Hazards &amp; Hazardous Materials</u>             |
| <input type="checkbox"/> <u>Hydrology &amp; Water Quality</u>              | <input type="checkbox"/> <u>Land Use &amp; Planning</u>            | <input type="checkbox"/> <u>Mineral Resources</u>                             |
| <input checked="" type="checkbox"/> <u>Noise</u>                           | <input type="checkbox"/> <u>Population &amp; Housing</u>           | <input type="checkbox"/> <u>Public Services</u>                               |
| <input type="checkbox"/> <u>Recreation</u>                                 | <input type="checkbox"/> <u>Transportation</u>                     | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u>          |
| <input checked="" type="checkbox"/> <u>Utilities &amp; Service Systems</u> | <input type="checkbox"/> <u>Wildfire</u>                           | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, PDS finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, PDS finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, PDS finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

|   |  |
|---|--|
| _____<br>Signature                      | July 31, 2025<br>_____<br>Date                               |
| Sean Oberbauer<br>_____<br>Printed Name | Land Use/Environmental Planning<br>Manager<br>_____<br>Title |

## INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

## **I. AESTHETICS.**

Except as provided in Public Resources Code §21099.

a) Would the project have a substantial adverse effect on a scenic vista?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: 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.

A Visual Resources Report by Development Design Services and GraphicAccess, Inc. dated August 2025 was prepared for the project and the analysis is included in the responses and discussions below.

**Less Than Significant Impact:** 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 nearest RCA to the project site that is identified within the North County Metropolitan Subregional Plan is the San Marcos Mountains (#22 of the North County Metropolitan Subregional Plan) which is located over 2.3 miles north of the project site. The second closest RCA to the project site that is identified within the North County Metropolitan Subregional Plan is the Mount Whitney Double Peak (#29 of the North County Metropolitan Subregional Plan) which is located approximately 4 miles south of the project site. The nearest open space and preserve areas to the project site are Buena Vista Park and Dawson Los Monos Canyon Reserve that are approximately 2.3 miles southwest of the project site as well as open space near Sugarbush Drive over a mile away from the project site. Due to distance and intervening highways, structures, and topography, no impacts would occur to these RCAs and open space preserve areas that may have visual features. Additionally, given the urban environment surrounding the project site and the proposed landscape screening and fencing (see Section I. (b) and (c) below), the proposed project would not substantially degrade a scenic vista. Therefore, the project would have a less than significant effect on a scenic vista.

- b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: 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.

**Less than Significant Impact:** The project site is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The nearest officially designated State scenic highway is a portion of SR-52 located over 23 miles southeast of the project site. The project is located approximately 7.6 miles east of I-5 and approximately 5.6 miles south of SR-76, both of which are identified as eligible for designation as a State Scenic Highway. Both I-5 and SR-76 are also listed as Scenic Highways in the County's Conservation and Open Space Element of the General Plan. The nearest Scenic Highway identified in the General Plan is Twin Oaks Valley Road which is approximately 2.8 miles east of the project site. Due to distance, topography, and intervening structures, the project site is not visible from these highways.

As detailed in the Visual Resources Report prepared for the project by Development Design Services and GraphicAccess, Inc. dated August 2025, the project would be visible from the Inland Rail Trail as well as from the North County Transit District SPRINTER vehicles that pass the project site. Travelers, motorists, bicyclists, and users of the Inland Rail Trail, South Santa Fe Avenue, and North County Transit District SPRINTER will have limited and temporary views of the site due to the speeds of travel adjacent to the site. As such, the project site is not visible within the composite viewshed of a State scenic highway or County Scenic Corridor and will not damage or remove visual resources within a State scenic highway or County Scenic Corridor. Therefore, impacts would be less than significant.

- c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: 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.

**Less Than Significant Impact:** The project site is located in an urbanized area and is surrounded by York Drive to the north, automotive commercial uses to the northwest, residential development to the north and northeast, the Vista Gardens Memory Care Facility southeast, and the Inland Rail Trail and South Santa Fe Avenue to the southwest. As detailed in the Visual Resources Report prepared for the project by Development Design Services and GraphicAccess, Inc. dated August 2025, the existing visual character and visual elements in the community consist of commercial and residential structures, traffic signals, roadways, and overhead utilities.

The proposed project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import.

The project is defined as a Group Residential use type in accordance with County of San Diego Zoning Ordinance. In accordance with Section 1265 of the Zoning Ordinance, living units for a deed restricted senior living development shall not be counted as a dwelling unit in calculating density for the site. The Group Residential use type is consistent with the Rural Residential (RR) Zoning Use Regulation for the project site as the use is permitted within the Zoning Use Regulation upon approval of a Major Use Permit. The project is not subject to a "B" Special Area Designator or other designator which governs scenic quality or community design review. Major Use Permit findings will need to be prepared and taken to a County of San Diego Planning Commission Hearing for a final decision which will include an exception from the height regulations in accordance with the Zoning Ordinance. The height exception is required for the amount of stories tied to the project as well as fire roof access structures. The project would include grading of the site and would result in a finished pad that would be approximately 8 to 18 feet below the existing grade of adjacent roadway such as York Drive and residences northwest of the project site. The main structure is designed to be earth-tone colors and is located at a lower finished grade and toward the center of the property away from adjacent residential property lines as possible. Additional discussions and analysis regarding materials and consistency with the visual character of the community can be found in the Visual Resources Report prepared for the project. The project includes landscaping and mature trees surrounding the project site. The box sizes for the landscaping near residential property lines along York Drive range in size from 24-inch to 36-inch boxes. This will assist with screening the site from adjacent views as mature trees and landscaping will have enough room to grow and mature and all landscaping is required to be maintained and replaced if damaged or removed. 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 Parking Design Manual and Grading Ordinance. Therefore, the project is within an urbanized area and the project would not conflict with applicable zoning and other regulations governing scenic quality.

- d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project is located within Zone B as identified by the San Diego County Light Pollution Code. Zone B is any area of the unincorporated County that is not within 15 miles from the Mount Palomar or Mount Laguna observatory. 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) and lighting standards. The primary sources of light associated with the project would be within the senior community development building as well as lighting within the parking lot of the project site. All lighting that would be permitted by the project would be required to comply with the light pollution code which require all lighting to be shielded and downward facing. Therefore, the project would not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area.

## **II. AGRICULTURE AND FORESTRY RESOURCES.**

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. The on-site soil has been developed, compacted, or disturbed over the last 80 years. Based on historic imagery, the site has not supported agricultural uses such as row crops or orchards since the late 1940s to early 1950s. Additionally, the soils located in the sewer line construction associated with the project are primarily paved over by roads. The project's soil quality rating is based on the presence of soils that meet the quality criteria for Prime Farmland or Farmland of Statewide Importance as defined by the Farmland Mapping and Monitoring Program (FMMP) that are available for agricultural use and that have been previously used for agriculture. The project site includes Bonsall sandy loam, 9 to 15 percent slopes and 2 to 9 percent slopes, eroded soils. These soils are considered prime soils. However, due to the previous uses of the site such as the residential structures and staging area, the on-site soil has

been developed and compacted and are considered soils unavailable for agricultural use in accordance with the County of San Diego Guidelines for Determining Significance for Agricultural Resources. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as the soils have been previously disturbed and have a low soil quality rating.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project site is not under a Williamson Act Contract. Uses surrounding the project site primarily consist of residential uses, roadways, and the Vista Gardens Memory Care facility. Although the zoning use regulation for the site is Rural Residential (RR) which can allow for agricultural uses, the surrounding land uses are primarily developed lots that could not accommodate the establishment of a commercial agricultural business. No agricultural uses are within the project vicinity. The project is not located within a quarter of a mile of an agricultural preserve area or Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** 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 through the processing of a Major Use Permit, 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.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project site does not contain any forest lands as defined in Public Resources Code § 12220(g); therefore, project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

- e) Would the project 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 or conversion of forest land to non-forest use?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** Refer to Section II(a) and Section II(c). Impacts to agricultural uses would be less than significant. No impacts would occur to forest uses.

### **III. AIR QUALITY.**

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

- a) Would the project conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: An Air Quality Analysis Report dated April 4, 2025 was prepared for the project by Ldn Consulting, Inc. The following responses have incorporated the analysis from the report.

**Less Than Significant Impact:** 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 include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for

a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import.

The project is defined as a Group Residential use type in accordance with County of San Diego Zoning Ordinance. In accordance with Section 1265 of the Zoning Ordinance, living units for a deed restricted senior living development shall not be counted as a dwelling unit in calculating density for the site. The Group Residential use type is consistent with the Rural Residential (RR) Zoning Use Regulation for the project site as the use is permitted within the Zoning Use Regulation upon approval of a Major Use Permit. Major Use Permit findings will need to be prepared and taken to a County of San Diego Planning Commission Hearing for a final decision which will include an exception from the height regulations in accordance with the Zoning Ordinance. As detailed in Section XI. Land Use and Planning and Section XIV. Population and Housing, the project is consistent with the General Plan policies. Specifically, the project is consistent with senior housing General Plan policies which focus on locating senior housing near transit nodes and supporting programs that provide housing for seniors.

General Plan Policies:

- H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services.
- H-3.6 Housing for Special Needs Populations. Support programs that provide housing options for individuals and families experiencing homelessness (particularly chronically homeless persons), seniors, foster youth, families, farmworkers, and day laborers.

The project would not conflict with the region's future employment and housing needs and would not result in an increase in population growth projections used to develop the RAQS. As detailed in the Air Quality Analysis Report dated April 4, 2025 by Ldn Consulting, Inc. and responses in Section III (b and c) the project would not result in construction or operational emissions in excess of the applicable significance thresholds for all criteria pollutants. The project would, therefore, not result in an increase in emissions that are not already accounted for in the RAQS. 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 III(b), and would not violate any ambient air quality standards.

b) 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?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: The San Diego APCD does not provide quantitative thresholds for determining the significance of construction or mobile source-related impacts. However, the San Diego APCD does specify Air Quality Impact Analysis (AQIA) trigger levels for new or modified stationary sources (APCD Rules 20.2 and 20.3). If these incremental levels for stationary

sources are exceeded, an AQIA must be performed for the proposed new or modified source. Although these trigger levels do not generally apply to mobile sources or general land development projects, for comparative purposes these levels may be used to evaluate the increased emissions which would be discharged to the San Diego Air Basin from proposed land development projects. For projects whose stationary-source emissions are below these criteria, no AQIA is typically required, and project level emissions are presumed to be less than significant.

For CEQA purposes, these SLTs can be used to demonstrate that a project's total emissions would not result in a significant impact to air quality. The daily SLTs are most appropriately used for the standard construction and operational emissions. When project emissions have the potential to approach or exceed the SLTs listed below in Table 1, additional air quality modeling may need to be prepared to demonstrate that ground level concentrations resulting from project emissions (with background levels) will be below National and California Ambient Air Quality Standard (NAAQS and CAAQS, respectively).

APCD Rules 20.2 and 20.3 do not have AQIA thresholds for emissions of volatile organic compounds (VOCs) and PM<sub>2.5</sub>. The use of the screening level for VOCs specified by the South Coast Air Quality Management District (SCAQMD), which generally has stricter emissions thresholds than San Diego's APCD, is recommended for evaluating projects in San Diego County. For PM<sub>2.5</sub>, the EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005, which quantifies significant emissions as 10 tons per year, will be used as the screening-level criteria as shown in Table 1 below:

#### San Diego County Screening-Level Thresholds for Air Quality Impact Analysis

| Pollutant   | Total Emissions |              |               |
|---|-----------------|--------------|---------------|
|   | Lbs. per Hour   | Lbs. per Day | Tons per Year |
| Respirable Particulate Matter (PM <sub>10</sub> ) | ---             | 100          | 15            |
| Fine Particulate Matter (PM <sub>2.5</sub> )      | --- *           | 55           | 10*           |
| Nitrogen Oxides (NO <sub>x</sub> )                | 25              | 250          | 40            |
| Sulfur Oxides (SO <sub>x</sub> )                  | 25              | 250          | 40            |
| Carbon Monoxide (CO)                              | 100             | 550          | 100           |
| Lead  | ---             | 3.2          | 0.6           |
| Volatile Organic Compounds (VOCs)                 | ---             | 75**         | 13.7***       |

Notes: \* EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005. Also used by the SCAQMD.

\*\* Threshold for VOCs based on the threshold of significance for VOCs from the SCAQMD for the Coachella Valley.

\*\*\* 13.7 Tons Per Year threshold based on 75 lbs/day multiplied by 365 days/year and divided by 2,000 lbs/ton.

**Less Than Significant Impact with Mitigation Incorporated:** Currently, San Diego County is in "non-attainment" status for the NAAQS and CAAQS federal and state Ozone (O<sub>3</sub>) and state Particulate Matter less than or equal to 10 microns and less than or equal to 2.5 microns (PM<sub>10</sub> and PM<sub>2.5</sub>). Air basins that exceed either the NAAQS or the CAAQS for any criteria pollutants are designated as "non-attainment areas" for that pollutant. Currently, San Diego is in "non-attainment" status for federal and state O<sub>3</sub> and State PM<sub>10</sub> and PM<sub>2.5</sub>. An attainment plan is available for O<sub>3</sub>. O<sub>3</sub> is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) 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<sub>10</sub> 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.

The project would contribute to construction and operational sources of criteria pollutant air emissions. An analysis of estimated construction and operational emissions was completed using SCAQMD's California Emissions Estimator Model (CalEEMod).

On-site emissions are attributed to emissions occurring within the project area, such as the activity of construction equipment. Off-site emissions related to the project include vendor, hauling as well as resident and worker vehicle trips to and from the project site. As detailed in the Air Quality Analysis prepared for the project dated April 2025, emissions of VOCs, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> would not exceed the County's SLTs during project construction upon implementation of mitigation measures for the project. In order to address potential cumulative impacts as a result of multiple grading activities occurring within the project vicinity, the project will implement mitigation measure AQ-1 which requires regulation of grading activities within ½ mile of the project site and to issue grading permits, haul route plans, and traffic control plans for the subject project to not conflict with grading activities in the project vicinity. Due to the highly dispersive nature of PM, 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<sub>10</sub> emissions than the project. Currently, one private development project for a residential subdivision, known as Vista II, is within ½ mile of the project site that could reasonably be expected to start grading activities in the near future as the project was approved by the County of San Diego Planning Commission. The project will require processing of final engineering permits and construction drawings such as a grading permit, improvement plans, and a Final Map. Additional construction activities within ½ mile of the project site that may occur are public projects that would be tied to utility improvements for Buena Sanitation District and road resurfacing projects by the City of Vista of County of San Diego. These projects are not anticipated to have substantial amounts of grading and would typically occur within existing road-right-of way or in areas of existing utility lines. The emissions during construction activities of the project over a forecasted construction and grading schedule of approximately 1 year are shown in Table 4.2 below as described in the Air Quality Analysis dated April 2025. The emissions would not exceed screening thresholds upon implementation of mitigation measure AQ-1. Additionally, the project is required to comply with standard applicable regulatory requirements, such as site watering to minimize fugitive dust during construction activities as required by the County grading ordinance and SDAPCD Rule 55 and the use of low-VOC paint (50 g/L for flat coatings and 100 g/L for traffic marking coating) as required by SDAPCD Rule 67.0.1. Section III. (c) response below demonstrates consistent with health risk thresholds and requirements upon implementation of AQ-2. Therefore, project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment (O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>) under an applicable federal or state ambient air quality standard through the implementation of mitigation measure AQ-2.

**Table 4.2. Mitigated Project Construction-Related Air Emissions (*Air Quality Analysis prepared for project dated April 2025*)**

| Pollutant   | Maximum Project Emissions (Lbs. per Day) (Year 1) | Maximum Project Emissions (Lbs. per Day) (Year 2) | Screening-Level Thresholds (Lbs. per Day) | Above Threshold? |
|---|---|---|---|------------------|
| Respirable Particulate Matter (PM <sub>10</sub> ) | 14.18   | 1.83  | 100                                       | No               |
| Fine Particulate Matter (PM <sub>2.5</sub> )      | 6.84  | 0.53  | 55  | No               |
| Nitrogen Oxides (NO <sub>x</sub> )                | 60.05   | 5.80  | 250                                       | No               |
| Sulfur Oxides (SO <sub>x</sub> )                  | 0.24  | 0.04  | 250                                       | No               |
| Carbon Monoxide (CO)                              | 29.86   | 20.39   | 550                                       | No               |
| Relative Organic Gases (ROG) SCAQMD               | 1.98  | 70.77   | 75  | No               |

Note: CalEEMod does not report on lead emissions and therefore, it is not included in this analysis.

As detailed in the Transportation Study by LLG Engineers dated May 22, 2025, the project is anticipated to generate 643 Average Daily Trips (ADT) with a total of 35 trips during the AM peak hour and 46 trips during the PM peak hour. Operation of the project would generate criteria air pollutant emissions associated with area sources (e.g., architectural coatings, consumer products, and landscaping equipment), energy sources (i.e., use of natural gas for space and water heating), and mobile sources (i.e., vehicle trips to and from the project site). As detailed in the Air Quality Analysis dated April 2025 by Ldn Consulting, Inc., criteria air pollutant emissions generated during the operation of project would not exceed San Diego County SLTs for VOCs, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. The project does not consist of uses that typically can generate air quality emissions above screening level thresholds such as an industrial or commercial use. The project consists of the development of a senior residential development with amenities and uses primarily within the interior of a structure. Therefore, project operation would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. 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 General Plan Update EIR. The RAQS and SIP were prepared consistent with growth forecasts in the General Plan. 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.

## Mitigation Measures

- AQ-1 In order to address cumulative exhaust emissions during construction activities. The applicant and County staff shall identify grading projects within ½ mile of the project site in order to ensure minimal overlap of grading construction activities with the subject project and with projects within ½ mile of the project site. The applicant and County staff shall review construction schedules of projects within ½ mile of the project vicinity in order to prevent of concurrent grading construction activities. The grading schedule of the subject project shall be designed to minimize overlap of grading activities for projects within ½ mile of the project site. The timing of Haul Route Plans and Traffic Control Plans shall also be reviewed in order to minimize overlap of grading



construction activities to the furthest extent. The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and during the preconstruction conference, compliance with this condition is required. County staff shall make sure that the grading contractor complies with the requirements of this condition and coordination of grading schedule activities. Department of Public Works Staff shall contact Code Compliance and coordinate with the grading contractor if the applicant fails to comply with this condition.

AQ-2 In order to address exhaust emissions during construction activities. The applicant shall use reasonable best efforts to demonstrate that construction equipment would utilize CARB Tier IV equipment (minimum of 90% of equipment). The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. During grading activities, the use of Tier IV vehicles shall be required, if applicable and the contract information shall be maintained and provided upon request. County staff shall make sure that the grading contractor complies with the requirements of this condition. Department of Public Works Staff shall contact Code Compliance and coordinate with the grading contractor if the applicant fails to comply with this condition.

c) Expose sensitive receptors to substantial pollutant concentrations?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: 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.

**Less Than Significant with Mitigation Incorporated:** The nearest sensitive receptors to the project site are residences adjacent to the north and east of the project site as well as residents within the adjacent Vista Garden Memory Care facility. The project would generate construction emissions in the vicinity of sensitive receptors.

### Carbon Monoxide Hotspot Analysis

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) in 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. Trip generation and distribution for workers and delivery trucks would ultimately vary depending on the phase of construction; however, based on daily construction worker, vendor trip, and haul truck estimates, maximum daily trips resulting from construction activities would be less than the screening threshold of a peak hour volume of 3,000 vehicles. Construction trips would occur throughout the day and would not all occur during the peak hour. Additionally, as stated in Section XVII, Transportation, all intersections within the proposed project study area are currently operating at LOS C or better. Therefore, a CO hotspot analysis is not required for the proposed project and 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)**

Construction-related activities would result in short-term, project-generated emissions of diesel particulate matter (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 toxic air contaminant (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 a year. 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).

DPM emissions would occur during site preparation and grading activities. The project site is adjacent to potential sensitive receptors such as residents within single-family dwellings and residents within the adjacent Vista Gardens Memory Care Facility. A Health Risk analysis was prepared within the Air Quality Analysis dated April 2025 by Ldn Consulting, Inc. In accordance with the Health Risk Analysis, the project will require implementation of mitigation measure AQ-2 which would require the project to utilize Tier IV equipment during construction activities. Tier IV equipment include diesel particulate filters that reduce DPM emissions during construction activities. Tier IV construction equipment are equipment that comply with the Environmental Protection Agency's standards and criteria that focus improving air quality. Based on the health risk analysis with the Air Quality Analysis dated April 2025 by Ldn Consulting, Inc., using an AERMOD dispersion model, the project would result in emissions during construction activities upon implementation of mitigation measure AQ-2 through the use of Tier IV construction equipment. Because the significance thresholds were developed with the intent to protect human health to the extent feasible, the results show that the proposed project would not expose

existing nearby sensitive receptors to substantial pollutant burdens that would cause harmful effects upon implementation of mitigation measures AQ-1 and AQ-2.

As discussed in Section III(b) and (c), the proposed project would not result in construction or operational emissions that would exceed the County's SLTs for health risk upon implementation of mitigation measures AQ-1 and AQ-2. Thus, neither construction nor operation of the project would expose sensitive receptors to an incremental health risk upon implementation of mitigation measures and impacts would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** 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. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature, would cease upon completion of the respective phase of construction, and are thus considered less than significant.

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 project consists of a senior residential development and the operations of the building are not typically associated with generating objectionable odors. The outdoor pool is required to be maintained and cleaned with filters. In addition, it is expected that project-generated trash would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. No odor emissions would occur. The proposed project would also be required to comply with SDCAPCD Rule 51 to prevent occurrences of public nuisances. Therefore, potential odors associated with the proposed project construction and operation would be less than significant.

#### **IV. BIOLOGICAL RESOURCES.**

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

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: A Biological Resources Letter Report was prepared for the project by Michael Jefferson of BLUE Consulting Group, dated February 16, 2022. A second Biological Resources Letter Report analyzing impacts for offsite sewer line improvements was prepared for the project by Michael Jefferson of BLUE Consulting Group, dated February 9, 2023. The following responses have incorporated the analysis from the reports.

**Less than Significant with Mitigation Incorporated:** The Biological Resources Letter Report dated February 16, 2022 determined that the project site consists of urban/developed land and disturbed habitat (nonnative, weedy annual species, and materials from demolished buildings). Outside the project site, but within the 100-foot survey buffer, there is primarily urban/developed land. A concrete swale is located along the southeastern edge of the property. Dense landscaping and ornamental mature trees are located within the 100-foot survey buffer of the project site. The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. The on-site soil has been developed, compacted, or disturbed over the last 80 years. Based on historic imagery, the site has supported agricultural uses such as row crops or orchards since the late 1940s to early 1950s. Since demolition and removal of the previously existing residential structures, the site has been routinely cleared in accordance with weed abatement letters issued by the Vista Fire Protection District. Urban/developed and disturbed land do not require mitigation. Table 5 of the Biological Resources Letter Report dated February 16, 2022 outlines the habitat found on-site.

**Table 5 of Biological Resources Letter Report dated February 16, 2022:**

| Habitat Type    | On-site     | Total Impacts |
|-----------------|-------------|---------------|
| Disturbed       | 4.05        | 4.05          |
| Urban/Developed | 0.22        | 0.22          |
| <b>Total</b>    | <b>4.27</b> | <b>4.27</b>   |

There are no special-status plant species with a moderate or high potential to occur within the project site as it has been historically disturbed and cleared. No special-status plant species were observed in the Biological Resources Letter Report dated February 16, 2022 for evaluating on-site biological resources.

The project includes offsite construction and improvements. In accordance with the 2017 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will

construct the “El Valle Opulento Capacity Improvements”. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to 12-inch sewer lines. The restrictions and requirements of the sewer line improvements are outlined in the sewer availability letter and attached conditions associated with the project. The sewer line improvements and upsizing are not a result of the project requiring additional use of sewer infrastructure beyond what has been planned for or anticipated for service by the Buena Sanitation District. The “El Valle Opulento Capacity Improvements” would be constructed by the Buena Sanitation District as part of a capital improvements project if the York Drive Senior Living development did not move forward or if the project was not even in-process. These utility improvements could cause a significant environmental impact to biological resources. For example, construction of the sewer line improvements could cause impacts as a result of ground disturbing activities and not due to the use of infrastructure for utilities. The 2017 City of Vista Comprehensive Sewer Master Plan and the Supplemental Environmental Impact Report prepared for the sewer master plan identified potential impacts that could occur as a result of ground-disturbing activities for construction of sewer line infrastructure. The project will implement mitigation measures in order to mitigate for potential impacts as a result of ground disturbing activities. Impacts to biological resources will be mitigated through measures BIO-1 and BIO-2.

The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified, and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, outside agency permits for potential impacts to jurisdictional water or wetlands will need to be obtained, or the applicant shall provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required.

The project has the potential to involve construction near mature ornamental trees and open/vacant land both on-site and off-site that may be foraging habitat for raptors are listed as Group 1 animal species on the County’s Sensitive Animal List. Because development of the project site would result in the loss of functional foraging habitat for these species and other raptors, the project will have a substantial adverse effect on raptor species and will require implementation of mitigation measure BIO-1. Temporary and permanent impacts to foraging and nesting habitat for these species and other bird species that are not considered special-status but are protected by the California Fish and Game Code and the Migratory Bird Treaty Act, are expected to occur. If project-related activities are conducted during the typical bird breeding season (February 1 – September 15), these activities could affect individual birds, breeding activities, and active nests directly or indirectly (e.g., noise and fugitive dust). As such, mitigation measure BIO-1 would require that a qualified biologist perform a pre-construction nesting bird survey in suitable nesting habitat prior to the commencement of construction to avoid impacts to nesting birds. The contractor should create and implement a plan to minimize fugitive dust, which will reduce indirect impacts to birds. If active bird nests are identified during the pre-construction nesting bird survey, then a qualified biologist should establish an adequate buffer zone in which construction activities are prohibited until the nest is no longer active. If the species is federally or State-listed as threatened or endangered, then consultation with the USFWS and CDFW will be required for direction on appropriate buffer zone radius. If the species is not federally or State-listed as threatened or endangered, then the size of the buffer zone will be determined by the

qualified biologist based on the amount, intensity, and duration of construction, and can be altered based on site conditions.

Based on the determinations of the Biological Resources Letter Reports prepared for the project to address on-site impacts as well as impacts as a result of sewer improvements, no designated critical habitat for special-status wildlife species exists at the project site. Given the potential for urban-adapted birds to nest within the ornamental trees and shrubs on-site and offsite, mitigation measure BIO-1 is recommended to avoid potential impacts to nesting birds from implementation of the project. With implementation of MM BIO-1, project impacts to species identified as a candidate, sensitive, or special status species would be less than significant.

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

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Less than Significant Impact:** The project is in an area designated as outside of Pre-Approved Mitigation Area (PAMA) within the Draft North County Multiple Species Conservation Plan (MSCP) Area. The project site is located in an urbanized setting, as residential, commercial, and roadway development surrounds the project site. As described above in Section IV. (a), the project site consists of urban/developed land and disturbed habitat on-site and surrounding the project site. However, the project involves

Disturbed habitat and developed land are of low biological value and are not considered RPO Sensitive Habitat according to the County Guidelines and they are not considered sensitive by State or Federal agencies and have low conservation value. Construction of this project would result in permanent loss of disturbed habitat and developed land. Direct impacts to disturbed habitat will result from permanent clearing of vegetation. Direct impacts to developed land will result from construction of the parking lot, roadway improvements, and primary building for the development. Impacts to developed land on-site and disturbed habitat would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community.

As described in Section IV. (a), the project includes offsite construction and improvements. In accordance with the 2017 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct the "El Valle Opulento Capacity Improvements". The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to 12-inch sewer lines. The restrictions and requirements of the sewer line improvements are outlined in the sewer availability letter and attached conditions associated with the project. The sewer line improvements and upsizing are not a result of the project requiring additional use of sewer infrastructure beyond what has been planned for or anticipated for service by the Buena Sanitation District. The "El Valle Opulento Capacity Improvements" would be constructed by the Buena Sanitation District as part of a capital improvements project if the York Drive Senior Living development did not move forward or if the project was not even in-process. These utility improvements could cause a significant environmental impact to biological resources. For example, construction of the sewer line improvements could cause impacts as a result of ground disturbing activities and not due to the use of infrastructure for

utilities. The 2017 City of Vista Comprehensive Sewer Master Plan and the Supplemental Environmental Impact Report prepared for the sewer master plan identified potential impacts that could occur as a result of ground-disturbing activities for construction of sewer line infrastructure. The project will implement mitigation measures in order to mitigate for potential impacts as a result of ground disturbing activities. Impacts to biological resources will be mitigated through measures BIO-1 and BIO-2. The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, mitigation measure BIO-2 requires the limits of construction and the staging area shall be identified, and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, outside agency permits for potential impacts to jurisdictional water or wetlands will need to be obtained, or the applicant shall provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required. Therefore, impacts would be less than significant upon implementation of mitigation.

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

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Less Than Significant Impact with Mitigation Incorporated:** As described in Section IV. (a), the project includes offsite construction and improvements. In accordance with the 2017 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct the “El Valle Opulento Capacity Improvements”. The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to 12-inch sewer lines. The restrictions and requirements of the sewer line improvements are outlined in the sewer availability letter and attached conditions associated with the project. The sewer line improvements and upsizing are not a result of the project requiring additional use of sewer infrastructure beyond what has been planned for or anticipated for service by the Buena Sanitation District. The “El Valle Opulento Capacity Improvements” would be constructed by the Buena Sanitation District as part of a capital improvements project if the York Drive Senior Living development did not move forward or if the project was not even in-process. These utility improvements could cause a significant environmental impact to biological resources. For example, construction of the sewer line improvements could cause impacts as a result of ground disturbing activities and not due to the use of infrastructure for utilities. The sewer line upsizing includes construction near El Valle Opulento that is near Buena Creek. The 2017 City of Vista Comprehensive Sewer Master Plan and the Supplemental Environmental Impact Report prepared for the sewer master plan identified potential impacts that could occur as a result of ground-disturbing activities for construction of sewer line infrastructure. The project will implement mitigation measures in order to mitigate for potential impacts as a result of ground disturbing activities. Impacts to biological resources will be mitigated through measures BIO-1 and BIO-2. The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, mitigation measure BIO-2 requires the limits of construction and the

staging area shall be identified, and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, outside agency permits for potential impacts to jurisdictional water or wetlands will need to be obtained, or the applicant shall provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required. In the event that construction would occur within Buena Creek or require impacts to Buena Creek, consultation with resource agencies would be required. Impacts and anticipated mitigation requirements for potential CDFW jurisdiction would be the same as those for potential waters of the State. Impacts to aquatic resources would require review by the resource agencies. The resource agencies will likely require the following permits: a Corps Section 404 Nationwide Permit, an RWQCB Section 401 water quality certification, and a CDFW Streambed Alteration Agreement. The quantity and source of mitigation bank credits would be determined after consultation with the resource agencies. Impacts to jurisdictional waters or wetlands are not anticipated by the project as currently designed.

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 X.(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. The project would mitigate potential impacts to state or federally protected wetlands and thus, would not contribute to a cumulative impact for such habitats. Therefore, potentially significant impacts to wetlands or jurisdictional waters of the U.S. as defined by Section 404 of the Clean Water Act and under the jurisdiction of the USACE would be reduced to less than significant with implementation of BIO-2.

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

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The Biological Resources Letter Reports determined that the biological survey area provides minimal function as a wildlife corridor or linkage because it is disturbed and surrounded by residential and civic development, including roads, which restrict wildlife movement through the general area. Due to the existing developed nature of the site the proposed project would not contribute to impeding wildlife movement or the use of native wildlife nursery sites. Therefore, impacts would be less than significant.

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

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|



☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

**Less than Significant Impact:** The project site is located in the Draft North County MSCP Subarea Plan. Draft versions of the plan do not identify the project site as being subject to habitat conservation. The Draft North County MSCP Subarea Plan has not been adopted. The proposed expansion of the existing development on the project site would therefore be in compliance with this or any other future habitat conservation plan insofar as all project impacts are mitigated to less than significant levels. The project site does not contain any native or sensitive vegetation communities; therefore, future development at the site is not expected to conflict with the conservation goals of the MSCP, previously defined, nor any other local, regional, or state habitat conservation plan. The project site is located within an urban and dense area near the limits of the City of Vista on a site that was previously developed with residential dwellings. The surrounding areas of the project site are considered developed and disturbed.

The purpose of habitat conservation programs is to comply with the Natural Community Conservation Planning Act and to take a broad-based ecosystem approach to planning for the protection and perpetuation of biological diversity, which is the most appropriate way to assess and address the potential cumulative impacts stemming from multiple projects in the same geographic area. These programs focus on the long-term stability of wildlife and plant communities and include key interests in the process. These programs identify and provide for the regional protection of plants, animals, and their habitats while allowing compatible and appropriate economic activity. Potential impacts to sensitive habitats and associated species have been addressed in a regional context through these programs. Pending and future projects would also be required to comply with the regional habitat conservation programs, such as the County MSCP, which would address project-specific impacts and appropriate mitigation to offset cumulative impacts to a less than significant level.

## Mitigation Measures

- BIO-1 Raptor species have the potential to forage within the biological survey area and to nest in trees along the edges of the biological survey area. Therefore, the following measures are required as conditions of project approval to maintain compliance with the California Fish and Game Code and Migratory Bird Treaty Act with respect to nesting and foraging birds:
- There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 – September 15. 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 migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey conducted no more than 72-hours prior to clearing or grading.
  - The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies.

- 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.

BIO-2 The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, the following permits and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

- A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
- A Section 1602 Streambed Alteration Agreement issued by the [California Department of Fish and Wildlife](#) for all project related disturbances of any streambed.

Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, the applicable permits and agreements shall be obtained. The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. The applicant shall comply with the conditions of the applicable permits/agreements.

## **V. CULTURAL RESOURCES.**

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: A Cultural Resources Survey Report was prepared for the project by BFSA Environmental Services, dated June 17, 2024. As part of the Cultural Resources Report prepared for the project, a records search, a Sacred Lands File search, and pedestrian field survey of the property were conducted. The following responses have incorporated the analysis from the report.

**Less Than Significant Impact with Mitigation Incorporated:** The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. The on-site soil has been developed, compacted, or disturbed over the last 80 years. Based on historic imagery, the site has supported agricultural uses such as row crops or orchards since the late 1940s to early 1950s. The locations of off-site sewer improvements are located primarily within road right-of-way in existing paved roads or in existing easements on previously developed residential lots. No prehistoric resources were identified as part of the pedestrian survey completed for this project. The project site does not contain buildings. The California Historical Resources Information System records search and the Cultural Resources report identified 14 cultural resources within one-mile of the project site and off-site sewer construction location. Two of the 14 cultural resources are historic including the old route of Old Highway 395 and the Buena Vista Creek Bridge. The project will not impact Old Highway 395 and the Buena Vista Creek Bridge as it will change any roadway alignments previous tied to historic alignments of Old Highway 395 and the project is over 1,400 feet away from the survey location for the Buena Vista Creek Bridge. The 12 cultural resources are not located on-site and consist of bedrock milling feature sites and lithic scatter. The Cultural Resources Survey Report determined that based on the results of the records search and pedestrian survey of the area, the potential for a subsurface deposit is moderate. Impacts would be less than significant with mitigation upon implementation of archaeological monitoring and mitigation measures of CUL-1 through CUL-4.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |  |  |
|--|--|
| <input type="checkbox"/> Potentially Significant Impact                                | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact With Mitigation Incorporated:** The Sacred Lands File search from the Native American Heritage Commission for the project was negative. The Native American Heritage Commission also provided the contact information for tribal contacts within the local community for additional consultation. A Native American Monitor from Saving Sacred Sites was invited to participate in the pedestrian survey of the project area. The Cultural Resources Survey Report determined that based on the results of the records search and pedestrian survey of the area, the potential for a subsurface deposit is moderate and monitoring is recommended.

In accordance with AB 52 Tribal Consultation, County Staff and the applicant received requests to include tribal and archaeological monitoring in order to ensure that potential archaeological resources would not be impacted during grading and construction operations. The project includes tribal and archaeological monitoring during ground disturbing activities. With the incorporation of Mitigation Measures CUL-1 through CUL-4, impacts would be less than significant with mitigation. Additional analysis and discussion related to AB-52 Tribal Consultation can be found in Section XVIII Tribal Cultural Resources.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Less Than Significant with Mitigation Incorporated:** Based on an analysis of records and a survey of the property by BFS Environmental Services, 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, CUL-1 through CUL-4 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. With implementation of MM CUL-1, potential impacts to disturbance of human remains would be less than significant.

### Mitigation Measures

- CUL-1 Prior to any clearing, grubbing, trenching, grading, or any land disturbances, the County-approved Project Archaeologist and 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 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 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. The applicant shall have the contracted Project Archeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. The Department of Public Works, Private Development Construction Inspection shall confirm the attendance of the approved Project Archaeologist.
- CUL-2 The Project Archaeologist and 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 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 Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Native American Monitor.
  - b. **Inadvertent Discoveries of Native American Resources.** In the event that previously unidentified potentially significant cultural resources are discovered:

1. The Project Archaeologist or the 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 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 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 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 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 vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  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 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.

The Department of Public Works, Private Development Construction Inspection shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The Department of Public Works, Private Development Construction Inspection shall contact the Planning & Development Services, Project Planning Division if the Project Archeologist or applicant fails to comply with this condition.

CUL-3

Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2) and issuance of any building permit, 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.

The applicant shall submit the Archaeological Monitoring Report to Planning & Development Services, Project Planning Division 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. Planning & Development Services, Project Planning Division shall review the report or field monitoring memo for compliance with the project MMRP, and inform Department of Public Works, Private Development Construction Inspection that the requirement is completed.

CUL-4

Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, 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.

The applicant's archaeologist shall prepare the final report and submit it to Planning & Development Services, Project Planning Division for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated Tribe who requests a copy. Planning & Development Services, Project Planning Division shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, Planning & Development Services, Project Planning Division shall inform Planning & Development Services, Land Development Review and Department of Public Works, Private Development Construction Inspection, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then Planning & Development Services, Project Planning Division shall inform Planning & Development Services *or* Department of Public Works, Fiscal Services to release the bond back to the applicant.

## **VI. ENERGY.**

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** 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. As detailed in Section III, Air Quality, the project will implement Tier IV equipment during construction activities to reduce emissions in accordance with air quality standards. Tier IV equipment utilize filters and are required to meet certain criteria and efficiency measures to meet U.S. Environmental Protection Agency standards.

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 low-flow plumbing fixtures, efficient water usage, recycling, and composting, and landscaping with climate adapted plants that require little-to-no water. The project would include installation of only electric appliances in all senior residential units. Only the main kitchen and laundry facility will utilize natural gas due to limited availability of electrical appliances that are needed to serve the residents of the site. The project consists of redevelopment of previous developed site in a Transit Priority Area of the County of San Diego. Due to the features and nature of the use of the project outlined in Section VI(b) and Section VIII., the project is anticipated to have a less than significant impact associate with Vehicle Miles Traveled and mobile sources of fossil fuels. Therefore, the construction and operation of the project is not expected to result in the 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 project. The project will not include decorative features that could be viewed as excessive or wasteful such as decorative ponds. Additional energy efficient measures are detailed in Section VI(b) below. 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.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** New development in the County of San Diego are required to implement energy efficiency measures as required by state law, building code, and county sustainability measures, including but not limited to:

- Low-flow plumbing fixtures.
- A high-reflectivity cool roof.
- Incorporation of Title 24 energy standards.
- Landscaping in compliance with the County's Water Conservation in Landscaping Ordinance.
- Construction and demolition recycling in compliance with County Ordinance Section 68.511 through 68.520 (Diversion of Construction and Demolition Materials from Landfill Disposal).
- Composting in compliance with the County's Strategic Plan to Reduce Waste (2017).
- High-efficiency LED street and area lighting.
- Solar PV provisions.
- EV charging spaces in compliance with EV requirements in the most recently adopted version of CALGreen.

As detailed in Section VIII., Greenhouse Gas Emissions, due to the nature of the use, incorporation of project design features, and the location of the project the project complies with the plans, policies, regulations, and GHG reduction actions/strategies outlined in the 2022 Scoping Plan, 2021 Regional Plan, and the San Diego County General Plan. These plans and strategies require reduction of reliance on fossil fuels by focusing on reducing single occupancy vehicle trips, implementing renewable energy standards, and resource reduction measures such as use of water. For consistency with the 2022 CARB Scoping Plan, 2021 Regional Plan, and San Diego County General Plan the project would implement the following design features to be included as conditions of approval:

- The project will utilize standard architectural coatings compliant with SDAPCD Rule 67 (SDAPCD, 2015).
- In accordance with AB 939, and to be consistent with AB 341's statewide 75 percent diversion policy, the Project will seek to also achieve a 75 percent diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion. The project will be required to implement a Debris Management Plan during grading and construction activities in

order to meet recycling standards during construction activities.

- The project applicant will be required to comply with County's Water Conservation in the Landscaping Ordinance and demonstrate a 40 percent reduction in outdoor use and will submit a Landscape Document Package to show such compliance.
- Reduction in parking space requirements due to proximity of transit opportunities for senior residents of the site including a SPRINTER station and shuttle services.
- The Project would install a minimum of 183 kilowatts (KW) of onsite solar.
- In accordance with current building code regulations, the project will provide a minimum of 35 EV Capable Spaces and 9 of these would install the EV supply Equipment (EVSE) (California - CGBSC, 2022). These standards are based on a non-residential mandatory measures as the project consists of a senior residential development with non-residential amenities that are accessory uses to the structure. It should be noted that this requirement is more than the electrical vehicle spaces required if the project was treated as a residential project.
- In accordance with coordination with North County Transit District (NCTD), the project includes the replacement of a bench with a shelter at stop BREEZE Route 305 bus stop (ID: 20495 S Santa Fe Avenue and York Drive) as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. The installation of a shelter will facilitate the use of the bus stop by residents within the community.
- Installation of only electric appliances in all senior residential units. Only the main kitchen and laundry facility will utilize natural gas due to limited availability of electrical appliances that are needed to serve the residents of the site.
- Improving York Drive with frontage improvements that include sidewalks for improving pedestrian travel

Through the implementation of design features and the nature and location of the use as a senior development in a transit priority area, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

## **VII. GEOLOGY AND SOILS.**

Discussion/Explanation: A Preliminary Geotechnical Evaluation by Geosoils, Inc. dated March 12, 2020 was prepared for the project and referenced with stormwater and drainage studies prepared for the project.

- a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** 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 Elsinore Fault Zone (California Department of Conservation 2022). The project site is located over 16 miles from the nearest Alquist-Priolo Earthquake Fault Zone. 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.

ii. Strong seismic ground shaking?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** To ensure the structural integrity of the proposed buildings, the project must conform to the Seismic Requirements as outlined within the California Building Code and the County Code. 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 strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** Liquefaction typically occurs when a site is located in a zone with seismic activity, onsite soils are cohesionless (such as sand or gravel), groundwater is encountered within 50 feet of the surface, and soil relative densities are less than about 70 percent. The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there would be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction potential at the site is low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

iv. Landslides?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** Landslide risk areas from the County's Multi-Jurisdictional Hazard Mitigation Plan (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).

As detailed in the Preliminary Geotechnical Evaluation prepared for the project, the project site is located within an area that is "generally susceptible" to landslides (Preliminary Geotechnical Evaluation, Geosoils, Inc. March 12, 2020). Based on the geotechnical evaluation, there was no evidence of past landslide events observed on the property or field studies. As described in Section II, Agriculture and Forestry Resources, the project site includes Bonsall sandy loam, 9 to 15 percent slopes and 2 to 9 percent slopes, eroded soils. The evaluation concluded that maintenance of surface drainage will be sufficient in minimizing landslide susceptibility risks. Therefore, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

b) Would the project result in substantial soil erosion or the loss of topsoil?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** Construction of the project would include site grading, which has the potential to release sediment into downstream receiving waters. However, the project would not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project would not result in unprotected erodible soils.
- The project is not located in a floodplain.
- The project would be required to comply with the County's Grading Ordinance [San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING)]. Compliance with these regulations would minimize the potential for water and wind erosion.
- The project would implement Best Management Practices (BMPs) described in the Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) and Hydrology Report prepared by BHA, Inc. for the project (see Section X, Hydrology and Water Quality).
- All stormwater runoff from the project site would be conveyed to BMPs included in the proposed project (see Section X, Hydrology and Water Quality).

Due to these factors, it has been found that the project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

- c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. 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. 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 VII(a)(iii) through (iv) listed above.

- d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The Preliminary Geotechnical Evaluation prepared for the project includes testing of on-site soils. The report concluded that the site may contain expansive soils (Preliminary Geotechnical Evaluation, Geosoils, Inc. March 12, 2020). The geotechnical evaluation includes various design considerations and standard practices to be included within the construction and building permit associated with the project such as inclusion of engineered fill for the site as well as specifications for footings and perimeter walls. These requirements and

design considerations are required for compliance with the building code. Additionally, the areas surrounding the project site are currently developed with existing structures, roads, and landscaping that will assist in stabilization of soils in the area. Therefore, the project would not create a substantial risk to life or property and impacts would be less than significant through the application of standard practices and design considerations during the building permit and construction drawing process.

- e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

|   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project would rely on public water and sewer as detailed in the service availability letters for the Project for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed. Any existing septic tanks or on-site wells would be required to be pumped, capped, and removed through permitting with the Department of Environmental Health and Quality (see Section IX: Hazards and Hazardous Materials for additional information). Therefore, no impact would occur.

- f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

**Less Than Significant Impact:** 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 located on geological formations that have zero or low potential and sensitivity for paleontological resources. The project site has been historically disturbed and graded through previous uses of the site as agricultural orchards or developed with residential structures. Therefore, the project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources.

## **VIII. GREENHOUSE GAS EMISSIONS.**

- a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: A Greenhouse Gas Screening Letter dated April 4, 2025 by Ldn Consulting, Inc. was prepared for the project. The following responses have incorporated the analysis from the report.

Greenhouse gas (GHG) emissions result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels. GHGs include carbon dioxide, methane, halocarbons, and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption and personal vehicle use, among other sources.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, and ocean and terrestrial species impacts, among other adverse effects.

It should be noted that an individual project's GHG emissions would generally not result in direct impacts under CEQA, as the climate change issue is global in nature; however, an individual project could be found to contribute to a potentially significant cumulative impact.

CEQA Guidelines Section 15064.4 recommends that lead agencies quantify GHG emissions of projects and consider several other factors that may be used in the determination of significance of GHG emissions from a project, including the extent to which the project may increase or reduce GHG emissions; whether a project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHG emissions.

CEQA Guidelines Section 15064.4 does not establish a threshold of significance. Lead agencies have the discretion to establish significance thresholds for their respective jurisdictions, and in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (see CEQA Guidelines Section 15064.7[c]). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines Section 15064.4[b]).

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) that was adopted in September of 2024. The CAP implements 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.

#### **Less Than Significant Impact:**

The subject project was originally submitted in 2021 prior to the adoption of CAP and the emissions and analysis for the project were evaluated prior to the adoption of CAP. In the absence of a CAP while the project was primarily in-process, the project was evaluated for consistency with a project specific threshold for consistency with the 2022 CARB Scoping Plan and meeting State and County goals of emissions reductions by 2030 and 2045.

The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. In accordance with the 2017 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct the "El Valle Opulento Capacity Improvements". The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to 12-inch sewer lines.

#### **Estimated Construction-Related GHG Emissions**

Construction of the project would generate temporary GHG emissions primarily from operation of construction equipment onsite, from vehicles transporting construction workers to and from the project site, and heavy trucks to import earth materials onsite. Construction equipment used



for site preparation, architectural coating, and grading typically generate the greatest amount of construction emissions. CalEEMod is a tool that is used to estimate emissions generated by projects during construction and operations of a project. The CalEEMod output data is expressed as Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2</sub>e). Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. The CalEEMod modeling conducted for the project determined that project construction would generate 593.96 MTCO<sub>2</sub>e per year during the construction period. Consistent with the industry standard and per South Coast Air Quality Management District (SCAQMD) guidance, total construction GHG emissions resulting from a project were amortized over 30 years which would result in the project generating approximately 19.79 MT CO<sub>2</sub>e per year. As detailed in Section III, Air Quality, the project will implement Tier IV equipment during construction activities to reduce emissions in accordance with air quality standards. Tier IV equipment utilize filters and are required to meet certain criteria and efficiency measures to meet U.S. Environmental Protection Agency standards.

### **Estimated Operational GHG Emissions**

CalEEMod calculates operational emissions from the project, which include carbon dioxide (CO<sub>2</sub>), nitrogen oxide (N<sub>2</sub>O), and methane (CH<sub>4</sub>). For mobile sources, CO<sub>2</sub>, N<sub>2</sub>O, and CH<sub>4</sub> emissions from vehicle trips to and from the site were quantified using CalEEMod. As detailed in the Greenhouse Gas Screening Letter dated April 4, 2025 by Ldn Consulting, Inc., the project is anticipated to generate 768.42 MTCO<sub>2</sub>e per year.

For consistency with the 2022 CARB Scoping Plan and State and County Goals, the project would implement the following design features to be included as conditions of approval:

- The project will utilize standard architectural coatings compliant with SDAPCD Rule 67 (SDAPCD, 2015).
- In accordance with AB 939, and to be consistent with AB 341's statewide 75 percent diversion policy, the Project will seek to also achieve a 75 percent diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion. The project will be required to implement a Debris Management Plan during grading and construction activities in order to meet recycling standards during construction activities.
- The project applicant will be required to comply with County's Water Conservation in the Landscaping Ordinance and demonstrate a 40 percent reduction in outdoor use and will submit a Landscape Document Package to show such compliance.
- Reduction in parking space requirements due to proximity of transit opportunities for senior residents of the site including a SPRINTER station and shuttle services.
- The Project would install a minimum of 183 kilowatts (KW) of onsite solar.
- In accordance with current building code regulations, the project will provide a minimum of 35 EV Capable Spaces and 9 of these would install the EV supply Equipment (EVSE) (California - CGBSC, 2022). These standards are based on a non-residential mandatory measures as the project consists of a senior residential development with non-residential amenities that are accessory uses to the structure. It should be noted that this requirement is more than the electrical vehicle spaces required if the project was treated as a residential project.
- In accordance with coordination with North County Transit District (NCTD), the project includes the replacement of a bench with a shelter at stop BREEZE Route 305 bus stop

(ID: 20495 S Santa Fe Avenue and York Drive) as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. The installation of a shelter will facilitate the use of the bus stop by residents within the community.

- Installation of only electric appliances in all senior residential units. Only the main kitchen and laundry facility will utilize natural gas due to limited availability of electrical appliances that are needed to serve the residents of the site.
- Improving York Drive with frontage improvements that include sidewalks for improving pedestrian travel

The majority of greenhouse gas emissions are tied to mobile sources or generated by vehicle trips and trip length. SB 743 is in effect as of July 2020 and requires analysis of projects for consistency with Vehicle Miles Traveled (VMT). Reducing VMT and time spent in vehicles is anticipated to reduce greenhouse gas emissions as the majority of emissions are tied to mobile sources or generated by vehicle trips and trip lengths. As detailed in Section XVII. Transportation, the project site is located in an unincorporated portion of San Diego County that is near cities and municipalities such as the City of Vista. The project site is adjacent to residential uses within the City of Vista. The project consists of a senior housing development in a Transit Priority Area within ½ mile of an existing major transit stop as the site is within a quarter of a mile of the existing Buena Creek SPRINTER station. As detailed in CEQA Guidelines Section 15064.3(b), "Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact." Due to the nature of the use as a senior residential development, incorporation of project design features, consistency with the 2022 CARB Scoping Plan, and the location of the project in a transit priority area resulting in less than significant impacts associated with VMT, the project is anticipated to have a less than significant impact associated with Greenhouse Gas Emissions. Further analysis for consistency with meeting State and County reduction goals can be found in part (b) below.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** There are numerous State plans, policies, and regulations adopted to reduce GHG emissions. The principal state plan and policy is Senate Bill (SB) 32 and the California Global Warming Solutions Act of 2006. The quantitative goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. In 2022, the State passed AB 1279, which declares the State would achieve net-zero GHG emissions by 2045 and would reduce GHG emissions by 85 percent below 1990 levels by 2045. Pursuant to the SB 32 goal and AB 1279, the 2022 Scoping Plan was created to outline goals and measures for the State to achieve the reductions. Additionally, SANDAG adopted San Diego Forward: 2021 Regional Plan in 2021, and the County of San Diego General Plan provides goals and policies to reduce GHG emissions. Therefore, the analysis is based upon the project's consistency with plans and policies adopted for the purposes of reducing GHG emissions and mitigating the effects of climate change, including the CARB 2022 Scoping Plan and SANDAG's 2021 Regional Plan.

## **2022 Scoping Plan**

The latest iteration of the Scoping Plan is the 2022 Scoping Plan, which focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the state's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. The 2022 Scoping Plan's strategies that apply to the proposed project include the following and the project is consistent with the prioritized strategies:

- Reducing fossil fuel use, energy demand and VMT;
- Building decarbonization; and
- Maximizing recycling and diversion from landfills.

### *Reducing fossil fuel use, energy demand, and VMT:*

SB 743 is in effect as of July 2020 and requires analysis of projects for consistency with Vehicle Miles Traveled (VMT). Reducing VMT and time spent in vehicles is anticipated to reduce greenhouse gas emissions as the majority of emissions are tied to mobile sources or generated by vehicle trips and trip lengths. As detailed in Section XVII. Transportation, the project site is located in an unincorporated portion of San Diego County that is near cities and municipalities such as the City of Vista. The project site is adjacent to residential uses within the City of Vista. The project consists of a senior housing development in a Transit Priority Area within ½ mile of an existing major transit stop as the site is within a quarter of a mile of the existing Buena Creek SPRINTER station. As detailed in CEQA Guidelines Section 15064.3(b), "Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact." The project would include installation of electric vehicle parking spaces for residents and users of the senior residential development. The project also includes the following measures that will reduce VMT, facilitate the use of public transportation, and reliance on fossil fuels in vehicles:

- Investing in existing transit infrastructure by replacing an existing bus stop designed as a bench with a new shelter to facilitate the use of public transit
- Including shuttle services for senior residents of the development
- Improving York Drive with frontage improvements that include sidewalks for improving pedestrian travel
- Reducing parking requirements for the project in a Transit Priority Area

### *Building decarbonization:*

The project will include installation of only electric appliances in all senior residential units. Only the main kitchen and laundry facility will utilize natural gas due to limited availability of electrical appliances that are needed to serve the residents of the site. The project is required to meet the energy efficiency standards of the building code. The project would install a minimum of 183 kilowatts (KW) of onsite solar. The proposed project would be served by San Diego Gas & Electric, which is required to increase its renewable energy procurement in accordance with legislative bills such as SB 100 targets.

### *Maximize recycling and diversion from landfills:*

The project consists of redevelopment of a previously developed property. The project would be in compliance with County ordinances upon submission of a Construction and Demolition Debris Management Plan prior to the issuance of a building permit. The Debris Management

Plan and grading and construction activities require ongoing reports in order to demonstrate compliance with recycling of materials requirements.

### **San Diego Forward: 2021 Regional Plan**

The 2021 Regional Plan provides a framework for meeting goals with coordinated land use and transportation planning strategies. The 2025 Regional Plan has not been adopted and is currently in-process. Implementation actions related to projects, policies and programs would confirm SANDAG's commitment to fully realizing the strategies in the 2021 Regional Plan. The Sustainable Communities Strategy (SCS) envisions a transportation system that is fast, fair, and clean, as well as a region that is resilient to economic and environmental changes. The 2021 Regional Plan policies are built around three core strategies:

- Invest In a Reimagined Transportation System. Build a network and fund services that include multimodal roadways; an expanded network of fast, frequent, and low-cost transit; 21st century technology that manages the entire transportation system and connects people to on-demand services; and zero-emissions options for vehicles and micromobility.
- Incentivize Sustainable Growth and Development. Collaborate with local jurisdictions and fund programs to accelerate housing production while also addressing equity, climate resilience, and mobility.
- Implement Innovative Demand and System Management. Reduce solo driving and congestion through increased remote work, carsharing, vanpooling, pricing strategies and parking management programs that leverage partnerships and technology.

As previously discussed, the project includes the following measures and features that are consistent with the 2021 Regional Plan:

- Providing senior housing in a Transit Priority Area near the Buena Creek SPRINTER station and multiple bus stops
- Investing in existing transit infrastructure by replacing an existing bus stop designed as a bench with a new shelter to facilitate the use of public transit
- Including shuttle services for senior residents of the development
- Improving York Drive with frontage improvements that include sidewalks for improving pedestrian travel
- Reducing parking requirements for the project in a Transit Priority Area

### **San Diego County General Plan**

The General Plan provides a consistent framework for land use and development decisions consistent with an established community vision. As the equivalent of a local "constitution" for land use and development, the General Plan's diagrams, goals, and policies form the basis for the County's zoning, subdivision, and infrastructure decisions. The General Plan Conservation and Open Space, and Land Use Element provide the following goals, policies and objectives pertaining to greenhouse gas emissions that are relevant to this analysis:

- COS-14.3: Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.
- COS-15.4: Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.
- LU-5.1: Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support

multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

The project would comply with the latest Building Code Energy Standards that reduces wasteful, expensive, inefficient or unnecessary use of energy. As previously discussed, the project implements measures and is located in an area that is anticipated to have a less than significant impact associated with VMT.

### **Conclusion**

Due to the nature of the use, incorporation of project design features, and the location of the project the project complies with the plans, policies, regulations, and GHG reduction actions/strategies outlined in the 2022 Scoping Plan, 2021 Regional Plan, and the San Diego County General Plan. Consistency with the plans, policies, regulations, and GHG reduction actions/strategies would reduce the project's incremental contribution of GHG emissions. Therefore, the proposed project's GHG impacts would be less than significant.

### **IX. HAZARDS AND HAZARDOUS MATERIALS.**

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: A Phase I Environmental Site Assessment (ESA) was prepared for the project by GeoSoils, Inc. dated June 9, 2021. The following responses have incorporated the analysis from the report.

**Less Than Significant Impact:** 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 California Department of Toxic Substances Control, the USEPA, and the Vista Fire Protection District. All construction 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. Operationally, the project would involve the transport, use, and storage of gasoline and diesel fuel. The senior living development is not anticipated to require storage of hazardous materials and would include typical materials and uses that are found within residential dwellings. The amenities and services do not consist of uses that would require storage of hazardous materials. The project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that

the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

As part of the Phase I ESA, a preliminary vapor encroachment screen was conducted to identify the presence or likely presence of potential contaminants of concern vapors in subsurface soils at the site caused by the release of vapors from contaminated soil or groundwater on or near the site. The project site has historically had agricultural uses with potential pesticides. The Phase 1 ESA included initial testing and found no significant organochlorine pesticides in the near surface soils. The Phase 1 ESA concluded that it is not likely that concentrations of pesticides in earth materials on the subject property exist that might represent a risk to human health, if they exist at all. In addition, the project site previously had single-family residences that were constructed prior to the 1980s and could have contained asbestos containing materials (ACMs) and lead containing paint (LCP). The structures have been removed through demolition permits and an ACM and LCP survey was performed in 2020. As described in Section III. Air Quality, the project is subject to compliance with SDAPCD Rule 55 for limiting fugitive dust during grading and construction activities. The project will be required to implement standard management practices such as using water trucks and spraying water as dust control measures.

In addition, the project site may contain existing septic systems or underground storage tanks below the ground. Existing leach lines for the septic tank would be pumped and removed through applicable required permits from the Department of Environmental Health and Quality. Therefore, with compliance with standard grading permit conditions as implemented on construction permits during final engineering, the proposed project would not create a significant hazard to the public or the environment through the removal of existing leach lines associated with the septic system. Therefore, the project will comply with all applicable federal, state and local regulations and permit requirements, 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.

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

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** There is one school within 0.25-mile of the project site, Hannalei Elementary School. The project site is located approximately 1,100 feet (approximately 0.21 mile) southeast of the nearest corner of the school. As described in Section III. Air Quality, the project is subject to compliance with SDAPCD Rule 55 for limiting fugitive dust during grading and construction activities. The project will be required to implement standard management practices such as using water trucks and spraying water as dust control measures. As described further in Section IX. (a), all construction 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. Operationally, the project would involve the transport, use, and storage of gasoline and diesel fuel. The senior living development is not anticipated to require storage of hazardous materials and would include typical materials and

uses that are found within residential dwellings. The amenities and services do not consist of uses that would require storage of hazardous materials. The project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. Therefore, the project will be required to be consistent with all applicable federal, state and local regulations and permit requirements, and the project would not have a substantial adverse effect on an existing or proposed school.

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

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** A search of Geotracker was reviewed and there are no open or closed cases on Geotracker within a quarter mile of the project site. The Phase I ESA prepared for the project evaluated additional databases and records and found approximately eight potential risk sites could be known cases or listings on federal, state, tribal, and local environmental databases searched. All cases were found to not be determined a Recognized Environmental Condition as the cases were tied to items that were primarily administrative violations or not a significant release or hazardous materials. The transport and handling of minor amounts of hazardous materials during construction and operation would comply with all applicable federal, state, and local regulations that control hazardous material handling (refer to Section IX. (a)). Therefore, the project would comply with all applicable federal, state and local regulations and permit requirements, the project would not create a significant hazard to the public or environment.

- d) Would the project 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 or excessive noise for people residing or working in the project area?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project site is not located within the boundaries of an airport land use compatibility plan. The nearest airport is the McClellan-Palomar Airport in the City of Carlsbad which is located approximately 4 miles southwest of the project site. The project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area as it is not within the boundaries of an airport land use compatibility plan or near an airport.

- e) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

The following sections summarize the Project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project 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.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan would not be interfered with by the project due to the location of the project, plant, and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element would not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan would not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN



**Less Than Significant Impact:** Based on County GIS data, the southeastern portion of the project site contains areas identified as a dam inundation zone for the Pechstein Dam. Based on the mapping for the California Department of Water Resources and the Division of Safety of Dams (DSOD), the project site does not have a mapped dam inundation zone. The Pechstein Reservoir was previously an above-ground open reservoir that included an earthen dam. In the late 1970s, the open reservoir was removed and the Pechstein Reservoir was constructed as a covered structure. Vista Irrigation District maintains the Pechstein Reservoir. As of late 2024, Vista Irrigation District is in the process of evaluating options to modify Pechstein Reservoir and construct additional structures. In the event that the dam inundation zone is modified and is still applicable on the project site, future owners and residents of the property will be made aware of the dam inundation zone. Any future projects by Vista Irrigation District related to modifying or expanding Pechstein Reservoir will require evaluating evacuation plans. Additional analysis related to drainage can be found in Section X: Hydrology and Water Quality. Due to these factors and the removal of the previous above-ground open reservoir and earthen dam of the Pechstein Reservoir, the impacts would be less than significant.

- f) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project is not located within the Wildland-Urban Interface Zone or a very high fire hazard severity zone (FHSZ). As such, the project is not required to prepare a Fire Protection Plan (FPP). The Building Plan for the project is required to be reviewed and approved by the Vista Fire Protection District and as such, would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code (see Section XX. Wildfire for additional analysis and compliance with requirements). Based on review of the project by County staff and the Vista Fire Protection District, and through compliance with the County Fire Code and Consolidated Fire Code, impacts would be less than significant.

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

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project includes a proposed pool which is anticipated to contain water for more than 72 hours. The pool is required to be routinely maintained and cleaned. The water in the pool will be circulated through a filter system and will agitate the water to not be considered standing water for breeding of mosquitoes. The project does not involve or support uses that would produce or collect animal waste, such as equestrian facilities, agricultural operations (e.g., chicken coops, dairies, etc.), solid waste facility or other similar

uses. Therefore, the project would not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats, or flies.

#### **X. HYDROLOGY AND WATER QUALITY.**

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: The following technical studies have been prepared for the project:

- PDP SWQMP prepared by BHA, Inc., dated March 2025
- Hydrology and Hydraulic Report prepared by BHA, Inc., dated March 2025
- Preliminary Geotechnical Evaluation prepared by Geosoils, Inc. dated March 12, 2020

The following responses have incorporated the analyses from these studies.

**Less Than Significant Impact:** Potential sources of water pollution would include construction phase disturbance of the soils through grading, materials delivery, and waste generation, and post-construction development, including impervious surfaces, landscaped areas (fertilizers/pesticides), and motor vehicles. The project is required to obtain a waste discharge identification number and a NPDES General Construction Permit for stormwater discharges from the State Water Resources Control Board (Region 9). The General Construction Permit requires preparation and implementation of a SWPPP and associated BMPs.

The project would be consistent with requirements of the County of San Diego BMP Design Manual, which is a design manual for compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional Municipal Separate Storm Sewer System (MS4) Permit (Regional Water Quality Control Board [RWQCB], San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100) requirements for stormwater management.

Additionally, the PDP SWQMP prepared for the project include several long-term operational BMPs that would prevent degradation of surface or groundwater quality, including but not limited to construction BMPs (72-inch corrugated metal pipe stormwater system connecting to a modular wetland for pollutant control), site design BMPs (tree wells) source control BMPs (prevention of illicit discharges, storm drain stenciling and signage, protection of trash areas from rainfall, maintaining landscaping using minimum or no pesticides, and others), directing runoff to pervious areas, and structural controls including biofiltration basins. Construction BMPs will be required to be implemented during the Final Engineering processing of construction permits such as grading and improvement plans. All offsite sewer improvements will be replacing and upsizing sewer lines and will not result in changes to topography or drainage and construction BMPs will be implemented for any offsite construction for removing and replacing existing impervious surfaces. The project would have less than significant impacts on water quality standards and discharge requirements, as well as degradation of surface and groundwater quality through the implementation of BMPs as noted in the PDP SWQMP prepared for the project.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project lies in the Buena Hydrologic Sub Area of the Agua Hedionda Hydrologic Area of the Carlsbad Hydrologic Unit (904.32). The nearest impaired waterbody as listed on the Clean Water Act Section 303(d) list is Buena Creek approximately ¼ of a mile south of the project site. According to the Clean Water Act Section 303(d) list, Buena Creek is impaired for nitrate and nitrite, nitrogen, and phosphorous. According to the Priority Development Project Stormwater Quality Management Plan (PDP SWQMP) and Hydrology and Hydraulic Report prepared for the project by BHA, Inc., dated March 2025, drainage from the project site is connected to Buena Creek through a series of swales and culverts.

The PDP SWQMP prepared for the project includes design measures and BMPs such that potential pollutants would be reduced to the maximum extent practicable so as not to increase the level of pollutants in receiving waters and reduce impacts on stormwater quality and hydromodification to less than significant levels during construction. As part of this project, associated improvements and BMPs designed for treatment of pollutants include tree wells as well as a modular wetland with a vault. The project has been designed to divert water to storm drains along the southwestern and southeastern portions of the property. An underground 72-inch corrugated metal pipe stormwater system would divert water from the storm drains to an underground storage vault and a modular wetland system located at the southernmost portion of the project site which are designed to treat pollutants from runoff. The water would ultimately discharge into an existing concrete swale east of the site and into an existing culvert underneath North County Transit District rail tracks. The BMPs are consistent with the regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and stormwater permitting regulation for County of San Diego includes the following: RWQCB, San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100; County Watershed Protection Ordinance (WPO; Sections 67.801 et seq.); County Stormwater Management, and Discharge Control Ordinance; and County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that would reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The WPO has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

The project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a). The proposed BMPs are consistent with regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d).

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** Potential sources of polluted runoff resulting from the project are discussed in the PDP SWQMP prepared for the project. As described in Section X(a) and (b) above, a number of construction and operational BMPs would be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the project would not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. The proposed BMPs are consistent with regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

- d) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project would obtain its water supply from the Vista Irrigation District that obtains water from surface reservoirs or other imported water source. Limited water would be required during the construction phase for dust control and suppression and the project would not use any groundwater during construction or operation phases of the project. The project would not involve regional diversion of water to another groundwater basin, or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g., 0.25-mile). Therefore, impacts would be less than significant.

e) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surface, in a manner which would:

(i) result in substantial erosion or siltation on- or off-site;

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** Under existing conditions, stormwater runoff from the project site flows over the property to the southern and southeastern portions of the project site. The runoff is conveyed to concrete swale and a culvert underneath the North County Transit District rails south of the project site. The drainage course flows northwest and ultimately to Buena Creek and the Pacific Ocean. Under proposed project conditions, the project runoff will primarily continue to be directed southern and southeastern portions of the project site with only the project driveway and frontage improvements being directed towards York Drive to the north.

The existing drainage patterns within the project footprint would be altered, which is typical for development projects. The project proposes to create new impervious surfaces on the project site. The project site will include landscaping and tree wells. The project includes the addition of fill onsite to raise the pad outside of the 100-year inundation limits in the post-developed condition. As detailed in the Preliminary Geotechnical Evaluation prepared by Geosoils, Inc. dated March 12, 2020, the use of bio-infiltration basins is not recommended. Instead of a BMP using infiltration, run off from the project has been designed to be diverted to storm drains along the southwestern and southeastern portions of the property. An underground 72-inch corrugated metal pipe stormwater system would divert water from the storm drains to an underground storage vault and a modular wetland system located at the southernmost portion of the project site which are designed to treat pollutants from runoff. The water would ultimately discharge into an existing concrete swale east of the site and into an existing culvert underneath North County Transit District rail tracks. Only runoff from the project entrance and the frontage improvements will be directed north toward York Drive and treated by tree wells.

The parking lot, impervious surfaces, stormwater BMPs, and drainage facilities are designed to convey the 100-year flow. Riprap would be installed at the outlets of the proposed storm drain systems in accordance with County standards to prevent erosion. The project will not increase or impact the off-site flows. Based on the Hydrology and Hydraulic Report prepared by BHA, Inc., dated March 2025, the 100-year peak flow from the project site would not be increased following development of the site. A Hydrologic Engineering Centers River Analysis System (HEC-RAS) within the Hydrology and Hydraulic Report concludes that the channel velocities downstream of the project site are similar in the pre-developed and post-developed 100-year flood inundation lines. All offsite sewer improvements will be replacing and upsizing sewer lines and will not result in changes to topography or drainage. Further, the project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a) and (b). Several of these BMPs are intended to reduce erosion and siltation to the maximum extent feasible. Therefore, the project would not result in substantial erosion or siltation on- or offsite.

- (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** Please refer to Section X(e)(i). The proposed project would not significantly alter established drainage patterns or significantly increase the amount of runoff. Based on the Hydrology and Hydraulic Report prepared by BHA, Inc., dated March 2025, the 100-year peak flow from the project site would not be increased following development of the site. Therefore, the project would have a less than significant impact as it would not increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

- (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** Please refer to Section X(e)(i). Since the project would not increase the off-site 100-year flow rate, the project would not create nor contribute runoff that would impact the current capacity of existing nor proposed capacity of planned stormwater drainage systems. The project would implement construction and operational BMPs to protect water quality as established in the PDP SWQMP prepared for the project and described above in Section X(a) and (b) and would have a less than significant impact with regard to substantial additional sources of polluted runoff. As described in Section X(e)(i) above, the project would not significantly alter established drainage patterns from the project site. Therefore, the project would have a less than significant impact with respect to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

- (iv) impede or redirect flood flows?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant:** Please see Section X(e)(i) through (iii). The Hydrology and Hydraulic Report prepared by BHA, Inc., dated March 2025 demonstrates that the project would not impede or redirect flood flows.

- f) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project would not place structures in a 100-year flood hazard area because there are no such hazard areas mapped at the site by the Federal Emergency Management Agency (FEMA) or the County. Based on County GIS data, the southeastern portion of the project site contains areas identified as a dam inundation zone for the Pechstein Dam. Based on the mapping for the California Department of Water Resources and the Division of Safety of Dams (DSOD), the project site does not have a mapped dam inundation zone. The Pechstein Reservoir was previously an above-ground open reservoir that included an earthen dam. In the late 1970s, the open reservoir was removed and the Pechstein Reservoir was constructed as a covered structure. Vista Irrigation District maintains the Pechstein Reservoir. As of late 2024, Vista Irrigation District is in the process of evaluating options to modify Pechstein Reservoir and construct additional structures. In the event that the dam inundation zone is modified and is still applicable on the project site, future owners and residents of the property will be made aware of the dam inundation zone. Additionally, the project site is located outside of a tsunami or seiche zone given its distance from a lake or the coast. Therefore, impacts would be less than significant.

- g) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project site would be in compliance with the San Diego Basin Water Quality Control Plan and is not located within a County Sustainable Groundwater Management Act or Groundwater Sustainability Plan basin area. See Section X(a) through (d). The project would implement construction and operational BMPs established in the PDP SWQMP prepared for the project to protect water quality. As described in Section X(d) above, the project would not use any groundwater for any purpose, including irrigation, domestic, or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge. The project would be required to implement the PDP SWQMP, prepare and implement a SWPPP, and be in compliance with the County's WPO. Therefore, the project would have a less than significant impact with regard to implementation of the Basin Plan or a sustainable groundwater management plan.

## **XI. LAND USE AND PLANNING.**

- a) Would the project physically divide an established community?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The proposed project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness

rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. In accordance with the 2017 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct the "El Valle Opulento Capacity Improvements". The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to 12-inch sewer lines.

The proposed project does not include new roadways or construction of permanent road infrastructure that could divide an established community. The offsite sewer improvements for the project will be located in locations of sewer lines and would be constructed underground. No component of the project would introduce a new barrier or division to, or otherwise result in a conflict with, the surrounding residential or commercial or other established community.

- b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project would result in the development of a 183-unit deed restricted senior living development with associated amenities and uses for residents of the development. The project is defined as a Group Residential use type in accordance with County of San Diego Zoning Ordinance. In accordance with Section 1265 of the Zoning Ordinance, living units for a deed restricted senior living development shall not be counted as a dwelling unit in calculating density for the site. The Group Residential use type is consistent with the Rural Residential (RR) Zoning Use Regulation for the project site as the use is permitted within the Zoning Use Regulation upon approval of a Major Use Permit. Major Use Permit findings will need to be prepared and taken to a County of San Diego Planning Commission Hearing for a final decision which will include an exception from the height regulations in accordance with the Zoning Ordinance..

The project is consistent with the County of San Diego General Plan which outlines goals and policies that guide development within unincorporated County of San Diego. Specifically, the project is consistent with senior housing General Plan policies which focus on locating senior housing near transit nodes and supporting programs that provide housing for seniors.

General Plan Policies:

- H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services.
- H-3.6 Housing for Special Needs Populations. Support programs that provide housing options for individuals and families experiencing homelessness (particularly chronically homeless persons), seniors, foster youth, families, farmworkers, and day laborers.



The project site is bounded by York Drive to the north, automotive commercial uses to the northwest, residential development to the north and northeast, the Vista Gardens Memory Care Facility southeast, and the Inland Rail Trail and South Santa Fe Avenue to the southwest. The project will include additional uses related to seniors directly adjacent to the Vista Gardens Memory Care Facility. 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.

## **XII. MINERAL RESOURCES.**

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

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** 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 residential and civic 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. 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.

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

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** According to the County of San Diego General Plan, the project site is located within an MRZ-3 Zone (Resources Potentially Present) and approximately 4 miles from nearest MRZ-2 Zone (Resources Present) site. However, 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. 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. 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.

### **XIII. NOISE.**

- a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: A Noise Assessment dated April 4, 2025 was prepared for the project by Ldn Consulting Inc. The following responses have incorporated the analysis from the report.

**Less Than Significant with Mitigation Incorporated:** The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. In accordance with the 2017 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct the "El Valle Opulento Capacity Improvements". The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to 12-inch sewer lines. Calculations show that noise impacts from HVAC equipment are expected to comply with the noise limits set within the County of San Diego Noise Ordinance at surrounding property lines during daytime hours. Impacts would be less than significant.

#### **General Plan – Noise Element**

The County of San Diego General Plan, Noise Element, Tables N-1 and N-2 addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 dBA for single residences (including senior housing, convalescent homes), and 65 dBA CNEL for multi-family residences (including mixed-use commercial/residential). Moreover, if the project is located in an area in excess of 60 dBA CNEL or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities as mentioned within Tables N-1 and N-2. The project site is adjacent to roadways such as South Santa Fe Avenue as well as rail lines for the NCTD SPRINTER. Due to the proximity to adjacent roadways and transportation, the project requires implementation of noise measures. As detailed in the Noise Assessment by Ldn Consulting Inc., the project will require standard noise measures such as a noise easement which will ensure that future interior noise levels of the development are consistent with 45 dBA levels consistent with the General Plan Noise Element. A future noise report will be prepared during the building

permit and construction drawing process with building material specifications to ensure that the project will meet the interior 45 dBA noise level.

Typical construction activities would not exceed the County of San Diego temporary construction noise limit of 75 dBA at adjacent property lines during the construction activity. General good practice measures including reasonable maintenance of equipment, conservative planning of simultaneous equipment operation, and using equipment with effective mufflers would ensure that noise levels remain below the County of San Diego construction noise limits. Equipment operation would be limited to the County of San Diego's allowable hours of operation (Monday through Saturday 7 a.m. to 7 p.m.). With these recommendations, it is expected that construction equipment noise levels will be at or below an average eight-hour equivalent noise level of 75 dBA, in compliance with County of San Diego regulations.

#### **Noise Ordinance – Section 36.404**

The project is also subject to the County Noise Ordinance. General construction equipment for grading and preparation of the site would be required. Construction equipment is anticipated to be comprised of a backhoe, hi-lift (a type of front-end loader), sheepsfoot roller, dozer, and trackhoe (similar to an excavator). Temporary construction noise is subject to Section 36.408, 409, and 410 of the Ordinance. Construction equipment operations are subject to a 75 dBA 8-hour average sound level limit at the boundary of an occupied residence. With compliance with the County Noise Ordinance, impacts would be less than significant. The offsite sewer construction shall be constructed in accordance with the Noise Ordinance and upon coordination with the sewer district. Construction associated with the sewer improvements will be temporary and no ongoing vibrations will be tied to the sewer improvements.

The project's conformance to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project would not create cumulatively considerable noise impacts, because the project would not exceed the local noise standards for noise sensitive areas; and the project would not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project would not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact** The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53

senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. In accordance with the 2017 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct the "El Valle Oplento Capacity Improvements". The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to 12-inch sewer lines. The project does not anticipate the use of blasting during construction which can cause groundborne vibration. The offsite sewer construction shall be constructed in accordance with the Noise Ordinance and upon coordination with the sewer district. Construction associated with the sewer improvements will be temporary and no ongoing vibrations will be tied to the sewer improvements.

Uses associated with the project do not consist of uses that typically generate groundborne vibrations such as industrial uses. As detailed in the Noise Assessment by Ldn Consulting Inc., train vibration and groundborne vibrations were analyzed. According to the analysis, an average of approximately four NCTD SPRINTER trains per hour during daytime hours (7:00 a.m. to 10:00 p.m.) and 1.3 NCTD SPRINTER trains per pass by the area during nighttime hours (10:00 p.m. to 7:00 a.m.). The analysis concludes that the project will not result in exposure of residents to groundborne vibrations in excess of levels in determining significance due to the need for trains to reduce speed when approaching or exiting the nearby station which will result in reduced vibrations. Therefore, excessive levels of groundborne vibration and groundborne levels are not expected to be received by any persons and impacts would be less than significant.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above existing levels?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** As detailed in Section XIII (a), transportation noise tied to the project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above existing levels. Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. Using the most restrictive zoning use regulation related to noise adjacent to the site as the Rural Residential (RR) zone, the RR zoning use regulation has a 1-hour average sound limit of 45 between 10 p.m. and 7 a.m. and 50 dB between 7 a.m. and 10 p.m. Non-transportation noise associated with the project will be tied to HVAC or air conditioning units tied to the project. These units are anticipated to be placed on the roof of the main dwelling of the project. The main building associated with the project has been located toward the center of the project site and away from property lines. As detailed in the noise analysis prepared for the project, noise levels from HVAC or air conditioning units tied to the project will not generate noise above standards or guidelines for determining significance due to the distance from the property lines and adjacent uses. The project does not include large-scale events or operations that typically require outdoor speakers. All amenities with speakers associated with the project such as the theater are located indoors. The project includes uses

typical of residential dwellings or apartment complexes. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The courtyard area and pool are located adjacent to the recreational uses tied to the Vista Gardens Memory Care facility southeast of the project site. Any uses within the central courtyard area and the pool are located adjacent to similar recreational uses of adjacent sites. According to the noise analysis prepared for the project, the project would be expected to meet the noise limits set within the County of San Diego Noise Ordinance, at surrounding properties during daytime hours without additional mitigation. Impacts would be less than significant.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant:** Temporary and periodic increases in ambient noise from grading activities and construction of the project are addressed above in Section XIII(a). Potential impacts to noise would be less than significant with conformance to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance (Section 36-404 and 36.410). Once the project is constructed, the resulting senior housing development would not result in substantial temporary or periodic increases in ambient noise as compared to adjacent residential land uses. Impacts would be less than significant.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The closest airports to the project site are McClellan-Palomar Airport, located approximately 4 miles southwest, and Bob Maxwell Field Oceanside Municipal Airport, located approximately 8 and a half miles northwest. The project site is not located with an airport land use compatibility plan or within noise contours of an airport. Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

### Mitigation Measures

NOI-1 In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#) a noise restriction shall be placed on the parcel to mitigate present and future noise exposure of land uses for sensitive receptors below levels of significance. All building facades with direct line of sight to S. Santa Fe Avenue were found to be above the

County of San Diego Noise Element of 60 dBA CNEL. Therefore, a Noise Restriction Easement shall be required for the entire site and an interior noise study is required for all units, to determine the mitigation required to achieve an interior noise level of 45 dBA CNEL. The Noise Easement shall be indicated on the approved plot plan for MUP-21-008 and shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60 dB for exterior noise levels (65 dB for multi-family) as defined by the [General Plan Noise Element \(Table N-1 & N-2\)](#).
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to County staff for review and approval before the building permits can be issued. To the satisfaction of the Director of PDS the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. Prior to the approval of any building plan and the issuance of any building permit for all units, the requirements of this condition shall be completed. County Staff shall route the building plans and noise analysis to the *[PDS, PCC]* for review. County staff shall review the acoustical analysis and building plans for compliance with this condition and make any recommendations that shall be implemented on the proposed building plans. County staff shall verify that the building plans comply with this condition and the recommendations of the noise analysis.

#### **XIV. POPULATION AND HOUSING.**

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project would result in the development of a 183-unit deed restricted senior living development with associated amenities and uses for residents of the development. The project is defined as a Group Residential use type in accordance with County of San Diego Zoning Ordinance. In accordance with Section 1265 of the Zoning Ordinance, living units for a deed restricted senior living development shall not be counted as a dwelling unit in calculating density for the site. The Group Residential use type is consistent with the Rural Residential (RR) Zoning Use Regulation for the project site as the use is permitted within the Zoning Use Regulation upon approval of a Major Use Permit. Major Use Permit findings will need to be prepared and taken to a County of San Diego Planning Commission Hearing for a final decision which will include an exception from the height regulations in accordance with the Zoning Ordinance.

The project is consistent with the County of San Diego General Plan which outlines goals and policies that guide development within unincorporated County of San Diego. Specifically, the project is consistent with senior housing General Plan policies which focus on locating senior housing near transit nodes and supporting programs that provide housing for seniors.

**General Plan Policies:**

- H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services.
- H-3.6 Housing for Special Needs Populations. Support programs that provide housing options for individuals and families experiencing homelessness (particularly chronically homeless persons), seniors, foster youth, families, farmworkers, and day laborers.

The project site is bounded by York Drive to the north, automotive commercial uses to the northwest, residential development to the north and northeast, the Vista Gardens Memory Care Facility southeast, and the Inland Rail Trail and South Santa Fe Avenue to the southwest. The project will include additional uses related to seniors directly adjacent to the Vista Gardens Memory Care Facility.

The project includes offsite sewer improvements that are consistent with the 2017 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District. Therefore, implementation of the proposed project would not directly or indirectly induce substantial unplanned population growth, and impacts would be less than significant.

- b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project site does not contain existing dwelling units and will not result in substantial displacement of existing people. The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. The project consists of 183 deed-restricted senior living dwelling units that will provide housing opportunities on-site. Therefore, the project would not displace a substantial number of existing people or housing, and impacts would be less than significant.

#### **XV. PUBLIC SERVICES.**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The proposed project would result in the development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include access improvements, landscaping, signage, a parking lot, sewer line replacements, and grading. Additionally, the development would include on-site uses for senior residents such as a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services, and a theater. The project 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.

As detailed in the service availability forms for the project, water service will be provided by Vista Irrigation District, sewer service for the project will be provided by the Buena Sanitation District and fire service for the project will be provided by the Vista Fire Protection District. The project site is within all applicable districts and an annexation process through the Local Agency Formation Commission is currently not anticipated. The project is located nearby Vista Fire Protection District Station 2. Vista Fire Protection District facilities are currently adequate and the expected emergency travel time to the proposed project is three minutes. The San Diego County Sheriff's Department provides police protection to the project site from the Vista Station,



which serves portions of City of Vista and the adjacent unincorporated areas. Additionally, the project site would be encompassed by fencing or solid wall around the perimeter of the site and a gated entry. The project is located within the Vista Unified School District. The project consists of a senior living development and does not anticipate to include residents that will require expanded school facilities. The senior development has been designed to include a variety of amenities and recreational opportunities for residents of the development. The first floor of the development includes amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, and a theater. The project also includes a pool and an outdoor courtyard. The on-site private recreational uses will provide residents with opportunities to remain on-site and reduce use of public facilities. Further analysis and discussion related to use of public services can be found in Section XVI. Recreation, Section XIX. Utilities and Service Systems, and Section XX. Wildfire. 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.

## **XVI. RECREATION.**

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

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project includes development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project will require implementation of restricting the deed for the property for 62+ senior housing units. Surrounding land uses consist primarily of residential uses, a senior care facility, commercial uses, roadways, and a North County Transit District SPRINTER station. The project would be subject to payment of Park Land Dedication Ordinance Park Impact Fees for each unit. The Park Land Dedication Ordinance and fee program provides a funding mechanism for development of new or expansion of existing park or expansion facilities. Payment of Park Land Dedication Ordinance Fees is required for development of residential units within unincorporated County of San Diego.

The senior development has been designed to include a variety of amenities and recreational opportunities for residents of the development. The first floor of the development includes amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, and a theater. The project also includes a pool and an outdoor courtyard. The on-site private recreational uses will provide residents with opportunities to remain on-site and reduce use of public facilities. Through the combination of Park Land Dedication Ordinance Fees and the design of the project with private recreational facilities, impacts would be less than significant.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project includes development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project will require implementation of restricting the deed for the property for 62+ senior housing units. Surrounding land uses consist primarily of residential uses, a senior care facility, commercial uses, roadways, and a North County Transit District SPRINTER station. All private recreational opportunities will be located indoors and within the residential building associated with the project except for the outdoor courtyard and pool. The outdoor courtyard and the pool with a spa are located near the southeastern portion of the property adjacent to the outdoor recreational uses and passive park areas of the adjacent senior care facility. The project does not require the construction or expansion of public recreational opportunities. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, impacts that would occur from the project would be less than significant.

## **XVII. TRANSPORTATION.**

- a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: The County of San Diego's Transportation Study Guidelines (TSG) establish thresholds for transportation using VMT. The TSG also establish measures of effectiveness for the performance of the circulation system by incorporating standards from the County of San Diego Public Road Standards and 2011 General Plan Mobility Element. A Transportation Study by Linscott Law and Greenspan Engineers (LLG Engineers) dated May 22, 2025 as well as a Parking Demand Evaluation by Linscott Law and Greenspan Engineers dated April 25, 2025 were prepared for the project and used in the analysis and responses below.

**Less Than Significant Impact:** The proposed project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. As detailed in the Transportation Study by LLG Engineers dated May 22, 2025, the project is anticipated to generate 643 Average Daily Trips (ADT) with a total of 35 trips during the AM peak hour and 46 trips during the PM peak hour. Level of Service (LOS) is the term used to categorize operating conditions associated with an intersection or segment. LOS ranges from A to F with A representing the best operating conditions and F representing the worst operating conditions. The study analysis demonstrates that all intersections evaluated in the analysis will continue to operate at a LOS of C or better following construction of the project and the associated improvements with the project. The controlled signal at South Santa Fe Avenue and York Drive will continue to operate with timing in accordance with the SPRINTER train schedule which has approximately three to four trains crossing the intersection per hour during peak operating times.

The project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. The improvements include a half-width road widening of 20-feet with concrete curb, gutter, and sidewalk. The project will also restripe York Drive to provide additional storage for the westbound left turn lane onto South Santa Fe Avenue as required by the Transportation Study. Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The project driveway includes two 24-foot access entry points divided by a median. The intersection of Montgomery Drive and York Drive will include an all-way stop intersection. The all-way stop intersection of Montgomery Drive and York Drive has been reviewed by the San Diego County Traffic Advisory Committee on June 10, 2022 and the intersection was designated to have an all-way stop in October of 2022 by the County of San Diego Board of Supervisors in accordance with a recommendation of the San Diego County Traffic Advisory Committee. The project would result in additional road right-of-way and frontage improvements along York Drive which will assist with increasing road width surface for access. The placement of the gated entrance to the site includes gates that are within the project site away from the edge of roadways and over 70-feet into the project site from edge of pavement on York Drive. The placement of the gate and the 24-foot access entry points are designed to comply with fire access requirements and minimize queuing of vehicles onto adjacent roadways by providing space on-site before reaching the gates. The median at the project entrance includes a turnaround area in front of the gate.

The project will require implementation of a Traffic Control Plan and a Haul Route Plan during construction activities in order to ensure that public roadways maintain adequate access and are not damaged during construction activities. Traffic Control Plans and Haul Route Plans are implemented during the construction permits associated with the project and require information related to haul routes, truck types and capacity, duration of the haul, and grading quantities of import and export.

The project is located directly adjacent to North County Transit District (NCTD) rail lines as well as the Inland Rail Trail. In accordance with coordination with North County Transit District (NCTD), the project includes the replacement of a bench with a shelter at stop BREEZE Route 305 bus stop (ID: 20495 S Santa Fe Avenue and York Drive) as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. The project will not conflict with any requirements or plans as identified in NCTD policies and regulations.

In accordance with the Parking Demand Evaluation for the project, the project will include 160 parking spaces. As detailed in the evaluation, the project includes 34 fewer spaces than what would typically be required for a senior housing development with the range of bedroom types proposed with the project. The reduction of spaces compared to the typical requirement is due to several factors outlined in the analysis. The project is located within a Transit Priority Area as defined in California Public Resources Code as the site is within less than a half of a mile of a major transit stop. The project site is located approximately a quarter of a mile away from the Buena Creek SPRINTER station which provides transportation options and reduces the need for transportation by car. The project consists of a senior development where not every resident of the community is anticipated to own a vehicle. The project will also provide shuttle services for residents of the site. Additionally, recent state guidance and bills such as AB 2097 have limited jurisdictions from imposing parking minimum requirements for certain uses within a half of a mile of a transit stop.

The project is consistent with the following General Plan policies based on the road improvements, the nature of the use of the project being a senior development, parking requirements, and construction tied to NCTD facilities:

- Policy M-2.1: Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of “D” or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service 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.
- Policy M-4.6: Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.
- Policy M-6.2: Existing Rail Line Use. Support the use of existing rail lines for freight, public transit, and tourism.
- Policy M-8.4: Transit Amenities. Require transit stops that are accessible to pedestrians and bicyclists; and provide amenities for these users’ convenience.
- Policy M-8.5: Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.
- Policy M-10.5 Reduced Parking. Accommodate appropriate reductions in on- site parking requirements in situations such as:
  - Development of low-income and senior housing
  - Development located near transit nodes
  - Employment center that institute Transportation Demand Management programs
  - Development that integrates other parking demand reductions techniques such as parking cash out, when ensured by ongoing permit conditions

Therefore, the project would not conflict with any policies establishing measures of the effectiveness for the performance of the circulation system the project’s transportation impacts would be less than significant.

b) Would the project conflict or be consistent with CEQA Guidelines section 15064.3, subdivision (b)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: The County of San Diego's Transportation Study Guidelines (TSG) establish thresholds and screening criteria for transportation VMT. As of July of 2020, Vehicle Miles Traveled has become a new threshold related to addressing transportation and traffic impacts in accordance with SB 743.

**Less Than Significant Impact:** The Transportation Analysis utilized the County of San Diego Transportation Study Guidelines (TSG) approved by the Board of Supervisors in September of 2022 (incorporated herein by reference). The TSG provides criteria on how projects should be evaluated for consistency related to the County's transportation goals, policies, and plans, and through procedures established under CEQA. The TSG establishes the contents and procedures for preparing a Transportation Impact Analysis in the County of San Diego. The TSG was updated in 2022 to address legislative changes in SB 743, which changed the basis for evaluating transportation impacts in CEQA from the Level of Service (LOS) metric to the VMT metric. As noted in the TSG, "The legislative intent of SB 743 was to 'more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas (GHG) emissions.'" As of March of 2025, the TSG has been evaluated in court specifically focusing on small project screening thresholds and infill development maps adopted with the TSG. Due to the ongoing court actions, consistency with the TSG was not the only analysis in determining the project's consistency with CEQA Guidelines Section 15064.3(b).

The project site is located in an unincorporated portion of San Diego County that is near cities and municipalities such as the City of Vista. The project site is adjacent to residential uses within the City of Vista. The project consists of a senior housing development in a Transit Priority Area within ½ mile of an existing major transit stop as the site is within a quarter of a mile of the existing Buena Creek SPRINTER station. As detailed in CEQA Guidelines Section 15064.3(b), "Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact." In addition and as discussed in Section XVII.(a), the project includes improvements in accordance with County standards and through coordination with adjacent jurisdictions and agencies. The project includes improvements and design features such as replacing existing transit stop canopies, widening of frontage roads, and constructing a stop sign in order to ensure that there are no operational deficiencies associated with the project. Therefore, the project would result in a less than significant impact related to VMT, and no mitigation is required

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant:** The proposed project would not significantly alter roadway geometry due to a geometric design feature or incompatible uses. As detailed in Section XVII(a), the project includes road improvements and features consistent with County of San Diego standards and requirements set by NCTD. The project has been evaluated using operational methodology such as LOS. Please refer to Section XVII(a) for the improvements and design requirements

associated with the project as well as coordination with NCTD and the County of San Diego Traffic Advisory Committee. The project will not introduce new public road segments. The driveway improvements would be constructed according to the County of San Diego Public and Private Road Standards. The proposed project would not place incompatible uses (e.g., farm equipment) on existing roadways. The project includes senior residential uses and employees of the development to operate and maintain the amenities that are compatible with adjacent uses such as at the Vista Gardens Memory Care. Vehicles generated by the project and needed to operate the project are expected to be comparable to the existing Vista Gardens Memory Care facility. The project includes widening of York Drive along the project frontage as well as construction of sidewalk with ADA compliant features along a portion of York Drive that currently does not have sidewalk in the existing condition. The construction of sidewalk will improve pedestrian safety in the area where pedestrians typically walk adjacent to the project site. Therefore, the proposed project would not significantly increase hazards due to design features or incompatible uses.

d) Would the project result in inadequate emergency access?

☐  
☐

Potentially Significant Impact  
Less Than Significant With Mitigation  
Incorporated

☒  
☐

Less than Significant Impact  
No Impact

**Less Than Significant Impact:** The proposed plans are required to comply with the County's emergency access requirements per the San Diego County Fire Code and Consolidated Fire Code, including turning radius and maneuverability of large emergency vehicles such as fire trucks and ambulances. As detailed in Section XX. Wildfire, the project will not result in inadequate emergency access. The project would be served by the Vista Fire Protection District Station 2, approximately 1.2 miles north of the project site. Adequate fire service is demonstrated through the Fire Service Availability Forms provided for the project. As described in Section IX. Hazards and Hazardous Materials, the project would not substantially impair an adopted emergency response plan or evacuation plan. The proposed project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification.

Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The project driveway includes two 24-foot access entry points divided by a median. The access gate to the project site will be equipped with an override switch for fire access to be managed by the local fire protection district. The project includes stairwells that have rooftop access as well as elevators that are large enough to accommodate stretchers and gurneys in the event of an emergency. The structure would include fire sprinklers and the project is designed to include a parking lot surrounding the entire main building of the development. All

fuel-modification requirements and fuel buffers will be met based on the parking lot design surrounding the senior living development structure. The project would result in additional road right-of-way and frontage improvements along York Drive which will assist with increasing road width surface for access. All landscaping and planting materials shall be reviewed by the Vista Fire Protection District. The project includes construction of on-site fire hydrants that are compliant with hose pull requirements. The parking lot drive aisles are a minimum of 24-feet in width in order to comply with the fire code. The placement of the gated entrance to the site includes gates that are within the project site away from the edge of roadways and over 70-feet into the project site from edge of pavement on York Drive. The placement of the gate and the 24-foot access entry points are designed to comply with fire access requirements and minimize queuing of vehicles onto adjacent roadways by providing space on-site before reaching the gates. The median at the project entrance includes a turnaround area in front of the gate. Project access would comply with County road standards (e.g., road and street grade below 20 percent, paved streets with capacity to support up to 75,000 pounds, etc.). The project has been reviewed by the Vista Fire Protection District and adequate service is available to the site as detailed in the service availability form. The project conforms with the 5 minute minimum travel time standard outlined in the Safety Element of the County of San Diego General Plan as travel time to the site from the nearest fire station is anticipated to be 3 minutes. The site is directly adjacent to multiple transit options and roadways in the event of an emergency such as South Santa Fe Avenue. Therefore, the project would not result in inadequate emergency access, and impacts would be less than significant.

#### **XVIII. TRIBAL CULTURAL RESOURCES.**

- a) Would the project 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
- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project site was previously developed with approximately three single-family residences and associated accessory structures that have since been removed through demolition permits. In the late 2010s, the southern portion of the project site was used for a staging area for North County Transit District for construction related to the Inland Rail Trail. The project site does not contain existing buildings. See discussion in Section V(a), for further discussion on historic resources eligibility. Impacts would be less than significant.

- 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.

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation: As previously described, a Cultural Resources Survey Report was prepared for the project by BFS&A Environmental Services, dated June 17, 2024. As part of the Cultural Resources Report prepared for the project, a records search, a Sacred Lands File search, and pedestrian field survey of the property were conducted.

**Less Than Significant Impact with Mitigation Incorporated:** LSA contacted the Native American Heritage Commission (NAHC) in June 2024, to request a Sacred Lands File search of the project site. The NAHC response for the Sacred Lands File was negative. The NAHC also provided contact information for tribal contacts within the local community for additional consultation. A Native American Monitor from Saving Sacred Sites was invited to participate in the pedestrian survey of the project area.

Pursuant to AB 52, Tribal Outreach was conducted on June 7, 2023 for requests for Tribal Consultation. Staff received requests for consultation from the Rincon Band of Luiseño Indians, the San Pasqual Band of Mission Indians, and the San Luis Rey Band of Mission Indians. Since 2023, Staff has been conducting Tribal Consultation with all tribes. No tribal cultural resources have been identified during consultation. As such, impacts to tribal cultural resources would be less than significant.

In accordance with AB 52, County Staff and the applicant have received requests to include tribal and archaeological monitoring in order to ensure that potential unidentified resources would not be impacted during grading and construction operations. Consultation has concluded with the San Luis Rey Band of Mission Indians in November of 2023 as archaeological and tribal monitoring conditions have been included as part of the project. Consultation is still ongoing with the Rincon Band of Luiseño Indians and the San Pasqual Band of Mission Indians. County Staff and the applicant conducted a site visit with the Rincon Band of Luiseño Indians in May of 2024. Rincon Band of Luiseño Indians has requested tribal and archaeological monitoring and the project conditions include the request. San Pasqual Band of Mission Indians has requested tribal and archaeological monitoring as well as including an open space easement for reburial of resources on-site in the event that they have been encountered during monitoring. No tribal cultural resources have been identified during consultation. As such, impacts to tribal cultural resources would be less than significant. However, mitigation measures tied to cultural resources in Section V Cultural Resources include archaeological monitoring and tribal monitoring. These mitigation measures have been included to address potential unidentified resources.



## **XIX. UTILITIES AND SERVICE SYSTEMS.**

- a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

|                                     |  |                          |                              |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/>            | Potentially Significant Impact                     | <input type="checkbox"/> | Less than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact                    |

**Less Than Significant with Mitigation Incorporated:** The proposed project would result in the development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include access improvements, landscaping, signage, a parking lot, sewer line replacements, and grading. Additionally, the development would include on-site uses for senior residents such as a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services, and a theater.

As detailed in the service availability forms for the project, water service will be provided by Vista Irrigation District, sewer service for the project will be provided by the Buena Sanitation District and fire service for the project will be provided by the Vista Fire Protection District. The project site is within all applicable districts and an annexation process through the Local Agency Formation Commission is currently not anticipated. The project is anticipated to obtain electrical service power through San Diego Gas & Electric (SDG&E) and the project site contains several SDG&E utility lines. Coordination with SDG&E is required throughout final engineering construction permitting as well as construction due to the existing SDG&E utility poles adjacent to the site. Permitting and coordination with SDG&E can require compliance with the California Public Utilities Commission and Public Utilities Code Section 851 for use of any property tied to SDG&E easements.

The project will include multiple sewer lines and a sewer lateral to connect to existing sewer lines along the southeast of the project site directly adjacent to the property. In accordance with the 2017 City of Vista Comprehensive Sewer Master Plan for the Buena Sanitation District, the Project will construct the "El Valle Opulento Capacity Improvements". The sewer line improvements will require replacing and upsizing approximately 900 feet of existing 10-inch sewer lines to 12-inch sewer lines. The restrictions and requirements of the sewer line improvements are outlined in the sewer availability letter and attached conditions associated with the project. The sewer line improvements and upsizing are not a result of the project requiring additional use of sewer infrastructure beyond what has been planned for or anticipated for service by the Buena Sanitation District. The "El Valle Opulento Capacity Improvements" would be constructed by the Buena Sanitation District as part of a capital improvements project if the York Drive Senior Living development did not move forward or if the project was not even in-process. These utility improvements could cause a significant environmental impact. For example, construction of the sewer line improvements could cause impacts as a result of ground disturbing activities and not due to the use of infrastructure for utilities. The 2017 City of Vista Comprehensive Sewer Master Plan and the Supplemental Environmental Impact Report prepared for the sewer master plan identified potential impacts that could occur as a result of ground-disturbing activities for construction of sewer line infrastructure. As detailed in Section IV: Biological Resources, Section V: Cultural Resources, and Section XVIII: Tribal Cultural

Resources, the project will implement mitigation measures in order to mitigate for potential impacts as a result of ground disturbing activities. Impacts to biological resources will be mitigated through measures BIO-1 and BIO-2. The staging area and limits of construction for the off-site utility improvements shall be located outside of jurisdictional waters. Upon coordination with the applicable utility providers such as the sewer district, the limits of construction and the staging area shall be identified, and the construction drawings shall show the limits of jurisdictional waters and wetland delineations. In the event that the staging area and/or limits of construction are shown to be in jurisdictional waters based on a wetland delineation, outside agency permits for potential impacts to jurisdictional water or wetlands will need to be obtained, or the applicant shall provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required. Potential impacts to unidentified Cultural Resources or Tribal Cultural Resources will be mitigated through implement of monitoring during grading activities identified as mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4.

Lastly, any existing septic tanks or on-site wells would be required to be pumped, capped, and removed through permitting with the Department of Environmental Health and Quality (refer to Section IX. Hazards and Hazardous Materials). Therefore, implementation of mitigation measures would mitigate potentially significant impacts to less than significant as a result of ground-disturbing activities during construction of utilities and service systems.

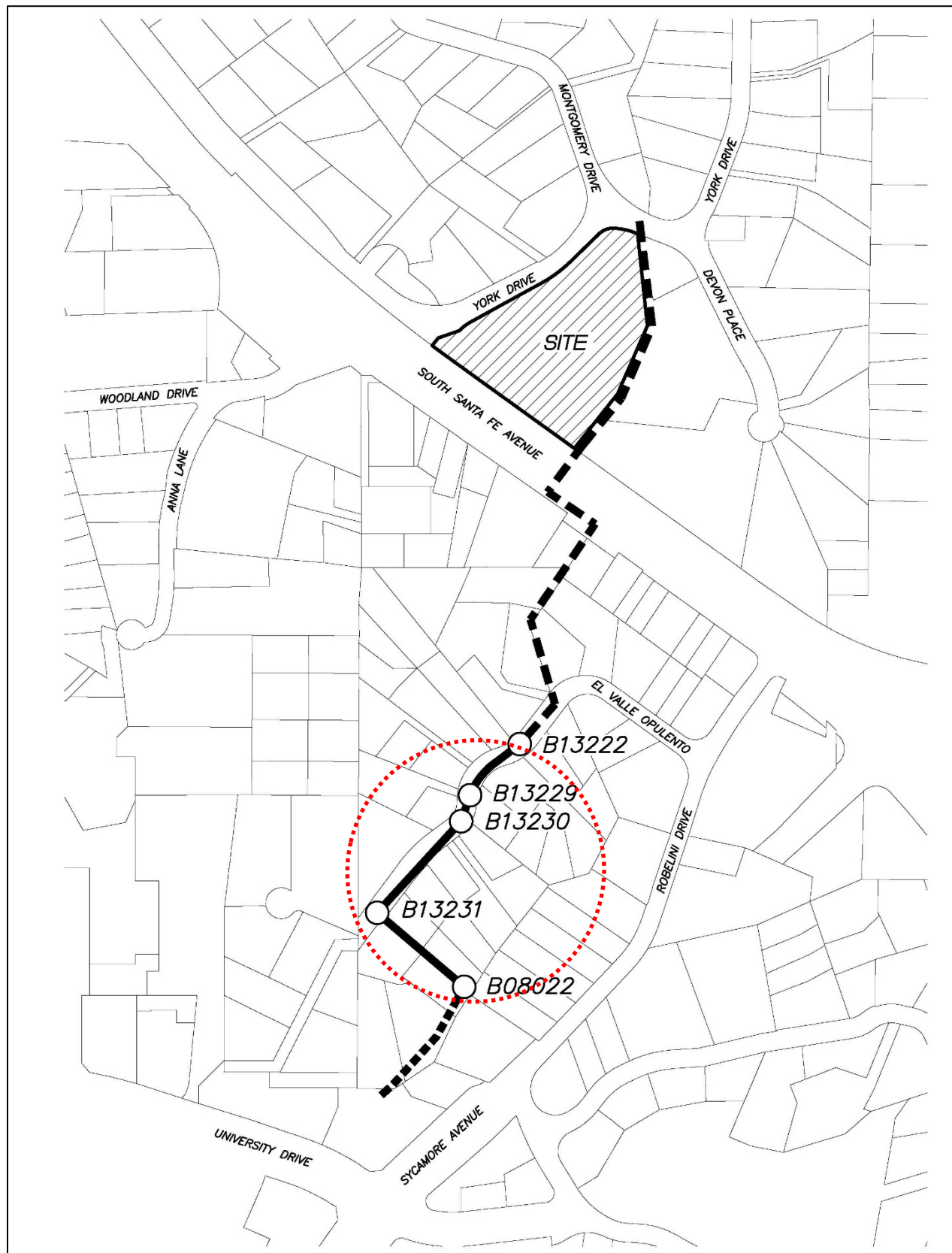


Figure 3 – Sewer Main Upsizing

Existing 10-inch Sewer Main to be Upsized to 12-inch Sewer Main identified in solid bold line

- b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** As detailed in the Service Availability Form by Vista Irrigation District, the project site is able to be served by Vista Irrigation District and is in the district. An annexation action through the Local Agency Formation Commission is not anticipated to be needed as the project is within the existing district. The project site is adjacent to multiple water lines within York Drive. Operations of the project would require water for the senior living units and uses within the structure such as laundry rooms and a communal kitchen. Operations of the project would also require water for landscaping. A formal Landscape Documentation Package is required during the construction permitting phase of the project which will ensure that the project is in conformance with the Landscape Ordinance and water reduction measures outlined in the Landscape Ordinance. The project is not anticipated to use groundwater during any construction or operational phases of the project. The project site is located in a dense and urban community that does not rely on groundwater for the majority of uses within the project vicinity. Therefore, the project is integrated into Vista Irrigation District's current and future water projections. Lastly, the Vista Irrigation District has provided a service availability form indicating they have sufficient water supplies available to serve the project and other development during normal, dry and multiple dry years. Therefore, impacts would be less than significant.

- c) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** As detailed in the service availability forms for the project and preliminary grading plan, wastewater from the project site is currently conveyed via a network of collector pipes, trunk lines, and pump stations to the Escondido-Vista Water Treatment Plant for wastewater treatment. The project would result in wastewater generation as a result of residential uses as well as uses within the senior development such as laundry services. Refer to Section XIX. (a) for analysis related to sewer line improvements and upsizing. The project will include multiple sewer lines and a sewer lateral to connect to existing sewer lines along the southeast of the project site. As detailed in Section XIX. (a) sewer service for the project will be provided by the Buena Sanitation District and adequate capacity for wastewater treatment is available for the project.

A Priority Development Stormwater Quality Management Plan has been prepared for the project in order to address potential pollutants and stormwater runoff. As part of this project, associated improvements and BMPs designed for treatment of pollutants include tree wells as well as a modular wetland with a vault. The project has been designed to divert water to storm drains along the southwestern and southeastern portions of the property. An underground 72-inch corrugated metal pipe stormwater system would divert water from the storm drains to an

underground storage vault and a modular wetland system located at the southernmost portion of the project site which are designed to treat pollutants from runoff. The water would ultimately discharge into an existing concrete swale east of the site and into an existing culvert underneath North County Transit District rail tracks (refer to Section X. Hydrology and Water Quality). The Escondido-Vista Water Treatment Plant currently has the capacity to produce 75 million gallons of potable water per day (gpd) (Vista Irrigation District 2024). Therefore, the project would not interfere with any wastewater treatment providers service capacity. Impacts would be less than significant.

- d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The proposed project would result in the development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. The project would include access improvements, landscaping, signage, a parking lot, sewer line replacements, and grading. The project would result in temporary and long-term operational solid waste generation. There are six, permitted active landfills in San Diego County with remaining capacity, including Borrego Landfill (approximately 88,750 cubic yards [cy] remaining capacity), Otay Landfill (approximately 11,122,997 cy remaining capacity), West Miramar Sanitary Landfill (approximately 11,080,871 cy remaining capacity), Sycamore Landfill (approximately 105,064,991 cy remaining capacity), San Onofre Landfill (approximately 1,057,605 cy remaining capacity), and Las Pulgas Landfill (approximately 5,567,717 cy remaining capacity). Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs and the project would not impair the attainment of solid waste reduction goals, and impacts would be less than significant.

- e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The proposed project would result in the development of a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. The project would include access improvements, landscaping, signage, a parking lot, sewer line replacements, and grading. The project would result in temporary and long-term operational solid waste generation. All solid waste facilities, including landfills, require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health and Quality, Local Enforcement Agency, issues solid waste facility permits with concurrence from CalRecycle under the authority of the Public

Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The County requires recycling of 90 percent of inerts and 70 percent of all other materials from construction projects, per County Ordinance Section 68.508 through 68.518 (Diversion of Construction and Demolition Materials from Landfill Disposal). The project would be in compliance with County ordinances upon submission of a Construction and Demolition Debris Management Plan prior to the issuance of a building permit. The Debris Management Plan and grading and construction activities require ongoing reports in order to demonstrate compliance with recycling of materials requirements. Project operations and waste management methods would be consistent with the County's Strategic Plan to Reduce Waste through established waste diversion requirements (refer to Section VIII. Greenhouse Gas Emissions). The project would deposit all solid waste at a permitted solid waste facility, and therefore, would comply with federal, state, and local statutes and regulations related to solid waste.

## **XX. WILDFIRE.**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

- a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

☐  
☐

Potentially Significant Impact  
Less Than Significant With Mitigation  
Incorporated

☒  
☐

Less than Significant Impact  
No Impact

Discussion/Explanation: The project site is not located within a high or very high FHSZ; therefore, the project is not required to prepare a Fire Protection Plan.

**Less Than Significant Impact:** The project would be served by the Vista Fire Protection District Station 2, approximately 1.2 miles north of the project site. Adequate fire service is demonstrated through the Fire Service Availability Forms provided for the project. As described in Section IX. Hazards and Hazardous Materials, the project would not substantially impair an adopted emergency response plan or evacuation plan. The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification.

Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The project driveway includes two 24-foot access entry points divided by a median. The access gate to the project site will be equipped with an override switch for fire access to be managed by the local fire protection district. The project includes stairwells that have rooftop

access as well as elevators that are large enough to accommodate stretchers and gurneys in the event of an emergency. The structure would include fire sprinklers and the project is designed to include a parking lot surrounding the entire main building of the development. All fuel-modification requirements and fuel buffers will be met based on the parking lot design surrounding the senior living development structure. The project would result in additional road right-of-way and frontage improvements along York Drive which will assist with increasing road width surface for access. All landscaping and planting materials shall be reviewed by the Vista Fire Protection District. The project includes construction of on-site fire hydrants that are compliant with hose pull requirements. The parking lot drive aisles are a minimum of 24-feet in width in order to comply with the fire code. Project access would comply with County road standards (e.g., road and street grade below 20 percent, paved streets with capacity to support up to 75,000 pounds, etc.). The project has been reviewed by the Vista Fire Protection District and adequate service is available to the site as detailed in the service availability form. The project conforms with the 5 minute minimum travel time standard outlined in the Safety Element of the County of San Diego General Plan as travel time to the site from the nearest fire station is anticipated to be 3 minutes. The site is directly adjacent to multiple transit options and roadways in the event of an emergency such as South Santa Fe Avenue. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

- b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentration from a wildfire or the uncontrolled spread of a wildfire?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project site is within a moderate Fire Hazard Severity Zone (FHSZ). Given that the majority of the County is in the high and very high FHSZ, the County has implemented fire safety measures depending on specific factors, such as location, vegetation, etc. The project is in a developed and urbanized area. The site is near multiple transit options and roadways such as South Santa Fe Avenue and the North County Transit District SPRINTER Station. Homes near the project site and their compliance with fuel modification requirements lower the fire threat and risk to the proposed project. The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification. Earthwork for the project consists of approximately 8,100 cubic yards of cut, 30,200 cubic yards of fill, and 22,100 cubic yards of import. The project proposes installing maintained landscaping that can provide fire buffers, and is required to meet applicable fire measures, such as fire apparatus access and access road requirements. To ensure the project does not exacerbate wildfire risks, the project would be required to include non-combustible roofing and non-combustible or standard fire-resistive building materials, per

the Vista Fire Protection District requirements. As described in the previous response Section XX. Wildfire (a), the project includes standard features and requirements in order to meet fire code requirements that have been reviewed by Vista Fire Protection District. Access to the site will be provided by a driveway at the intersection of Montgomery Drive and York Drive. The project driveway includes two 24-foot access entry points divided by a median. The access gate to the project site will be equipped with an override switch for fire access to be managed by the local fire protection district. The project includes stairwells that have rooftop access as well as elevators that are large enough to accommodate stretchers and gurneys in the event of an emergency. The structure would include fire sprinklers and the project is designed to include a parking lot surrounding the entire main building of the development. All fuel-modification requirements and fuel buffers will be met based on the parking lot design surrounding the senior living development structure. The project would result in additional road right-of-way and frontage improvements along York Drive which will assist with increasing road width surface for access. All landscaping and planting materials shall be reviewed by the Vista Fire Protection District. The project includes construction of on-site fire hydrants that are compliant with hose pull requirements. The parking lot drive aisles are a minimum of 24-feet in width in order to comply with the fire code. The placement of the gated entrance to the site includes gates that are within the project site away from the edge of roadways and over 70-feet into the project site from edge of pavement on York Drive. The placement of the gate and the 24-foot access entry points are designed to comply with fire access requirements and minimize queuing of vehicles onto adjacent roadways by providing space on-site before reaching the gates. The median at the project entrance includes a turnaround area in front of the gate. Project access would comply with County road standards (e.g., road and street grade below 20 percent, paved streets with capacity to support up to 75,000 pounds, etc.). The project has been reviewed by the Vista Fire Protection District and adequate service is available to the site as detailed in the service availability form. The project conforms with the 5 minute minimum travel time standard outlined in the Safety Element of the County of San Diego General Plan as travel time to the site from the nearest fire station is anticipated to be 3 minutes. Therefore, the project would not expose project occupants, such as employees or residents, to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.

- c) Would the project 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 to the environment?

|                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

**Less Than Significant Impact:** The proposed Project would include a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The project would include a four-story senior living building that is approximately 46-feet tall with roof access structures reaching approximately 54 feet. Each floor ranges in size from approximately 34,233 square feet to 34,762 square feet. The first floor includes 23 senior units as well as a variety of on-site amenities for residents including a salon, library, communal kitchen, recreational rooms, fitness rooms, laundry services and a theater. The second, third, and fourth floors would contain 53 senior units each. The building layout is triangular with an opening in the central and southern portion of the building for an open courtyard area with a pool, spa, and deck. The remaining



portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The Project will include widening of York Drive along the project frontage to meet the County Public Road Standards for a Residential Collector classification.

The project site contains existing powerlines that will be relocated and the project does not include additional power lines. The offsite sewer upsizing construction will occur within existing easements and will result in structures being placed underground. All road improvements associated with the project consist of frontage improvements along existing roads. The project will include an on-site parking lot and will result in the development of a currently vacant property that will result in the removal of potential fuels and vegetation on-site. All landscape associated with the project will be required to be maintained. Development and operation of the proposed project would be required to comply with the County Fire Code and Consolidated Fire Code, and compliance with the Vista Fire Protection District's requirements. Therefore, based on project coordination with County staff and compliance with the County's and Vista Fire Protection District's requirements, impacts associated with fire risk would be less than significant.

- d) Would the project expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

|   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** As described in Section X. Hydrology and Water Quality and as detailed in the Planned Development Project Stormwater Quality Management Plan and Hydrology and Drainage Report, the project site will not increase offsite flows. The project includes storm drains that connect to pipes underneath the proposed parking lot for the project that direct stormwater runoff underneath the site to a BMPs including a storage vault and a modular wetland for treatment of stormwater runoff. All stormwater runoff from the project site would be conveyed to one of two proposed biofiltration basins on-site. The project includes landscaping along slopes which shall be maintained and the landscaping will assist in preventing topsoil surface erosion. In addition, 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.

As described in Section IX. Hazards and Hazardous Materials and based on County GIS data, the southeastern portion of the project site contains areas identified as a dam inundation zone for the Pechstein Dam. Based on the mapping for the California Department of Water Resources and the Division of Safety of Dams (DSOD), the project site does not have a mapped dam inundation zone. The Pechstein Reservoir was previously an above-ground open reservoir that included an earthen dam. In the late 1970s, the open reservoir was removed and the Pechstein Reservoir was constructed as a covered structure. Vista Irrigation District maintains the Pechstein Reservoir. As of late 2024, Vista Irrigation District is in the process of evaluating options to modify Pechstein Reservoir and construct additional structures. In the event that the dam inundation zone is modified and is still applicable on the project site, future owners and residents of the property will be made aware of the dam inundation zone. Any future projects by Vista Irrigation District related to modifying or expanding Pechstein Reservoir will require evaluating evacuation plans. Due to the aforementioned factors, the project site would not

expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts are less than significant.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE:**

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

|  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Less Than Significant with Mitigation Incorporated:** The potential of the project to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in Section IV, Section V, and Section XVIII of this Initial Study. In addition to project-specific impacts, this evaluation considered the project's potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes but is not limited to needing outside agency permits for impacts to jurisdictional waters in the event off-site sewer construction occurs in jurisdictional waters, breeding season avoidance procedures for encountering human remains, tribal and archaeological monitoring, monitoring for paleontological resources, and procedures for encountering contaminated soils during construction. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

|  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Less Than Significant with Mitigation Incorporated:** The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

| PROJECT NAME  | PERMIT/MAP NUMBER  | DETAILS   |
|---|--|---|
| City of Vista Buena Sanitation District Sewer Master Plan             | N/A  | 2017 Sewer Master Plan for the Buena Sanitation District that analyzes short-term and long-term utility improvements for sewer. The subject project is completing the “El Valle Opulento Capacity Improvements” outlined with the 2017 Sewer Master Plan. |
| Vista II  | PDS2022-TM-5647;<br>PDS2022-MUP-22-001; Log No. PDS2022-ER-22-08-005 | Residential Development for 37 condominium units on a 8.93-acre property. The project has been approved by the County of San Diego Planning Commission in December of 2024 and construction has not started.  |
| Vista Gardens Memory Care (Formerly known as Devon Park Nursing Home) | P94-009  | Memory Care Assisted Living Facility directly southeast of the Project Site. The project was constructed over 25 years ago.   |
| Haisha Property Wireless Facility                                     | PDS2006-3400-06-001  | 35-foot tall faux tree wireless facility. The project has been constructed for over 10 years.   |
| Wootton Buena Creek Tentative Parcel Map                              | PDS2004-3200-20817   | Residential subdivision to subdivide approximately 2.06 acres of property into two single-family residential lots. The project was approved over 15 years ago.  |
| Riddle Tentative Parcel Map   | PDS2004-3200-20847   | Residential subdivision to subdivide approximately 5.17 acres of property into four single-family residential lots. The project was approved over 15 years ago.   |
| Waldrop Tentative Parcel Map  | PDS2006-3200-21032   | Residential subdivision to subdivide approximately 1.4 acres of property into two single-family residential lots. The project was approved over 10 years ago.   |

The potential for adverse cumulative effects were considered in Sections I through XX of Initial Study. In addition to project-specific impacts, this evaluation considered the project’s potential for incremental effects that are cumulatively considerable. As a result of this evaluation, and in consideration of all mitigation required by the project, there were determined to be no potentially significant cumulative effects the project would have a considerable contribution to. Mitigation has been included for project impacts that clearly reduces any potential for a considerable contribution to any cumulative effects to a level below significance. Please refer to Section IV. *Biological Resources*, Section V. *Cultural Resources*, Section VII. *Geology and Soils*, and Section IX. *Hazards and Hazardous Materials* above. This mitigation includes but is not limited to needing outside agency permits for impacts to jurisdictional waters in the event off-site sewer

construction occurs in jurisdictional waters, breeding season avoidance, and archaeological and Native American monitoring. As a result of this evaluation, there is no substantial evidence that, after mitigation, the project would have any considerable contribution to a cumulative impact. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐

Potentially Significant Impact

☐

Less than Significant Impact

☒

Less Than Significant With Mitigation  
Incorporated

☐

No Impact

**Less Than Significant with Mitigation Incorporated:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in Section I. *Aesthetics*, Section III. *Air Quality*, Section VII. *Geology and Soils*, Section IX. *Hazards and Hazardous Materials*, Section X. *Hydrology and Water Quality*, Section XIII. *Noise*, Section XIV. *Population and Housing*, Section XVII. *Transportation*, and Section XX. *Wildfire*. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to Noise and Air Quality. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes use of construction equipment that reduce air quality emissions, regulating grading schedules to reduce concurrent grading activities, and requiring noise analyses during the building permit stage in order to ensure that the building materials will attenuate noise to County standards. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

## **XXII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

### **Project Specific References:**

Biological Resources Letter Report BLUE Consulting Group, February 16, 2022.

Biological Assessment Survey Letter Report, BLUE Consulting Group, February 9, 2023.

Negative Cultural Resources Survey Report, BFS Environmental Services, June 17, 2024

Phase 1 Environmental Site Assessment, GeoSoils, Inc. June 9, 2021

Air Quality Assessment, York Drive Active Senior Living Development, Ldn Consulting, Inc.,  
April 4, 2025

Greenhouse Gas Screening Letter, York Drive Active Senior Living Development, Ldn  
Consulting, Inc., April 4, 2025

Noise Assessment, York Drive Active Senior Living Development, Ldn Consulting, Inc., April 4,  
2025

Priority Development Project Stormwater Quality Management Plan, BHA, Inc., March 2025

Hydrology and Hydraulic Report, BHA, Inc., March 2025

Preliminary Geotechnical Evaluation, Geosoils, Inc., March 12, 2020

Transportation Study, York Drive Independent Living Project, Linscott Law and Greenspan  
Engineers, May 22, 2025

Parking Demand Evaluation, Linscott Law and Greenspan Engineers, April 25, 2025

Project Facility Availability – Fire, Vista Fire Protection District, July 22, 2020

Project Facility Availability – Sewer, Buena Sanitation District, September 26, 2023

Project Facility Availability – Water, Vista Irrigation District, July 27, 2020

Preliminary Geotechnical Evaluation, Geosoils, Inc. March 12, 2020

Visual Resources Report, York Drive Active Senior Living, Development Design Services &  
GraphicAccess, Inc., August 2025

Buena Sanitation District. City of Vista. 2017. City of Vista Comprehensive Sewer Master Plan.

2017.

<https://www.vista.gov/home/showpublisheddocument/13765/636474734452070000>

Buena Sanitation District, City of Vista. October 2017. Comprehensive Sewer Master Plan. Supplemental Environmental Impact Report.

<https://www.vista.gov/home/showpublisheddocument/13661/636450396562570000>

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](https://ww3.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf).

California Air Resources Board (CARB). 2022. California's 2022 Climate Change Scoping Plan. November 16, 2022.

<https://ww2.arb.ca.gov/resources/documents/2022-scoping-plan-documents>

California Department of Conservation. 2022. CGS Seismic Hazards Program: Fault Traces.

<https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-fault-traces/explore?location=32.869270%2C-116.877257%2C10.77>.

California Department of Transportation (Caltrans). 2020. Transportation and Construction Vibration Guidance Manual. (CT-HWANP-RT-13-069.25.3) April. Available at:

<https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.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/cmr/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0>.

State Water Resources Control Board. 2021. Water Quality Control Plan for the San Diego Basin, Chapter 2: Beneficial Uses.

[https://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/docs/chapter\\_2.pdf](https://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/chapter_2.pdf).

## **AESTHETICS**

California Street and Highways Code [California Street and Highways Code, Section 260-283. (<http://www.leginfo.ca.gov/>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Planning & Development Services. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326. (([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-73: Hillside Development Policy. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. ([www.amlegal.com](http://www.amlegal.com))

Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996). (<http://www.fcc.gov/Reports/tcom1996.txt>)

Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000 (<http://www.dark-skies.org/file-gd-e.htm>)

International Light Inc., Light Measurement Handbook, 1997.  
([www.intl-light.com](http://www.intl-light.com))

Rensselaer Polytechnic Institute, Lighting Research Center,  
National Lighting Product Information Program (NLPIP),  
Lighting Answers, Volume 7, Issue 2, March 2003.  
([www.lrc.rpi.edu](http://www.lrc.rpi.edu))

US Census Bureau, Census 2000, Urbanized Area Outline Map,  
San Diego, CA.  
(<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)

US Department of the Interior, Bureau of Land Management  
(BLM) modified Visual Management System. ([www.blm.gov](http://www.blm.gov))

US Department of Transportation, Federal Highway  
Administration (FHWA) Visual Impact Assessment for Highway  
Projects.

US Department of Transportation, National Highway System Act  
of 1995 [Title III, Section 304. Design Criteria for the National  
Highway System.  
(<http://www.fhwa.dot.gov/legregs/nhsdatoc.html>)

#### AGRICULTURE RESOURCES

California Department of Conservation, Farmland Mapping and  
Monitoring Program, "A Guide to the Farmland Mapping and  
Monitoring Program," November 1994. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Department of Conservation, Office of Land  
Conversion, "California Agricultural Land Evaluation and Site  
Assessment Model Instruction Manual," 1997.  
([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Farmland Conservancy Program, 1996.  
([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Land Conservation (Williamson) Act, 1965.  
([www.ceres.ca.gov](http://www.ceres.ca.gov), [www.consrv.ca.gov](http://www.consrv.ca.gov))

California Right to Farm Act, as amended 1996.  
([www.gp.gov.bc.ca](http://www.gp.gov.bc.ca))

County of San Diego Agricultural Enterprises and Consumer  
Information Ordinance, 1994, Title 6, Division 3, Ch. 4.  
Sections 63.401-63.408. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Department of Agriculture, Weights and  
Measures, "2002 Crop Statistics and Annual Report," 2002. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

United States Department of Agriculture, Natural Resource  
Conservation Service LESA System. ([www.nrcs.usda.gov](http://www.nrcs.usda.gov),  
[www.swcs.org](http://www.swcs.org)).

United States Department of Agriculture, Soil Survey for the San  
Diego Area, California. 1973. ([soils.usda.gov](http://soils.usda.gov))

#### AIR QUALITY

CEQA Air Quality Analysis Guidance Handbook, South Coast Air  
Quality Management District, Revised November 1993.  
([www.aqmd.gov](http://www.aqmd.gov))

County of San Diego Air Pollution Control District's Rules and  
Regulations, updated August 2003. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter  
1. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

#### BIOLOGY

California Department of Fish and Wildlife (CDFW). Southern  
California Coastal Sage Scrub Natural Community  
Conservation Planning Process Guidelines. CDFW and  
California Resources Agency, Sacramento, California. 1993.  
([www.dfg.ca.gov](http://www.dfg.ca.gov))

County of San Diego, An Ordinance Amending the San Diego  
County Code to Establish a Process for Issuance of the  
Coastal Sage Scrub Habitat Loss Permits and Declaring the  
Urgency Thereof to Take Effect Immediately, Ordinance No.  
8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105,  
87.202.2. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Biological Mitigation Ordinance, Ord. Nos.  
8845, 9246, 1998 (new series). ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Implementing Agreement by and between  
United States Fish and Wildlife Service, California Department  
of Fish and Wildlife and County of San Diego. County of San  
Diego, Multiple Species Conservation Program, 1998.

County of San Diego, Multiple Species Conservation Program,  
County of San Diego Subarea Plan, 1997.

Holland, R.R. Preliminary Descriptions of the Terrestrial Natural  
Communities of California. State of California, Resources  
Agency, Department of Fish and Wildlife, Sacramento,  
California, 1986.

Memorandum of Understanding [Agreement Between United  
States Fish and Wildlife Service (USFWS), California  
Department of Fish and Wildlife (CDFW), California  
Department of Forestry and Fire Protection (CDF), San Diego  
County Fire Chief's Association and the Fire District's  
Association of San Diego County.

Stanislaus Audubon Society, Inc. v County of Stanislaus (5<sup>th</sup> Dist.  
1995) 33 Cal.App.4<sup>th</sup> 144, 155-159 [39 Cal. Rptr.2d 54].  
([www.ceres.ca.gov](http://www.ceres.ca.gov))

U.S. Army Corps of Engineers Environmental Laboratory. Corps  
of Engineers Wetlands Delineation Manual. U.S. Army Corps  
of Engineers, Wetlands Research Program Technical Report Y-  
87-1. 1987. (<http://www.wes.army.mil/>)

U.S. Environmental Protection Agency. America's wetlands: our  
vital link between land and water. Office of Water, Office of  
Wetlands, Oceans and Watersheds. EPA843-K-95-001.  
1995b. ([www.epa.gov](http://www.epa.gov))

U.S. Fish and Wildlife Service and National Marine Fisheries  
Service. Habitat Conservation Planning Handbook.  
Department of Interior, Washington, D.C. 1996.  
([endangered.fws.gov](http://endangered.fws.gov))

U.S. Fish and Wildlife Service and National Marine Fisheries  
Service. Consultation Handbook: Procedures for Conducting  
Consultation and Conference Activities Under Section 7 of the  
Endangered Species Act. Department of Interior, Washington,  
D.C. 1998. ([endangered.fws.gov](http://endangered.fws.gov))

U.S. Fish and Wildlife Service. Environmental Assessment and  
Land Protection Plan for the Vernal Pools Stewardship Project.  
Portland, Oregon. 1997.

U.S. Fish and Wildlife Service. Vernal Pools of Southern  
California Recovery Plan. U.S. Department of Interior, Fish  
and Wildlife Service, Region One, Portland, Oregon, 1998.  
([ecos.fws.gov](http://ecos.fws.gov))

U.S. Fish and Wildlife Service. Birds of conservation concern  
2002. Division of Migratory. 2002. ([migratorybirds.fws.gov](http://migratorybirds.fws.gov))

#### CULTURAL RESOURCES

California Health & Safety Code. §18950-18961, State Historic  
Building Code. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Health & Safety Code. §5020-5029, Historical  
Resources. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Health & Safety Code. §7050.5, Human Remains.  
([www.leginfo.ca.gov](http://www.leginfo.ca.gov))



California Native American Graves Protection and Repatriation Act, (AB 978), 2001. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code §5024.1, Register of Historical Resources. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code. §5031-5033, State Landmarks. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code. §5097.9-5097.991, Native American Heritage. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

City of San Diego. Paleontological Guidelines. (revised) August 1998.

County of San Diego, Local Register of Historical Resources (Ordinance 9493), 2002. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

Demere, Thomas A., and Stephen L. Walsh. Paleontological Resources San Diego County. Department of Paleontology, San Diego Natural History Museum. 1994.

Moore, Ellen J. Fossil Mollusks of San Diego County. San Diego Society of Natural history. Occasional; Paper 15. 1968.

U.S. Code including: American Antiquities Act (16 USC §431-433) 1906. Historic Sites, Buildings, and Antiquities Act (16 USC §461-467), 1935. Reservoir Salvage Act (16 USC §469-469c) 1960. Department of Transportation Act (49 USC §303) 1966. National Historic Preservation Act (16 USC §470 et seq.) 1966. National Environmental Policy Act (42 USC §4321) 1969. Coastal Zone Management Act (16 USC §1451) 1972. National Marine Sanctuaries Act (16 USC §1431) 1972. Archaeological and Historical Preservation Act (16 USC §469-469c) 1974. Federal Land Policy and Management Act (43 USC §35) 1976. American Indian Religious Freedom Act (42 USC §1996 and 1996a) 1978. Archaeological Resources Protection Act (16 USC §470aa-mm) 1979. Native American Graves Protection and Repatriation Act (25 USC §3001-3013) 1990. Intermodal Surface Transportation Efficiency Act (23 USC §101, 109) 1991. American Battlefield Protection Act (16 USC 469k) 1996. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

## GEOLOGY & SOILS

California Department of Conservation, Division of Mines and Geology, California Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Department of Conservation, Division of Mines and Geology, Fault-Rupture Hazard Zones in California, Special Publication 42, revised 1997. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Department of Conservation, Division of Mines and Geology, Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California, 1997. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

County of San Diego Code of Regulatory Ordinances Title 6, Division 8, Chapter 3, Septic Tanks and Seepage Pits. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego Department of Environmental Health, Land and Water Quality Division, February 2002. On-site Wastewater Systems (Septic Systems): Permitting Process and Design Criteria. ([www.sdcountry.ca.gov](http://www.sdcountry.ca.gov))

County of San Diego Natural Resource Inventory, Section 3, Geology.

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. ([soils.usda.gov](http://soils.usda.gov))

## GREENHOUSE GAS EMISSIONS

California Air Resources Board 2022 Scoping Plan for Achieving Carbon Neutrality, December 2022 (<https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents>)

County of San Diego. (2012). [www.sandiegocounty.gov](http://www.sandiegocounty.gov). Retrieved March 26, 2017, from <http://www.sandiegocounty.gov/pds/zoning/z2000.pdf>

County of San Diego. (2017). Draft County of San Diego Guidelines for Determining Significance - Climate Change.

SCAQMD. (2008). Interim CEQA GHG Significance Threshold for Stationary. Retrieved from [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2)

## HAZARDS & HAZARDOUS MATERIALS

American Planning Association, Zoning News, "Saving Homes from Wildfires: Regulating the Home Ignition Zone," May 2001.

California Building Code (CBC), Seismic Requirements, Chapter 16 Section 162. ([www.buildersbook.com](http://www.buildersbook.com))

California Education Code, Section 17215 and 81033. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Government Code. § 8585-8589, Emergency Services Act. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Hazardous Waste and Substances Site List. April 1998. ([www.dtsc.ca.gov](http://www.dtsc.ca.gov))

California Health & Safety Code Chapter 6.95 and §25117 and §25316. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Health & Safety Code § 2000-2067. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Health & Safety Code. §17922.2. Hazardous Buildings. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Resources Agency, "OES Dam Failure Inundation Mapping and Emergency Procedures Program", 1996. ([ceres.ca.gov](http://ceres.ca.gov))

County of San Diego, Department of Environmental Health, Hazardous Materials Division. California Accidental Release Prevention Program (CalARP) Guidelines. (<http://www.sdcountry.ca.gov/>, [www.oes.ca.gov](http://www.oes.ca.gov))

County of San Diego, Department of Environmental Health, Hazardous Materials Division. Hazardous Materials Business Plan Guidelines. ([www.sdcountry.ca.gov](http://www.sdcountry.ca.gov))

Uniform Building Code. ([www.buildersbook.com](http://www.buildersbook.com))

Uniform Fire Code 1997 edition published by the Western Fire Chiefs Association and the International Conference of Building Officials, and the National Fire Protection Association Standards 13 & 13-D, 1996 Edition, and 13-R, 1996 Edition. ([www.buildersbook.com](http://www.buildersbook.com))

## HYDROLOGY & WATER QUALITY

American Planning Association, Planning Advisory Service Report Number 476 Non-point Source Pollution: A Handbook for Local Government

California Department of Water Resources, California Water Plan Update. Sacramento: Dept. of Water Resources State of California. 1998. ([rubicon.water.ca.gov](http://rubicon.water.ca.gov))

California Department of Water Resources, California's Groundwater Update 2003 Bulletin 118, April 2003. ([www.groundwater.water.ca.gov](http://www.groundwater.water.ca.gov))

California Department of Water Resources, Water Facts, No. 8, August 2000. ([www.dpla2.water.ca.gov](http://www.dpla2.water.ca.gov))

California Disaster Assistance Act. Government Code, § 8680-8692. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California State Water Resources Control Board, NPDES General Permit Nos. CAS000001 INDUSTRIAL ACTIVITIES (97-03-DWQ) and CAS000002 Construction Activities (No. 99-08-DWQ) ([www.swrcb.ca.gov](http://www.swrcb.ca.gov))

California Storm Water Quality Association, California Storm Water Best Management Practice Handbooks, 2003.

California Water Code, Sections 10754, 13282, and 60000 et seq. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

Colorado River Basin Regional Water Quality Control Board, Region 7, Water Quality Control Plan. ([www.swrcb.ca.gov](http://www.swrcb.ca.gov))

County of San Diego Regulatory Ordinance, Title 8, Division 7, Grading Ordinance. Grading, Clearing and Watercourses. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Groundwater Ordinance. #7994. ([www.sdcountry.ca.gov](http://www.sdcountry.ca.gov), <http://www.amlegal.com>.)

County of San Diego, Project Clean Water Strategic Plan, 2002. ([www.projectcleanwater.org](http://www.projectcleanwater.org))

County of San Diego, Watershed Protection, Storm Water Management, and Discharge Control Ordinance, Ordinance Nos. 9424 and 9426. Chapter 8, Division 7, Title 6 of the San Diego County Code of Regulatory Ordinances and amendments. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego. Board of Supervisors Policy I-68. Diego Proposed Projects in Flood Plains with Defined Floodways. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

Federal Water Pollution Control Act (Clean Water Act), 1972, Title 33, Ch.26, Sub-Ch.1. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

Freeze, Allan and Cherry, John A., Groundwater, Prentice-Hall, Inc. New Jersey, 1979.

Heath, Ralph C., Basic Ground-Water Hydrology, United States Geological Survey Water-Supply Paper; 2220, 1991.

National Flood Insurance Act of 1968. ([www.fema.gov](http://www.fema.gov))

National Flood Insurance Reform Act of 1994. ([www.fema.gov](http://www.fema.gov))

Porter-Cologne Water Quality Control Act, California Water Code Division 7. Water Quality. ([ceres.ca.gov](http://ceres.ca.gov))

San Diego Association of Governments, Water Quality Element, Regional Growth Management Strategy, 1997. ([www.sandag.org](http://www.sandag.org))

San Diego Regional Water Quality Control Board, NPDES Permit No. CAS0108758. ([www.swrcb.ca.gov](http://www.swrcb.ca.gov))

San Diego Regional Water Quality Control Board, Water Quality Control Plan for the San Diego Basin. ([https://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/docs/R9\\_Basin\\_Plan.pdf](https://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/R9_Basin_Plan.pdf))

## LAND USE & PLANNING

California Department of Conservation Division of Mines and Geology, Open File Report 96-04, Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production Consumption Region, 1996. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Environmental Quality Act, Public Resources Code 21000-21178; California Code of Regulations, Guidelines for Implementation of CEQA, Appendix G, Title 14, Chapter 3, §15000-15387. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California State Mining and Geology Board, SP 51, California Surface Mining and Reclamation Policies and Procedures, January 2000. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

County of San Diego, Board of Supervisors Policy I-84: Project Facility. ([www.sdcountry.ca.gov](http://www.sdcountry.ca.gov))

County of San Diego, Board Policy I-38, as amended 1989. ([www.sdcountry.ca.gov](http://www.sdcountry.ca.gov))

County of San Diego, General Plan as adopted August 3, 2011. ([ceres.ca.gov](http://ceres.ca.gov))

County of San Diego. Resource Protection Ordinance, compilation of Ord.Nos. 7968, 7739, 7685 and 7631. 1991.

Design Review Guidelines for the Communities of San Diego County.

## MINERAL RESOURCES

National Environmental Policy Act, Title 42, 36.401 et. seq. 1969. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

Subdivision Map Act, 2011. ([ceres.ca.gov](http://ceres.ca.gov))

U.S. Geologic Survey, Causey, J. Douglas, 1998, MAS/MILS Mineral Location Database.

U.S. Geologic Survey, Frank, David G., 1999, (MRDS) Mineral Resource Data System.

## NOISE

California State Building Code, Part 2, Title 24, CCR, Appendix Chapter 3, Sound Transmission Control, 1988. . ([www.buildersbook.com](http://www.buildersbook.com))

County of San Diego Code of Regulatory Ordinances, Title 3, Div 6, Chapter 4, Noise Abatement and Control, effective February 4, 1982. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego General Plan, Noise Element, effective August 3, 2011. ([ceres.ca.gov](http://ceres.ca.gov))

Federal Aviation Administration, Federal Aviation Regulations, Part 150 Airport Noise Compatibility Planning (revised January 18, 1985). (<http://www.access.gpo.gov>)

Harris Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment*, April 1995. (<http://ntl.bts.gov/data/rail05/rail05.html>)

International Standard Organization (ISO), ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747. ([www.iso.ch](http://www.iso.ch))

U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch. "Highway Traffic Noise Analysis and Abatement Policy and Guidance," Washington, D.C., June 1995. (<http://www.fhwa.dot.gov/>)

## POPULATION & HOUSING

Housing and Community Development Act of 1974, 42 USC 5309, Title 42--The Public Health And Welfare, Chapter 69--Community Development, United States Congress, August 22, 1974. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

National Housing Act (Cranston-Gonzales), Title 12, Ch. 13. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

San Diego Association of Governments Population and Housing Estimates, November 2000. ([www.sandag.org](http://www.sandag.org))

US Census Bureau, Census 2000. (<http://www.census.gov/>)

## RECREATION

County of San Diego Code of Regulatory Ordinances, Title 8, Division 10, Chapter PLDO, §810.101 et seq. Park Lands Dedication Ordinance. ([www.amlegal.com](http://www.amlegal.com))

## TRANSPORTATION/TRAFFIC

California Aeronautics Act, Public Utilities Code, Section 21001 et seq. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Department of Transportation, Division of Aeronautics, California Airport Land Use Planning Handbook, January 2002.

California Department of Transportation, Environmental Program Environmental Engineering – Noise, Air Quality, and Hazardous Waste Management Office. "Traffic Noise Analysis Protocol for New Highway Construction and Reconstruction Projects," October 1998. ([www.dot.ca.gov](http://www.dot.ca.gov))

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Street and Highways Code. California Street and Highways Code, Section 260-283. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

County of San Diego, Alternative Fee Schedules with Pass-By Trips Addendum to Transportation Impact Fee Reports, March 2005. (<http://www.sdcounty.ca.gov/dpw/land/pdf/TransImpactFee/attach.pdf>)

County of San Diego Transportation Impact Fee Report. January 2005. (<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)

Fallbrook & Ramona Transportation Impact Fee Report, County of San Diego, January 2005. (<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)

Office of Planning, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, April 1995.

San Diego Association of Governments, 2020 Regional Transportation Plan. Prepared by the San Diego Association of Governments. ([www.sandag.org](http://www.sandag.org))

San Diego County Regional Airport Authority ALUCP'S ([http://www.san.org/sdcraa/airport\\_initiatives/land\\_use/adopted\\_docs.aspx](http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx))

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77. ([www.gpoaccess.gov](http://www.gpoaccess.gov))

## UTILITIES & SERVICE SYSTEMS

2020 Urban Water Management Plan, Helix Water District, July 2021.

California Code of Regulations (CCR), Title 14. Natural Resources Division, California Integrated Waste Management Board Division 7; and Title 27, Environmental Protection Division 2, Solid Waste. ([ccr.oal.ca.gov](http://ccr.oal.ca.gov))

California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

United States Department of Agriculture, Natural Resource Conservation Service LESA System.

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973.

US Census Bureau, Census 2000.

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77.

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.