The County of San Diego

Planning Commission Hearing Report

Date:	December 6, 2024	**Case/File No.:**	Vista II Residential Project; PDS2022-TM-5647; PDS2022-MUP-22-011; PDS2022-ER-22-08-005
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	Tentative Map and Major Use Permit for a multi-family residential development.
Time:	9:00 a.m.	**Location:**	145 Hannalei Drive, Vista
Agenda Item:	#4	**General Plan:**	Village Residential (VR-7.3)
Appeal Status:	Appealable to the Board of Supervisors	**Zoning:**	Single-Family Residential (RS)
Applicant/Owner:	Bret Ilich, Warmington Residential	**Community:**	North County Metropolitan Subregional Plan Area
Environmental:	CEQA §15183 Exemption	**APN:**	183-060-84-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Tentative Map (TM) and Major Use Permit (MUP), and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Vista II Residential Project (Project) includes a request for a Major Use Permit for 37 multi-family condominium units and a subdivision of an 8.93-acre lot (APN 183-060-84-00) into three parcels. Lot 1, consisting of 3.52 acres, contains an existing church and an existing driveway that would be improved as secondary access for Lot 2. Lot 2, which is 5.33 acres, would be improved with the multi-family condominium units, parking and private useable open space. Pursuant to the Zoning Ordinance, Section 7350, a Major Use Permit is proposed to change the building type and allow a reduction in setbacks. The third lot, Lot A, consists of an existing cellular wireless facility to remain and is not approved for future development. The project is part of the North County Metropolitan Subregional Plan Area adjacent to the community of Vista.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the Project Forms of Decision (Attachments B and C). The Planning Commission is asked to consider the Project and either approve the Project as

submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, the required findings can be made, and staff recommends approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the proposed TM and MUP for a three-lot subdivision of which Lot 2 would consists of 37-multi-family condominium units with associated parking and 14,800 square feet of private useable open space. Staff also requests that the Planning Commission determine if the required findings can be made and, if so, take the following actions:

1. Find that the project is consistent with the 2011 General Plan Update and the Environmental Impact Report No. 02-ZA-001 (GPU EIR) certified for the General Plan, and that the Proposed project does not result in peculiar (i.e. significant impact not identified in the GPU EIR) significant effects specific to the project or its site, as shown in the attached findings prepared pursuant to Section 15183 of the Guidelines for the California Environmental Quality Act (Attachment D).

2. Adopt the Resolution of Approval for Tentative Map PDS2022-TM-5647 which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State Law and County of San Diego regulations (Attachment B).

3. Grant Major Use Permit PDS2022-MUP-22-011, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachments C)

C. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located within the North County Metropolitan Subregional Plan Area on an approximately 8.93-acre site (Figure 1 and Figure 2). The project site is in a residential portion of the County surrounded by single-family residential neighborhoods to the west, undeveloped land to the north slated for residential development, and the North County Transit District SPRINTER railroad tracks and South Santa Fe Avenue to the east. The Hannalei Elementary School, Church of Vista, and residential development are located directly to the south of the project site. The project site is currently developed with the Stonebrook Church and a cellular wireless facility. The site was previously developed with a baseball field and associated amenities that have since been demolished. The project site is less than one mile west of State Route 78. Access to the site will be from Hannalei Drive with a secondary emergency access in the northwestern area of the site connecting to the adjacent church property to the west (on Lot 1).

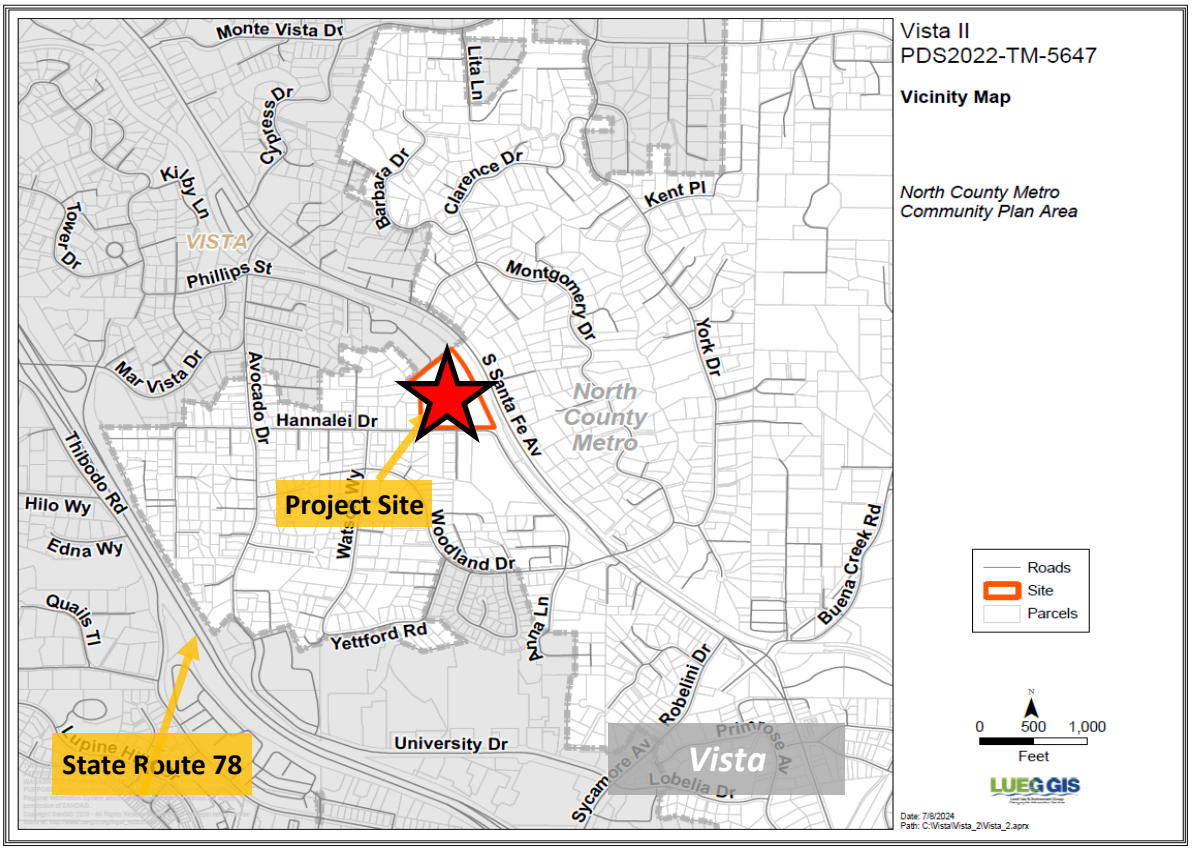


Figure 1: Vicinity Map

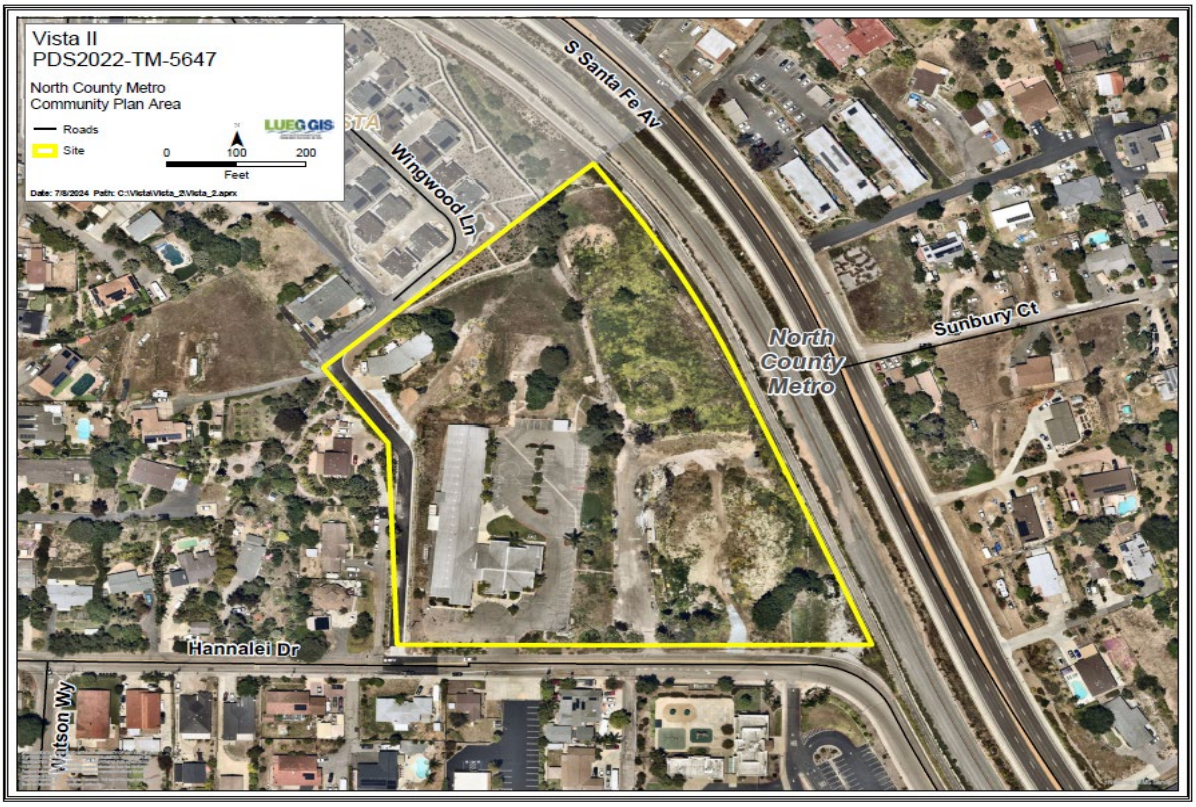


Figure 2: Aerial Photo

The General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is Village Residential (VR-7.3). The Zoning Use Regulation for the site is Single-Family Residential (RS). Multi-family developments are authorized in the RS Use Regulation.

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-7.3)	Single Family Residential (RS)	S. Santa Fe Ave & Wingwood Lane	Vacant, designated for residential development
East	Office Professional & Village Residential (VR-7.3)	Residential-Office Professional (C31) & Rural Residential (RR)	S. Santa Fe Ave	Single-Family Residential
South	Open Space & Village Residential (VR 7.3)	Single Family Residential (RS)	Hannalei Drive & S. Santa Fe Ave	Single-Family Residential, School, Church
West	Village Residential (VR 7.3)	Single Family Residential (RS)	Lovely Lane & Hannalei Drive	Single-Family Residential

D. DEVELOPMENT PROPOSAL

The Vista II Residential Project (Project) includes a request for 37 multi-family condominium units and a subdivision of an 8.93-acre lot (APN 183-060-84-00) into three parcels. Lot 1, consisting of 3.52 acres, contains an existing church and an existing driveway that would be improved as secondary access for Lot 2. Proposed Lot 2, which is 5.33 acres, would be improved with 37 multi-family condominium units, parking and private useable open space. Pursuant to the Zoning Ordinance, Section 7350, a use permit is proposed to change the building type to multi-family and allow a reduction in setbacks. The third lot, Lot A, consists of an existing wireless facility to remain and is not approved for future development. Access to the site would be from Hannalei Drive with a secondary emergency access in the northwestern area of the site connecting to the adjacent church property to the west (on Lot 1). Private "Street A" would be constructed north of Hannalei Drive and loop west through the development. Additionally, seven private alleys would be located throughout the development.

The elevations provided for the project include six different architectural styles. The proposed units would be three- or four-bedroom, two-story, and vary from 1,875 square feet to 2,211 square feet. Each unit would include ground-level heating, ventilation, and air conditioning (HVAC) units. Each unit would have a two-car garage with EV charging capability (for a total of 74 enclosed parking spaces). Additional parking would include 37 on-street parking spaces and two Americans with Disabilities Act (ADA) parking stalls for a total of 111 total parking spaces. The project would also include approximately 9,762 square feet of private open space in balconies or patios (for a minimum of 100 square feet per unit), 12,125

square feet of common open space, and landscaping consisting of low- and medium-water-use plants. Common open space would include turf, picnic tables, and a barbeque area. A total of 61,462 total square feet of open space is proposed with this Project.

As part of the proposed Project, the utility infrastructure would be extended and relocated to the project site. Sewer would be provided by the Buena Sanitation District and water from the Vista Irrigation District. Existing sewer and water infrastructure is in Hannalei Drive and would be extended throughout the site for the residential units. Dry utilities that include electric and telecommunication infrastructure would be extended to the site from existing infrastructure, and the current overhead electrical lines that traverse the site would be undergrounded across the site and reconnected to the existing infrastructure off site. The proposed Project would also include the construction of curbs and gutters along the new roads, a biofiltration basin, and two underground vaults that would be used for stormwater pollutant control, hydromodification management control, and flood control detention for drainage from the project site. Earthwork would consist of 10,700 cubic yards of cut, 22,500 cubic yards of fill and 11,800 cubic yards of imported material.

Figure 3: Overall MUP Site Plan

Figure 4: Building Rendering

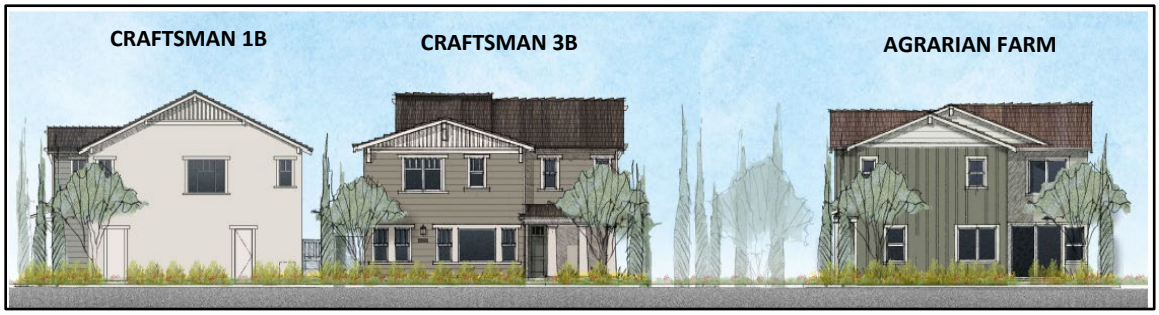


Figure 5: Conceptual Street Scene

Please refer to Attachment A – Planning Documentation, to view the Plot Plans, Elevations, Preliminary Grading Plans, and Conceptual Landscape Plans.

E. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the North County Metropolitan Subregional Plan, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

1. Key Requirements for Requested Actions

a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?

b. Does the project comply with the policies set forth under the North County Metropolitan Subregional Plan?

c. Is the proposed project consistent with the County's Zoning Ordinance?

d. Is the project consistent with other applicable County regulations?

e. Does the project comply with CEQA?

2. Analysis

Major Use Permit Findings

The discussion below pertains to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the Project in relation to each of these. The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent uses, residences, and commercial areas.

The majority of the properties surrounding the project site are developed with single-family residential and commercial uses, with some open space and education/institutional uses. The visual character surrounding the project site is characterized by medium density residential land uses, a church, an elementary school, and a rail line. The proposed development would be consistent with nearby medium density residential land uses with similar lot sizes, dwelling unit square footage, building heights, architectural design features, and landscaping. The project would include three private parks and private open space for every unit. The overall Landscape Concept Plan for the proposed project consists of a variety of native and non-native trees, shrubs, and ground cover that would be planted on site. A 6-foot-tall tubular fence would be constructed along the eastern, southern, and northern perimeters of the property. In addition, existing aboveground utility power poles on the project site would be undergrounded, further enhancing the visual aesthetic of the property. The overall bulk and scale of the proposed residences will be minimized and rendered more visually interesting through the use of three architectural styles. The resulting uses on the project site would be similar to those developed in the surrounding area. Additionally, the proposed design of the development footprint would be compatible with uses in the immediate area.

The project site as well as surrounding areas are zoned VR-7.3 with the Village General Plan designation. Properties within that zone are allowed a density of up to 7.3 dwelling units per acre. The current zoning designation permits only one detached single-family home per lot. The project seeks a waiver through the MUP process to allow multiple units per lot and to be consistent with the General Plan allowance of 7.3 units per acre. This results in a more economical and efficient use of land while providing additional amenities associated with development in Village areas. In addition to allowing multiple units, the MUP will reduce setback requirements, further enhancing land efficiency without compromising amenities or safety. The approval of the MUP, reviewed and accepted by the Vista Fire Protection District, will allow the development to achieve close to the maximum number of housing units allowed by the General Plan while ensuring that the project meets the community character, minimizes environmental impacts, and maintains health and safety standards.

Lot coverage is the amount of building area that occupies an individual property and is expressed as percentage (building area divided by the total lot area). Based on the zoning, there are no coverage requirements. However, the project is consistent with the coverage of the surrounding area, which consists of developed residences of similar size, churches, and a school. The coverage of the surrounding uses ranges from 14% to 80%. The total coverage on the project site will total approximately 39%. Although the new buildings are taller than the surrounding buildings to the west

of the project site, the apartments to the northeast of the subject site are of similar height (+/-30 feet). The proposed project is also consistent with the allowable height designation of 35-feet and no more than 2 stories. In addition, the proposed architectural materials are consistent with the surrounding areas and have optimum functionality. The architectural design includes earth tone colors, which match the surrounding development and are similar to the existing apartments located northeast of the project site.

Furthermore, a Preliminary Landscaping Plan was submitted for the project with landscaping proposed on all visible sides of the proposed development. Landscaping is proposed to help break up the view of the buildings' appearance. Trees and shrubs will be added along the perimeter of the project site. Therefore, as demonstrated above, the proposed project would be consistent with the scale and bulk of existing uses in the surrounding area.

Figure 6: Photo Simulation 1 (from S. Santa Fe Ave)

Figure 7: Photo Simulation 2 (from entry at Hannalei Drive)

Fire Protection

As part of the project review, the plans and associated documents were sent to the Vista Fire Protection District for review. The District reviewed the proposed reduced setbacks and did not have any concerns. According to the Fire Availability letter, the fire district is available to service the project site. The project includes two access roads and a turnaround for fire apparatus. All streets and driveways would be constructed to meet the County Fire Code, and the project has also been conditioned to comply with several fire requirements including sprinklers and signage as detailed in Attachment A

Biological Resources

Potential impacts to biological resources resulting from the proposed project were analyzed in a Biological Resources Letter Report. Three vegetation communities and land cover types were observed on the project site, and include a non-vegetated channel, disturbed habitat, and urban/developed land. Of the three vegetation communities and land cover types, non-vegetated channel is designated as a sensitive vegetation community. One sensitive plant species, San Diego County viguiera (Bahiopsis laciniata), and two sensitive wildlife species, Monarch butterfly (Danaus plexippus) and red-shouldered hawk (Buteo lineatus), were observed on the project site.

The Project was designed to completely avoid the non-vegetated channel and the San Diego County viguiera. Project implementation has the potential to impact sensitive wildlife species and bird and raptor species that are protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, Section 3504. A mitigation measure has been included for breeding season avoidance for nesting birds protected under the MBTA. If construction is conducted during the breeding season (January 15 through August 31), preconstruction surveys shall be conducted.

Furthermore, the implementation of standard construction BMPs, including dust suppression measures, erosion and sediment control measures, use of weed-free erosion control products, noise suppression measures, trash containment methods, and preparation and implementation of a Stormwater Pollution Prevention Plan, would prevent potential indirect impacts to sensitive biological resources.

Traffic and Mobility

The Traffic Study determined that the Project would generate 370 average daily trips (ADT) with 30 AM and 37 PM Peak Hour trips. The Traffic Study analyzed Hannalei Drive and the intersections of Hannalei Drive and Watson Way, Hannalei Drive and Woodland Drive, and the Hannalei Drive project driveway. All roadways and intersections within the study area were determined to have sufficient capacity with the addition of project traffic and operate at acceptable levels of service (LOS). The Project will be conditioned to participate in the Transportation Impact Fee (TIF) program which provides funding for construction of transportation facilities in proximity to the project area.

A Vehicle Miles Travelled (VMT) Screening analysis was also conducted for the project using the County of San Diego SB-743 Location-Based Screening Maps. The proposed project was screened out from conducting a VMT analysis as the proposed project is located within a VMT efficient area. However, since the project relies on 15183 Findings for CEQA purposes, traffic impacts for the Project were analyzed using Level of Service (LOS). As stated above, all roadways and intersection within the study area will still operate at an acceptable LOS with the addition of the trips generated by the project. Therefore, the project would not result in a significant direct or cumulative transportation impact and will be consistent with what was assumed in the General Plan Update EIR.

Noise Impacts

During operations, the project may be exposed to noise from the SPRINTER rail line, adjacent to the east of the project site and west of South Santa Fe Avenue. At 100 feet from the rail line, noise can reach 68 dBA, surpassing the 60 dBA standard for residences and the 65 dBA standard for multi-family homes. As such, a noise easement is required for the portion of the site within 300 feet of the SPRINTER rail line, and an interior noise study would be required to confirm interior noise levels at the project site meet General Plan standards. Compliance with the interior noise standard is also required in accordance with the existing California Building Code before obtaining a Building Permit. Additionally, residential units with a balcony or patio within 140 feet of the railroad centerline would potentially be exposed to exterior noise levels above 65 dBA CNEL. Therefore, development within 140 feet of that noise easement would be required to evaluate both the exterior and interior noise impacts prior to issuance of a building permit. Although the six-foot high decorative/landscape barrier is not a required mitigation measure, it may provide some benefits to attenuating the noise levels to meet the County's threshold. The purposed of the solid noise barrier along the exterior use areas within 140 feet of the railroad would be to break the line of sight from the noise source to the impacted areas.

During construction, noise and vibrations from equipment may occur. However, the project will follow best management practices to comply with local noise ordinances. Construction operations will also occur only during permitted hours of operation pursuant to Section 36.409. Furthermore, it is not anticipated that the project will operate construction equipment in excess of an average sound level

of 75dB between the hours of 7 AM and 7 PM because the noise level will continually be monitored during construction activities by the on-site inspector. If there were any complaints related to noise, the County Code Compliance division would be responsible for conducting a site investigation.

Greenhouse Gas (GHG)/Air Quality

The Board of Supervisors recently adopted a new Climate Action Plan (CAP) on September 11, 2024. The Draft Supplemental Environmental Impact Report and Draft Climate Action Plan were circulated for public review at the end of 2023 and the beginning of 2024. Due to the absence of an adopted CAP when the project was submitted with a complete application in 2022, compliance with the CAP was not utilized as the threshold in determining potential greenhouse gas (GHG) emission impacts and appropriate GHG emissions thresholds were considered for purposes of this analysis.

The Greenhouse Gas Emissions and Air Quality Technical Report prepared for the project included GHG and criteria pollutant emissions modeling using the California Emissions Estimator Model (CalEEMod) and analyzed the project's consistency with the 2022 California Air Resources Board Scoping Plan for Achieving Carbon Neutrality (2022 CARB Scoping Plan), adopted for achieving statewide emissions reduction goals outlined in Assembly Bill 1279, and local plans to achieve GHG targets. Based on the specific characteristics of this project including the project's less than significant impact associated with Vehicle Miles Traveled (VMT), current guidance provided by the Bay Area Air Quality Management District (BAAQMD) was used to evaluate GHG emissions.

Based on the BAAQMD guidance, a new development project needs to incorporate the following design elements to do its "fair share" of implementing the goal of carbon neutrality by 2045: 1. Transportation Electrification 2. VMT Reduction and 3. Building Decarbonization. The project would comply with these three design elements to do its "fair share" of implementing the goal of carbon neutrality by 2045. For example, the project would achieve compliance with the California Green Building Standards (CALGreen) Tier 2 off-street vehicle requirements. In addition, the Local Transportation Analysis (CRA 2022) for the project determined that the project is screened out from a VMT analysis because it is within a VMT-efficient area. Therefore, the project would have a less than significant impact associated with VMT.

The approval of the project would be conditioned with the requirement that new residences will be required to be constructed as all-electric structures, with no natural gas appliances or natural gas plumbing. Additionally, the project would be required to be consistent with all applicable energy efficiency requirements, including Title 24 Building Energy Efficiency Standards, to obtain building permits, and does not include any usual features that would result in wasteful, inefficient, or unnecessary energy usage. The project would provide needed housing consistent with the County of San Diego General Plan, and as such, energy expenditure to construct and operate the project would not be wasteful or inefficient. Therefore, while implementation of the project would result in a net increase in GHG emissions, the project will incorporate mitigation measures to reduce the project's impact. Based on the modeling, it was determined that the GHG emissions from the project's ongoing operation would comply with the County's threshold.

Based on the CalEEMod results, implementation of the proposed project would not result in a significant air quality impact. No mitigation measures would be necessary. The project will include best management practices, including watering exposed surfaces twice daily, and limiting vehicle speeds in high winds. Therefore, the project would not exceed San Diego Air Pollution Control District (SDAPCD) emissions thresholds for any pollutant, and the project would not result in a

significant impact related to criteria pollutant emissions during construction. Because emissions of criteria pollutants from implementation of the project would be below applicable thresholds, which are established to assist maintaining or achieving regional attainment in the San Diego Air Basin (SDAB), construction would not result in a cumulatively considerable contribution to regional acute and long-term health impacts related to nonattainment of the ambient air quality standards. Operational emissions would also be below SDAPCD emissions thresholds. Further, the proposed project would not place sensitive receptors within a screening distance for a source of toxic air contaminant (TACs) requiring a health risk assessment.

2. **General Plan Consistency**

The site is subject to the Village General Plan Regional Category and Village Residential (VR-7.3) Land Use Designations. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
Goal S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The Vista Fire Protection District has reviewed and approved the proposed project. The Fire Service Availability Form submitted for the Project indicates that fire protection facilities are adequate to serve the Project with an expected emergency travel time of 4 minutes. The Fire District provided project specific conditions including a condition for appropriate address assignment and signage for emergency response purposes.
Policy S-3.7 – Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	The proposed Project is required to obtain all necessary building permits which will be reviewed and approved by Vista Fire Protection District.
Policy LU-3.1 - Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	The proposed Major Use Permit would allow for diversity in building types by authorizing multiple dwelling units on one lot. The Project also includes three different floor plans with two architectural styles, craftsman and agrarian, allowing for more diversity. Proposed units would be three- or four-bedroom, two-story, and vary from 1,875 square feet to 2,211 square feet.

General Plan Policy	Explanation of Project Conformance
Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County's LID Handbook.	The Project has incorporated required stormwater management features in accordance with the County's Low Impact Development (LID) Handbook. The Project drainage would include the construction of curbs and gutters along new roads, a compact biofiltration basin combination, and two underground vaults that would be used for stormwater pollutant control, hydromodification management control, and flood control detention for drainage from the project site. The low flows in the northern portion of the site will be treated by the compact biofiltration system in the southern portion of the site.
Policy LU-9.12 Achieving Planned Densities in Villages. In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.	The project site is located with the VR-7.3 General Plan designation, which allows up to 39 units based on the acreage of the project site. Upon approval of the Major Use permit, the project will construct 37 multifamily dwelling units. The project is designed to be consistent with the community character by complying with the density, lot size and height requirements. The units will also be designed with earth tone colors and landscaping that will be in harmony with surrounding residential developments.
Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	The project requires water service from the Vista Irrigation District. According to the water service availability form dated May 2023, adequate water resources and entitlements are available to serve the project.

3. **Community Plan Consistency**

The Proposed Project is consistent with the following relevant North County Metropolitan Subregional Plan goals, policies, and actions as described in Table E-2.

Table E-2: Community Plan Conformance

North County Metro Subregional Plan Policy	Explanation of Project Conformance
Land Use Policy 1. Increase City-County Planning Cooperation. Because A. cities of the Subregion are closely related to the surrounding area in terms of public services, travel patterns, and community identity; and B. the cities and County are generally agreed on the spheres of influence boundaries, which were adopted by the Local Agency Formation Commission (LAFCO). The County will cooperate in the planning and regulating of growth in the unincorporated territory within each city's sphere of influence. Future County decisions on proposed projects in the sphere areas will take each City's planning objectives into consideration.	On February 2, 2024, County Staff contacted the City Manager of the City of Vista to ensure they had an opportunity to provide feedback on the proposed Project. The City Manager confirmed that the City of Vista was not opposed to the project and that both the land use and density are consistent with their General Plan. Additionally, the project is in compliance with the City of Vista's development standards. A project located on Phillips Street, which is currently under construction, has a similar design and was processed through the City of Vista.

4. **Zoning Ordinance Consistency**

The Project complies with all applicable zoning requirements of the Single Family Residential (RS) Zoning Use Regulation with the incorporation of conditions of approval (Table E-3).

Table E-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RS	Yes. Single Family Residential zone is intended to create or enhance residential areas. The project would create 37 detached condominiums units.
Animal Regulation:	Q	N/A
Density:	-	N/A
Lot Size:	6000	Yes
Building Type:	C	Yes, upon approval of a MUP. The C-designator allows for one detached single family on a single lot. The MUP allows for multi-family condominium units.
Height:	G	Yes
Lot Coverage:	-	N/A

Setback:	H	Yes, upon approval of a MUP. The H-designator specifies a 50-foot front yard setback, 10-foot interior side, 35-foot exterior, and a 25-foot rear yard setback. The proposed project includes the following setbacks: 3-foot front yard setback, 5-foot rear yard setback, 5-foot interior side yard setback, and 5-foot exterior side yard setback. These reduced setback requirements will further enhance land efficiency without compromising amenities or safety.
Open Space:	-	Although there is no open space requirement, the applicant is providing a total of 61,462 square feet of open space.
Special Area Regulations:	-	N/A

Table E-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
	Multifamily condominium residential development is permitted within the Single-Family zone.	Yes ☒ No ☐
Section 4200 of the Zoning Ordinance describes the required minimum lot size.	The proposed tentative map is a condominium map. The project would comply with the minimum lot size.	Yes ☒ No ☐
Section 4300, the purpose of these provisions is to allow flexibility within the development regulations to identify structural types and sizes most appropriate to the various geographic settings and special local policies of San Diego County.	The project has a Building Type Designation of "C," which allows one single detached dwelling unit per lot. Upon the approval of the MUP, the project will be allowed to construct multiple detached dwelling units on one lot, which would be consistent with the VR-7.3 zone.	Yes ☒ No ☐ Upon approval of a MUP.
Section 4600 of the Zoning Ordinance requires the Project to comply with the "G" building height requirements.	The "G" height designator specifies a maximum height of 35 feet and 2 stories. The proposed project would be	Yes ☒ No ☐

Development Standard	Proposed/Provided	Complies?
	limited to two stories, not to exceed 35 feet.	
The project has a Setback Designation of "H." This is subject to Zoning Ordinance Section 4800. FY:50', IS: 10', ES: 35' and RY: 25'. Setbacks also subject to ZO sec 6642 and 6645 for Planned Developments.	The H designator allows setbacks of 50-feet front yard, 10-feet interior, 35-feet exterior, and 25-feet rear yard. Upon approval of the MUP, the project includes the following setbacks: 3-foot front yard setback, 5-foot rear yard setback, 5-foot interior side yard setback, and 5-foot exterior side yard setback. As part of the MUP process, health and safety standards were evaluated for the reduction in the setbacks.	Yes ☒ No ☐ Upon approval of a MUP
Section 7350 known as the Use Permit procedure allows use permit to be granted. A use permit may be granted to provide for the accommodation of land uses with special site or design requirements, operating characteristics, or potential adverse effects on surroundings, through review and, where necessary, the imposition of special conditions of approval.	The proposed project is seeking a waiver through the MUP process to allow multiple dwelling units on one lot and reduction in setbacks to allow the project to maximize the number of housing units allowed in the VR-7.3 designation.	Yes ☒ No ☐ Upon approval of a MUP

5. **Subdivision Ordinance Consistency**

The project has been reviewed for compliance with the Subdivision Ordinance. The project is consistent with the requirements for major subdivisions in terms of design (Section 81.401), dedication and access (Section 81.402), and improvements (Sections 81.403 and 81.404). The project includes requirements and conditions of approval necessary to ensure that the project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

6. **California Environmental Quality Act (CEQA) Compliance**

The Proposed Project has been reviewed for compliance with CEQA Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183 (Attachment D). CEQA Section Guidelines Section 15183 provides an exemption

from additional environmental review for projects that are consistent with the development of density established by the General Plan as long as there are no project-specific impacts beyond those analyzed in the certified GPU EIR (i.e., peculiar impacts). For the proposed Project, the planning level document is the General Plan Update EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are specific to the project or its site. Once certain mitigation measures from the GPU EIR are incorporated, there will not be any new significant effects on the environment. Details of these mitigation measures can be found in the Resolution, and Form in Decision (Attachments B and C).

Applicable County Regulations

Table E-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been reviewed and found to be in conformance with the RPO. There are no RPO steep slopes on the property, no cultural resources, and no floodway/flood plains. Biological resources considered sensitive by the RPO will be avoided for full compliance with the RPO.
b. County Consolidated Fire Code	The Project has been reviewed by the Vista Fire Protection District and has been accepted in compliance with the County Consolidated Fire Code. The following features have been incorporated into the project design: • Private residential driveways and roadways that provide access to not more than two single family dwellings or dwelling lots are required to be a paved minimum unobstructed width of 16 feet and a minimum 13'6" vertical clearance. • At the minimum of 24 feet wide there will be no parking on the Private Street, Cul-de-Sac, and the Private Driveway. • The roadways shall be marked as "No Parking." • Roadway design features (speed bumps, speed humps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on fire access roadways. • All fire access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. If the roadway becomes undrivable, a Stop Work Order may be issued until access is restored. • Address numbers shall be at least 4 inches in height and placed upon a background of contrasting color. Additional address number signs visible from either direction of approach shall be provided at the entry to driveways when the building address cannot be read from the street. • All residential structures and attached garages built on the subject property are required to have residential fire sprinkler systems installed.

	• Any gate or barrier across a fire access roadway must meet Vista Fire Department standards and have specific plans reviewed and approved prior to installation. Gate swing shall not obstruct the width of any fire lane. • All gates serving residential projects must be automatic. Automatic gates must be equipped with sensors detecting emergency vehicle strobe lights from any direction of approach. In addition, Knox brand key-operated electric switches keyed to Vista Fire Department specifications are required. Both the strobe light detector and Knox switch shall override all gate functions and open the gate. • The required fire flow shall be 1500 gallons per minute for a 2-hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system can meet the required fire flow prior to building permit issuance.
c. Noise Ordinance	The Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Light Pollution Code	The Project will implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO. The Project will require installation of BMPs such as a bio retention area for treatment of stormwater.

F. PUBLIC INPUT

At the time of application submittal on November 17, 2022, and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 1500 feet of the project site. Notice of the Project was also posted at the site. Staff received nine emails with comments on the project application. Concerns associated with the project application included traffic, road safety, the adjacent school, sidewalks, and replacing the ball fields.

The property is not located in an area of the County represented by Community Planning Group or Sponsor Group. Therefore, the applicant led a public meeting at the Stonebrooke Church on August 28, 2023. Topics that were discussed included parking, flooding, the adjacent school, and traffic.

Environmental Findings and all associated technical studies were circulated for a 30-day public disclosure period from September 26, 2024 to October 25, 2024. Public notices were sent to all property owners within a 1,000-foot radius of the project site. Staff received five comment letters including a support letter from the San Diego County Archaeological Society and four letters expressing concerns regarding drainage and/or traffic and road safety.

A drainage study was prepared for the Project that includes a hydraulic analysis of the site in its existing condition and its proposed condition. To mitigate peak flows, underground storage vaults are proposed

to store and slowly release stormwater. It was also determined that during a 100-year storm event, the peak flows at build out would be less than the current condition. Therefore, it was determined that the project will not have impacts associate with drainage, flooding or water runoff.

In response to public feedback that the traffic counts in the traffic analysis were taken when school was not in session, the traffic consultant conducted new traffic counts in October 2024. The updated counts were reviewed by the traffic specialist and it was determined there was still sufficient capacity on nearby roads and intersections to accommodate project traffic without exceeding thresholds. Written correspondence received from members of the public as well as responses to these comments are included in Attachment F- Public Documentation.

Notice of today's hearing was sent to all property owners within a 1,000-foot radius of the project site.

G. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

a. Adopt the Environmental Findings which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Attachment D and E).

b. Adopt the TM Resolution PDS2022-TM-5647, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County regulations as set forth in the Resolution of Approval (Attachment B).

c. Grant MUP Decision PDS2022-MUP-22-011, which includes the requirements and conditions set forth in the Form on Decision (Attachment C).

Report Prepared By:	***Report Approved By:***
Daniella Hofreiter, Planning Manager	Vince Nicoletti, Interim Director
(619) 629-4431	(858) 694-3075
Daniella.Hofreiter@sdcounty.ca.gov	Vince.Nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____

VINCE NICOLETTI, INTERIM DIRECTOR

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Resolution Approving PDS2022-TM-5647
Attachment C – Form of Decision Approving PDS2022-MUP-22-011
Attachment D – Environmental Documentation
Attachment E – Environmental Findings
Attachment F – Public Documentation
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

COUNTY OF SAN DIEGO TRACT NO. 5647
VISTA II MULTI-FAMILY

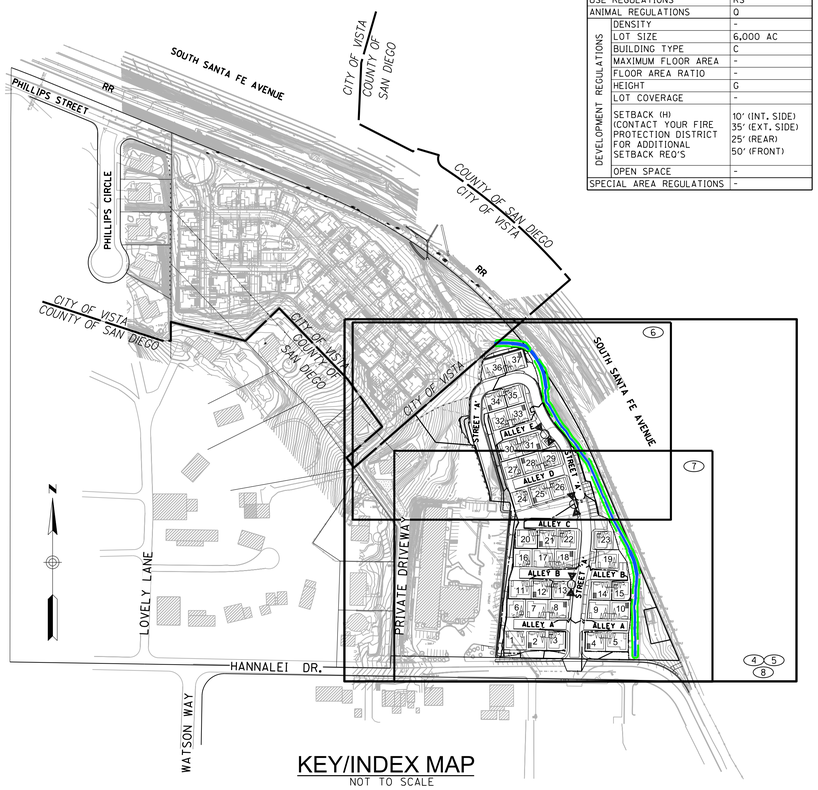
LEGEND

	STANDARD DWGS.	SYMBOL
PROPERTY BOUNDARY		
EXISTING EDGE OF PAVEMENT		
EXISTING BUILDING		
EXISTING MAJOR CONTOUR		550
EXISTING MINOR CONTOUR		
EXISTING FENCE		
EXISTING SPOT ELEVATION		× 495.8
EXISTING SEWER MAIN		S
EXISTING SEWER MANHOLE		
EXISTING SEWER CLEANOUT		
EXISTING WATER MAIN		W
PROPOSED TOE OF SLOPE		
PROPOSED SLOPE		
PROPOSED RETAINING WALL		
PROPOSED SEWER MAIN (8"PVC)		S
PROPOSED SEWER MANHOLE		
PROPOSED WATER MAIN (8"PVC)		W
PROPOSED BLOW OFF VALVE		
PROPOSED AIR VAC VALVE		
PROPOSED FIRE HYDRANT		
PROPOSED METER BOX		WM
PROPOSED BACKFLOW		
PROPOSED WATER QUALITY BMP (MODULAR WETLAND SYSTEM)		
PROPOSED STORM DRAIN (SIZE PER PLAN)		SD
PROPOSED RIPRAP		
PROPOSED HEADWALL		
PROPOSED PRIVATE BROW DITCH		
PROPOSED STREET LIGHT (PVT.)		
PROPOSED PARKING STALL COUNT		3
AQUATIC RESOURCES		

LIST OF ABBREVIATIONS

AC	ASPHALT CONCRETE	LF	LINEAR FEET
APN	ASSESSOR'S PARCEL NUMBER	LP	LOW POINT
AV	AIR & VACUUM ASSEMBLY	LT	LEFT
BO	BLOWOFF	MOD.	MODIFIED
BVC	BEGIN VERTICAL CURVE	P/L	PROPERTY LINE
C&G	CURB AND GUTTER	PCR	POINT OF CURB RETURN
C.B.	CATCH BASIN	PED	PEDESTRIAN
C.O.	CLEAN OUT	PI	POINT OF INTEREST
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CL	CLASS	R	RADIUS
CML&C	CEMENT MORTAR LINED & COATING	R/W	RIGHT OF WAY
D.G.	DECOMPOSED GRANITE	RCB	REINFORCED CONCRETE BOX
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	RT	RIGHT
EC	END OF CURVE	RW	RECYCLED WATER
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SDRSD	SAN DIEGO REGIONAL STANDARD DRAWINGS
EX.	EXISTING	TEMP.	TEMPORARY
F.H.	FIRE HYDRANT	TP	TOP OF PIPE
FG	FINISHED GRADE	VC	VERTICAL CURVE
FL	FLOW LINE	W	WATER
G1	GRADE 1	W/	WITH
G2	GRADE 2	WSP	WATER STEEL PIPE
HP	HIGH POINT		

ZONE BOX (RS)		
USE REGULATIONS		RS
ANIMAL REGULATIONS		O
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE	6,000 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
	SETBACK (H) (CONTACT YOUR FIRE PROTECTION DISTRICT FOR ADDITIONAL SETBACK REQ'S	10' (INT. SIDE) 35' (EXT. SIDE) 25' (REAR) 50' (FRONT)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		-



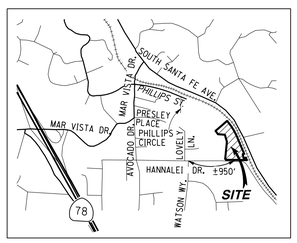
KEY/INDEX MAP
NOT TO SCALE

INDEX LEGEND

	SHEET
3	SHEET NUMBER
37	BUILDING NUMBER
	FIRE HYDRANT

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS SHEET
3	CROSS SECTIONS SHEET
4	EXISTING CONDITIONS SHEET
5	DEMOLITION PLAN SHEET
6	TENTATIVE MAP NORTH SHEET
7	TENTATIVE MAP SOUTH SHEET
8	TENTATIVE MAP FIRE TRUCK TRAVEL PATH SHEET



VICINITY MAP
NOT TO SCALE

ENVIRONMENTAL NOTE:

THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW:

- U.S. ARMY CORPS OF ENGINEERS: 6010 HIDDEN VALLEY RD, SUITE 105, CARLSBAD, CA 92011-4219; (858) 674-5386; HTTP://WWW.USACE.ARMY.MIL/

- REGIONAL WATER QUALITY CONTROL BOARD: 9174 SKY PARK COURT, SUITE 100, SAN DIEGO, CA 92123-4340; (858) 467-2952; HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/

- UNITED STATES FISH AND WILDLIFE SERVICE: 2177 SALK AVE, SUITE 250, CARLSBAD, CA 92008;(760)431-9440; HTTPS://WWW.FWS.GOV/

- CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 467-4201; HTTP://WWW.DFG.CA.GOV/"

WAIVER/DEVIATION REQUESTS:

1) PROJECT BOUNDARY SETBACK DEVIATION FOR UNIT 36 AND 37
   25' REQUIRED
   19.8' PROVIDED (UNIT 36)
   23.3' PROVIDED (UNIT37)

2) PRIVATE USABLE OPEN SPACE DEVIATION
   10'X10' MINIMUM REQUIRED
   PROPOSE TO USE ENTIRE
   REAR AND SIDE YARD
   SPACE PROVIDED.

DENSITY:

MAXIMUM DENISTY ALLOWED: (7.3/AC) X 5.33 AC = 39 UNITS
DENSITY PROPOSED: (3.9/AC) X 5.33 AC = 37 UNITS

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

KAREN VAN ERT, RCE 56991

CONDOMINIUM STATEMENT:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODE. THE MAXIMUM NUMBER OF UNITS IS 37.

GENERAL SLOPE ANALYSIS TABLE:

LOT NO.	HIGH PT.	LOW PT.	LENGTH	SLOPE AVG.
LOT 1	543	491	608	8.5%
LOT 2	501	473	809	3.5%
LOT 'A'	482	479	39	7.7%

COUNTY OF SAN DIEGO OPEN SPACE REQUIREMENTS:

PRIVATE USABLE OPEN SPACE:
REQUIRED: 400 sf/UNIT
400 sf x 37 UNITS = 14,800 sf

PROVIDED: 14,800 sf

CONSERVATION/GROUP OPEN SPACE:
REQUIRED: 25% OF SITE
0.25 x 232,193 sf = 58,048 sf

CONSERVATION OPEN SPACE: 51,182 sf

GROUP OPEN SPACE: 10,280 sf

TOTAL OPEN SPACE PROVIDED: 61,462 sf

LOT INFORMATION:

EXISTING	GROSS AC.	NET AC.
LOT 1	8.93	8.93

PROPOSED	GROSS AC.	OPEN SPACE	NET AC.
LOT 1	3.52	0	3.52
LOT 2	5.33	1.33	4.00
LOT 'A'	0.078	0	0.078

OWNER

BUENA VISTA BAPTIST CHURCH
145 HANNALEI DRIVE
VISTA, CA 92083

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

BUENA VISTA BAPTIST CHURCH
145 HANNALEI DRIVE
VISTA, CA 92083

APPLICANT

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA. 92626
(714) 434-4416

Bret Ilich

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATED GOVERNMENT SURVEY APPROVED DECEMBER 14, 1885.

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SAID NORTEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, DISTANT THEREON SOUTH 89 DEGREES 37'16"EAST, 930.30 FEET FROM THE SOUTHEAST CORNER OF LOT 16 OF ORLEAVO HEIGHTS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 1944, FILED SEPTEMBER 17, 1926, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 37'16"EAST, 418.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 89 DEGREES 37'16"EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, 303.05 FEET TO A POUNT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILWA; THENCE NORTH 23 DEGREES 40'46"WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 560.51 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1223.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE IN SAID SOUTHWESTERLY RIGHT OF WAY LINE, 384.12 FEET TO A POINT, A RADIAL LINE THROUGH SAID POINT BEARING NORTH 48 DEGREES 20' EAST; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 48 DEGREES 20' WEST, 513.00 FEET; THENCE SOUTH 36 DEGREES 50' EAST, 178.38 FEET; THENCE SOUTH 2 DEGREES 10' WEST, 347.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 OF SAID LAND, ALL MINERALS, OILS, GAS AND HYDRO-CARBON SUBSTANES AS RESERVED BY CHARLES E. CARVER AND FLORA S CARVER, IN DEED RECORDED MARCH 3, 1923 IN BOOK 926, PAGE 306 OF DEEDS.

A.P.N.: 183-060-84

GENERAL NOTES

1. EXISTING LOTS: 1
2. PROPOSED LOTS: 3
3. TOTAL # OF MF UNITS PROPOSED : 37 UNITS
   TOTAL # OF MF UNITS (ALLOWED) : 39 UNITS
4. TOTAL EXISTING AREA: 8.93 ACRES
5. A.P.N.: 183-060-84
6. EXISTING/PROPOSED GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-7.3)
7. EXISTING ZONING: RS
8. PROPOSED ZONING: RS
9. FIRE DISTRICT: VISTA FIRE PROTECTION DISTRICT
10. WATER DISTRICT: VISTA IRRIGATION DISTRICT
11. SCHOOL DISTRICT: VISTA UNIFIED SCHOOL DISTRICT
12. SEWER DISTRICT: CITY OF VISTA (BUENA SANITATION DISTRICT)
13. TAX RATE AREA: CITY OF VISTA
14. PLANNING AREA: NORTH COUNTY METRO

BENCHMARK

GPS STA. 2066 PER ROS 14023
VERTICAL DATUM: 1929 (NGVD 29)
ELEV.: 444.67

TOPOGRAPHY SOURCE

AERIAL SURVEY BY RICK ENGINEERING FLOWN: 12/16/2020

FIELD SURVEY VERIFICATION PERFORMED ON 4/08/2021
BY RICK ENGINEERING COMPANY

GEOTECHNICAL STUDY

"GEOTHECHNICAL INVESTIGATION, A 5.3 ACRE PHILLIPS SANTA FE RESIDENTIAL DEVELOPMENT PROJECT" DATED JUNE 11, 2021
PREPARED BY LEIGHTON & ASSOCIATES, INC.

GRADING QUANTITIES

ALL QUANTITIES ARE PRELIMINARY ONLY
PROPOSED CUT: 10,700 C.Y.
PROPOSED FILL: 22,500 C.Y.
PROPOSED IMPORT: 11,800 C.Y.

PARKING TABLE

REQUIRED (PER SEC. 6757 "OFFSTREET PARKING REGULATIONS")

+3 BDRM UNITS 2 SP/UNIT:	37 UNITS X 2 = 74 SPACES
GUEST (0.2 SP/UNIT):	37 UNITS X 0.2 = 8 SPACES
TOTAL REQUIRED:	82 SPACES

PROVIDED

GARAGES (2-CAR):	37 UNITS X 2-CAR GARAGE = 74 SPACES
ON-STREET (GUEST):	37 SPACES
TOTAL PROVIDED:	74+37 = 111 SPACES *

* INCLUDES 1 ADA STALL

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RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
J-19253B
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

Prepared By:
Name: Rick Engineering Company
Address: 5620 Friars Road, San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
TENTATIVE MAP

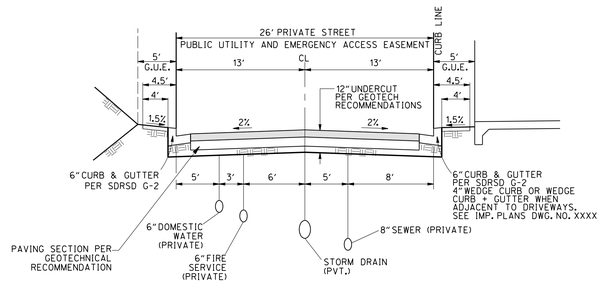
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	9/13/2024
Revision 2:	10/13/2023
Revision 1:	4/17/2023
Original Date:	9/30/2022

Sheet 1 of 8

COUNTY OF SAN DIEGO TRACT NO. TM

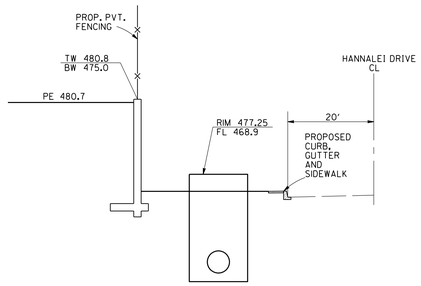
SDC PDS RCVD 09-13-24
TM5647

PRELIMINARY
NOT FOR CONSTRUCTION



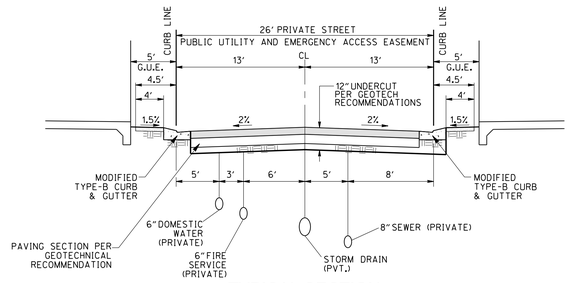
TYPICAL SECTION PRIVATE STREET "A"

NO SCALE
10+00-17+75 & 18+60-20+00



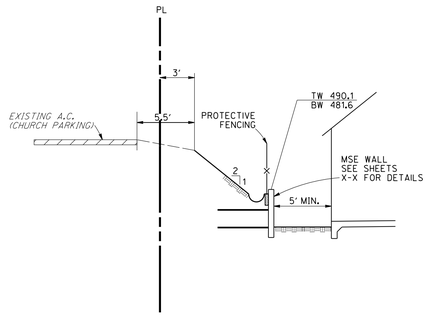
SECTION 1-1

N. T. S.



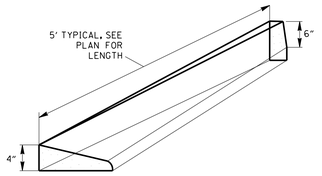
TYPICAL SECTION PRIVATE STREET "A"

NO SCALE
17+75-18+60



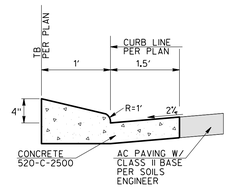
SECTION 2-2

N. T. S.



WEDGED CURB TO CURB TRANSITION PER RSD G-04B (PVT)

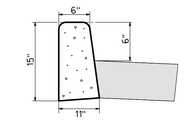
N. T. S.



* NOTE: TO BE USED AT ALL DRIVEWAYS ALONG PRIVATE STREETS 'A' AND 'B' AS WELL AS LOW SIDE OF PRIVATE ALLEYS

MODIFIED TYPE-B CURB & GUTTER (PVT.) PER RSD G-04A

N. T. S.



DETAIL: 6" CURB (PVT.) PER RSD G-1

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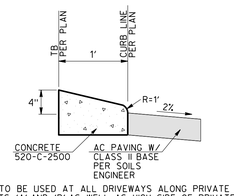
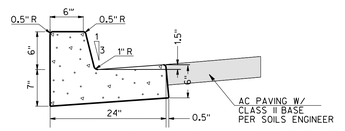


* NOTE: TO BE USED AT ALL DRIVEWAYS ALONG PRIVATE STREETS 'A' AND 'B' AS WELL AS HIGH SIDE OF PRIVATE ALLEYS

4" WEDGE CURB (PVT.)

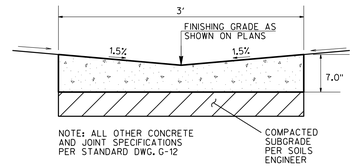
N. T. S.



NOTES: SEE COUNTY OF SAN DIEGO STANDARD DWG G-2 FOR FURTHER DETAIL

6" CURB & GUTTER (PVT) PER RSD G-2

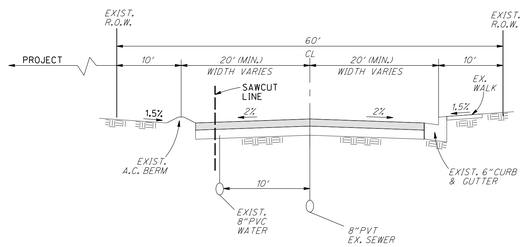
N. T. S.



NOTE: ALL OTHER CONCRETE AND JOINT SPECIFICATIONS PER STANDARD DWG. G-12

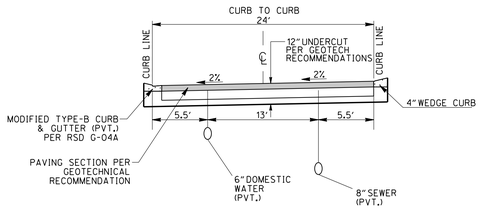
3' RIBBON GUTTER (PVT)

N. T. S.



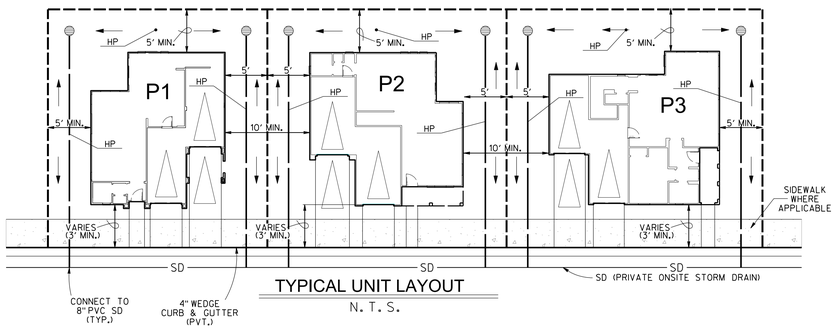
EXISTING HANNALEI DRIVE (PUBLIC)

NOT TO SCALE



TYPICAL ALLEY SECTION (PVT)

NO SCALE



TYPICAL UNIT LAYOUT

N. T. S.

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Address: 5620 Friars Road
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Phone #: (619) 291-0707

Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
TENTATIVE MAP
DETAILS

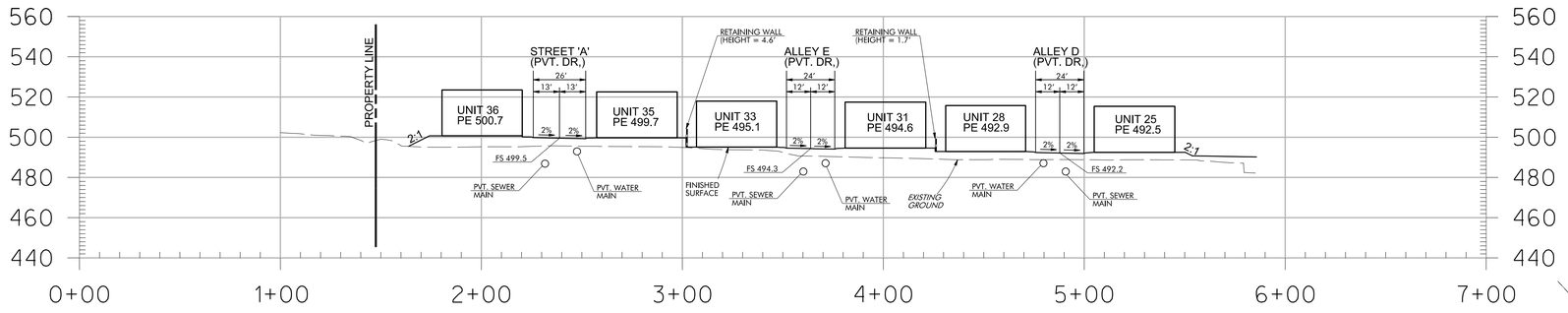
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 10/13/2023
Revision 1: 4/17/2023

Original Date: 9/30/2022

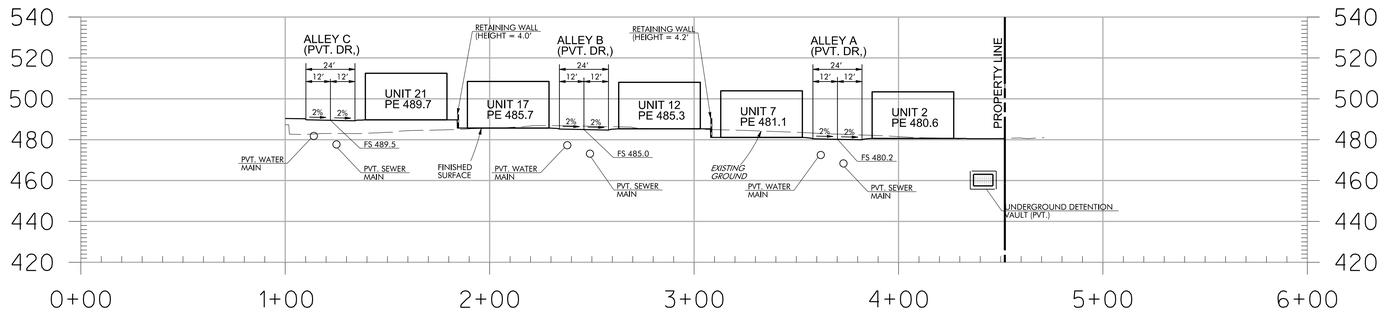
Sheet 2 of 8

COUNTY OF SAN DIEGO TRACT NO. TM

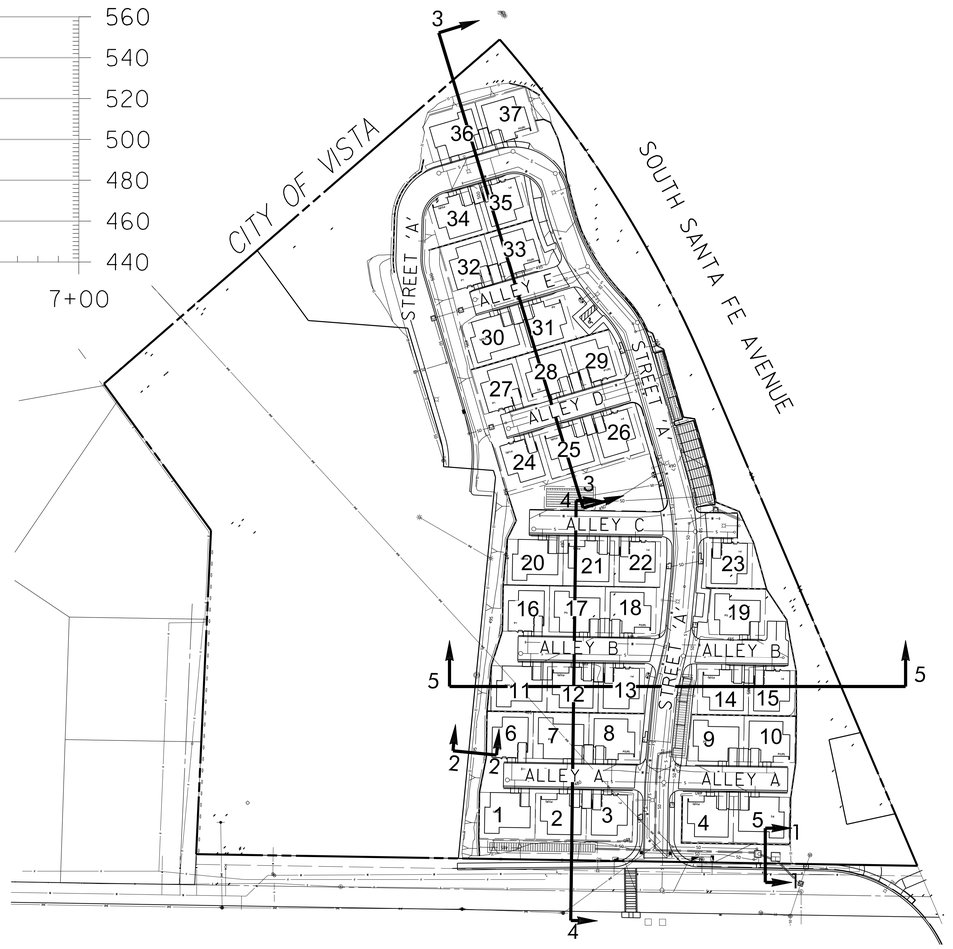
PRELIMINARY
NOT FOR CONSTRUCTION



SECTION 3-3
N. T. S.

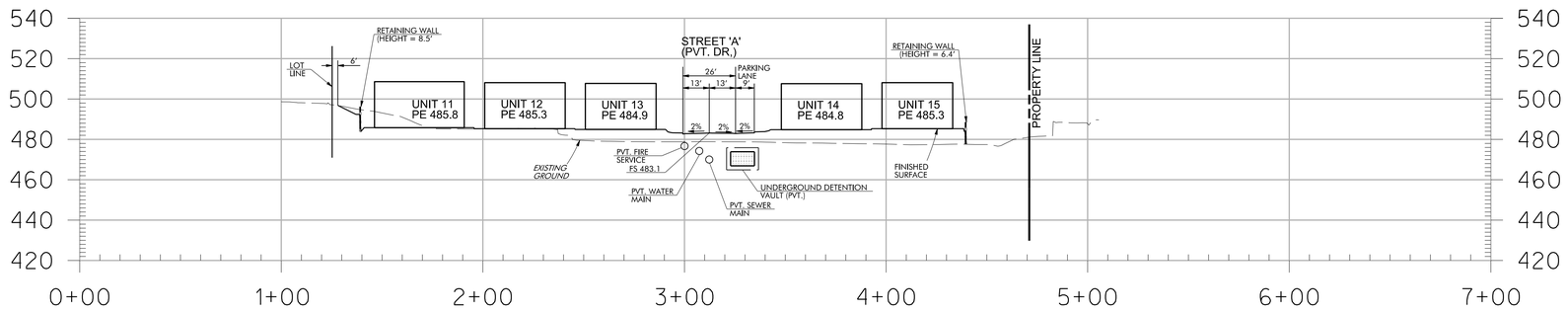


SECTION 4-4
N. T. S.



SECTION KEY MAP

60 30 0 60 120 180
GRAPHIC SCALE 1" = 60'



SECTION 5-5
N. T. S.

NOTE:
SEE SHEET 2 FOR CROSS SECTIONS 1-1 AND 2-2

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Phone #: (619) 291-0707

Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
TENTATIVE MAP
SITE CROSS SECTIONS

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	10/13/2023
Revision 1:	4/17/2023
Original Date:	9/30/2022

Sheet 3 of 8

COUNTY OF SAN DIEGO
TRACT NO. TM

PRELIMINARY
NOT FOR CONSTRUCTION

EASEMENT NOTES

(A) EXISTING TEMPORARY CONSTRUCTION EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(B) EXISTING DRAINAGE EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(C) EXISTING DRAINAGE EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(D) EXISTING TEMPORARY CONSTRUCTION EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(E) EXISTING PATH EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(F) EXISTING DRAINAGE EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(G) EXISTING "EASEMENT FOR COUNTY HIGHWAY" DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED 8/20/1959 IN BOOK 7840, PAGE 175, O.R. TO REMAIN

(H) EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES
PER DEED RECORDED 9-1-1927
IN BK 1367, PG 325
AND
EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES
PER DEED RECORDED 9-3-1930
IN BK 1817, PG 81 TO REMAIN

(I) EXISTING 12' SDG&E ESMT FOR UTILITIES PURPOSES
PER DEED RECORDED 1-02-1962
IN FILE # 265 TO REMAIN

(J) EXISTING SDG&E ESMT FOR UTILITIES PURPOSES
PER DEED RECORDED 8-5-1987
DOC. NO. 87-440960
AND
EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES
PER DEED RECORDED 9-3-1930
IN BK 1817, PG 81
AND
EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES
PER DEED RECORDED 12-29-1936
IN BK 605, PG 133
AND
EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES
PER DEED RECORDED NOV 30, 1959
IN BK 8017, PG 326 OF DEED'S (QUITCLAIMED)
(QUITCLAIM DEED REC. MAY 08, 1985
AS FILE NO. 85-162076 O.R.)

(K) EXISTING 2' ESMT FOR UTILITIES PURPOSES
PER DEED RECORDED 4-4-1917
IN BK 735, PG 30 (LOCATION BASED ON POLE LINE)
TO BE QUITCLAIMED

(L) EXISTING TEMPORARY ACCESS EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO BE QUITCLAIMED

(M) EXISTING TEMPORARY CONSTRUCTION EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(N) EXISTING SDG&E ESMT
PER DEED REC. 04-23-2010
DOC. NO. 2010-0204091 O.R.
APPROX LOCATION TO REMAIN

(O) EXISTING ESMT
PER DEED REC. 09-21-2021
DOC. NO. 2021-0666663 O.R.
SEWER EASEMENT GRANTED TO
BUENA SANITATION DISTRICT.
TO REMAIN

(P) EXISTING ESMT
PER DEED REC. 09-21-2021
DOC. NO. 2021-0666661 O.R.
UTILITY EASEMENT AND
EMERGENCY ACCESS EASEMENT
GRANTED TO THE CITY OF VISTA.
TO REMAIN

(Q) EXISTING ESMT
PER DEED REC. 09-16-2021
DOC. NO. 2021-0657923 O.R.
TEMPORARY CONSTRUCTION
EASEMENT GRANTED TO
CENTURY COMMUNITIES

(R) EXISTING ESMT
PER DEED REC. 09-16-2021
DOC. NO. 2021-0657923 O.R.
UTILITY AND EMERGENCY
ACCESS EASEMENT GRANTED
TO CENTURY COMMUNITIES
TO REMAIN

NON-PLOTTABLE EASEMENTS NOTE

THE LOCATION OF THE FOLLOWING EASEMENTS HAVE NO PLOTTABLE LOCATION AND ARE THEREFORE NOT SHOWN HEREON:

- PIPELINE EASEMENT IN FAVOR OF VISTA IRRIGATION DISTRICT RECORDED 10/6/1925 IN BK. 1109, PG. 201, O.R. SAID EASEMENT IS SUBJECT TO A CONSENT TO EASEMENTS AND AGREEMENTS RECORDED 3/04/2015 AS INST. NO. 2015-0098147, O.R. TO BE VACATED

- AN EASEMENT IN FAVOR OF SDG&E RECORDED FEB. 09, 2022 AS INST. NO. 2022-0061964, O.R. TO BE QUITCLAIMED

- CONTRACT FOR BUENO COLORADO ENTITLEMENT (WAIVED LAND) REC'D APRIL 04, 1979 AS FILE NO. 79-138279, O.R. BY VISTA IRRIGATION DISTRICT, AND BETWEEN VISTA BAPTIST CHURCH OF VISTA, AN ASSIGNMENT WAIVER (WAIVER OF WATER RIGHTS) REC'D APRIL 04, 1979 AS FILE NO. 79-138280, O.R.

40 20 0 40 80 120
GRAPHIC SCALE 1" = 40'

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San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
TENTATIVE MAP
EXISTING CONDITIONS

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	10/13/2023
Revision 1:	4/17/2023
Original Date:	9/30/2022

Sheet 4 of 8

COUNTY OF SAN DIEGO
TRACT NO. TM

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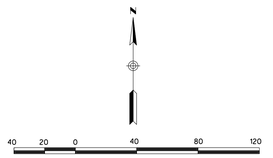
PHILLIPS BALLFIELD

EXISTING CONDITIONS MAP FOR: VISTA II

PRELIMINARY
NOT FOR CONSTRUCTION

DEMOLITION NOTES:

1. REMOVE EXISTING BUILDING FOUNDATION
2. REMOVE EXISTING AC PAVEMENT
3. REMOVE EXISTING CURB
4. REMOVE EXISTING RETAINING WALL
5. REMOVE EXISTING STORM DRAIN STRUCTURE
6. REMOVE EXISTING TABLES
7. REMOVE EXISTING ASPHALT
8. REMOVE EXISTING DITCH
9. CUT AND CAP EXISTNG SEWER LATERAL AT ROW
10. CUT AND CAP EXISTNG WATER LATERAL AT ROW
11. REMOVE EXISTING BACKFLOW DEVICE
12. REMOVE EXISTING WATER METER
13. REMOVE EXISTING STEPS AND HANDRAILS
14. EXISTNG POWERPOLES/GUYWIRE, PROTECT IN PLACE
15. EXISTNG DRY UTILITY, PROTECT IN PLACE
16. EXISTNG STORM DRAN STRUCTURE, PROTECT IN PLACE
17. EXISTNG SEWER MANHOLE, PROTECT IN PLACE
18. EXISTING RETAINING WALL, PROTECT IN PLACE
19. EXISTING FENCE, PROTECT IN PLACE
20. EXISTING BUILDING, PROTECT IN PLACE
21. EXISTNG CELL TOWER, PRTECT IN PLACE
22. EXISTNG TRAFFIC SIGN, PROTECT IN PLACE



GRAPHIC SCALE 1" = 40'

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Phone #: (619) 291-0707

Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
TENTATIVE MAP
DEMOLITION PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	10/13/2023
Revision 1:	4/17/2023
Original Date:	9/30/2022

Sheet 5 of 8

COUNTY OF SAN DIEGO TRACT NO. TM

PRELIMINARY
NOT FOR CONSTRUCTION

PHILLIPS BALLFIELD

EXISTING CONDITIONS MAP FOR: VISTA II

SEE SHEET NO. 7

30 15 0 30 60 90

GRAPHIC SCALE 1" = 30'

EASEMENT NOTES

1. PROPOSED 5' GENERAL UTILITY AND PEDESTRIAN ACCESS EASEMENT
2. PROPOSED GENERAL UTILITY AND EMERGENCY ACCESS EASEMENT
3. *EXISTING 2' WIDE SDG&E EASEMENT REC. 4/9/1917 IN BOOK 735, PG. 30, O.R., TO BE QUITCLAIMED*
5. PROPOSED SEWER ACCESS EASEMENT TO BE DEDICATED FOR THE BENEFIT OF THE BUENA SANITATION DISTRICT
6. PROPOSED 24' EMERGENCY ACCESS EASEMENT

PLAN NOTES

1. 6"CURB (PRIVATE)
2. 6"CURB & GUTTER (PRIVATE)
3. 4"WEDGE CURB (PRIVATE)
4. 4"WEDGE CURB & GUTTER (PRIVATE)
5. 4' SIDEWALK
6. PROPOSED PEDESTRIAN RAMP
7. P.V.C. WATER (PRIVATE)
8. 8"P.V.C. SEWER (PRIVATE)
9. 6"PVC FIRE SERVICE (PRIVATE)
10. PRIVATE RPDA
11. CONCRETE CROSS GUTTER
13. PARKING STALL (9' X 18')
14. PARALLEL PARKING STALL (9' X 23')
15. PROPOSED STREET LIGHT
19. 6' BUFFER (FROM AQUATIC RESOURCE)
20. RIPRAP PAD
21. PROPOSED FIRE HYDRANT
26. PROPOSED TYPE F CATCH BASIN
27. PROPOSED TYPE A-4 C.O.

NOISE NOTE

RESIDENTAIL UNITS WITH A BALCONY OR PATIO WITHIN 140 FT. OF THE RAILROAD CENTERLINE COULD POTENTIALLY BE EXPOSED TO EXTERIOR NOISE LEVELS ABOVE 65 dBA CNEL, AS REQUIRED BY POLICY N-2.2, AS A CONDITION OF APPROVAL, THESE UNITS WOULD BE DESIGNED TO INCLUDE A SOLID NOISE BARRIER THAT REDUCES NOISE EXPOSURE IN THE BALCONY OR PATIO TO BELOW 65 dBA CNEL BUT DOES NOT COMPLETELY ENCLOSE THE USABLE AREA.

NOTE
FOR EXISTING CONDITIONS AND EASEMENTS SEE SHEET 4

NOTE
ON-STREET VEHICULAR PARKING IS NOT ALLOWED ON STREET A OR ALLEYS A,B,C,D AND E, EXCEPT WHERE DESIGNATED

NOTE
PROPOSED STREET LIGHTS WILL COMPLY WITH STREET LIGHTING SPECIFICATIONS

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J-19253B

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Phone #: (619) 291-0707

Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
TENTATIVE MAP

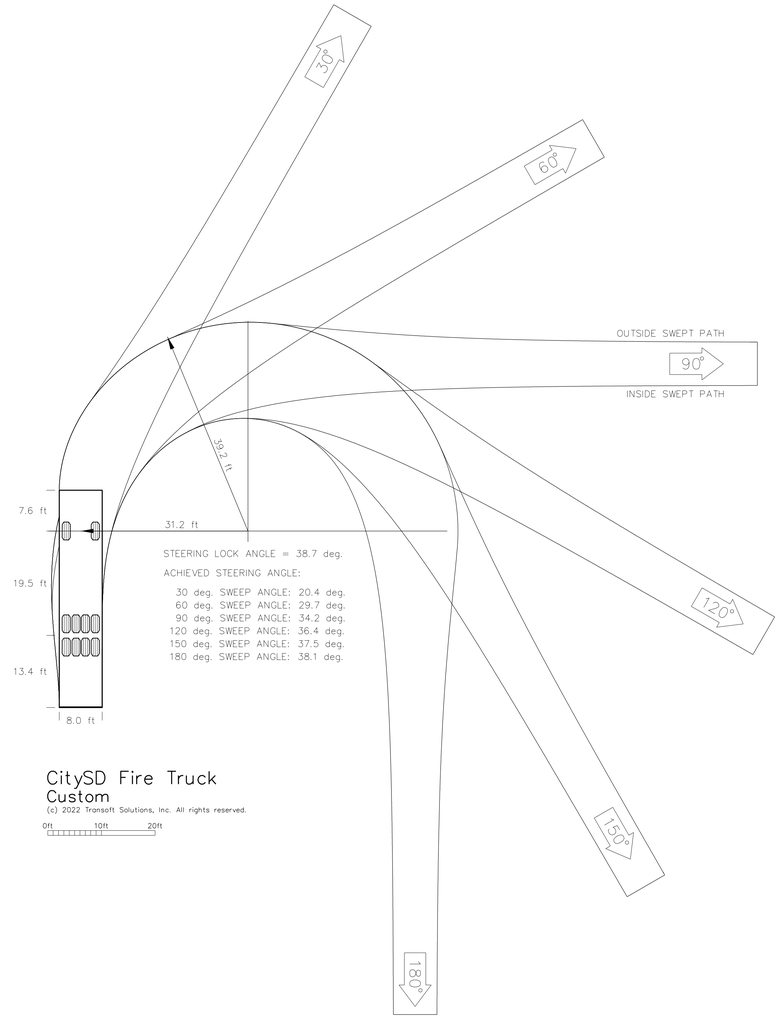
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	10/13/2023
Revision 1:	4/17/2023
Original Date:	9/30/2022

Sheet 6 of 8

COUNTY OF SAN DIEGO TRACT NO. TM

PRELIMINARY
NOT FOR CONSTRUCTION

SEE SHEET NO. 6
UNDERGROUND DETENTION VAULT (PVT.)
UNDERGROUND DETENTION VAULT (PVT.)
PVT. ALLEY C
PVT. ALLEY B
PVT. ALLEY B
PVT. ALLEY A
PVT. ALLEY A
PVT. ALLEY A
PVT. ALLEY B
PVT. ALLEY B
PVT. ALLEY B



CitySD Fire Truck
Custom

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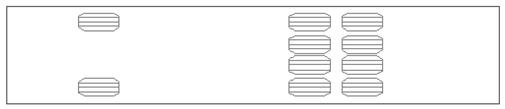
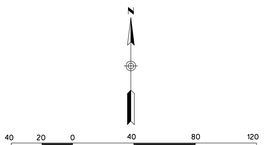
0ft 10ft 20ft



Overall Vehicle Length: 40.50 ft



GRAPHIC SCALE 1" = 40'

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Phone #: (619) 291-0707

Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
TENTATIVE MAP
FIRE TRUCK TRAVEL PATH

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 10/13/2023
Revision 1: 4/17/2023

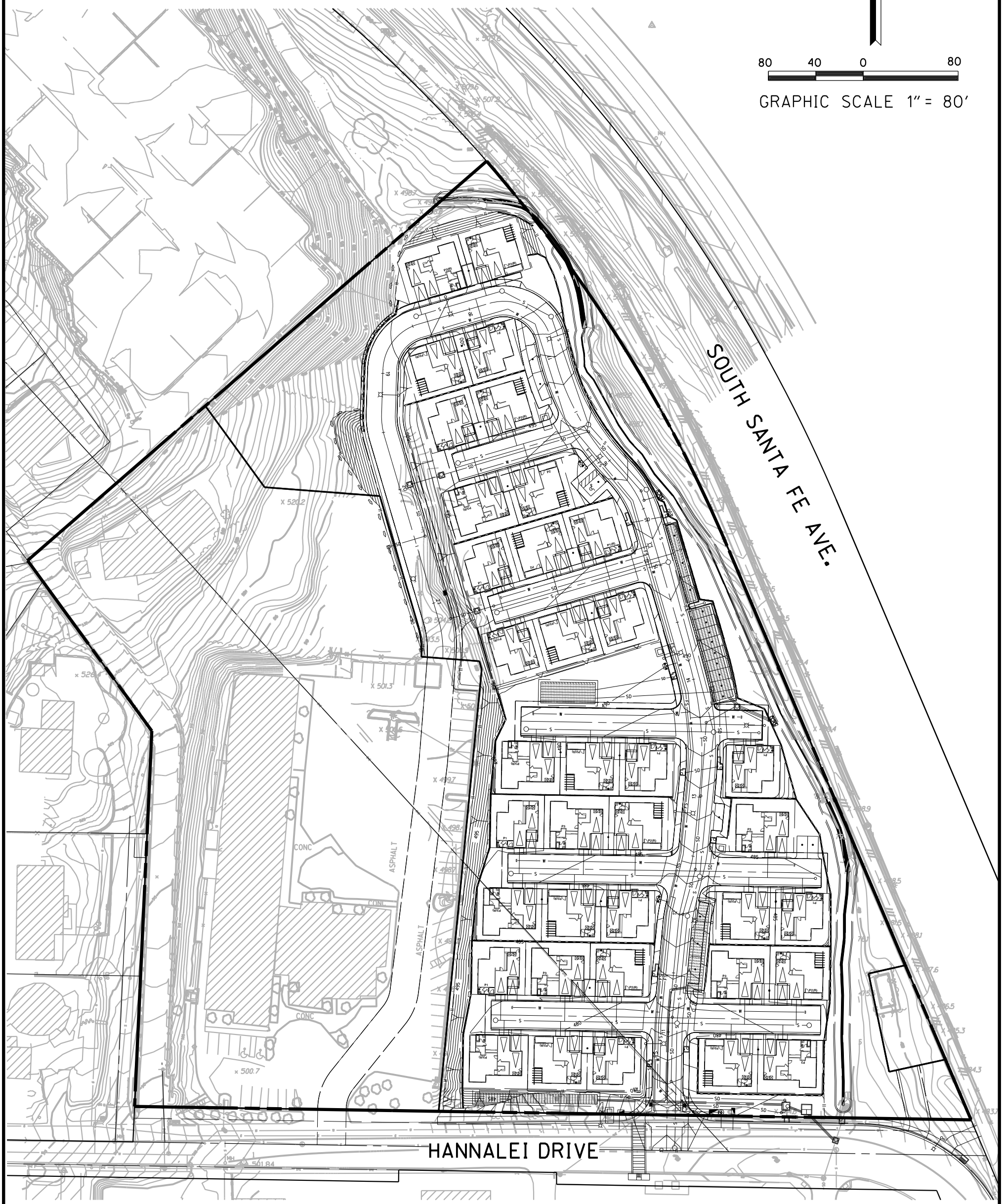
Original Date: 9/30/2022

Sheet 8 of 8

COUNTY OF SAN DIEGO TRACT NO. TM

PRELIMINARY
NOT FOR CONSTRUCTION

Plot Plan Exhibit
PDS-2022-TM-5647



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SDC PDS RCVD 09-13-24
TM5647

VISTA II MULTI-FAMILY
PDS2022-TM-5647
VISTA, CA

9/12/2024

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Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: November 6, 2024

1st Submittal:	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal:	04.13.2023

CONCEPTUAL SITE PLAN

0 25 50 100

REVISION 14
REVISION 13
REVISION 12
REVISION 11
REVISION 10
REVISION 9
REVISION 8
REVISION 7
REVISION 6
REVISION 5
REVISION 4
REVISION 3
REVISION 2
REVISION 1
ORIGINAL DATE: 10-16-2020
SHEET ___ OF ___

PRELIMINARY
NOT FOR CONSTRUCTION

VISTA 2, 145 HANNALEI

WARMINGTON RESIDENTIAL

ARCHITECT:

KTGY GROUP INC.

IRVINE, CA

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1: 02-02-2021

ORIGINAL DATE: 10-16-2020

SHEET 1 OF 15

Architecture + Planning
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Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

Warmington RESIDENTIAL
Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

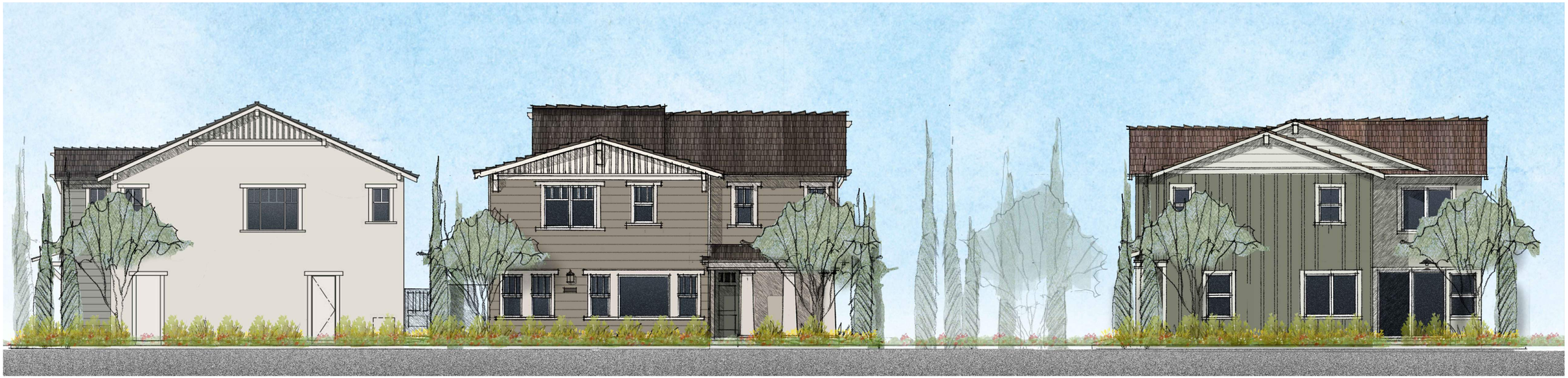
Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

COVER SHEET

A0.0

PRELIMINARY
NOT FOR CONSTRUCTION



PLAN 1B
CRAFTSMAN

PLAN 3B
CRAFTSMAN

PLAN 2A
AGRARIAN FARM

CONCEPTUAL STREET SCENE

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1: 02-02-2021
ORIGINAL DATE: 10-16-2020
SHEET 3 OF 15

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Warmington RESIDENTIAL
Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 1/8"=1'-0"
0 4 8 16

STREET SCENE
SOUTH OF OPEN SPACE VIEWING EAST

AI.0

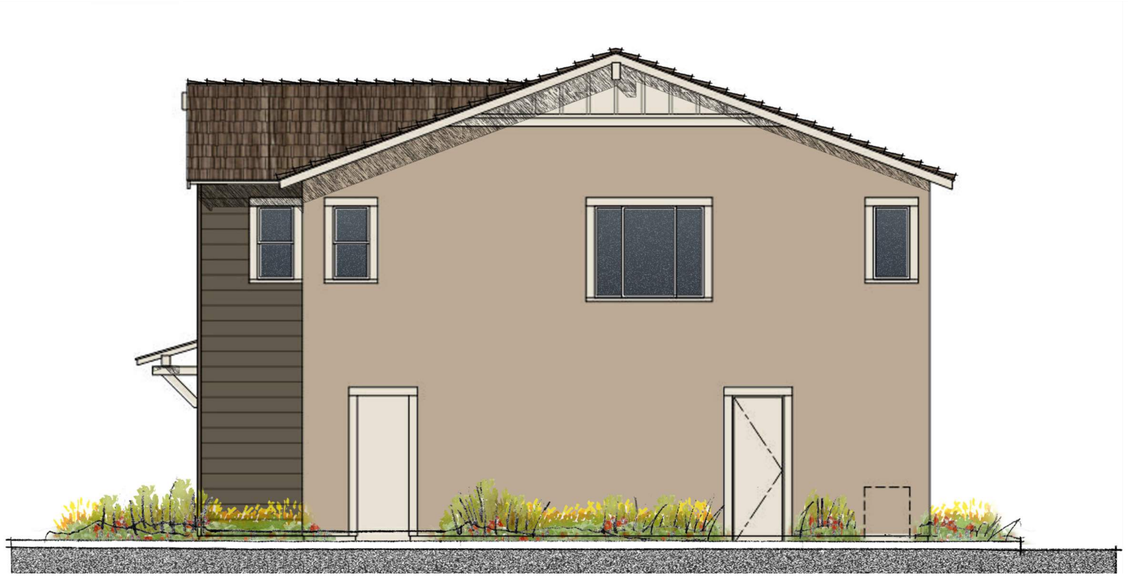
PRELIMINARY
NOT FOR CONSTRUCTION

A - MATERIAL LEGEND

1. Stucco, Light Sand Finish (16/20)
2. Composite Shingle Roof (No Rake Tile)
3. 2x6 Wood Barge Board
4. 2x3 Wood Eave Board
5. 10" Exp. Horizontal Fiber Cement (FC) Bd. Siding (W.O.)
6. Cementitious Vert. Board & Batt (18" Exposure) (W.O.)
7. Vinyl Windows
8. 2x6 Fiber Cement (FC) Window Trim Surround (Enhanced Locations Only)
9. 2x Flat FC Sill Trim (Enhanced Locations Only)
10. 1x6 Stucco o/Foam Window Trim Surround
11. 2x3 Stucco o/Flat Foam Window Sill
12. Roof Awning with Wood Out Looker/Brace and Beam (W.O.)
13. Wood Outlookers
14. 2x3 FC Bd. Corner Trim
15. Wrapped Wood Post and Beam
16. Patio Door
17. Faux Wood Corbel
18. Cement Bd. Trim Bands
19. Not Used
20. Fiberglass Entry Doors
21. Decorative Exterior Lights & Raised Address Sign
22. Metal Sectional Garage Door

LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

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VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 1/4"=1'-0"
0 2 4 8

PLAN 1A - ELEVATIONS
AGRARIAN FARM STYLE

A2.0

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1: 02-02-2021
ORIGINAL DATE: 10-16-2020
SHEET 4 OF 15

B - MATERIAL LEGEND

1. Stucco, Light Sand Finish (16/20)
2. Composite Shingle Roof (No Rake Tile)
3. 6x8 Wood Outlooker w/ Brace (W.O.)
4. Vinyl Windows w/ Decorative Muntins
5. 2x6 Wood Barge Board
6. 2x3 Wood Eave Board
7. Fiber Cement (FC) Wrapped Tapered Columns
9. 2x6 FC Trim Surround (8" Ext.- Enhanced Only)
10. 2x4 FC Sill Trim (8" Ext.) (Enhanced Only)
11. 1x6 Stucco o/Foam Window Trim Surround (8" Ext.)
12. 2x3 Stucco o/Flat Foam Window Sill (8" Ext.)
13. 10" Exposure Horizontal FC Siding (W.O.)
14. 2x6 Vertical FC Boards with Faux Vent (3" Space)
15. Roof Awning with Wood Out Looker/Brace and Beam (W.O.)
16. 2x3 FC Corner Trim
17. Faux Wood Corbel
18. 2X3 FC Trim over 2x Trim Band
20. 2x6 Exposed Wood Truss Tails
21. Fiberglass Entry Doors
22. Decorative Exterior Lights & Raised Address
23. Metal Sectional Garage Door
24. Patio Door

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

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VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

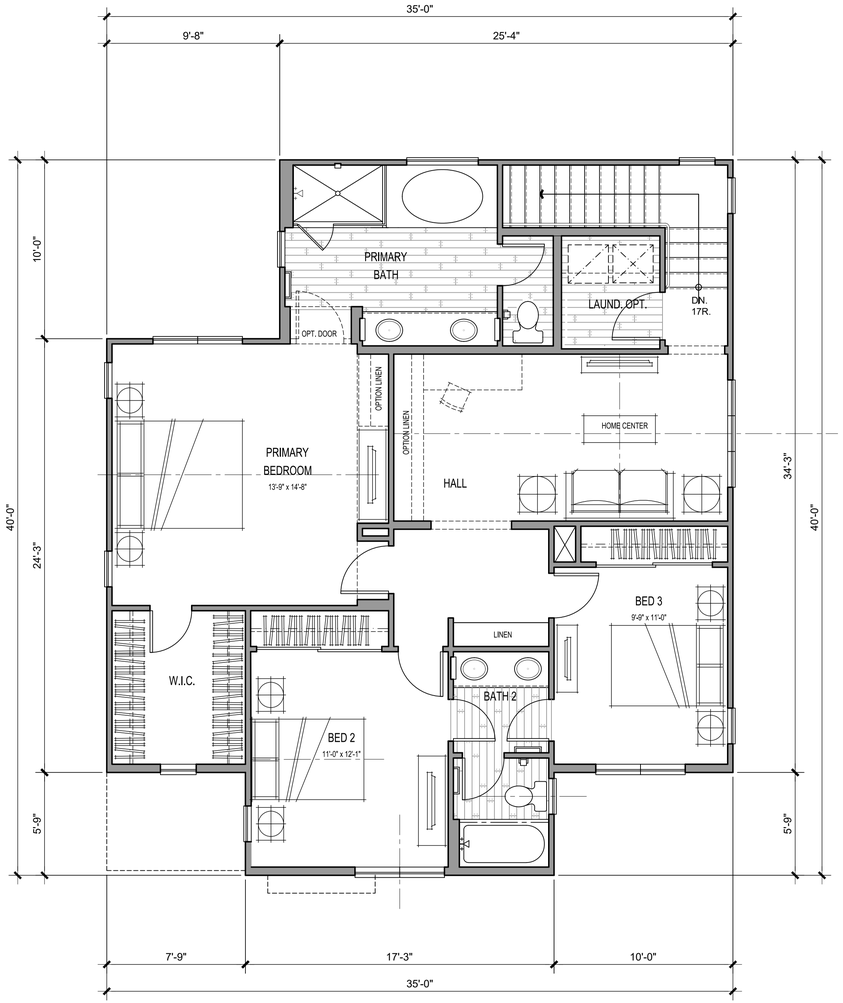
SCALE: 1/4"=1'-0"
0 2 4 8

PLAN 1B - ELEVATIONS
CRAFTSMAN STYLE

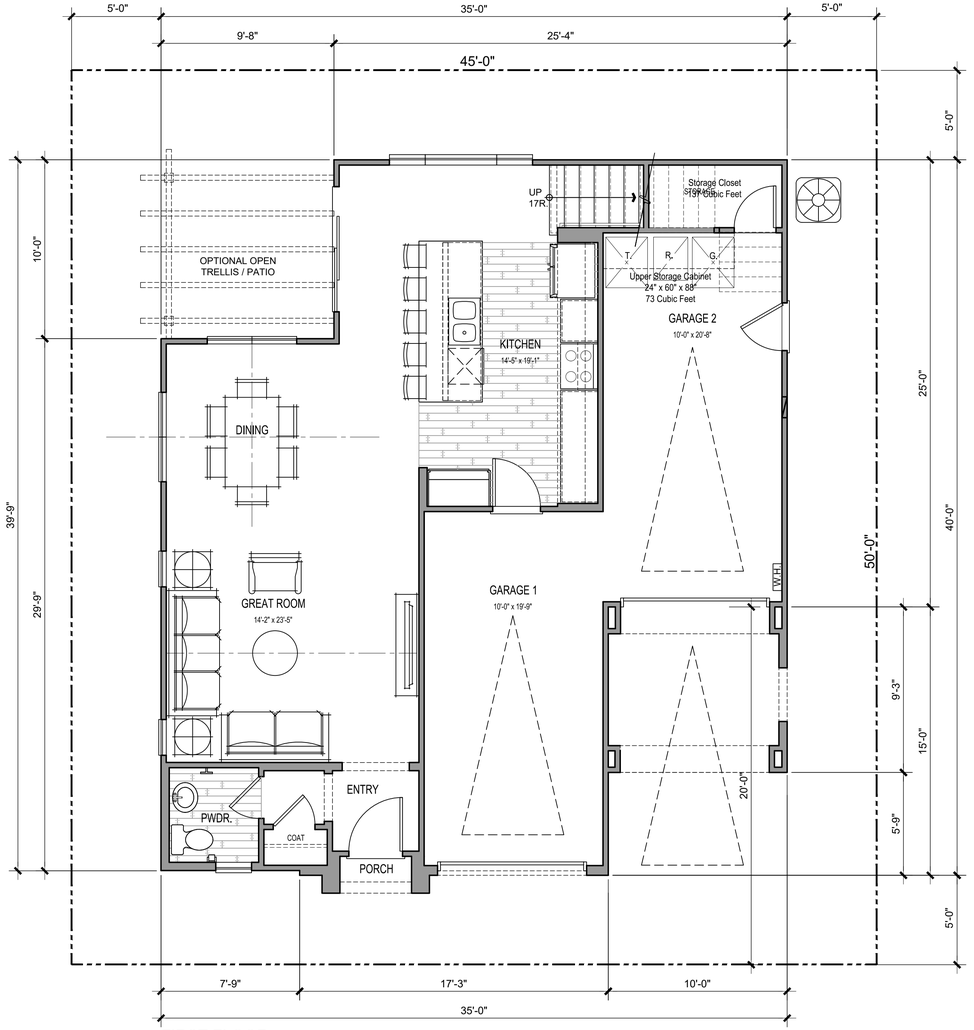
REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1: 02-02-2021
ORIGINAL DATE: 10-16-2020
SHEET 5 OF 15

A2.1

PRELIMINARY
NOT FOR CONSTRUCTION



SECOND FLOOR



FIRST FLOOR

P1 GROSS SF	
1ST FLOOR	735 SQ. FT.
2ND FLOOR	1140 SQ. FT.
TOTAL LIVING	1875 SQ. FT.
GARAGE	421 SQ. FT.

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1: 02-02-2021

ORIGINAL DATE: 10-16-2020

SHEET 6 OF 15

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VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

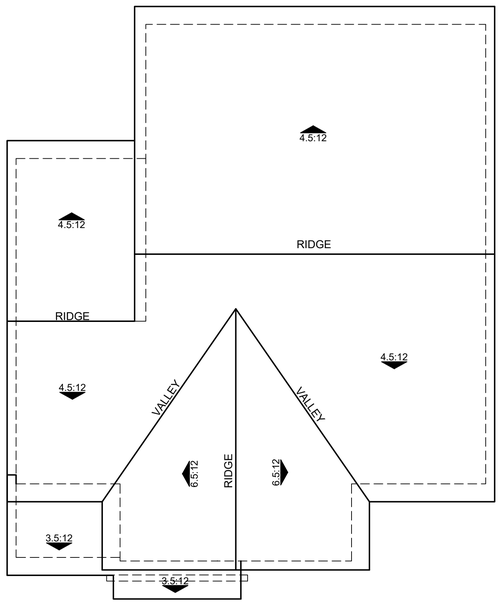
1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 1/4"=1'-0"
0 2 4 8

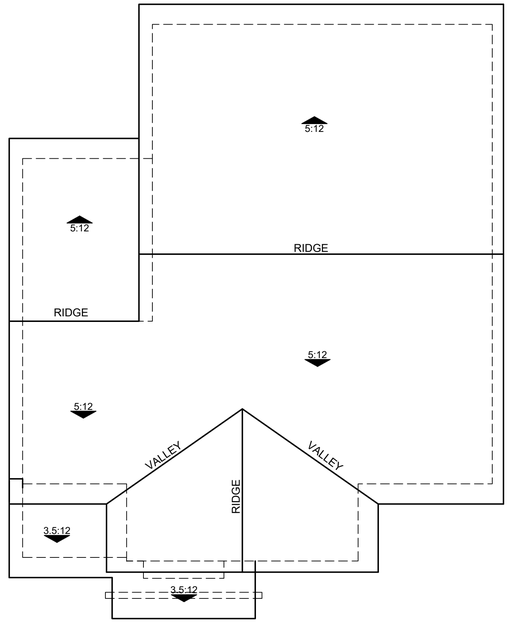
PLAN 1 - FLOOR PLANS
3 BEDS - 2.5 BA

A2.2

PRELIMINARY
NOT FOR CONSTRUCTION



'B' CRAFTSMAN



'A' AGRARIAN FARM

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: 02-02-2021

ORIGINAL DATE: 10-16-2020

SHEET 7 OF 15

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VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 3/16"=1'-0"
0 4 8 12

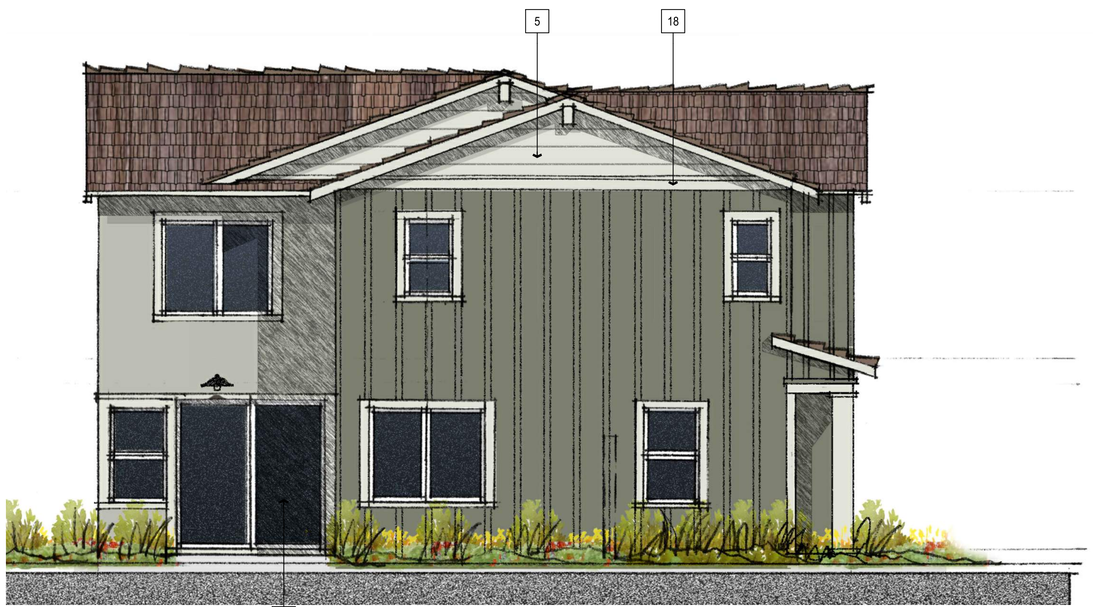
PLAN 1 - ROOF PLANS

A2.3

PRELIMINARY
NOT FOR CONSTRUCTION

A - MATERIAL LEGEND

1. Stucco, Light Sand Finish (16/20)
2. Composite Shingle Roof (No Rake Tile)
3. 2x6 Wood Barge Board
4. 2x3 Wood Eave Board
5. 10" Exp. Horizontal Fiber Cement (FC) Bd. Siding (W.O.)
6. Cementitious Vert. Board & Batt (18" Exposure) (W.O.)
7. Vinyl Windows
8. 2x6 Fiber Cement (FC) Window Trim Surround (Enhanced Locations Only)
9. 2x Flat FC Sill Trim (Enhanced Locations Only)
10. 1x6 Stucco o/Foam Window Trim Surround
11. 2x3 Stucco o/Flat Foam Window Sill
12. Roof Awning with Wood Out Looker/Brace and Beam (W.O.)
13. Wood Outlookers
14. 2x3 FC Bd. Corner Trim
15. Wrapped Wood Post and Beam
16. Patio Door
17. Faux Wood Corbel
18. Cement Bd. Trim Bands
19. Not Used
20. Fiberglass Entry Doors
21. Decorative Exterior Lights & Raised Address Sign
22. Metal Sectional Garage Door



LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1: 02-02-2021

ORIGINAL DATE: 10-16-2020

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VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 1/4"=1'-0"
0 2 4 8

PLAN 2A - ELEVATIONS
AGRARIAN FARM STYLE

A3.0

PRELIMINARY
NOT FOR CONSTRUCTION

B - MATERIAL LEGEND

1. Stucco, Light Sand Finish (16/20)
2. Composite Shingle Roof (No Rake Tile)
3. 6x8 Wood Outlooker w/ Brace (W.O.)
4. Vinyl Windows w/ Decorative Muntins
5. 2x6 Wood Barge Board
6. 2x3 Wood Eave Board
7. Fiber Cement (FC) Wrapped Tapered Columns
9. 2x6 FC Trim Surround (8" Ext.- Enhanced Only)
10. 2x4 FC Sill Trim (8" Ext.) (Enhanced Only)
11. 1x6 Stucco o/Foam Window Trim Surround (8" Ext.)
12. 2x3 Stucco o/Flat Foam Window Sill (8" Ext.)
13. 10" Exposure Horizontal FC Siding (W.O.)
14. 2x6 Vertical FC Boards with Faux Vent (3" Space)
15. Roof Awning with Wood Out Looker/Brace and Beam (W.O.)
16. 2x3 FC Corner Trim
17. Faux Wood Corbel
18. 2X3 FC Trim over 2x Trim Band
20. 2x6 Exposed Wood Truss Tails
21. Fiberglass Entry Doors
22. Decorative Exterior Lights & Raised Address
23. Metal Sectional Garage Door
24. Patio Door

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

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SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

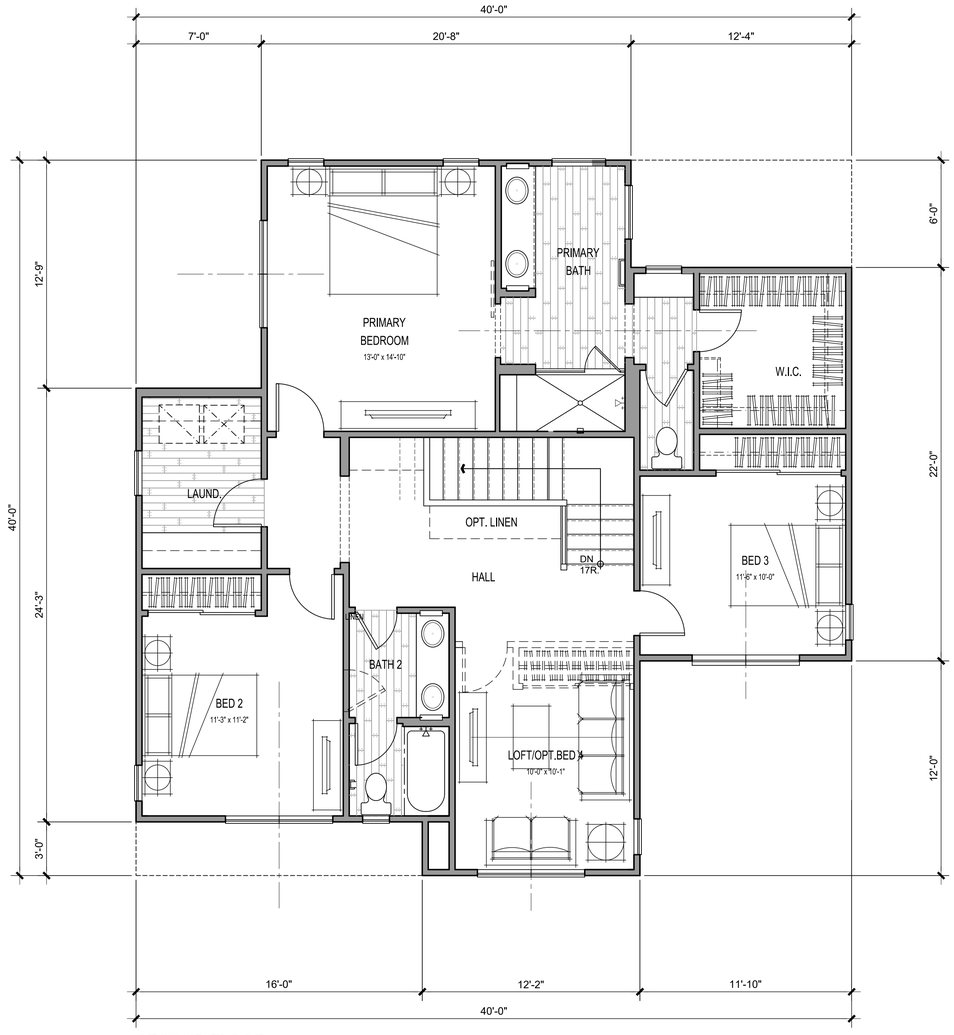
SCALE: 1/4"=1'-0"
0 2 4 8

PLAN 2B - ELEVATIONS
CRAFTSMAN STYLE

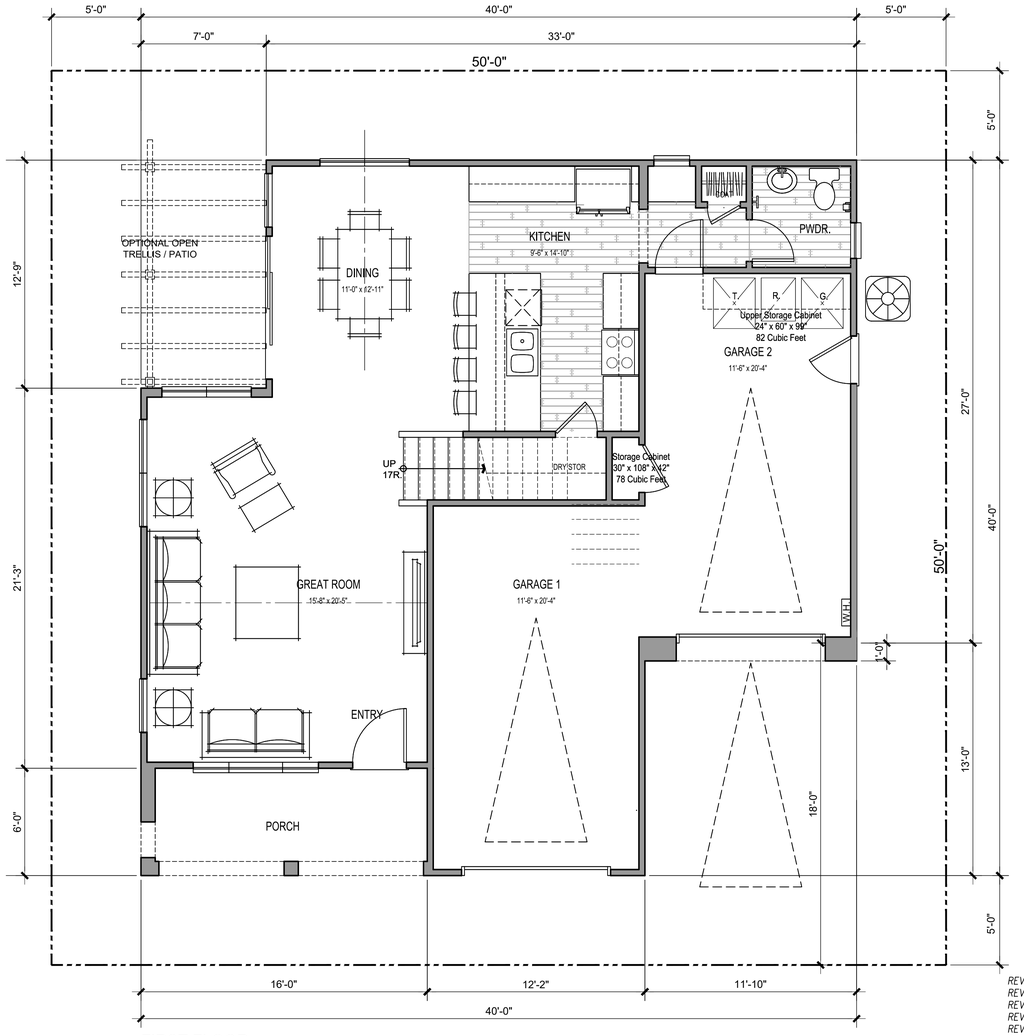
A3.1

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1: 02-02-2021
ORIGINAL DATE: 10-16-2020
SHEET 9 OF 15



SECOND FLOOR



FIRST FLOOR

P2 GROSS SF	
1ST FLOOR	770 SQ. FT.
2ND FLOOR	1189 SQ. FT.
TOTAL LIVING	1959 SQ. FT.
GARAGE	503 SQ. FT.

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1: 02-02-2021

ORIGINAL DATE: 10-16-2020

SHEET 10 OF 15

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VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

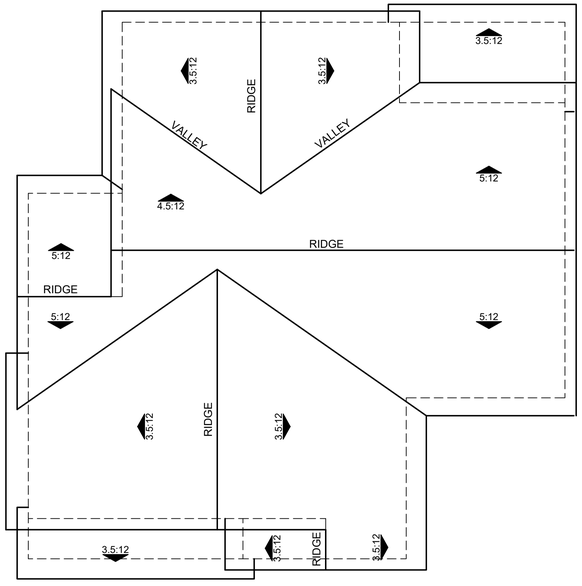
1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 1/4"=1'-0"
0 2 4 8

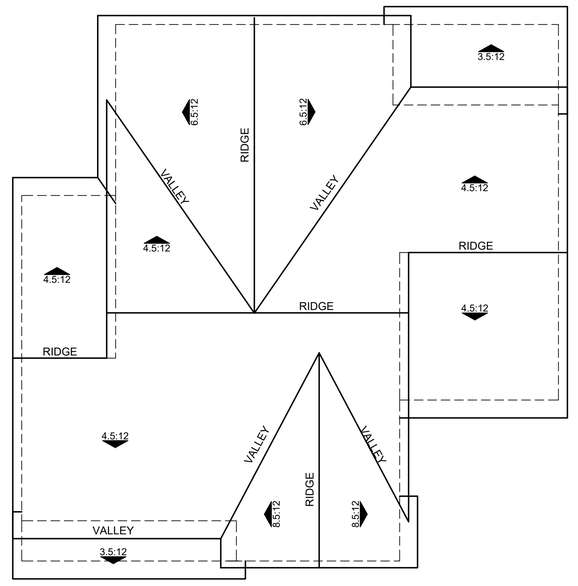
PLAN 2 - FLOOR PLANS
3 BEDS - 2.5 BA

A3.2

PRELIMINARY
NOT FOR CONSTRUCTION



'B' CRAFTSMAN



'A' AGRARIAN FARM

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: 02-02-2021

ORIGINAL DATE: 10-16-2020

SHEET 11 OF 15

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Costa Mesa, CA 92626

VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 3/16"=1'-0"
0 4 8 12

PLAN 2 - ROOF PLANS

A3.3

PRELIMINARY
NOT FOR CONSTRUCTION

A - MATERIAL LEGEND

1. Stucco, Light Sand Finish (16/20)
2. Composite Shingle Roof (No Rake Tile)
3. 2x6 Wood Barge Board
4. 2x3 Wood Eave Board
5. 10" Exp. Horizontal Fiber Cement (FC) Bd. Siding (W.O.)
6. Cementitious Vert. Board & Batt (18" Exposure) (W.O.)
7. Vinyl Windows
8. 2x6 Fiber Cement (FC) Window Trim Surround (Enhanced Locations Only)
9. 2x Flat FC Sill Trim (Enhanced Locations Only)
10. 1x6 Stucco o/Foam Window Trim Surround
11. 2x3 Stucco o/Flat Foam Window Sill
12. Roof Awning with Wood Out Looker/Brace and Beam (W.O.)
13. Wood Outlookers
14. 2x3 FC Bd. Corner Trim
15. Wrapped Wood Post and Beam
16. Patio Door
17. Faux Wood Corbel
18. Cement Bd. Trim Bands
19. Not Used
20. Fiberglass Entry Doors
21. Decorative Exterior Lights & Raised Address Sign
22. Metal Sectional Garage Door

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: 02-02-2021

ORIGINAL DATE: 10-16-2020

SHEET 12 OF 15

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VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 1/4"=1'-0"
0 2 4 8

PLAN 3A - ELEVATIONS
AGRARIAN FARM STYLE

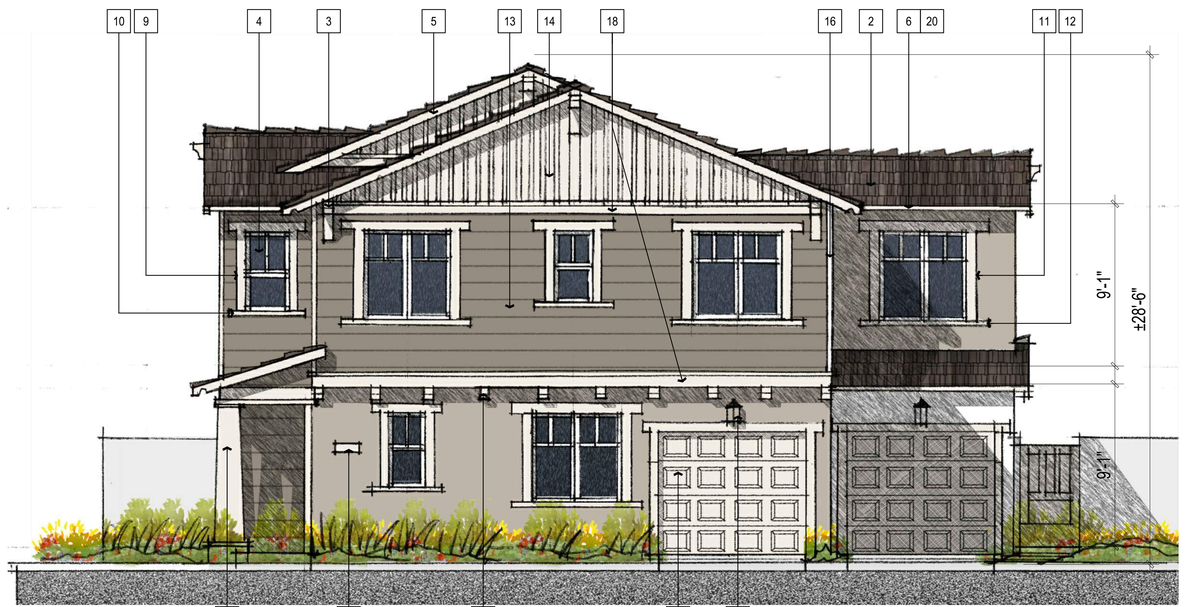
A4.0

PRELIMINARY
NOT FOR CONSTRUCTION

B - MATERIAL LEGEND

1. Stucco, Light Sand Finish (16/20)
2. Composite Shingle Roof (No Rake Tile)
3. 6x8 Wood Outlooker w/ Brace (W.O.)
4. Vinyl Windows w/ Decorative Muntins
5. 2x6 Wood Barge Board
6. 2x3 Wood Eave Board
7. Fiber Cement (FC) Wrapped Tapered Columns
9. 2x6 FC Trim Surround (8" Ext.- Enhanced Only)
10. 2x4 FC Sill Trim (8" Ext.) (Enhanced Only)
11. 1x6 Stucco o/Foam Window Trim Surround (8" Ext.)
12. 2x3 Stucco o/Flat Foam Window Sill (8" Ext.)
13. 10" Exposure Horizontal FC Siding (W.O.)
14. 2x6 Vertical FC Boards with Faux Vent (3" Space)
15. Roof Awning with Wood Out Looker/Brace and Beam (W.O.)
16. 2x3 FC Corner Trim
17. Faux Wood Corbel
18. 2X3 FC Trim over 2x Trim Band
20. 2x6 Exposed Wood Truss Tails
21. Fiberglass Entry Doors
22. Decorative Exterior Lights & Raised Address
23. Metal Sectional Garage Door
24. Patio Door

LEFT ELEVATION



FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

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SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 1/4"=1'-0"
0 2 4 8

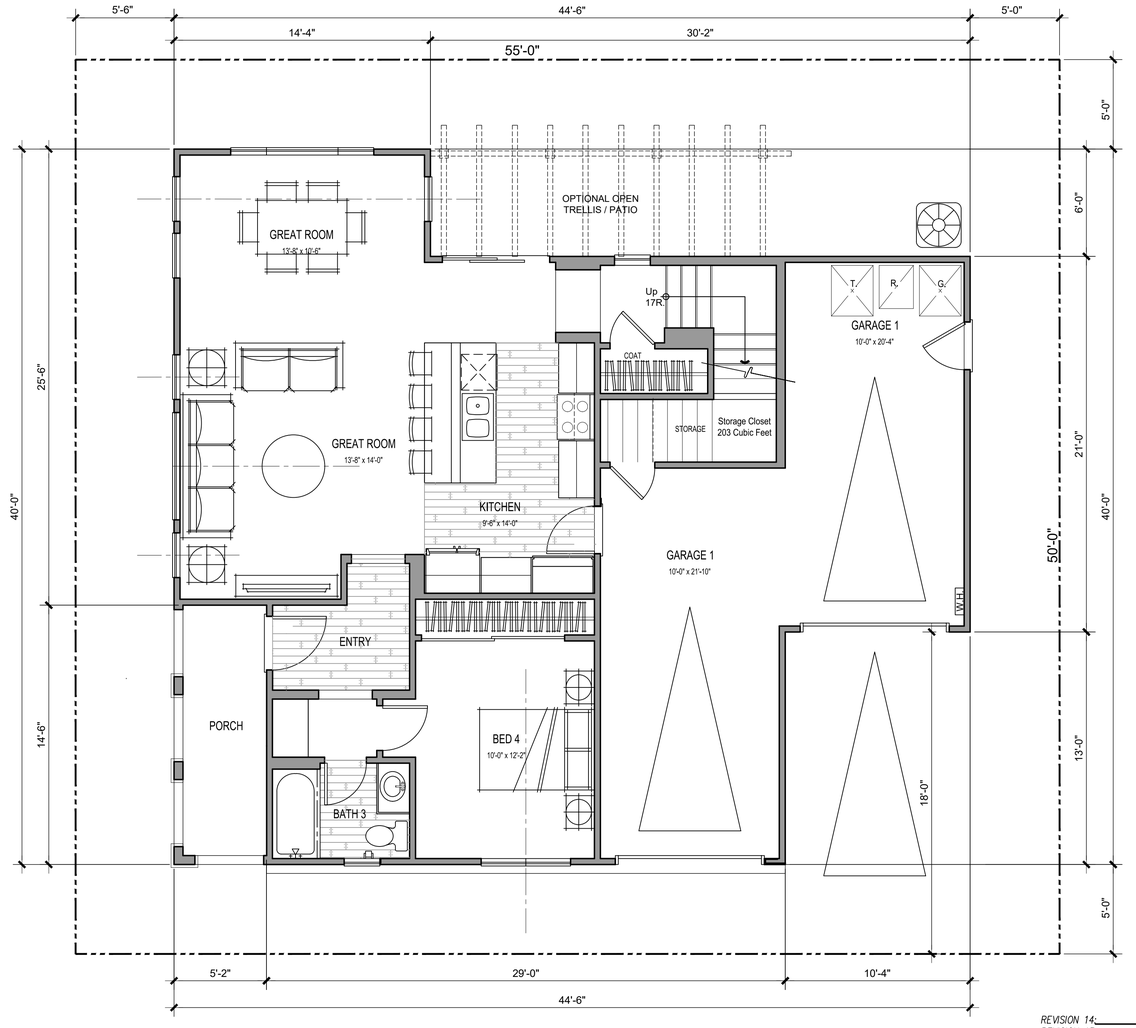
PLAN 3B - ELEVATIONS
CRAFTSMAN STYLE

A4.1

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1: 02-02-2021
ORIGINAL DATE: 10-16-2020
SHEET 13 OF 15

SECOND FLOOR



FIRST FLOOR

P3 GROSS SF	
1ST FLOOR	942 SQ. FT.
2ND FLOOR	1269 SQ. FT.
TOTAL LIVING	2211 SQ. FT.
GARAGE	486 SQ. FT.

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: 02-02-2021

ORIGINAL DATE: 10-16-2020

SHEET 14 OF 15

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VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

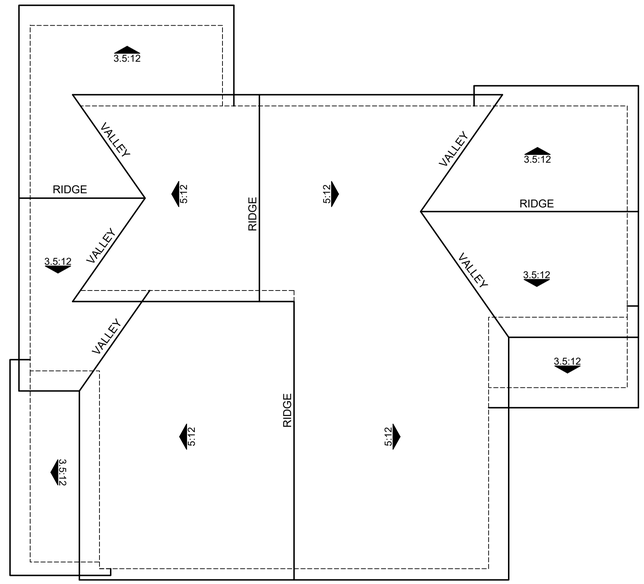
1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 1/4"=1'-0"
0 2 4 8

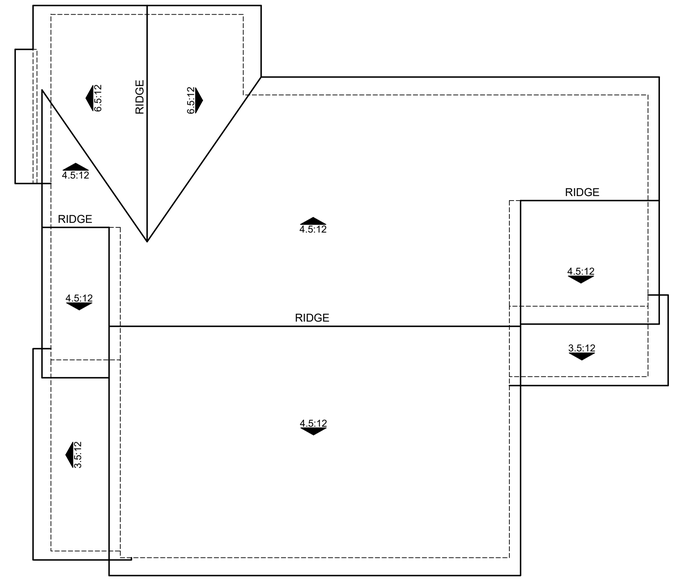
PLAN 3 - FLOOR PLANS
4 BEDS - 3.5 BA

A4.2

PRELIMINARY
NOT FOR CONSTRUCTION



'B' CRAFTSMAN



'A' AGRARIAN FARM

REVISION 14:
REVISION 13:
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REVISION 11:
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REVISION 8:
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REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: 02-02-2021

ORIGINAL DATE: 10-16-2020

SHEET 15 OF 15

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949.851.2133
ktgy.com

Warmington RESIDENTIAL
Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023

1st Submittal :	06.14.2021
2nd Submittal :	09.23.2022
3rd Submittal :	04.13.2023

SCALE: 3/16"=1'-0"
0 4 8 12

PLAN 3 - ROOF PLANS

A4.3

PRELIMINARY
NOT FOR CONSTRUCTION

A - AGRARIAN FARMHOUSE

	1	2	3
STUCCO	AUSTERE GRAY (SW6184)	PORTICO (SW7548)	PASSIVE (SW7064)
SIDING	DRIED THYME (SW6186)	SUITABLE BROWN (SW7054)	CITYSCAPE (SW7067)
TRIM/ GARAGE DOOR	ETHEREAL WHITE (SW6182)	NACRE (SW6154)	NEBULOUS WHITE (SW7063)
WINDOW	MILGARD - WHITE	MILGARD - TAN	MILGARD - WHITE
DOOR	THUNDER GREY (SW7645)	STILL WATER (SW6223)	CHARCOAL BLUE (SW2739)
ROOF	GAF - DRIFTWOOD	GAF - MISSION BROWN	GAF - WEATHERED WOOD

B - CRAFTSMAN

	4	5	6
STUCCO	EIDER WHITE (SW7014)	BALANCED BEIGE (SW7037)	ANEW GRAY (SW7030)
SIDING	STAMPED CONCRETE (SW7655)	GRAYS HARBOR (SW6236)	STUDIO CLAY (SW9172)
TRIM/ GARAGE DOOR	SNOWBOUND (SW7004)	EGRET WHITE (SW7570)	SIMPLE WHITE (SW7021)
WINDOW	MILGARD - WHITE	MILGARD - TAN	MILGARD - WHITE
DOOR	URBANE BRONZE (SW7048)	PEPPERCORN (SW7674)	PEWTER GREEN (SW6208)
ROOF	GAF - PEWTER GRAY	GAF - MISSION BROWN	GAF - BARKWOOD

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VISTA, CALIFORNIA # 2020-1027

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MATERIAL BOARD

A5.0

PRELIMINARY
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COUNTY OF SAN DIEGO OPEN SPACE REQUIREMENTS:

OVERALL SITE: 232,193 S.F.

MINIMUM PRIVATE USABLE OPEN SPACE.
REQUIRED AMOUNT: 400 S.F./UNIT
= 400 S.F. x 37 UNITS
= **14,800 S.F. REQUIRED**
16,914 S.F PROVIDED

MINIMUM CONSERVATION / GROUP OPEN SPACE.
REQUIRED AMOUNT: 25% OF OVERALL SITE
= 0.25 x 232,193 S.F.
= **58,048 S.F. REQUIRED**
CONSERVATION OPEN SPACE: 51,833 S.F.
GROUP OPEN SPACE: 9,491 S.F.
61,324 S.F PROVIDED
(3,276 S.F. OVER)

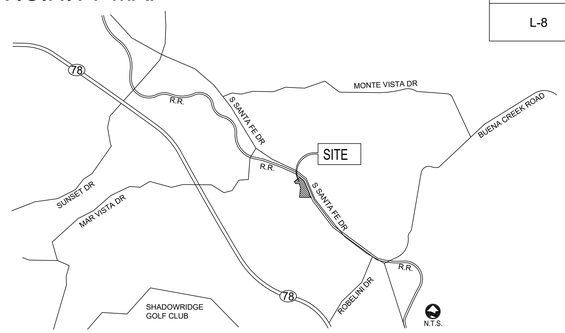
Sheet List Table	
Sheet Number	Sheet Title
L-1	OVERALL LANDSCAPE PLAN
L-2	PARK AND PARKLET ENLARGEMENT PLANS
L-3	PRELIMINARY PLANTING PALETTES
L-4	CONCEPT PLANTING PLAN
L-5	CONCEPT PLANTING PLAN
L-6	CONCEPT PLANTING PLAN
L-7	WATER CONSERVATION PLAN
L-8	CONCEPTUAL WALL AND FENCE PLAN

CONCEPT STATEMENT

LANDSCAPE CONCEPT:
This landscape will consist of climate adaptive and appropriate low and medium water use planting categories as described by the WUCOLS system. Plant material has been chosen to provide site wide coverage, slope stabilization, parking lot shade and accentuate entries to the site. Maintenance and longevity of the plant material has been taken into consideration. Root panels and barriers will be provided on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to current County of San Diego landscape guidelines.

IRRIGATION CONCEPT:
The irrigation design will incorporate the latest in smart irrigation technologies. All new planter areas will include drip line. All planters will use drip line with an irrigation efficiency of .81. Slopes will use rotors with an irrigation efficiency of .75. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current County of San Diego guidelines.

VICINITY MAP



SEE SHEET L-3 FOR PRELIMINARY PLANTING PALETTES

L-1

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1:
ORIGINAL DATE: 10/05/2022
SHEET 1 OF 8

VISTA HANNALEI II

OVERALL LANDSCAPE PLAN

NORTH 0' 40' 80' 120'

bmla LANDSCAPE ARCHITECTURE
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NAME 04/12/2023 DATE

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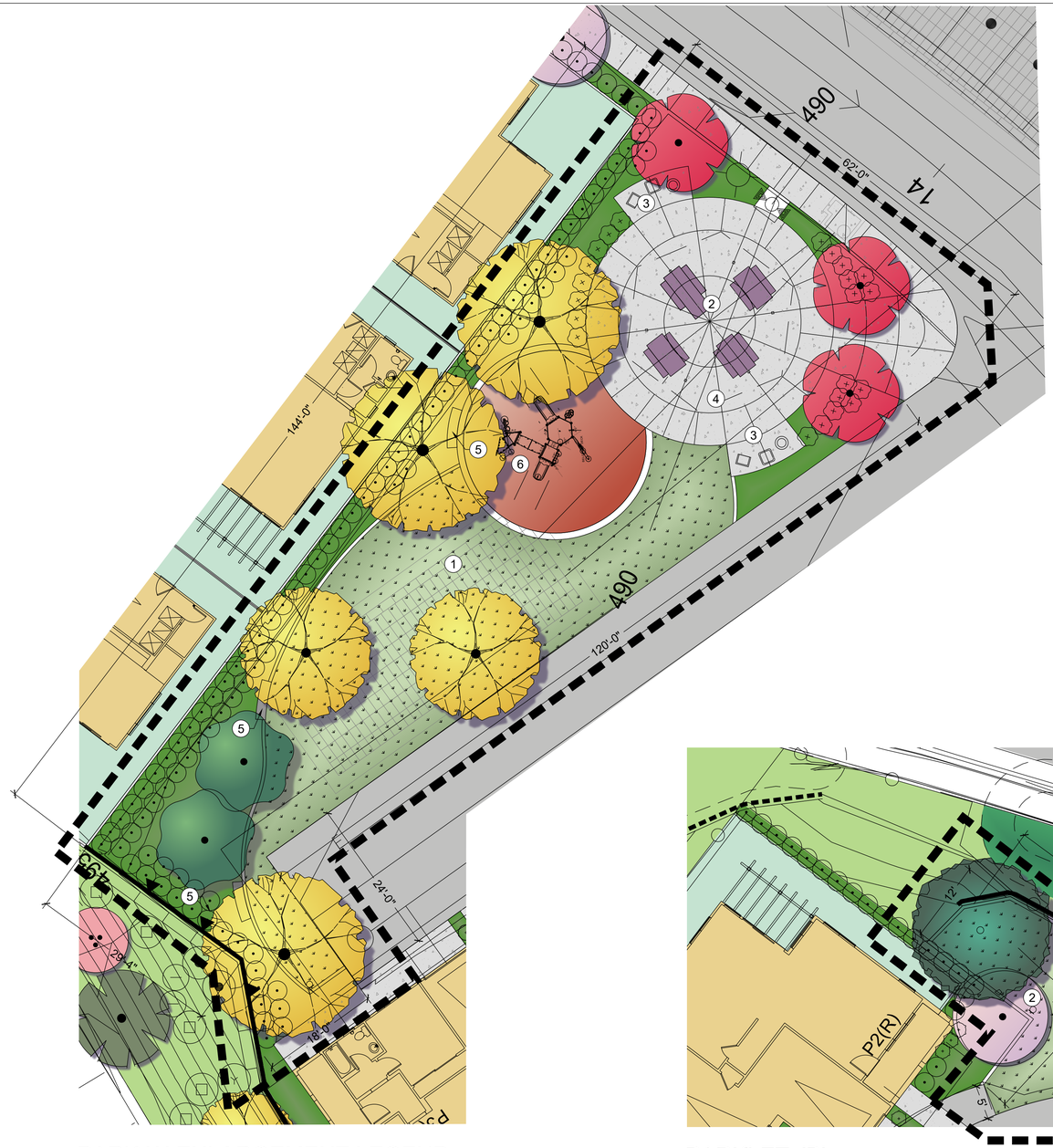
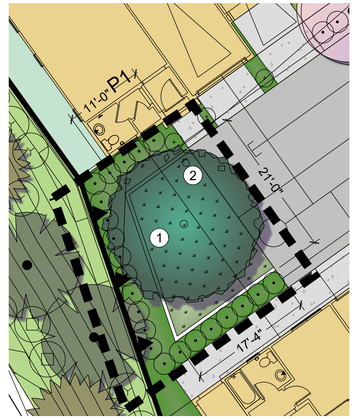


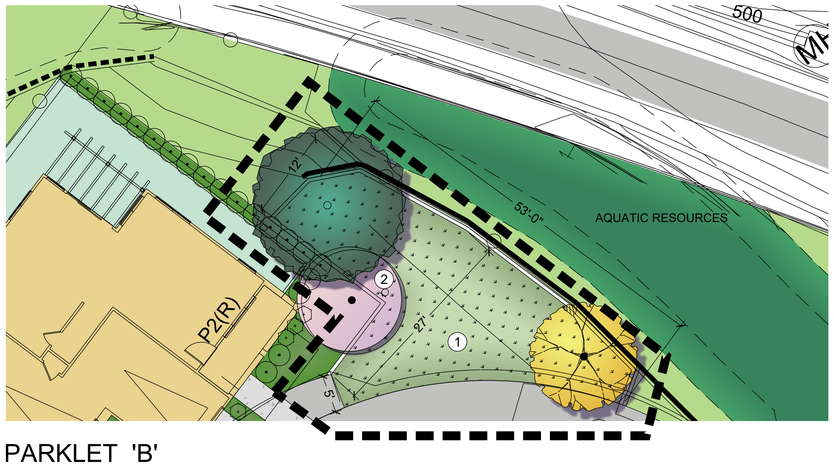
PARK 'A' ENLARGEMENT LEGEND

1. TURF
2. PICNIC TABLES - 4 TOTAL, 1 ADA ACCESSIBLE
3. BBQ AREA
4. SHADE STRUCTURE
5. BLOCK SEAT WALL
6. PLAY STRUCTURE WITH RUBBER SURFACING



PARKLET 'C' ENLARGEMENT LEGEND

1. TURF
2. DOG BAG DISPENSER



PARKLET 'B' ENLARGEMENT LEGEND

1. TURF
2. DOG BAG DISPENSER

PLANT_SCHEDULE_PARKS

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	LAGERSTROEMIA INDICA X FAURIEI `TUSCARORA` TUSCARORA CRAPE MYRTLE	24"BOX	M
	LAGERSTROEMIA INDICA `NEAR EAST` CRAPE MYRTLE	24"BOX	M
	MAGNOLIA GRANDIFLORA `LITTLE GEM` LITTLE GEM MAGNOLIA	24"BOX	M
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24"BOX	M
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36"BOX	M
	QUERCUS DOUGLASII BLUE OAK	36"BOX	L
SLOPE	**BOTANICAL / COMMON NAME**	**SIZE**	**WUCOLS**
	PINUS TORREYANA TORREY PINE	15 GAL	L
	QUERCUS AGRIFOLIA COAST LIVE OAK	15 GAL	L
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**WUCOLS**
	LIGUSTRUM JAPONICUM `TEXANUM` WAX LEAF PRIVET	5 GAL	M
	ROSA FLORIBUNDA `ICEBERG` ICEBERG ROSE	5 GAL	M
VINES	**BOTANICAL / COMMON NAME**	**SIZE**	**WUCOLS**
▲	FICUS PUMILA CREEPING FIG	1 GAL @ 15` O.C.	M
SHRUB AREAS	**BOTANICAL / COMMON NAME**	**SIZE**	**WUCOLS**
	BUXUS MICROPHYLLA JAPONICA `GREEN BEAUTY` GREEN BEAUTY JAPANESE BOXWOOD	5 GAL @ 30" O.C.	M
	DIANELLA TASMANICA `SILVER STREAK` SILVER STREAK FLAX LILY	1 GAL @ 18" O.C.	M
	PHORMIUM X `RAINBOW QUEEN` RAINBOW QUEEN NEW ZEALAND FLAX	5 GAL @ 30" O.C.	M
	ROSA X `NOAMEL` FLOWER CARPET APPLEBLOSSOM GROUNDCOVER ROSE	1 GAL @ 24" O.C.	M
TURF	**BOTANICAL / COMMON NAME**	**SIZE**	**WUCOLS**
	PASPALUM VAGINATUM SEASHORE PASPALUM	SOD	M

VISTA HANNALEI II

PARK AND PARKLET ENLARGEMENT PLANS

NORTH

0' 10' 20' 30'

L-2

REVISION 14:
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REVISION 1:

ORIGINAL DATE: 10/05/2022

SHEET 2 OF 8

bmla
LANDSCAPE ARCHITECTURE
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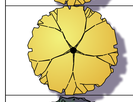
T: 951.737.1124 | F: 951.737.6551

NAME

04/12/2023
DATE

PRELIMINARY
NOT FOR CONSTRUCTION

PLANT SCHEDULE OVERALL

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	LAGERSTROEMIA INDICA X FAURIEI `TUSCARORA` TUSCARORA CRAPE MYRTLE	24"BOX	M	4
	LAGERSTROEMIA INDICA `NEAR EAST` CRAPE MYRTLE	24"BOX	M	23
	MAGNOLIA GRANDIFLORA `LITTLE GEM` LITTLE GEM MAGNOLIA	24"BOX	M	3
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24"BOX	M	2
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36"BOX	M	4
	QUERCUS DOUGLASII BLUE OAK	36"BOX	L	22
SLOPE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	5 GAL	L	8
	PINUS TORREYANA TORREY PINE	15 GAL	L	12
	QUERCUS AGRIFOLIA COAST LIVE OAK	15 GAL	L	12
UPRIGHT ACCENT	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
⊙	PODOCARPUS ELONGATUS `MONMAL` TM ICEE BLUE YELLOW WOOD	15 GAL	M	37
⊙	PODOCARPUS MACROPHYLLUS `MAKI` SHRUBBY YEW PODOCARPUS	15 GAL	M	36
⊙	PRUNUS CAROLINIANA `MONUS` TM BRIGHT `N TIGHT CAROLINA LAUREL CHERRY	15 GAL	M	38

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
⊙	LIGUSTRUM JAPONICUM `TEXANUM` WAX LEAF PRIVET	5 GAL	M	899
⊙	ROSA FLORIBUNDA `ICEBERG` ICEBERG ROSE	5 GAL	M	22
SLOPE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
⊙	ALYOGYNE HUEGELII BLUE HIBISCUS	5 GAL	L	78
⊙	CEANOTHUS X `CONCHA` CONCHA WILD LILAC	5 GAL	L	22
⊙	CISTUS X PURPUREUS ORCHID ROCKROSE	1 GAL	L	51
⊙	ECHIUM CANDICANS PRIDE OF MADEIRA	1 GAL	L	25
⊙	ROSMARINUS OFFICINALIS `TUSCAN BLUE` TUSCAN BLUE ROSEMARY	1 GAL	L	26
⊙	SALVIA CLEVELANDII CLEVELAND SAGE	1 GAL	L	10
VINES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
▲	FICUS PUMILA CREEPING FIG	1 GAL @ 15` O.C.	M	19

COUNTY OF SAN DIEGO LANDSCAPE REQUIREMENTS:

1. ALL SLOPES GREATER THAN 4:1 SHALL RECEIVE SC 150 STRAW MAT, MANUFACTURED BY NORTH AMERICAN GREEN (1-800-473-1965) OR CITY APPROVED EQUAL.
2. MULCH APPLIED TO A DEPTH OF AT LEAST 3" TO ALL AREAS OF BARE SOIL EXCEPT IN AREAS WHERE MULCH IS CONTRAINDICATED. MULCH USED WITHIN STORM WATER QUALITY CONTROL BASINS IS SHREDDED HARDWOOD (NON-FLOATING) TO AVOID CLOGGING OVERFLOW STRUCTURES.
3. ROOT BARRIER IS PROVIDED FOR ALL TREES WITHIN 5 FEET OF HARDSCAPE.
4. PLANTINGS ADJACENT TO OPEN SPACE LOTS DO NOT CONTAIN ANY NON-NATIVE, INVASIVE, OR FIRE PRONE PLANTS.
5. EROSION CONTROL PLANTING IS PROVIDED FOR ALL SLOPES OVER 3 FEET IN VERTICAL HEIGHT AND ADDITIONAL PLANTING (AS PER SECTION 87.417 OF THE GRADING ORDINANCE) IS PROVIDED FOR SLOPES OVER 15 FEET IN VERTICAL HEIGHT.

   ALL VEGETATED STRUCTURAL BMPS, AS PER THE APPLICABLE SECTIONS OF THE APPROVED STORM WATER QUALITY MANAGEMENT PLAN (SWQMP), ARE SHOWN ON THE LANDSCAPE DESIGN PLAN IN COMPLIANCE WITH SECTIONS 67.801 ET. SEQ. OF THE WATERSHED PROTECTION, STORM WATER MANAGEMENT, AND DISCHARGE CONTROL ORDINANCE AND ALL THE APPLICABLE FACT SHEETS WITHIN THE COUNTY'S BMP DESIGN MANUAL.

   IF VEGETATION STABILIZATION (PLANTING OR HYDROSEEDING) IS PROPOSED FOR EROSION CONTROL MAY BE INSTALLED BETWEEN MAY 1RST AND AUGUST 15TH. SLOPE IRRIGATION IS IN PLACE AND NEEDS TO BE OPERABLE FOR SLOPES >3 FEET. VEGETATION MUST BE WATERED AND ESTABLISHED PRIOR TO OCTOBER 1RST. THE OWNER MUST IMPLEMENT A CONTINGENCY PHYSICAL BMP BY AUGUST 15TH IF VEGETATION ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. IF LANDSCAPING IS PROPOSED, EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION MUST HAVE A SUBSURFACE MAT OF INTERTWINED MATURE ROOTS WITH A UNIFORM VEGETATIVE COVERAGE OF 70 PERCENT OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.
6. PLAN SHOWS LOCATION OF TWO TREES FOR EACH SINGLE FAMILY LOT FOR COMPLIANCE WITH SECTION 86.709(B)(10).
7. SINGLE FAMILY RESIDENTIAL PLANS ARE COMPLIANT WITH SECTION 1.D (2) AND THE TREE PLANTING GUIDELINES WITHIN SECTION 5 OF THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.

VISTA HANNALEI II

PRELIMINARY PLANTING PALETTES

L-3

REVISION 14:
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REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1:
ORIGINAL DATE: 10/05/2022
SHEET 3 OF 8

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LANDSCAPE ARCHITECTURE
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04/12/2023
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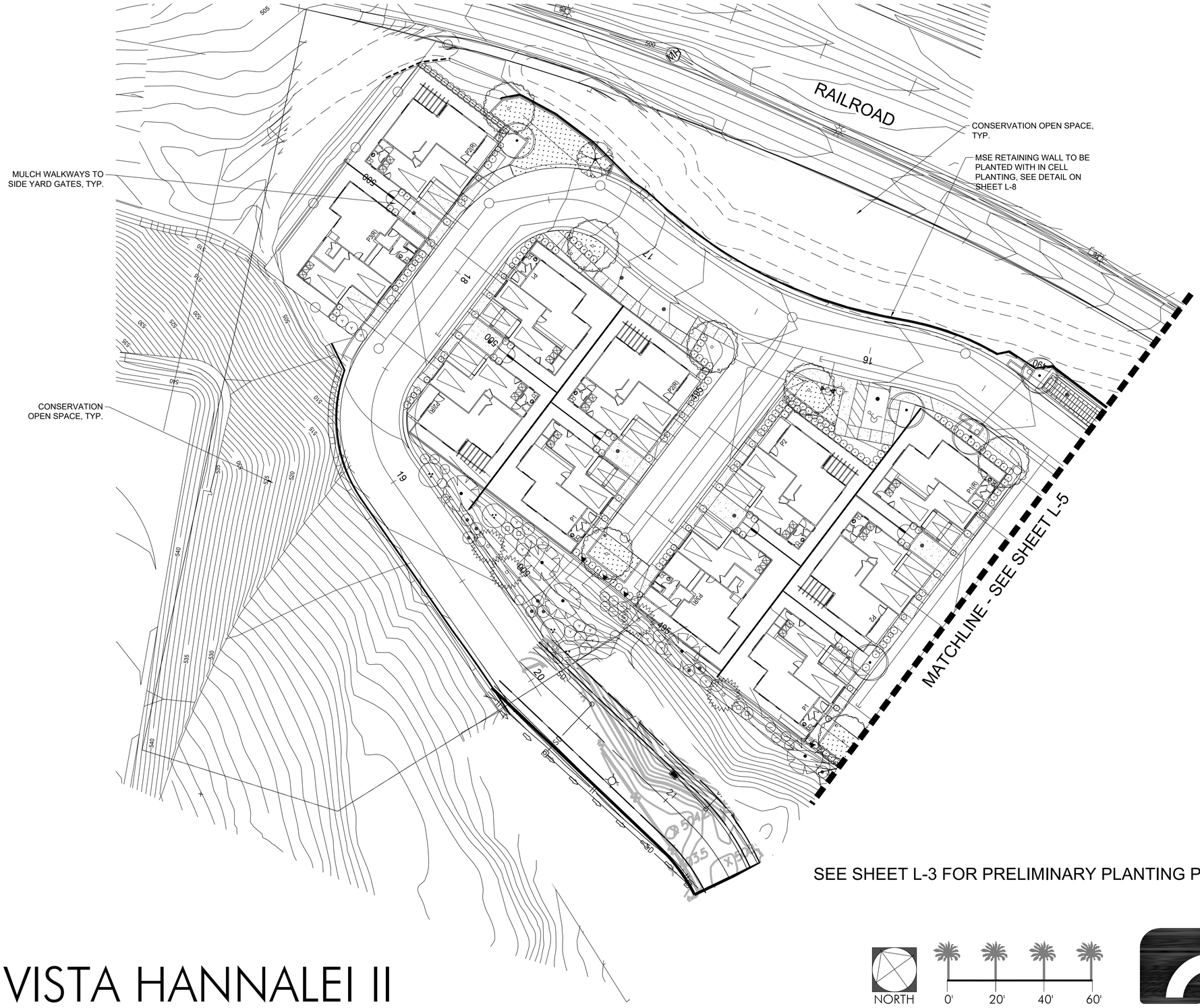

SEE SHEET L-3 FOR PRELIMINARY PLANTING PALETTES

VISTA HANNALEI II

CONCEPT PLANTING PLAN

NORTH 0' 20' 40' 60'

L-4

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SHEET 4 OF 8

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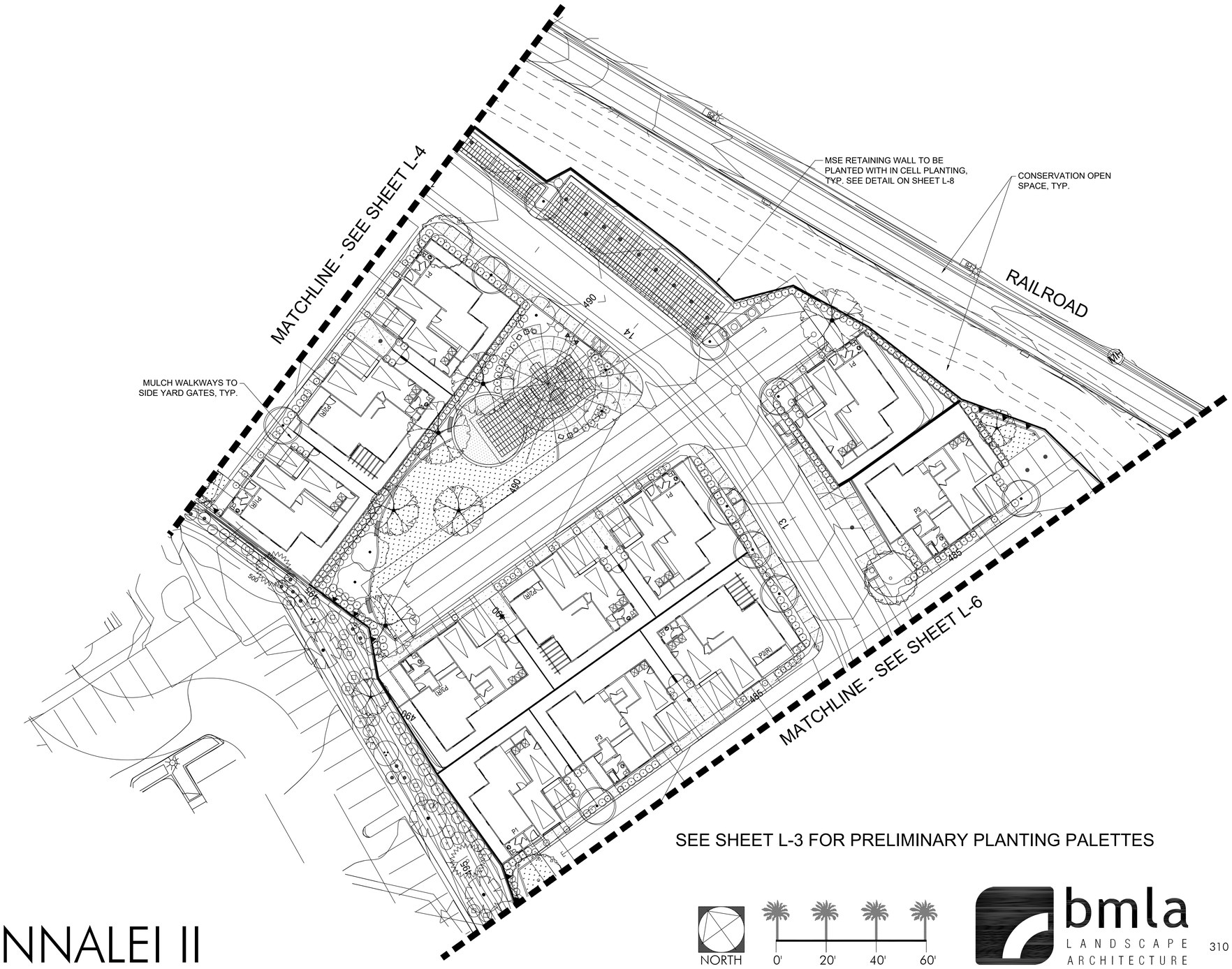

SEE SHEET L-3 FOR PRELIMINARY PLANTING PALETTES

NORTH 0' 20' 40' 60'

VISTA HANNALEI II

CONCEPT PLANTING PLAN

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PRELIMINARY
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L-5

REVISION 14:
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REVISION 2:
REVISION 1:
ORIGINAL DATE: 10/05/2022
SHEET 5 OF 8

SEE SHEET L-3 FOR PRELIMINARY PLANTING PALETTES

VISTA HANNALEI II

CONCEPT PLANTING PLAN

NORTH 0' 20' 40' 60'

L-6

REVISION 14:
REVISION 13:
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SHEET 6 OF 8

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County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET
Continued

REFERENCE EVAPOTRANSPIRATION (ETo) 51.1

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
# Low Water Use Shrub	0.3	Drip	0.9	0.33	16,368	5,456	172,857
# Moderate Water Use Shrub	0.5	Drip	0.9	0.56	13,168	7,316	231,771
# Low Water Use Trees	0.3	Bubbler	0.85	0.35	432	152	4,831
# Moderate Water Use Trees	0.5	Bubbler	0.85	0.59	288	169	5,367
#							
#							
#							
#							
#							
#							
#							
#							
#							
				Totals	**(A)** 30,256	**(B)** 13,093	414,826
Special Landscape Areas							
# Turf	[redacted]			1.0	4,334	4,334	137,310
#				1.0			
#				1.0			
#				1.0			
				Totals	(C) 4,334	(D) 4,334	137,310
						Estimated Total Water Use **(ETWU) Total**	552,136
						Maximum Water Allowance **(MAWA)**[e]	664,524
						Irrigation Efficiency **(IE) Average****	0.87

****Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).**

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. ***Provide Totals based on information calculated in Worksheet above.***

Regular Landscape Areas		*Totals*
Total ETAF x Area	(B) =	13,093
Total Area	(A) =	30,256
Average ETAF	**(B) ÷ (A) =**	0.43

All Landscape Areas		*Totals*
Total ETAF x Area	(B+D) =	17,427
Total Area	(A+C) =	34,590
Site wide ETAF	**(B+D) ÷ (A+C) =**	0.50

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www.sandiegocounty.gov/pds/
PDS-405 (Rev. 03/25/16) PAGE **2** of **2**

PROJECT HYDROZONES
- 1 - LOW WATER USE SHRUBS
- 2 - MODERATE WATER USE SHRUBS
- 3 - LOW WATER USE TREES
- 4 - MODERATE WATER USE TREES
- 5 - SLA TURF

VISTA HANNALEI II
WATER CONSERVATION PLAN

NORTH 0' 40' 80' 120'

L-7

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SHEET 7 OF 8

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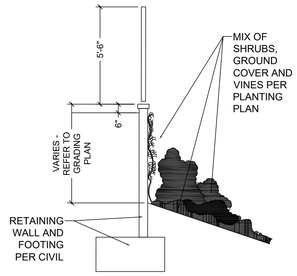
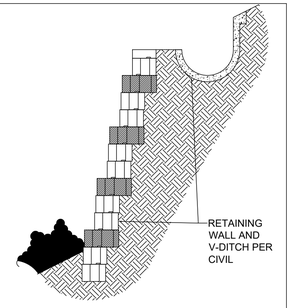
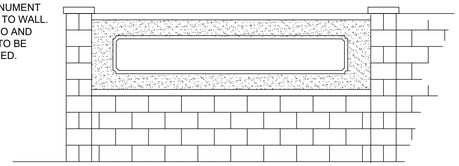


RETAINING WALL SCREENING N.T.S.

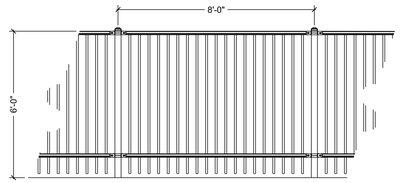


MSE RETAINING WALL
SECTION

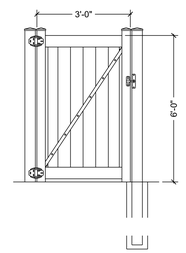
NOTE: MONUMENT MOUNTED TO WALL. FINAL LOGO AND GRAPHIC TO BE DETERMINED.



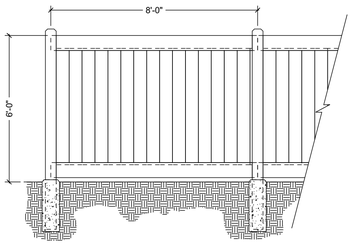
MONUMENT SIGN
6' STUCCO CMU MONUMENT N.T.S.



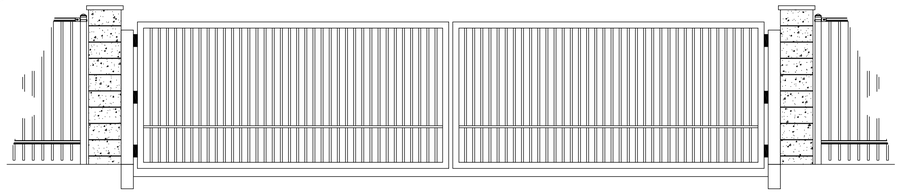
6'-0" TALL TUBULAR STEEL FENCE
N.T.S.



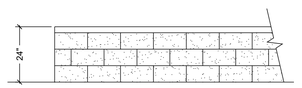
3'-0" WIDE VINYL GATE N.T.S.



6'-0" TALL VINYL FENCE N.T.S.



TUBULAR STEEL EMERGENCY ACCESS GATE

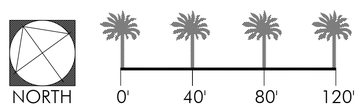


24"H SPLIT FACE BLOCK SEAT WALL N.T.S.

LEGEND

- 6' STUCCO CMU MONUMENT
- 6' TUBE STEEL FENCE
- 6' TUBE STEEL FENCE ON RETAINING WALL
- 6' VINYL W/VINYL GATE ON GARAGE SIDE
- CMU RETAINING WALL PER CIVIL
- MSE RETAINING WALL
- 24" SPLIT FACE BLOCK WALL
- 6'-6" H 16" SQ. SPLIT FACE PILASTER
- TUBULAR STEEL EVA CRASH GATE

NOTE: ALL WALLS, BENCHES, LIGHT POLES, SIGNS ETC. TO RECEIVE GRAFFITI-RESISTANT PAINT OR ANTI-GRAFFITI COATINGS.
LOCATE COMMON MAILBOXES IN WELL LIT, SECURE AREA.
LIGHT FIXTURES SHOULD BE VANDAL RESISTANT, IF ACCESSIBLE, OR BE NOT LESS THAN EIGHT (8) FEET IN HEIGHT FROM GROUND LEVEL.



VISTA HANNALEI II
CONCEPTUAL WALL AND FENCE PLAN

L-8

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1:
ORIGINAL DATE: 10/05/2022
SHEET 8 OF 8

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

NAME
04/12/2023
DATE

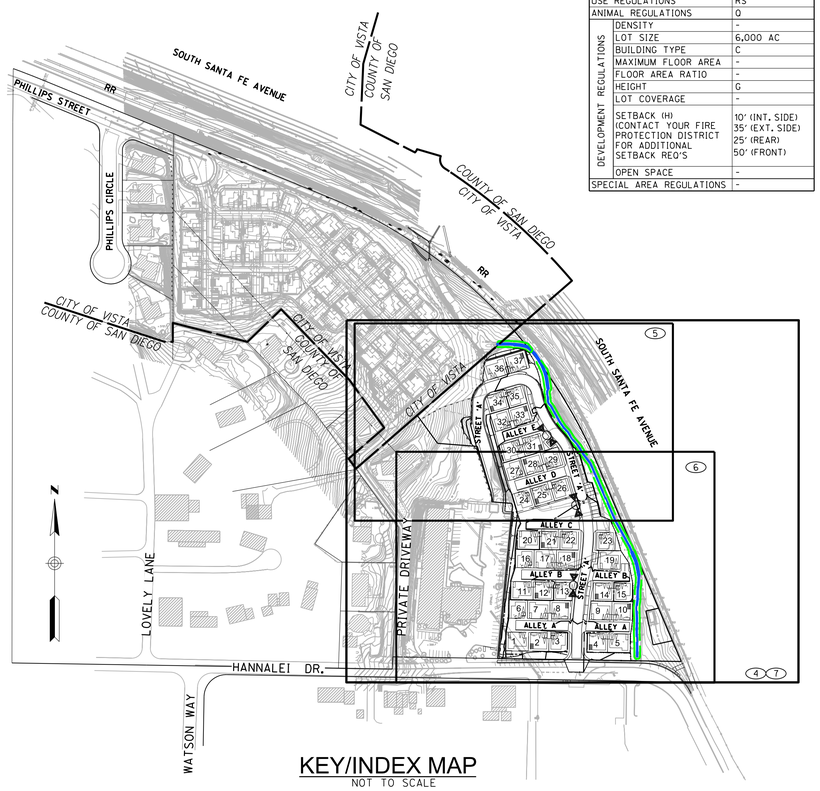
PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY GRADING PLAN
VISTA II MULTI-FAMILY

LEGEND	STANDARD DWGS.	SYMBOL
PROPERTY BOUNDARY		
EXISTING EDGE OF PAVEMENT		
EXISTING BUILDING		
EXISTING MAJOR CONTOUR		550
EXISTING MINOR CONTOUR		
EXISTING FENCE		
EXISTING SPOT ELEVATION		× 495.8
EXISTING SEWER MAIN		S
EXISTING SEWER MANHOLE		
EXISTING SEWER CLEANOUT		
EXISTING WATER MAIN		W
PROPOSED TOE OF SLOPE		
PROPOSED SLOPE		
PROPOSED RETAINING WALL		
PROPOSED WATER QUALITY BMP (SEE SHEET 8)		
PROPOSED STORM DRAIN (SIZE PER PLAN)		SD
PROPOSED RIPRAP		
PROPOSED HEADWALL		
PROPOSED PRIVATE BROW DITCH		
AQUATIC RESOURCES		

LIST OF ABBREVIATIONS

AC	ASPHALT CONCRETE	LF	LINEAR FEET
APN	ASSESSOR'S PARCEL NUMBER	LP	LOW POINT
AV	AIR & VACUUM ASSEMBLY	LT	LEFT
BO	BLOWOFF	MOD.	MODIFIED
BVC	BEGIN VERTICAL CURVE	P/L	PROPERTY LINE
C&G	CURB AND GUTTER	PCR	POINT OF CURB RETURN
C.B.	CATCH BASIN	PED	PEDESTRIAN
C.O.	CLEAN OUT	PI	POINT OF INTEREST
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CL	CLASS	R	RADIUS
CML&C	CEMENT MORTAR LINED & COATING	R/W	RIGHT OF WAY
D.G.	DECOMPOSED GRANITE	RCB	REINFORCED CONCRETE BOX
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	RT	RIGHT
EC	END OF CURVE	RW	RECYCLED WATER
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SDRSD	SAN DIEGO REGIONAL STANDARD DRAWINGS
EX.	EXISTING	TEMP.	TEMPORARY
F.H.	FIRE HYDRANT	TP	TOP OF PIPE
FG	FINISHED GRADE	VC	VERTICAL CURVE
FL	FLOW LINE	W	WATER
G1	GRADE 1	W/	WITH
G2	GRADE 2	WSP	WATER STEEL PIPE
HP	HIGH POINT		



KEY/INDEX MAP
NOT TO SCALE

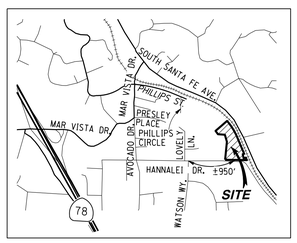
ZONE BOX (RS)		
USE REGULATIONS		RS
ANIMAL REGULATIONS		O
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE	6,000 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
	SETBACK (H) (CONTACT YOUR FIRE PROTECTION DISTRICT FOR ADDITIONAL SETBACK REQ'S	10' (INT. SIDE) 35' (EXT. SIDE) 25' (REAR) 50' (FRONT)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		-

INDEX LEGEND

	SHEET
3	SHEET NUMBER
37	BUILDING NUMBER
	FIRE HYDRANT

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS SHEET
3	CROSS SECTIONS SHEET
4	EXISTING CONDITIONS SHEET
5	TENTATIVE MAP NORTH SHEET
6	TENTATIVE MAP SOUTH SHEET
7	TENTATIVE MAP TRASH TRUCK TRAVEL PATH SHEET



VICINITY MAP
NOT TO SCALE

ENVIRONMENTAL NOTE:

THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW:

- U.S. ARMY CORPS OF ENGINEERS: 6010 HIDDEN VALLEY RD, SUITE 105, CARLSBAD, CA 92011-4219; (858) 674-5386; HTTP://WWW.USACE.ARMY.MIL/

- REGIONAL WATER QUALITY CONTROL BOARD: 9174 SKY PARK COURT, SUITE 100, SAN DIEGO, CA 92123-4340; (858) 467-2952; HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/

- UNITED STATES FISH AND WILDLIFE SERVICE: 2177 SALK AVE, SUITE 250, CARLSBAD, CA 92008;(760)431-9440; HTTPS://WWW.FWS.GOV/

- CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 467-4201; HTTP://WWW.DFG.CA.GOV/"

WAIVER/DEVIATION REQUESTS:

1) PROJECT BOUNDARY SETBACK DEVIATION FOR UNIT 36 AND 37
   25' REQUIRED
   19.8' PROVIDED (UNIT 36)
   23.3' PROVIDED (UNIT37)

2) PRIVATE USABLE OPEN SPACE DEVIATION
   10'X10' MINIMUM REQUIRED
   PROPOSE TO USE ENTIRE REAR AND SIDE YARD SPACE PROVIDED.

NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO PERFORM AND GRADING SHOWN HERON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY

DENSITY:

MAXIMUM DENISTY ALLOWED: (7.3/AC) X 5.33 AC = 39 UNITS
DENSITY PROPOSED: (3.9/AC) X 5.33 AC = 37 UNITS

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

KAREN VAN ERT, RCE 56991

CONDOMINIUM STATEMENT:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODE. THE MAXIMUM NUMBER OF UNITS IS 37.

GENERAL SLOPE ANALYSIS TABLE:

LOT NO.	HIGH PT.	LOW PT.	LENGTH	SLOPE AVG.
LOT 1	543	491	608	8.5%
LOT 2	501	473	809	3.5%
LOT 'A'	482	479	39	7.7%

COUNTY OF SAN DIEGO OPEN SPACE REQUIREMENTS:

PRIVATE USABLE OPEN SPACE:
REQUIRED: 400 sf/UNIT
400 sf x 37 UNITS = 14,800 sf

PROVIDED: 14,800 sf

CONSERVATION/GROUP OPEN SPACE:
REQUIRED: 25% OF SITE
0.25 x 232,193 sf = 58,048 sf

CONSERVATION OPEN SPACE: 51,182 sf

GROUP OPEN SPACE: 10,280 sf

TOTAL OPEN SPACE PROVIDED: 61,462 sf

LOT INFORMATION:

EXISTING	GROSS AC.	NET AC.
LOT 1	8.93	8.93

PROPOSED	GROSS AC.	OPEN SPACE	NET AC.
LOT 1	3.52	0	3.52
LOT 2	5.33	1.33	4.00
LOT 'A'	0.078	0	0.078

OWNER

BUENA VISTA BAPTIST CHURCH
145 HANNALEI DRIVE
VISTA, CA 92083

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

BUENA VISTA BAPTIST CHURCH
145 HANNALEI DRIVE
VISTA, CA 92083

APPLICANT

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA. 92626
(714) 434-4416

Bret Ilich

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATED GOVERNMENT SURVEY APPROVED DECEMBER 14, 1885.

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SAID NORTEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, DISTANT THEREON SOUTH 89 DEGREES 37'16"EAST, 930.30 FEET FROM THE SOUTHEAST CORNER OF LOT 16 OF ORLEAVO HEIGHTS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 1944, FILED SEPTEMBER 17, 1926, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 37'16"EAST, 418.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 89 DEGREES 37'16"EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, 303.05 FEET TO A POUNT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILWAY; THENCE NORTH 23 DEGREES 40'46"WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 560.51 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1223.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE IN SAID SOUTHWESTERLY RIGHT OF WAY LINE, 384.12 FEET TO A POINT, A RADIAL LINE THROUGH SAID POINT BEARING NORTH 48 DEGREES 20' EAST; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 48 DEGREES 20' WEST, 513.00 FEET; THENCE SOUTH 36 DEGREES 50' EAST, 178.38 FEET; THENCE SOUTH 2 DEGREES 10' WEST, 347.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 OF SAID LAND, ALL MINERALS, OILS, GAS AND HYDRO-CARBON SUBSTANES AS RESERVED BY CHARLES E. CARVER AND FLORA S CARVER, IN DEED RECORDED MARCH 3, 1923 IN BOOK 926, PAGE 306 OF DEEDS.

A.P.N.: 183-060-84

GENERAL NOTES

1. EXISTING LOTS: 1
2. PROPOSED LOTS: 3
3. TOTAL # OF MF UNITS PROPOSED : 37 UNITS
   TOTAL # OF MF UNITS (ALLOWED) : 39 UNITS
4. TOTAL EXISTING AREA: 8.93 ACRES
5. A.P.N.: 183-060-84
6. EXISTING/PROPOSED GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-7.3)
7. EXISTING ZONING: RS
8. PROPOSED ZONING: RS
9. FIRE DISTRICT: VISTA FIRE PROTECTION DISTRICT
10. WATER DISTRICT: VISTA IRRIGATION DISTRICT
11. SCHOOL DISTRICT: VISTA UNIFIED SCHOOL DISTRICT
12. SEWER DISTRICT: CITY OF VISTA (BUENA SANITATION DISTRICT)
13. TAX RATE AREA: CITY OF VISTA
14. PLANNING AREA: NORTH COUNTY METRO

BENCHMARK

GPS STA. 2066 PER ROS 14023
VERTICAL DATUM: 1929 (NGVD 29)
ELEV.: 444.67

TOPOGRAPHY SOURCE

AERIAL SURVEY BY RICK ENGINEERING FLOWN: 12/16/2020

FIELD SURVEY VERIFICATION PERFORMED ON 4/08/2021
BY RICK ENGINEERING COMPANY

GEOTECHNICAL STUDY

"GEOTHECHNICAL INVESTIGATION, A 5.3 ACRE PHILLIPS SANTA FE RESIDENTIAL DEVELOPMENT PROJECT" DATED JUNE 11, 2021
PREPARED BY LEIGHTON & ASSOCIATES, INC.

GRADING QUANTITIES

ALL QUANTITIES ARE PRELIMINARY ONLY
PROPOSED CUT: 10,700 C.Y.
PROPOSED FILL: 22,500 C.Y.
PROPOSED IMPORT: 11,800 C.Y.

PARKING TABLE

REQUIRED (PER SEC. 6757 "OFFSTREET PARKING REGULATIONS")

+3 BDRM UNITS 2 SP/UNIT:	37 UNITS X 2 = 74 SPACES
GUEST (0.2 SP/UNIT):	37 UNITS X 0.2 = 8 SPACES
TOTAL REQUIRED:	82 SPACES

PROVIDED

GARAGES (2-CAR):	37 UNITS X 2-CAR GARAGE = 74 SPACES
ON-STREET (GUEST):	37 SPACES
TOTAL PROVIDED:	74+37 = 111 SPACES *

* INCLUDES 1 ADA STALL

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

J-19253B

Prepared By:
Name: Rick Engineering Company
Address: 5620 Friars Road, San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
PRELIMINARY GRADING PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	9/13/2024
Revision 2:	10/13/2023
Revision 1:	4/17/2023
Original Date:	9/30/2022

Sheet 1 of 7

COUNTY OF SAN DIEGO TRACT NO. TM

SDC PDS RCVD 09-13-24
TM5647

PRELIMINARY
NOT FOR CONSTRUCTION

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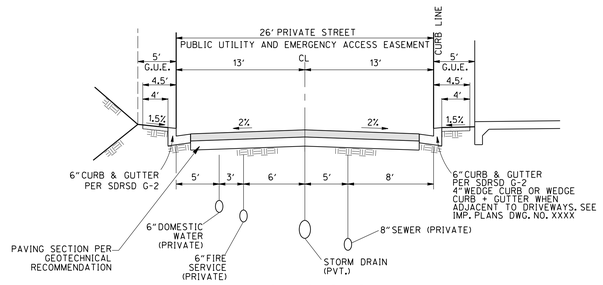
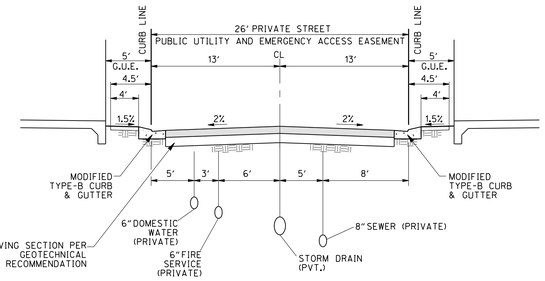


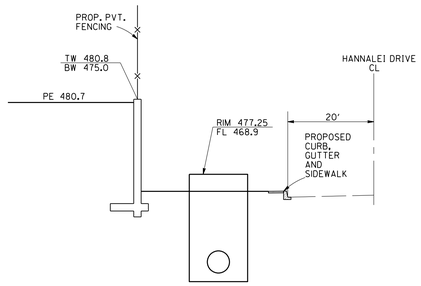
TYPICAL SECTION PRIVATE STREET "A"

NO SCALE
10+00-17+75 & 18+60-20+00



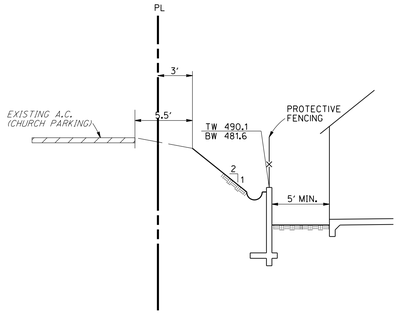
TYPICAL SECTION PRIVATE STREET "A"

NO SCALE
17+75-18+60



SECTION 1-1

N. T. S.



SECTION 2-2

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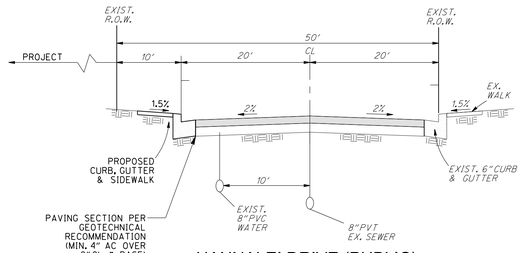
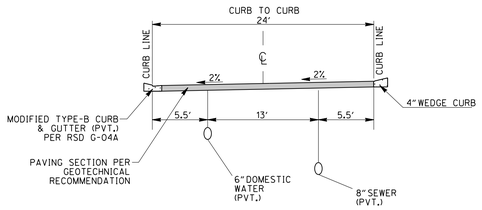


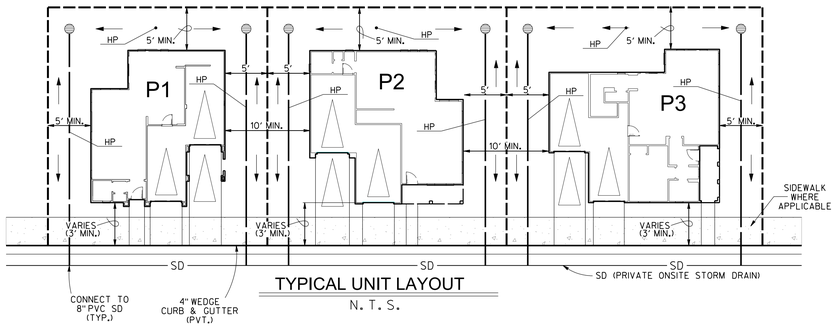
HANNALEI DRIVE (PUBLIC)

NOT TO SCALE



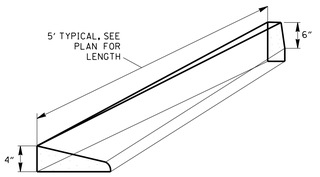
TYPICAL ALLEY SECTION (PVT)

NO SCALE



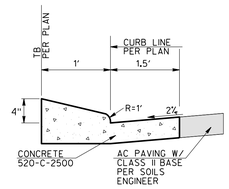
TYPICAL UNIT LAYOUT

N. T. S.



WEDGED CURB TO CURB TRANSITION PER RSD G-04B (PVT)

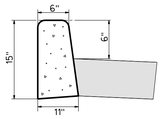
N. T. S.



* NOTE: TO BE USED AT ALL DRIVEWAYS ALONG PRIVATE STREETS 'A' AND 'B' AS WELL AS LOW SIDE OF PRIVATE ALLEYS

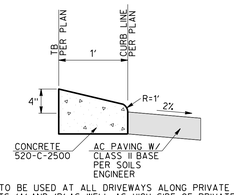
MODIFIED TYPE-B CURB & GUTTER (PVT.) PER RSD G-04A

N. T. S.



DETAIL: 6" CURB (PVT.) PER RSD G-1

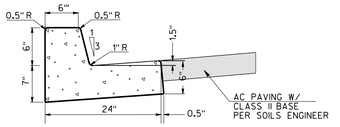
N. T. S.



* NOTE: TO BE USED AT ALL DRIVEWAYS ALONG PRIVATE STREETS 'A' AND 'B' AS WELL AS HIGH SIDE OF PRIVATE ALLEYS

4" WEDGE CURB (PVT.)

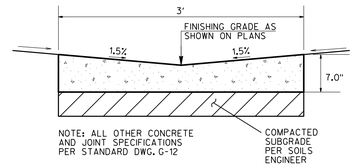
N. T. S.



NOTES: SEE COUNTY OF SAN DIEGO STANDARD DWG G-2 FOR FURTHER DETAIL

6" CURB & GUTTER (PVT) PER RSD G-2

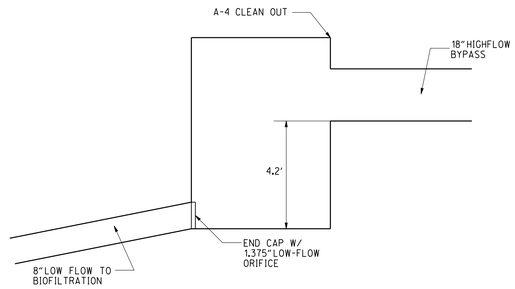
N. T. S.



NOTE: ALL OTHER CONCRETE AND JOINT SPECIFICATIONS PER STANDARD DWG. G-12

3' RIBBON GUTTER (PVT)

N. T. S.



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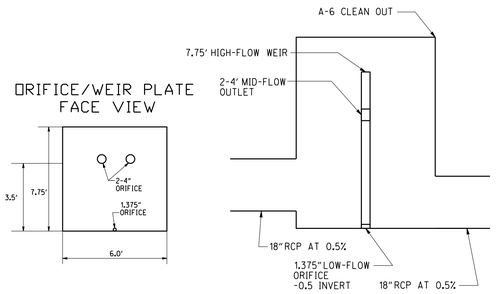

BMP B1 DETAIL

RICK ENGINEERING COMPANY
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J-19253B

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Prepared By:
Name: Rick Engineering Company
Address: 5620 Friars Road
San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
PRELIMINARY GRADING PLAN
DETAILS

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	10/13/2023
Revision 1:	4/17/2023
Original Date:	9/30/2022

Sheet 2 of 7

COUNTY OF SAN DIEGO TRACT NO. TM

PRELIMINARY
NOT FOR CONSTRUCTION

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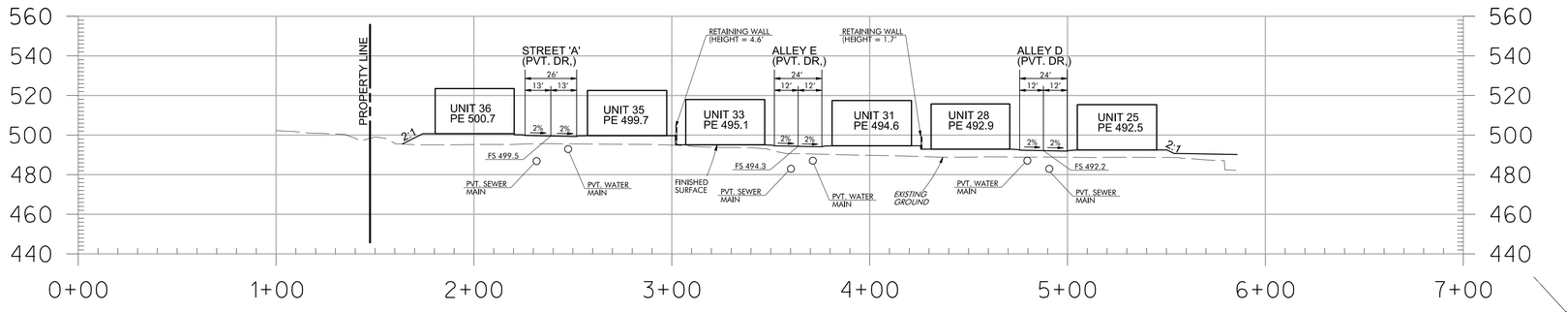

SECTION 3-3
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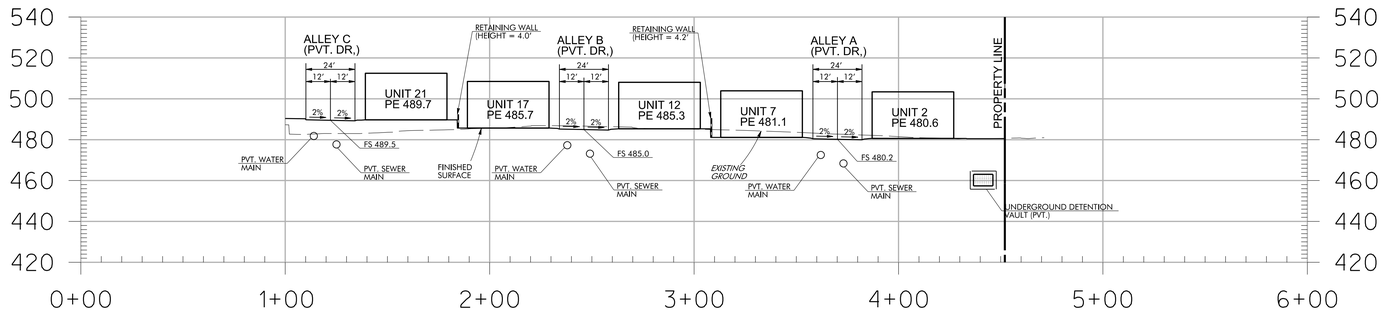

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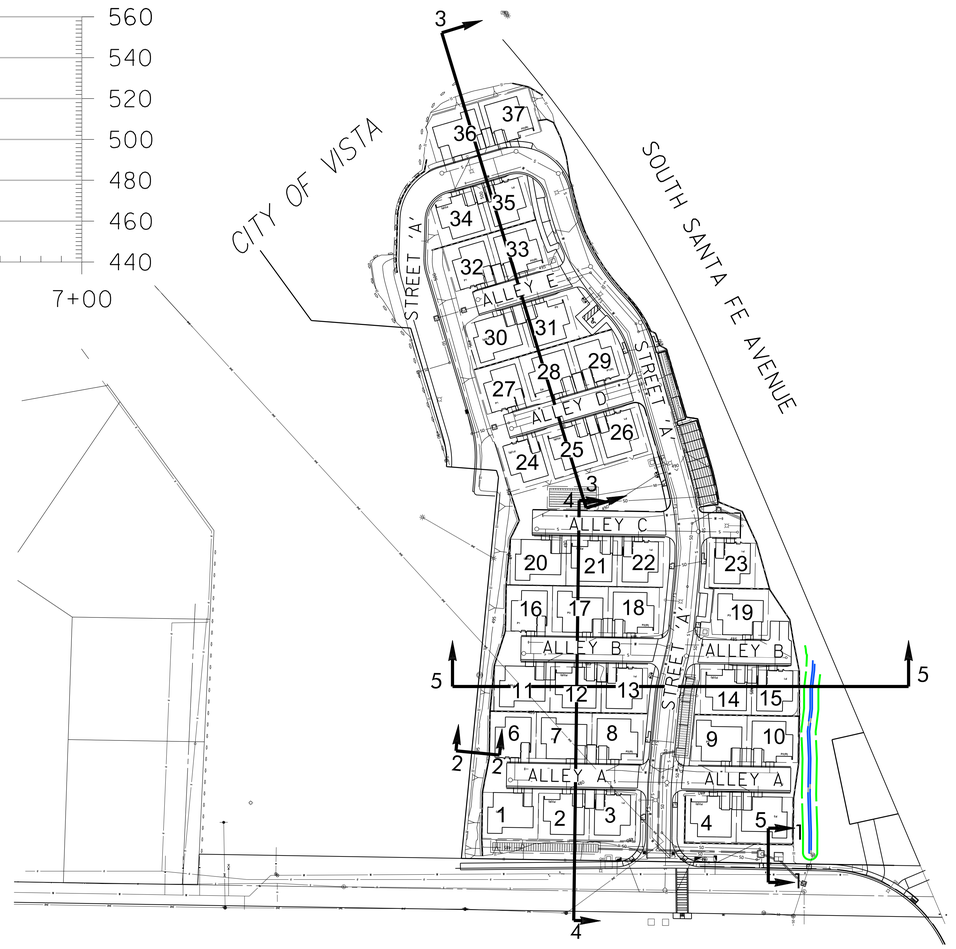

SECTION KEY MAP

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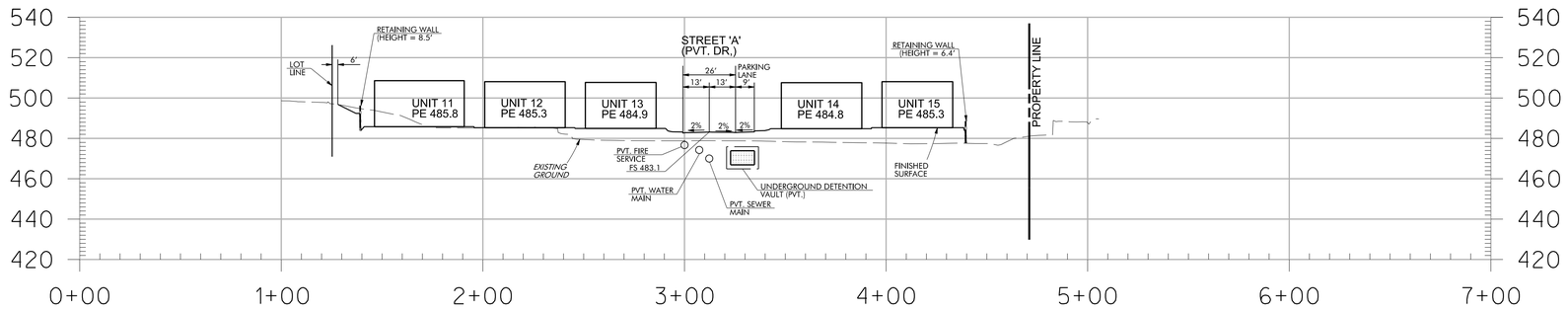
GRAPHIC SCALE 1" = 60'



SECTION 5-5
N. T. S.

NOTE:
SEE SHEET 2 FOR CROSS SECTIONS 1-1 AND 2-2

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Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
PRELIMINARY GRADING PLAN
SITE CROSS SECTIONS

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 10/13/2023
Revision 1: 4/17/2023

Original Date: 9/30/2022
Sheet 3 of 7

COUNTY OF SAN DIEGO TRACT NO. TM

PRELIMINARY
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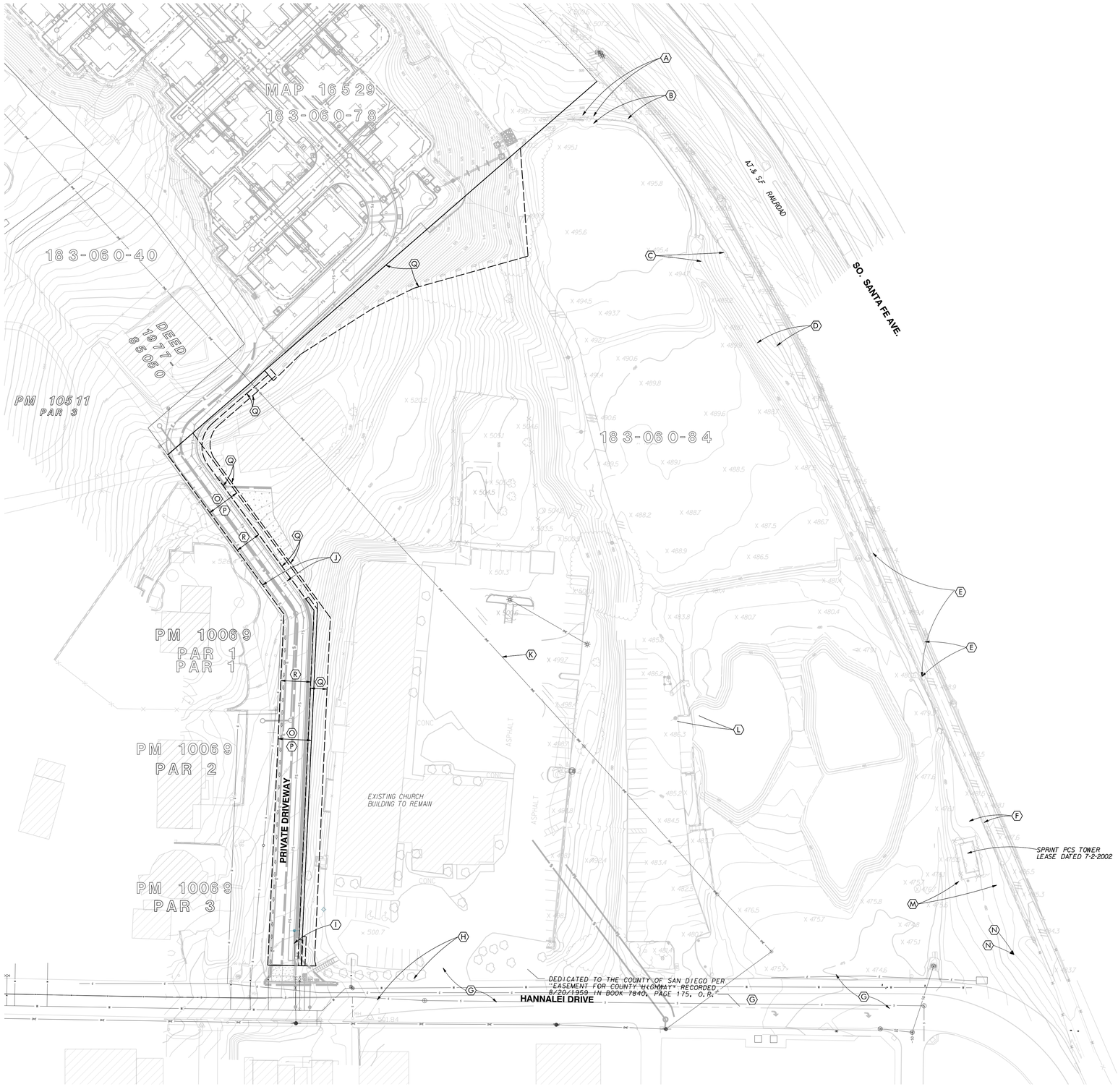

EASEMENT NOTES

(A) EXISTING TEMPORARY CONSTRUCTION EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(B) EXISTING DRAINAGE EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(C) EXISTING DRAINAGE EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(D) EXISTING TEMPORARY CONSTRUCTION EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(E) EXISTING PATH EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(F) EXISTING DRAINAGE EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(G) EXISTING "EASEMENT FOR COUNTY HIGHWAY" DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED 8/20/1959 IN BOOK 7840, PAGE 175, O.R. TO REMAIN

(H) EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES
PER DEED RECORDED 9-1-1927
IN BK 1367, PG 325
AND
EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES
PER DEED RECORDED 9-3-1930
IN BK 1817, PG 81 TO REMAIN

(I) EXISTING 12' SDG&E ESMT FOR UTILITIES PURPOSES
PER DEED RECORDED 1-02-1962
IN FILE # 265 TO REMAIN

(J) EXISTING SDG&E ESMT FOR UTILITIES PURPOSES
PER DEED RECORDED 8-5-1987
DOC. NO. 87-440960
AND
EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES
PER DEED RECORDED 9-3-1930
IN BK 1817, PG 81
AND
EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES
PER DEED RECORDED 12-29-1936
IN BK 605, PG 133
AND
EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES
PER DEED RECORDED NOV 30, 1959
IN BK 8017, PG 326 OF DEEDS (QUITCLAIMED)
(QUITCLAIM DEED REC. MAY 08, 1985
AS FILE NO. 85-162076 O.R.)

(K) EXISTING 2' ESMT FOR UTILITIES PURPOSES
PER DEED RECORDED 4-4-1917
IN BK 735, PG 30 (LOCATION BASED ON POLE LINE)
TO BE QUITCLAIMED

(L) EXISTING TEMPORARY ACCESS EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO BE QUITCLAIMED

(M) EXISTING TEMPORARY CONSTRUCTION EASEMENT
PER DEED REC. 05-26-2015
DOC. NO. 2015-0264903 &REC. 03-04-2015
DOC. NO. 20015-0098147 TO REMAIN

(N) EXISTING SDG&E ESMT
PER DEED REC. 04-23-2010
DOC. NO. 2010-0204091 O.R.
APPROX LOCATION TO REMAIN

(O) EXISTING ESMT
PER DEED REC. 09-21-2021
DOC. NO. 2021-0666663 O.R.
SEWER EASEMENT GRANTED TO
BUENA SANITATION DISTRICT.
TO REMAIN

(P) EXISTING ESMT
PER DEED REC. 09-21-2021
DOC. NO. 2021-0666661 O.R.
UTILITY EASEMENT AND
EMERGENCY ACCESS EASEMENT
GRANTED TO THE CITY OF VISTA.
TO REMAIN

(Q) EXISTING ESMT
PER DEED REC. 09-16-2021
DOC. NO. 2021-0657923 O.R.
TEMPORARY CONSTRUCTION
EASEMENT GRANTED TO
CENTURY COMMUNITIES

(R) EXISTING ESMT
PER DEED REC. 09-16-2021
DOC. NO. 2021-0657923 O.R.
UTILITY AND EMERGENCY
ACCESS EASEMENT GRANTED
TO CENTURY COMMUNITIES
TO REMAIN

NON-PLOTTABLE EASEMENTS NOTE

THE LOCATION OF THE FOLLOWING EASEMENTS HAVE NO PLOTTABLE LOCATION AND ARE THEREFORE NOT SHOWN HEREON:

- PIPELINE EASEMENT IN FAVOR OF VISTA IRRIGATION DISTRICT RECORDED 10/16/1925 IN BK. 1109, PG. 201, O.R. SAID EASEMENT IS SUBJECT TO A CONSENT TO EASEMENTS AND AGREEMENTS RECORDED 3/04/2015 AS INST. NO. 2015-0098147, O.R. TO BE VACATED

- AN EASEMENT IN FAVOR OF SDG&E RECORDED FEB. 09, 2022 AS INST. NO. 2022-0061964, O.R. TO BE QUITCLAIMED

- CONTRACT FOR BUENO COLORADO ENTITLEMENT (WAIVED LAND) REC'D APRIL 04, 1979 AS FILE NO. 79-138279, O.R. BY VISTA IRRIGATION DISTRICT, AND BETWEEN VISTA BAPTIST CHURCH OF VISTA, AN ASSIGNMENT WAIVER (WAIVER OF WATER RIGHTS) REC'D APRIL 04, 1979 AS FILE NO. 79-138280, O.R.

40 20 0 40 80 120
GRAPHIC SCALE 1" = 40'

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San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
PRELIMINARY GRADING PLAN
EXISTING CONDITIONS

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 10/13/2023
Revision 1: 4/17/2023

Original Date: 9/30/2022

Sheet 4 of 7

COUNTY OF SAN DIEGO
TRACT NO. TM

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PHILLIPS BALLFIELD

PRELIMINARY
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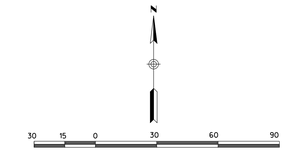

GRAPHIC SCALE 1" = 30'

EASEMENT NOTES

1. PROPOSED 5' GENERAL UTILITY AND PEDESTRIAN ACCESS EASEMENT
2. PROPOSED GENERAL UTILITY AND EMERGENCY ACCESS EASEMENT
3. *EXISTING 2' WIDE SDG&E EASEMENT REC. 4/9/1917 IN BOOK 735, PG. 30, O.R., TO BE QUITCLAIMED*
5. PROPOSED SEWER ACCESS EASEMENT TO BE DEDICATED FOR THE BENEFIT OF THE BUENA SANITATION DISTRICT
6. PROPOSED 24' EMERGENCY ACCESS EASEMENT

PLAN NOTES

16. STORM DRAIN (18"HDPE, UNLESS NOTED OTHERWISE) (PRIVATE)
17. TYPE-B INLET (PRIVATE)
18. TYPE-A4 C.O. (PRIVATE)
19. TYPE-B BROW DITCH PER RSD D-75
20. MOD. TYPE A-6 C.O. WITH WEIR STRUCTURE. SEE DETAIL SHT. 2.
21. RIP-RAP PAD
23. RETAINING WALL
24. PROPOSED IMPROVEMENT TO BE MAINTAINED BY HOA
25. MODULAR WETLAND SYSTEM (PRIVATE)
26. UNDERGROUND DETENTION VAULT (PVT.)
27. TYPE-F CATCH BASIN (PRIVATE)
28. *EXISTING OVERHEAD LINES TO BE UNDERGROUNDED BY SDG&E AT OWNERS EXPENSE*

NOISE NOTE

RESIDENTIAL UNITS WITH A BALCONY OR PATIO WITHIN 140 FT. OF THE RAILROAD CENTERLINE COULD POTENTIALLY BE EXPOSED TO EXTERIOR NOISE LEVELS ABOVE 65 dBA CNEL. AS REQUIRED BY POLICY N-2.2, AS A CONDITION OF APPROVAL, THESE UNITS WOULD BE DESIGNED TO INCLUDE A SOLID NOISE BARRIER THAT REDUCES NOISE EXPOSURE IN THE BALCONY OR PATIO TO BELOW 65 dBA CNEL BUT DOES NOT COMPLETELY ENCLOSE THE USABLE AREA.

NOTE
FOR EXISTING CONDITIONS AND EASEMENTS SEE SHEET 4

NOTE
ON-STREET VEHICULAR PARKING IS NOT ALLOWED ON STREET A OR ALLEYS A,B,C,D AND E, EXCEPT WHERE DESIGNATED

NOTE
PROPOSED STREET LIGHTS WILL COMPLY WITH STREET LIGHTING SPECIFICATIONS

NOTE
THIS PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADINGSHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

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Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
PRELIMINARY GRADING PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	10/13/2023
Revision 1:	4/17/2023
Original Date:	9/30/2022

Sheet 5 of 7

COUNTY OF SAN DIEGO TRACT NO. TM

PRELIMINARY
NOT FOR CONSTRUCTION

GRAPHIC SCALE 1" = 30'

EASEMENT NOTES

1. PROPOSED 5' GENERAL UTILITY AND PEDESTRIAN ACCESS EASEMENT
2. PROPOSED GENERAL UTILITY AND EMERGENCY ACCESS EASEMENT
3. *EXISTING 2' WIDE SDG&E EASEMENT REC. 4/9/1917 IN BOOK 735, PG. 30, O.R., TO BE QUITCLAIMED*
5. PROPOSED SEWER ACCESS EASEMENT TO BE DEDICATED FOR THE BENEFIT OF THE BUENA SANITATION DISTRICT
6. PROPOSED 24' EMERGENCY ACCESS EASEMENT

PLAN NOTES

16. STORM DRAIN (18"HDPE, UNLESS NOTED OTHERWISE) (P
17. TYPE-B INLET (PRIVATE)
18. TYPE-A4 C.O. (PRIVATE)
19. TYPE-B BROW DITCH PER RSD D-75
20. MOD. TYPE A-6 C.O. WITH WEIR STRUCTURE. SEE DETAIL SHT. 2.
21. RIP-RAP PAD
23. RETAINING WALL
24. PROPOSED IMPROVEMENT TO BE MAINTAINED BY HOA
25. MODULAR WETLAND SYSTEM (PRIVATE)
26. UNDERGROUND DETENTION VAULT (PVT.)
27. TYPE-F CATCH BASIN (PRIVATE)
28. *EXISTING OVERHEAD LINES TO BE UNDERGROUNDED*
30. 8"STORM DRAIN CLEANOUT PER RSD SC-01
31. MODIFIED REVERSE CURB OUTLET PER RSD D-25

NOISE NOTE

RESIDENTAIL UNITS WITH A BALCONY OR PATIO WITHIN 140 FT. OF THE RAILROAD CENTERLINE COULD POTENTIALLY BE EXPOSED TO EXTERIOR NOISE LEVELS ABOVE 65 dBA CNEL. AS REQUIRED BY POLICY N-2.2, AS A CONDITION OF APPROVAL, THESE UNITS WOULD BE DESIGNED TO INCLUDE A SOLID NOISE BARRIER THAT REDUCES NOISE EXPOSURE IN THE BALCONY OR PATIO TO BELOW 65 dBA CNEL BUT DOES NOT COMPLETELY ENCLOSE THE USABLE AREA.

NOTE
FOR EXISTING CONDITIONS AND EASEMENTS SEE SHEET 4

NOTE
ON-STREET VEHICULAR PARKING IS NOT ALLOWED ON STREET A OR ALLEYS A,B,C,D AND E, EXCEPT WHERE DESIGNATED

NOTE
PROPOSED STREET LIGHTS WILL COMPLY WITH STREET LIGHTING SPECIFICATIONS

NOTE
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Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
PRELIMINARY GRADING PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	10/13/2023
Revision 2:	4/17/2023
Revision 1:	
Original Date:	9/30/2022

Sheet 6 of 7

COUNTY OF SAN DIEGO TRACT NO. TM

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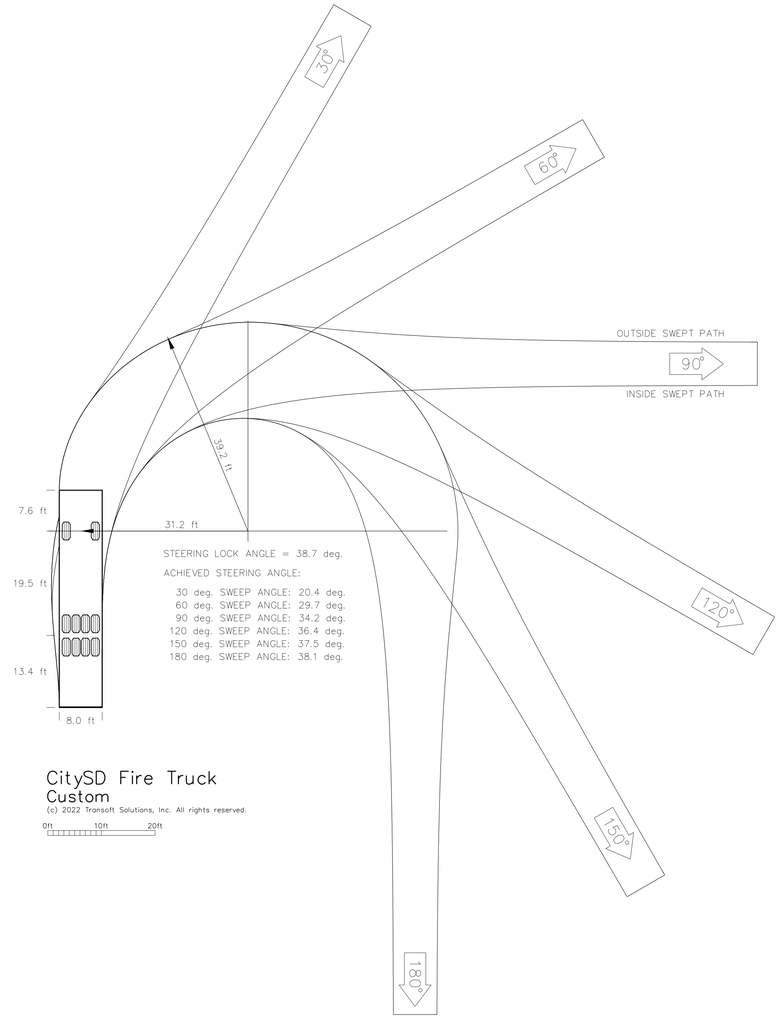

CitySD Fire Truck
Custom

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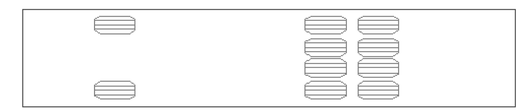

Overall Vehicle Length: 40.50 ft

40 20 0 40 80 120

GRAPHIC SCALE 1" = 40'

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Project Address:
143 HANNALEI DRIVE
VISTA, CA. 92083

Project Name:
VISTA II MULTI-FAMILY

Sheet Title:
PRELIMINARY GRADING PLAN
TRASH TRUCK TRAVEL PATH

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 10/13/2023
Revision 1: 4/17/2023

Original Date: 9/30/2022

Sheet 7 of 7

COUNTY OF SAN DIEGO TRACT NO. TM

PRELIMINARY
NOT FOR CONSTRUCTION

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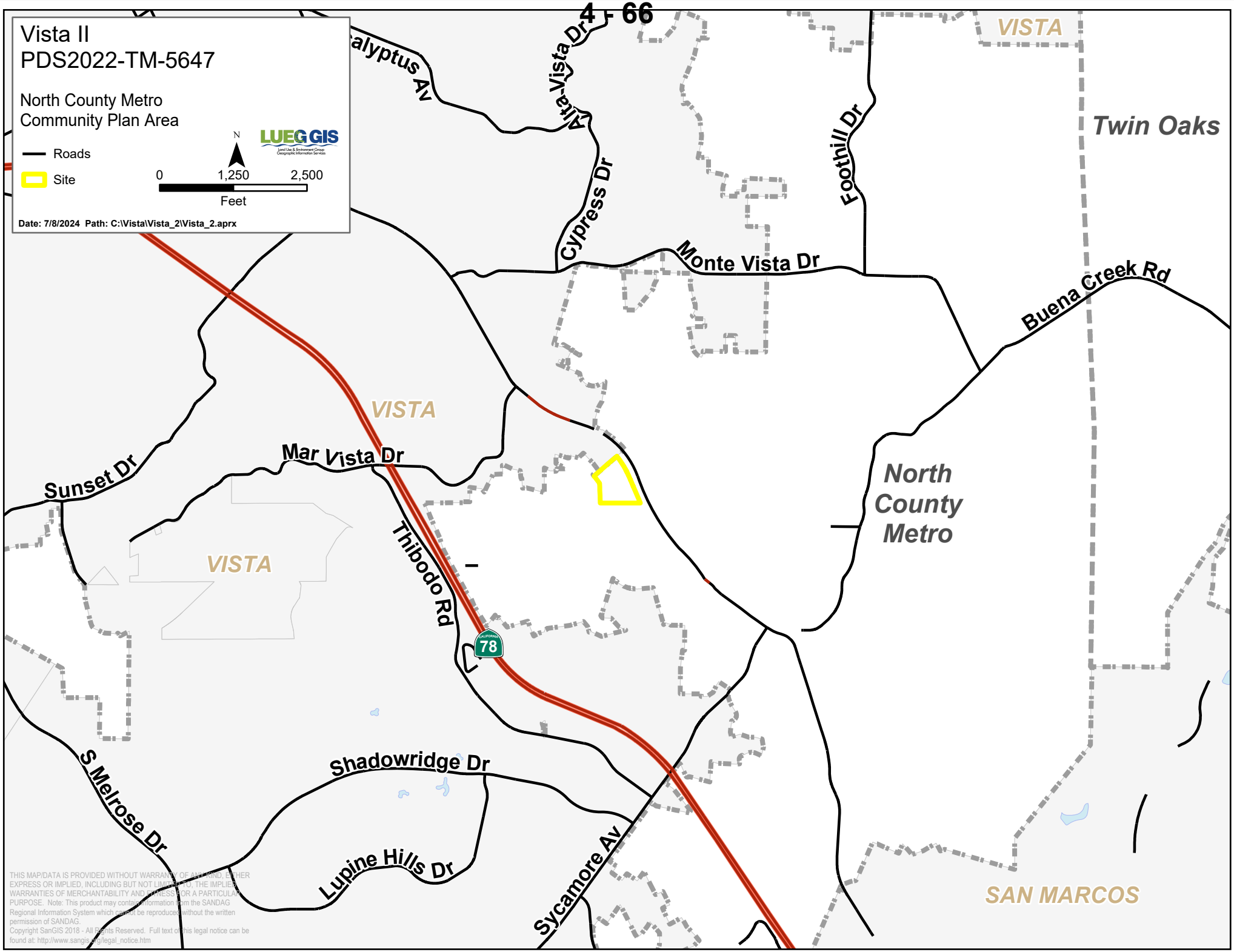
Vista II
PDS2022-TM-5647
North County Metro
Community Plan Area
Roads
Site
N
0
1,250
2,500
Feet
LUEG GIS
Date: 7/8/2024 Path: C:\Vista\Vista_2\Vista_2.aprx
Alta Vista Dr
Cypress Dr
Foothill Dr
Monte Vista Dr
Buena Creek Rd
Twin Oaks
VISTA
VISTA
VISTA
Mar Vista Dr
Sunset Dr
Thibodo Rd
78
North County Metro
S Melrose Dr
Shadowridge Dr
Lupine Hills Dr
Sycamore Av
SAN MARCOS
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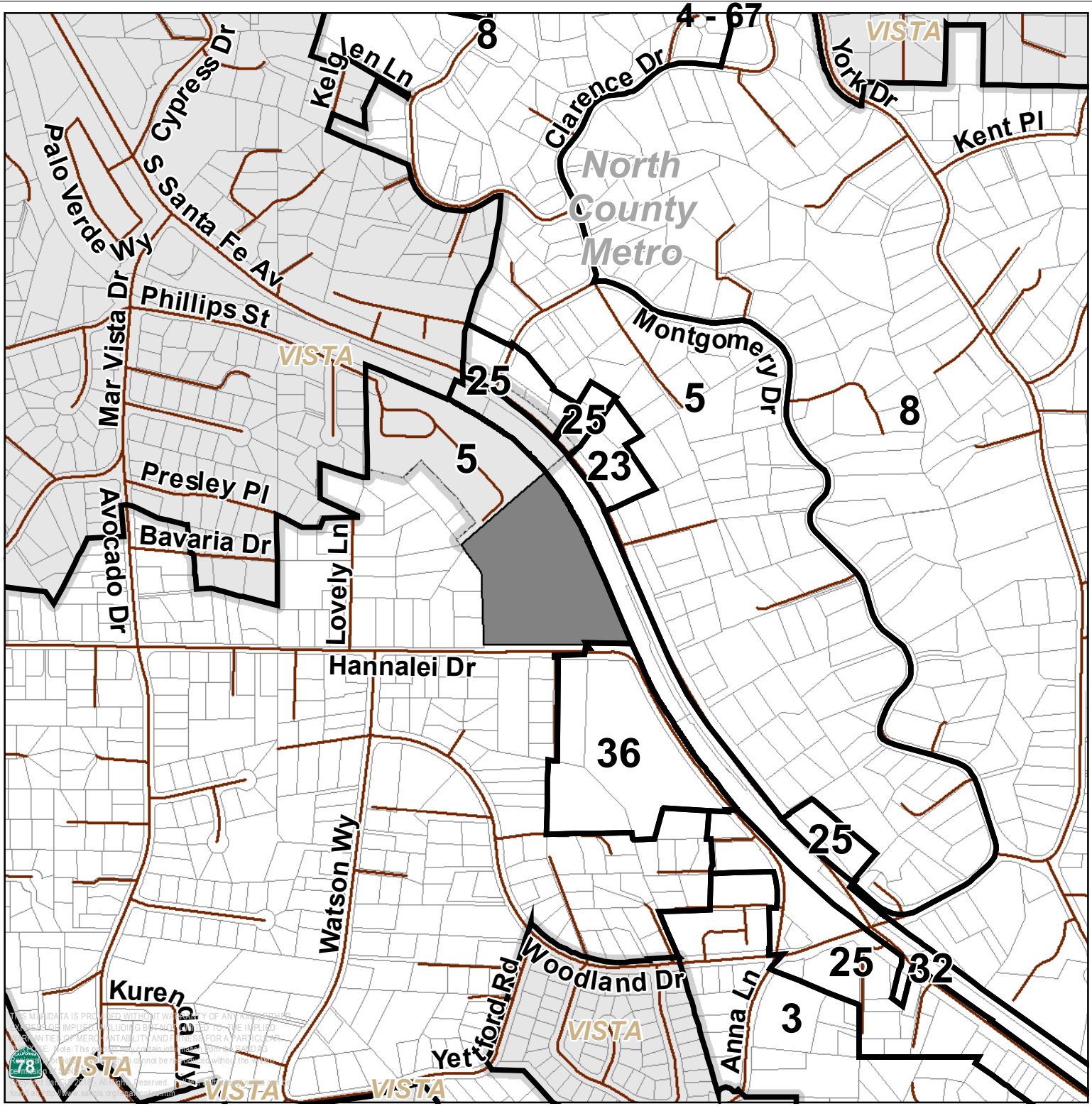


Vista

General Plan

North County Metro Community Plan Area

(3) Village Residential (VR-15)

(5) Village Residential (VR-7.3)

(8) Village Residential (VR-2)

(23) Office Professional

(25) General Commercial

(32) Public/Semi-Public Facilities

(36) Open Space (Recreation)

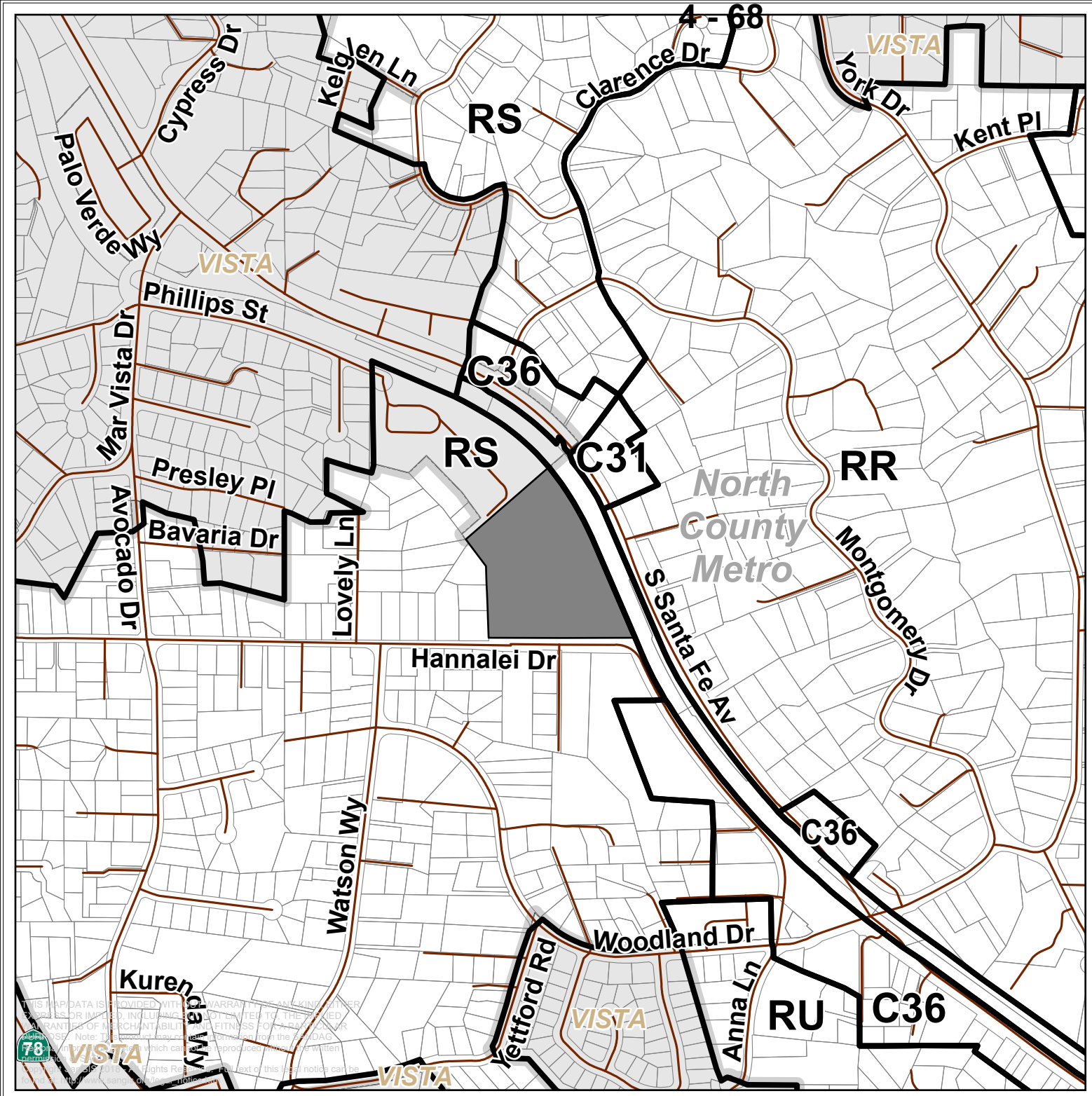
Roads
Site
Parcels
Planning

N

0 495 990

Feet

Date: 7/8/2024
Path: C:\Users\jramos\Desktop\Javi_Scratch\Vista\plan.mxd



Vista II Tentative Map
PDS2022-TM-5647

Zoning

North County Metro Community Plan Area

A72 - General Agricultural

C31 - Residential-Office Professional

C36 - General Commercial

RR - Rural Residential

RS - Single Family Residential

RU - Urban Residential

S94 - Transportation/Utility Corridor

Roads

Site

Parcels

Zoning

N

0 500 1,000

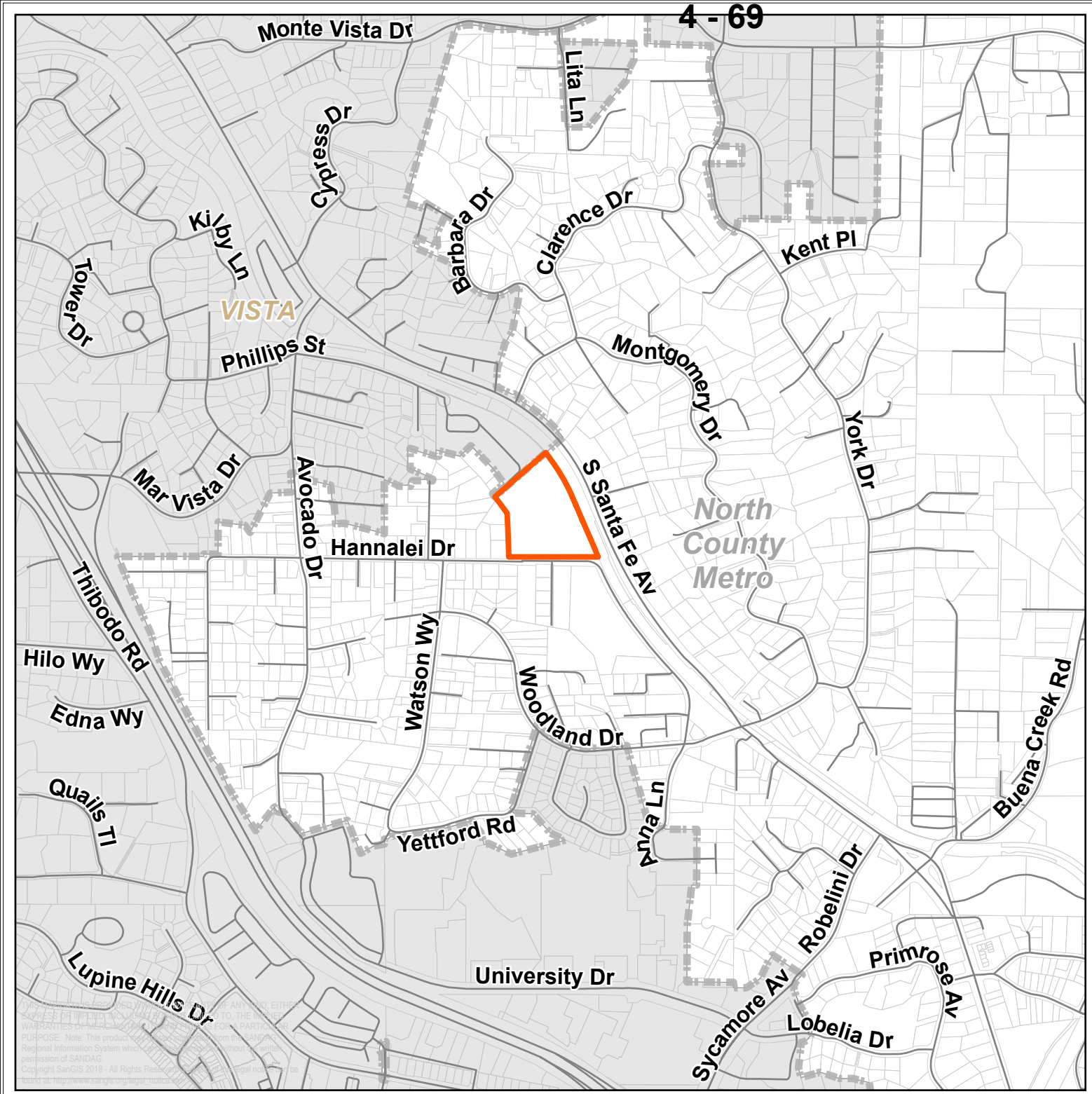
Feet

LUEG GIS

Land Use & Environment Group Geographic Information Services

Date: 9/19/2024

Path: P:\reg\2022-TM-5647_091924\graphicsPackageMaps\p20\PDS2022-TM-564



Vista II
PDS2022-TM-5647

Vicinity Map

North County Metro Community Plan Area

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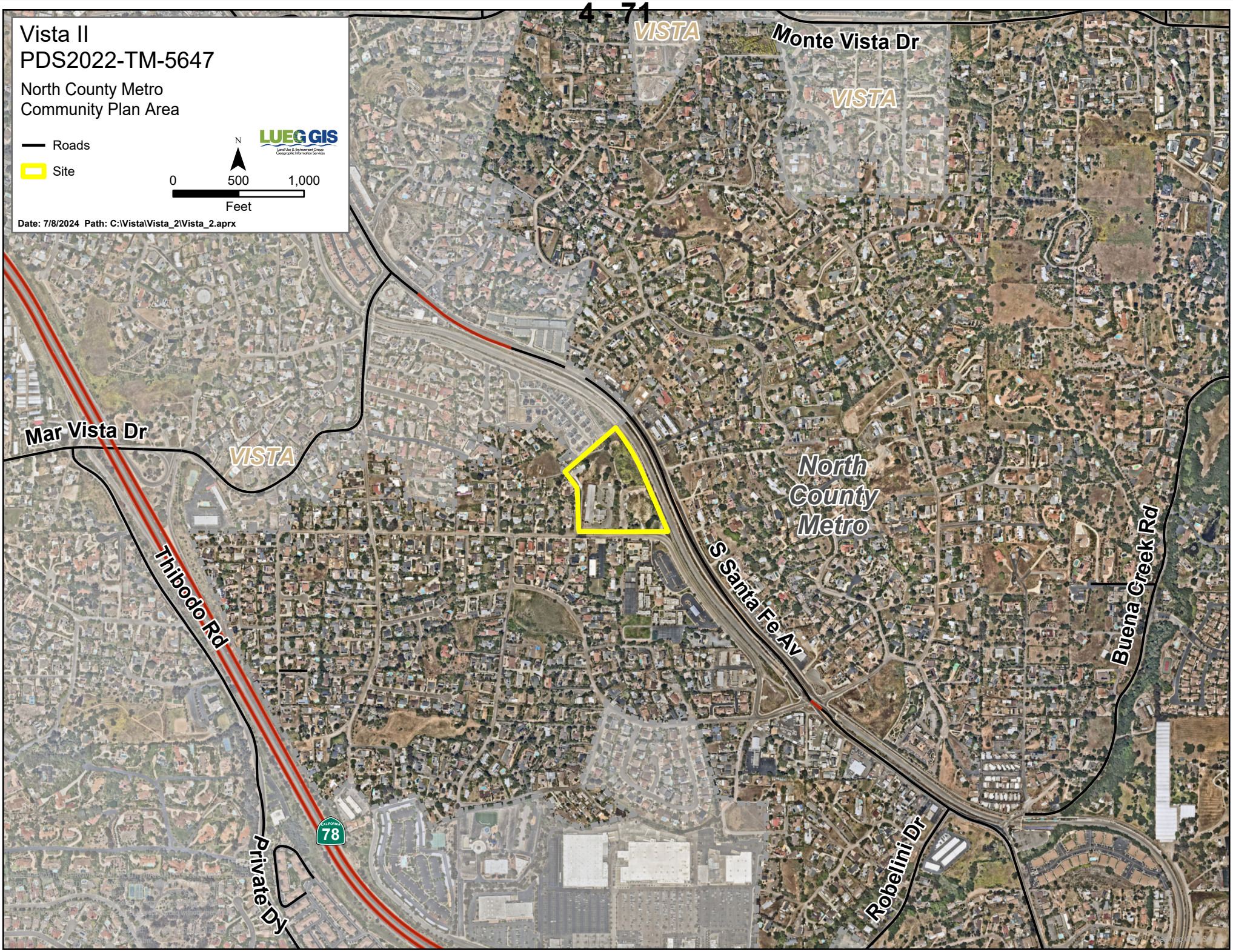
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Attachment B – Resolution Approving PDS2022-TM-5647

December 6, 2024

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. TM-5647)

WHEREAS, Tentative Map No. PDS2022-TM-5647 proposing the division of property located at 145 Hannalei Drive, located on the border with the City of Vista and generally described as:

Those portions of the northeast quarter of the northwest quarter and of the northwest quarter of the northeast quarter of Section 32, Township 11 South, Range 3 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States government survey approved December 14, 1885, lying southwesterly of the southwesterly right of way line of the Atchison, Topeka and Sante Fe railway and described as follows:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, DISTANT THEREON SOUTH 89 DEGREES 37'16" EAST, 930.30 FEET FROM THE SOUTHEAST CORNER OF LOT 16 OF ORLEAVO HEIGHTS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 1944, FILED SEPTEMBER 17, 1926, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 37'16" EAST,418.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; THENCE CONTINUING SOUTH 89 DEGREES 37'16" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, 303.05 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILWAY; THENCE NORTH 23 DEGREES 40'46" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 560.51 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1223.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE IN SAID SOUTHWESTERLY RIGHT OF WAY LINE, 384.12 FEET TO A POINT, A RADIAL LINE THROUGH SAID POINT BEARING NORTH 48 DEGREES 20' EAST; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 48 DEGREES 20' WEST, 513.00 FEET; THENCE SOUTH 36 DEGREES 50' EAST, 178.38 FEET; THENCE SOUTH 2 DEGREES 10' WEST, 347.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 OF SAID LAND, ALL MINERALS, OILS, GAS AND HYDRO-CARBON SUBSTANCES AS RESERVED BY CHARLES E. CARVER AND FLORA S. CARVER, IN DEED RECORDED MARCH 3, 1923 IN BOOK 926, PAGE 306 OF DEEDS.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on June 3, 2022; and

WHEREAS, on December 6, 2024, the Planning Commission of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, DETERMINED, AND ORDERED, that based on the findings, said Tentative Map/Certificate of Compliance is hereby approved subject to the following conditions:

MAP EXPIRATION: The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.312 of the County Subdivision Ordinance.

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199 (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map/Certificate of Compliance approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are here by waived:**

(1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.

(2) Standard Condition 22: Said conditions apply to a private septic system. The project proposes to a private sewer system.

(3) Standard Condition 24: Said condition applies to subdivisions outside of the boundaries of a fire protection agency. Said subdivision is located within the boundaries of a fire protection agency (Vista Fire Protection District).

(4) Standard Condition 27: Said condition states that the Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units. The Final Map for this Tentative Map may be filed in units.

APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego

County and where specifically indicated, may be complied with on the Final Map and shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified:

UNIT 1 PARCEL MAP: THIS PARCEL MAP IS FOR FINANCING AND CONVEYANCE (INCLUDING LEASING) PURPOSES ONLY. THIS PARCEL MAP DOES NOT AUTHORIZE DEVELOPMENT OF OR CONSTRUCTION ON ANY PARCEL. THE PARCEL MAP SHALL INCLUDE LOTS 1, 2 AND A.

PRIOR TO THE RECORDATION OF THE FINAL MAP FOR UNIT 2, THE FOLLOWING CONDITIONS FOR UNIT 1 PARCEL MAP SHALL BE COMPLETED TO THE SATISFACTION OF DIRECTOR OF PDS AND DPW.

1-29. The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, with the exception of those "Standard Conditions" waived above.

30) GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to *[PDS, Zoning Counter]*, which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

31) GEN#2–GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: BIO-1; BIO-2; CULT-1; CULT-2; HAZ-1; NOI-1. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the recordation of the Parcel Map for all phases and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The *[DPW, ESU, or PDS, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements]* shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

32) GEN#3–FILING OF NOTICE OF EXEMPTION (NOE)

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

33) ROADS#1–PRIVATE ACCESS EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance, County Code Section 81.402 the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:**

a. The Final Map shall show a minimum twenty-four-foot (24') wide onsite private road emergency access easement through Lot 1 to serve Lot 2 to the satisfaction of the Vista Fire Protection District. The easement shall be contiguous with the to-be-named private access road shown as Private Street "A," begin at the northeastern boundary of Lot 1 and extend southerly to the existing connection with Hannalei Drive.

b. The Final Map shall show a minimum twenty-four-foot (24') wide onsite private access easement, from the southern boundary of Lot A southerly to Hannalei Drive.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map for the specific unit as indicated above and prior to the approval of any Improvement plan, the easements shall be shown. **MONITORING:** The [*PDS, LDR*] shall review the Final Map for the specific unit as indicated above and the Improvement Plan to ensure that the easements are indicated pursuant to this condition.

34) UTILITIES#1–COMMITMENT TO SERVE SEWER

INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the County Subdivision Ordinance Sec. 81.707 and 81.708, a sewer commitment shall be obtained. **DESCRIPTION OF REQUIREMENT:** A commitment to serve each parcel must be obtained/purchased from the Buena Sanitation Maintenance District. In addition to the capacity commitment fees, the appropriate district fees shall be paid at the time of issuance of the waste-water discharge permit. No sewer permit shall be issued until all conditions in this Final Decision have been satisfied, the Final Map, grading plan, and improvement plan have been approved by PDS, and all fees and deposits paid and improvement security posted. **DOCUMENTATION:** The applicant shall provide the commitment letter or completed and signed PDS-400S form and pay

all required fees, to the satisfaction of the Buena Sanitation Maintenance District and the Director of PDS. **TIMING:** Prior to recordation of the Final Map, the sewer commitment letter shall be provided. **MONITORING:** The [*PDS, LDR*] shall review all documents provided to prove the sewer commitment has been completed, to ensure compliance with this condition.

35) UTILITIES#2–WATER COMMITMENT

INTENT: In order to ensure that the proposed subdivision has the required water services, and to comply with County Subdivision Ordinance Sec. 81.707 and 81.708, a water commitment shall be obtained. **DESCRIPTION OF REQUIREMENT:** Obtain a commitment to provide water service for each parcel from the Vista Irrigation Land. **DOCUMENTATION:** The applicant shall complete and obtain a PDS-400W form signed from the agency referenced above and comply with any conditions of said commitment. The applicant shall provide the commitment to the [*PDS, LDR]* for review and approval. **TIMING:** Prior to the recordation of the Final Map, the applicant shall comply with this condition. **MONITORING:** The [*PDS, LDR*] shall review the commitment letter for compliance with this condition.

36) UTILITIES#3–UTILITY CONCURRENCE LETTERS

INTENT: In order to inform the local public entities and utility companies that the Final Map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature on the Final Map shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Final Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [*PDS, LDR*] for review and approval. **TIMING:** Prior to the approval of the improvement plans and approval of the Final Map, the letters shall be submitted. **MONITORING:** The [*PDS, LDR*] shall review the signed letters.

37) NOISE#1–NOISE RESTRICTION EASEMENT

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 the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on parcels within 300 feet from the centerline of S. Santa Fe Avenue or the Sprinter rail line to reduce the noise exposure of land uses for the on-site sensitive receptors to below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated on the approved TM-5647, shall be indicated on the map. The said easement shall include and shall comply with the following:

a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis,

which demonstrates that any proposed residential dwelling 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 pursuant to the General Plan Noise Element. Please note that this assessment is only for proposed second floor habitable residential structures. The acoustical analysis shall demonstrate that the proposed noise sensitive land use as defined by the General Plan, 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 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels (or 65 dB for exterior multi-family). Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).

b. In addition, prior to the approval of any Building Plan and issuance of any Building Permit for areas within 140 feet of the noise protection easement, a County Approved Acoustical Consultant, shall also prepare an acoustical analysis, which demonstrates that any proposed residential dwelling 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 65 dB for exterior noise pursuant to the General Plan Noise Element. The acoustical analysis shall demonstrate that the proposed noise sensitive land use as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise (CNEL) of 65 dBA for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).

c. Prior to the approval of any Building Plan and issuance of any 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 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.

d. 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. Please refer to the Harris & Associates dated August 14, 2023.

e. 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 any future building permits can be approved and issued.

DOCUMENTATION: The applicant shall show the easement on the Parcel map with the appropriate language on the title sheet concurrent with Parcel Map Review. **TIMING**: Prior to the approval of the map for the development, the requirements of this condition shall be completed. **MONITORING:** The *[PDS, LDR]* shall verify that the easement is indicated on the map as specified.

PRIOR TO THE RECORDATION OF THE FINAL MAP, THE FOLLOWING CONDITIONS FOR UNIT 2 SHALL BE COMPLETED TO THE SATISFACTION OF DIRECTOR OF PDS AND DPW.

38) ROADS#2–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404 and the Community Trails Master Plan, ***Hannalei Drive*** shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve, or agree to improve, and provide security for ***Hannalei Drive***, as follows:

a. ***Hannalei Drive*** in accordance with Public Road Standards for a Residential Collector, to a graded half-width of thirty feet (30') from centerline and to a minimum improved half-width of twenty feet (20') from centerline with asphalt concrete pavement over approved base. Provide transition for all widenings, tapers, and traffic striping to match existing pavement.

b. Construct Portland cement concrete curb and gutter with face of curb at least twenty feet (20’) from the centerline of Hannalei Drive from the projection of the western boundary of Lot 2 easterly thence curving southeasterly to the existing curb and gutter along Hannalei Drive.

c. Install a Portland cement concrete cross-gutter across private street “A” at the connection with Hannalei Drive for proper drainage. The exact depth of improved base material shall be based on soil tests approved by the Director of DPW (soils materials lab) and/or PDS.

d. Install Portland cement concrete curb returns with curb, gutter, sidewalk, and ADA-complaint pedestrian curb ramps at both sides of private street “A” at the connection with Hannalei Drive.

e. Install two (2) streetlights along Hannalei Drive fronting Lot 2 – one within the western curb return of private street “A” and the other at the easternmost side of the Lot 2 frontage.

f. Install Portland cement concrete sidewalk along the project frontage from the western boundary of Lot 2 to the easterly end. The sidewalk shall properly connect to the existing regional trail running along the project’s easterly property line. The connection shall meet ADA requirements.

g. Construct a bike connection from the Hannalei Drive roadway to connect to the existing regional trail running along the easterly project property line.

h. Provide signage and striping for a school pedestrian crosswalk at the west side of the intersection of private street “A” and Hannalei Drive crossing Hannalei Drive. The crosswalk shall be marked and signed properly per CA MUTCD.

i. Install an ADA-compliant pedestrian curb ramp on the southside of Hannalei Drive aligning with the curb ramp on the west side of private street “A” connecting the pedestrian path of travel for the school pedestrian crosswalk.

j. Install a driveway connection to Hannalei Drive for access to Lot 3.

All the above shall be to the satisfaction of the Director of Public Work and the Director of PDS. All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

k. Process and obtain approval of Improvement Plans to improve ***Hannalei Drive***.

l. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.

m. Upon approval of the plans, pay all applicable inspection fees/deposits with [*DPW, PDCI*].

n. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

o. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Vista Fire Protection District and the [*PDS, LDR*].

TIMING: Prior to the recordation of the Final Map, the plans, agreements, and securities shall be approved. **MONITORING:** The [*PDS, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement

agreements. The securities and improvement agreements shall be approved by the Director of PDS.

39) ROADS#3–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance looking east (west-bound traffic) along ***Hannalei Drive*** from the proposed private street "A" in accordance with the methodology for the observation points and measurement described in Table 5 of the March 2012 County of San Diego Public Road Standards. The sight distance exceeds the AASHTO Stopping Sight Distance requirement of 250 feet per the approved Design Exception Request dated 04/28/2024 as based on a prevailing speed of _____. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance looking west (east-bound traffic) along ***Hannalei Drive*** from the proposed private street "A" in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

c. The engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

d. The engineer or surveyor shall further certify that: "The sight distance of adjacent driveways and street openings will not be adversely affected by this project."

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [*PDS, LDR*] for review. **TIMING:** Prior to the recordation of the Final Map and prior

to the approval of any plan for the following lots, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications.

40) ROADS#4–PRIVATE ACCESS ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404, private street "A," as well as private alleys "A" through "E", shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve, or agree to improve, and provide security for private street "A," as well as private alleys "A" through "E."

a. The proposed onsite private access road, private street "A," from the boundary of Lot 1, northeasterly thence southerly to Hannalei Drive shall be improved to a minimum width of twenty-six feet (26') with asphalt concrete pavement over approved base. Road improvements shall be to the satisfaction of the Director of Public Works and Vista Fire Protection District.

b. The proposed onsite private alleys "A" through "E," from their termination to private street "A," shall be improved to a minimum width of twenty-four feet (24') with asphalt concrete pavement over approved base. Road improvements shall be to the satisfaction of the Director of Public Works and Vista Fire Protection District.

c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the San Diego County Standards for Private Roads, the Land Development Improvement Plan Checking Manual, and the Vista Fire Protection District requirements. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

d. Process and obtain approval of Improvement Plans to construct private street "A," as well as private alleys "A" through "E."

e. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.

f. Upon approval of the plans, pay all applicable inspection deposits/fees with [*DPW, PDCI*].

g. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for the following lots, the required improvement plans, agreements, and securities shall be approved. **MONITORING:** The [*PDS, LDR*] shall review the plans for consistency with the resolution conditions and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

41) ROADS#5–STREET NAME

INTENT: In order to provide a name for the private road, naming of the roads is necessary for the health and safety of present and future residents. **DESCRIPTION OF REQUIREMENT:** The private access road serving Lot 2 shown as Private Street "A" shall be named. **DOCUMENTATION:** The applicant shall contact the Street Address Section of PDS (858-694-3806) to discuss the road naming requirements for the development. The applicant shall pay all applicable processing fees for the naming of the street. **TIMING:** Prior to recordation and preparation of the Final Map, the street shall be named. **MONITORING:** The [*PDS, BD*] shall provide a name to the applicant. Upon issuance of the street name, the street section shall provide [*PDS, LDR*] the street name information. The [*PDS, LDR*] Map Processing, shall ensure that the appropriate street name has been added to the Final Map.

42) ROADS#6–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7, adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [*PDS, LDR*] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Map for the following lots, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [*PDS, LDR*] shall review the acknowledgement letter.

43) UTILITIES#4–SEWER CONNECTION

INTENT: In order to promote orderly development, the parcel(s) shall be connected to public sewer. **DESCRIPTION OF REQUIREMENT:** The parcel shall be connected to public sewer in the Buena Sanitation District. **DOCUMENTATION:** Prior to connecting to the public sewer, the applicant shall process the following items with Buena Sanitation District and pay the costs of connection and fees associated with connecting to public sewer.

a. The applicant shall construct a privately owned and operated sewer system to service the proposed development. The private system shall be built to full Buena Sanitation District's public standard including SDR-35 Green PVC sewer pipe. All manholes, mains, laterals, cleanouts, etc. shall be constructed pursuant to City of Vista Standard Drawings, the San Diego Area Regional Standard Drawings, and the most current Greenbook.

b. All new and/or modified manholes including the proposed point of connection shall be epoxy lined and spark tested per Greenbook Standards using a City of Vista approved lining system such as Raven 405. Additionally, all existing manhole shafts, bases, shelf, channel, rim, and lid accessed by the project shall be rehabilitated to the satisfaction of the City prior to epoxy lining.

c. Prior to recordation of a Final Map or issuance of a grading permit and/or sewer improvement permit, the owner shall execute and record a Private Sewer Facilities Operations and Maintenance Agreement approved by the Buena Sanitation District.

d. The applicant shall process a sewer improvement plan/permit though the City of Vista/Buena Sanitation District for the construction and inspection of the private sewer main built to public standard, including payment of fees and surety deposit.

e. Prior to recordation of a Final Map or issuance of a grading permit and/or sewer improvement permit, the owner shall execute and record an Irrevocable Offer of Annexation to the City of Vista in lieu of annexation at this time.

f. Prior to recordation of a Final Map or issuance of a grading permit and/or sewer improvement permit, the owner/applicant shall be responsible for the payment of applicable sewer capacity fees to the Buena Sanitation District.

TIMING: Prior to approval and recordation of the Final Map, the project shall complete the above conditions to connect to public sewer. **MONITORING:** The [*PDS, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans by Buena Sanitation District, the [*PDS,*

LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

44) STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION
INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following: Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County. **DOCUMENTATION:** The applicant shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map for the following lots, execution of the agreements and securities shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

45) STRMWTR#2–EROSION CONTROL
INTENT: In order to Comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the State Construction General Permit, Order No. 2009-00090-DWQ, or subsequent order and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq. and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure. **DOCUMENTATION:** The applicant shall provide the letter of agreement and any additional security and/or cash deposit to the [*PDS, LDR*]. **TIMING:** Prior to recordation of the Final Map and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **MONITORING:** The [*PDS, LDR*] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [*DPW, PDCI*] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

ANY PERMIT: *(Prior to the approval of any plan or issuance of any permit).*

46) CULT#1 - ARCHAEOLOGICAL & TRIBAL MONITORING

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological 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 Luiseño 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 Luiseño Native American has been contracted by the property owner or their representative 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, copy of the Tribal monitoring contract, 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.

47) CULT#2 - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN

INTENT: In order to mitigate for potential impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with culturally-affiliated Tribes. **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and culturally-affiliated Tribes. 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, Luiseño Native American monitors, 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, and analysis of identified cultural materials.

d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.

e. Treatment of identified Native American cultural materials. Any identified Native American cultural materials with the exception of Native American human remains and associated grave goods (described in item g below) are to be reburied onsite. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of cultural materials should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.

f. Deed restriction. Details of the requirement for a deed restriction for reburial of identified Native American cultural materials. The requirements shall address protection of Native American cultural materials, access, and responsibilities for management and maintenance of the open space.

g. Treatment of Native American human remains and associated grave goods. Consultation with the Most Likely Descendant (MLD) pursuant to 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. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of human remains, sacred items, and funerary items, should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.

h. Confidentiality of cultural information including location and data.

i. Negotiation of disagreements should they arise during the implementation of the Agreement and Preservation Plan.

j. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

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.

48) HAZ#1–ASBESTOS SURVEY

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs), and to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the existing structure(s) were surveyed for the presence of ACMs because the structures were built 1980. These on-site structures have since been demolished and removed from the project site. The Phase II ESA recommended that prior to demolition, a comprehensive pre-demolition ACM survey be completed in accordance with the sampling criteria of the Asbestos Hazard Emergency Response Act, and that a certified asbestos abatement contractor be retained to remove ACM in accordance with all applicable laws. The Pre-Demolition Asbestos and Lead-Based Paint Survey Report was prepared by Stantec in May 2021 to analyze the results of a series of material and paint chip samples taken from existing structures on the project site. **DESCRIPTION OF REQUIREMENT:** An Asbestos Removal Program shall be implemented to determine the presence or absence of Asbestos Containing Materials (ACMs) for the existing concrete and pavement that was installed between the 1930s and the early 1980s located on-site.:

a. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.
b. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

DOCUMENTATION: The applicant shall submit to the [*PDS, PCC*] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior to obtaining any building (including demolition permit), grading, or construction permit, or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*PDS, PCC*] shall review the report and any additional evidence for compliance with this condition.

49) ROADS#7–TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the issuance of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

50) ROADS#8–HAUL ROUTE PLAN

INTENT: In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.

b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.

c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Road Maintenance*]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [*DPW, Road Maintenance*]. **TIMING:** Prior to the issuance of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the HRP for compliance with this condition.

51) ROADS#9–DEBRIS MANAGEMENT PLAN (DMP)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5.000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:

- The type of project.
  - The total cubic yardage for the project.
  - The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
  - The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
  - The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
  - The name of the facility (or facilities) which debris will be exported to.

During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:

- Identify the project location.
- Log the date that material was transported off site.
- Log the type of graded or cleared material.
- Estimated material weight, tonnage, or cubic yards.
- Name of entity transporting the material.
- Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
- Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
- Daily logs shall include separate entries for each occurrence of materials reused on site.
- Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

Exemption:

- Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (I) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii) the materials are

generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html. **TIMING:** Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The [*DPW, CO*] shall review and approve the DMP documents for the project. The [*DPW, CO*], shall forward the approval of the DMP to [*PDS, LDR*] for compliance with this condition.

GRADING PLAN NOTES

NOTICE: If the grading project is not a single lot, conformance to the Conditions of Approval are required on a lot-by-lot basis for subdivisions, or pad-by-pad basis for multiple building pads.

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

53. BIO#1–TEMPORARY ORANGE FENCING [PDS, FEE]

INTENT: In order to prevent inadvertent disturbance to the ephemeral non-wetland water, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of the ephemeral non-wetland water. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the ephemeral non-wetland water. The applicant shall submit photos of the fencing along with the certification letter to the [*PDS, PCC*] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [*PDS, PCC*] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

54. BIO#2–RESOURCE AVOIDANCE [PDS, FEE X2]

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 January 15 and August 31. 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 completed no more than 72-hours prior to the start of brushing, 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.

55. BIO#3–OVERWINTERING MONARCH BUTTERFLY PRE-CONSTURCTION SURVEY [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to overwintering monarch butterflies, a pre-construction survey shall be conducted. **DESCRIPTION OF REQUIREMENT:** If brushing, clearing, and/or grading occurs during the winter (November 1 through February 28), a County-approved biologist shall perform a pre-construction survey no more than 48-hours prior to the start of brushing, clearing, or grading. If overwintering monarch butterflies are found during the pre-construction survey, a 50-foot buffer around the occupied vegetation shall be established, and no disturbance shall be allowed within the buffer until a qualified biologist determines that monarch butterflies are no longer occupying the vegetation. If there are no overwintering monarch butterflies on the project site, brushing, clearing, and grading shall proceed. **DOCUMENTATION**: The Biological Monitor shall prepare written documentation that certifies that the survey has been completed and that monarch butterflies have been avoided. **TIMING**: Prior to any clearing, grubbing, grading, or any land disturbances, this condition shall be completed and approved. **MONITORING**: The [*DPW, PDCI*] shall not allow any grading, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

56. CULT#GR-1 - ARCHAELOGICAL MONITORING – PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseño 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 Luiseño 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 Luiseño 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 and as outlined in the Treatment Agreement and Preservation Plan. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseño 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.

57. NOISE#2–TEMPORARY NOISE AND VIBRATION NOISE IMPACTS

INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 through 36.410, and protect the surrounding areas from the temporary vibration noise impacts. **DESCRIPTION OF REQUIREMENT:** The applicant or designated contractor shall prepare a Construction Noise and Vibration Management Plan, which incorporate methods in to be implemented in order to reduce the noise impacts to compliance with the County's noise standards pursuant to Sections 36.408 through 36.410 and to protect the surrounding areas from impacts from the vibration noise. **DOCUMENTATION:** The applicant shall submit the Construction Noise and Vibration plan for review and approval. The plan should include a signed, stamped statement from a licensed professional that the recommended action will be implemented throughout the grading/construction process. The applicant shall maintain the sound attenuation mitigation as indicated within the plan until all grading activities have been completed. The applicant is responsible for implementing any further mitigation to remain in compliance with this condition. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, the Construction Noise and Vibration Plan shall be submitted for review and approval. **MONITORING:** The *[PDS, PCC]* shall review the Construction Noise and Vibration pursuant to the approved grading plan for compliance with this condition. If an alternative method is provided, *[PDS, PCC]* shall review the new mitigation for compliance with this condition. The [*DPW, PDCI*] shall ensure that the noise mitigation identified in the plan is implemented throughout the grading process.

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

58. CULT#GR-2 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseño 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 Luiseño 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 Luiseño Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor.

b. **Inadvertant Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

1. The Project Archaeologist or the Luiseño 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 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. Construction activities shall notresume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
5. 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.
6. 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.

7. 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, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Luiseño Native American Monitor 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.

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 Luiseño 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. **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 Luiseño Native American monitor 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.

59. AQ#1–AIR QUALITY FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
b. Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
g. Enforce a 15-mph speed limit on unpaved surfaces.
h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM_{10}) -efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [*DPLU, PCC*] if the applicant fails to comply with this condition.

60. DPW RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

A. Identify the project location.
B. Log date that material was transported off the site
C. Log type of grading or clearing material
D. Weight of the material or its approximate tonnage or cubic yards
E. Name of the party transporting the materials
F. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
G. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
H. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
I. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement.

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The *[DPW, PDCI]* shall contact the *[DPW, CO]* if the grading contractor or applicant fails to comply with this condition.

61. NOISE#3–TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].
INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

a. Turn off equipment when not in use.

b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

c. Use equipment with effective mufflers.

d. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.

e. Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;

f. Equipment staging areas should be placed at locations away from noise sensitive receivers.

g. Onsite acoustical monitoring of construction activities and remedial engineering practices be implemented on a case-by-case basis.

h. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site. Temporary sound barriers or sound blankets may be installed between construction operations and adjacent noise-sensitive receptors.

i. Construction activities that could generate high noise or vibration levels at receptors shall be scheduled during times that would have the least impact on sensitive receptor locations. This could include restricting construction activities in the areas of potential impact to the middle hours of the workday, such as from 10:00 a.m. to 4:00 p.m., Monday through Friday, when residents are least likely to be home.

j. Stationary construction noise sources, such as temporary generators, shall be as far from nearby noise-sensitive receptors as possible.

k. Trucks shall be prohibited from idling along streets serving the construction site where noise-sensitive residences are.

l. Simultaneous operation of construction equipment shall be limited or construction time shall be limited to within an hour to reduce the hourly average noise level and vibration exposure.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW,*

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

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

62. CULT#GR-3 - ARCHAEOLOGICAL MONITORING – ROUGH GRADING
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed, and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Luiseño 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 reburial 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(SCIC), Rincon Band of Luiseño Indians, 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.

63. DPW RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading

activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the *[DPW, CO*] and shall include:

a) Project name.

b) List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.

c) Provide copies of receipts for export facilities, haulers, or materials reused on site.

d) Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection. **MONITORING:** The [*DPW, PDCI*] shall ensure that the grading contractor has prepared and submitted the final report to [*DPW, CO*]. The [*DPW, PDCI*] shall contact the [*DPW, CO*] if the grading contractor or applicant fails to comply with this condition.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

64. CULT#GR-4 - ARCHAEOLOGICAL MONITORING – FINAL GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all Native American cultural materials in order of preference have been conveyed as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.

or

(2) Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated 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.

d. Evidence that all historic cultural materials have been conveyed as follows:

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.

e. 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) , the Rincon Band of Luiseño Indians, and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, 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.

65. STRMWTR#3–VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410 (County Code Section 67.801 et. seq.), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 10 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms *with* [*DPW, PDCI*] *or* [*PDS, BLDG]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

66. STRMWTR#4–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410 (County Code Section 67.801 et. seq.), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).

b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.

c. Sample copies of the following:

1. A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
2. One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the letter provided by the applicant for consistency with the condition and County Standards.

IT IS FURTHER RESOLVED, THEREFORE, that the Planning Commission of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map/Certificate of Compliance all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Village Residential (VR-7.3) Land Use Designation of the North County Metro Plan because it proposes a multi-family use type at a density of 7.3 dwelling units per acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;

2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a subdivision with a maximum density of 7.3 unit per acre, that is allowed in the VR-7.3 and Single-Family Residential (RS) Use Regulation;

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the North County Metro Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;

4. The site is physically suitable for the commercial and multi-family residential use type of development because the project site is fairly flat with minimal grading required. In addition, the project site is located near existing infrastructure and development;

5. The site is physically suitable for the proposed density of development because water and sewer services are available from the Vista Irrigation Land and San Diego County Sanitation District;

6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;

7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon CEQA Section 15183 Statement of Reasons dated September 26, 2024;

8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

   The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the Buena Sanitation Maintenance District within the County of San Diego Sanitation District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;

10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and

11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission..

WAIVERS AND EXCEPTIONS: This permit is hereby approved pursuant to the provisions of the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the County Public and Private Road Standards requirements to permit:

1. The project will take access from a to-be-named private road connecting to Hannalei Drive – a County-maintained non-mobility element road. Section 6.1.C.2 of the County Public Road Standards requires a minimum separation distance of 200 feet between intersecting centerlines of a Non-Mobility Element Road entering a Non-Mobility Element. The Department of Public Works approved a DER to reduce the separation distance to approximately one hundred six feet (106') on 04/28/2024.

2. Hannalei Drive is classified as a non-mobility element Residential Collector based on the County Public Roads Standards. The Public Road Standards requires a minimum intersectional sight distance of 355 feet based on the prevailing speed of 35.5 MPH. The Department of Public Works approved a Design Exception Request to reduce the minimum intersectional sight distance criteria looking east (westbound traffic) along Hannalei Drive to the minimum stopping sight distance based on AASHTO requirements, which is 250 feet, on 04/28/2024. The available intersectional sight distance looking east (westbound traffic) along Hannalei Drive is three hundred five feet (305').

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

A public agency shall provide [that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project: 3, 4, 5, 11, 13, GP17, GP18, GP19, GP20, GP21, GP22, GP25, GP26, GP28.

MAP PROCESSING REQUIREMENTS: The parcel map shall comply with the following processing requirements pursuant to the Sections 81.1103 through 81.1106 of the Subdivision Ordinance and the Subdivision Processing Manual.

☒ This is a map of a condominium project as defined in Section 1350 of the State of California Civil Code, the maximum number of dwelling units is 37.

☐ The following notes shall appear on the Final Map:

☐ Certification by the Department of Environmental Health with respect to water supply and sewage disposal shall be shown on the Certificate of Compliance.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

PARK LAND DEDICATION ORDINANCE COMPLIANCE: The TM 5647 project residential subdivision is subject to the County of San Diego Park Land Dedication

Ordinance (PLDO) pursuant to Section 810.101 et. seq. The PLDO fee shall be paid and a note placed on the final map. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter].

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall comply with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas one acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:
https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE COMPLIANCE NOTICE: The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of the County Grading Ordinance.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County road rights-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works. The Encroachment Permit application form can be found at the following link: https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County road rights-of-way. The Excavation Permit application form can be found at the following link: https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html

EXCAVATION MORATORIUM NOTICE: Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

JURISDICTIONAL WATERBODIES NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

- U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/
- Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/
- United States Fish and Wildlife Service: 2177 Salk Ave, Suite 250, Carlsbad, CA 92008;(760)431-9440; https://www.fws.gov/
- California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; http://www.dfg.ca.gov/

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (**5**) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

NOTICE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services	**PDS**	**Planning & Development Services**	**PDS**
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	**Department of Public Works**	**DPW**
Landscape Architect	LA	Private Development Construction Inspection	PDCI
Zoning Counter	ZO	Environmental Services Unit Division	ESU
Department of Environmental Health	**DEH**	**Department of Parks and Recreation**	**DPR**
Land and Water Quality Division	LWQ	Trails Coordinator Group Program Manager Parks Planner	TC GPM PP
Vector Control	VCT	**Department of General Service**	**DGS**
Local Enforcement Agency	LEA	Real Property Division	RP
Hazmat Division	HMD		

APPEAL PROCEDURE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.310 of the Subdivision Ordinance and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR

DAYS of the date of this Resolution AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 6th day of December 2024, in the County Conference Center, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

email cc:

Taylor Ryan, Team Leader, Land Development/Engineering, PDS
Daniella Hofreiter, Project Planning, PDS
Bret Ilick, Project Applicant, bret@warmingtongroup.com

Attachment C – Form of Decision Approving PDS2022-MUP-22-011

VINCE NICOLETTI
Interim Director

County of San Diego

PLANNING & DEVELOPMENT SERVICES

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www.sdcounty.ca.gov/pds

COMMISSIONERS

Douglas Barnhart (Chair)
Ronald Ashman (vice Chair)
Michael Edwards
Giner Hitze
Molly Weber
David Pallinger

PERMITEE: BRET ILICH
MAJOR USE PERMIT: PDS2022-MUP-22-011
E.R. NUMBER: PDS2022-ER-22-08-005
PROPERTY: 145 HANNALEI DRIVE, VISTA CA 92083
APN(S): 183-060-84-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for multi-family condominium project consists of 25 sheet(s) including the plot plan, conceptual site plan, floor plans, elevations and conceptual landscape plan dated September 13, 2024. This permit authorizes the construction of 37 detached two-story multi-family condominium units pursuant to Sections 4300, 4800, 6642, 6645, and 7350 of the Zoning Ordinance.

The granting of this use permit also approves the Preliminary Grading Plan dated September 13, 2024, consisting of seven (7) sheets. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

This Major Use Permit shall expire concurrently with Tentative Map PDS2022-TM-5647 or three years following the recordation of the Final Map except where construction and/or use of the property in reliance on this permit has commenced. Recordation of a Final Map pursuant to Tentative Map PDS2022-TM-5647 and completion of (or entry into agreements to construct where permitted) all required improvements shall be deemed to establish such construction and/or use in reliance; provided however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7376 and provided further, that construction complies with zoning regulations in effect at the time of construction.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval

of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

1. **GEN#1–COST RECOVERY**
   INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. **GEN#2–RECORDATION OF DECISION**
   INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. **CULT#1 - ARCHAEOLOGICAL & TRIBAL MONITORING**
   INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological 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 Luiseño 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 Luiseño Native American has been contracted by the property owner or their representative 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, copy of the Tribal monitoring contract, 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

INTENT: In order to mitigate for potential impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with culturally-affiliated Tribes. **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and culturally-affiliated Tribes. 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, Luiseño Native American monitors, 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, and analysis of identified cultural materials.

d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to exported offsite.

e. Treatment of identified Native American cultural materials. Any identified Native American cultural materials with the exception of Native American human remains and associated grave goods (described in item g below) are to be reburied onsite. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of cultural materials should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the

proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.

f. Deed restriction. Details of the requirement for a deed restriction for reburial of identified Native American cultural materials. The requirements shall address protection of Native American cultural materials, access, and responsibilities for management and maintenance of the open space.

g. Treatment of Native American human remains and associated grave goods. Consultation with the Most Likely Descendant (MLD) pursuant to 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. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of human remains, sacred items, and funerary items, should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.

h. Confidentiality of cultural information including location and data.

i. Negotiation of disagreements should they arise during the implementation of the Agreement and Preservation Plan.

j. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

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.

5. HAZ#1–ASBESTOS SURVEY

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs), and to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the existing structure(s) were surveyed for the presence of ACMs because the structures were built 1980. These on-site structures have since been demolished and removed from the project site. The Phase II ESA recommended that prior to demolition, a comprehensive pre-demolition ACM survey be completed in accordance with the sampling criteria of the Asbestos Hazard Emergency Response Act, and that a certified asbestos abatement contractor be retained to remove ACM in accordance with all applicable laws. The Pre-Demolition Asbestos and Lead-Based Paint Survey Report was prepared by Stantec in May 2021 to analyze the results of a series of material and paint chip samples taken from existing structures on the project site. **DESCRIPTION OF REQUIREMENT:** An Asbestos Removal Program shall be implemented to determine the presence or absence of Asbestos Containing Materials (ACMs) for the existing concrete and pavement that was installed between the 1930s and the early 1980s located on-site.:

a. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.

b. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

DOCUMENTATION: The applicant shall submit to the [*PDS, PCC*] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior to obtaining any building (including demolition permit), grading, or construction permit, or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*PDS, PCC*] shall review the report and any additional evidence for compliance with this condition.

6. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that addresses screening and open space requirements, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street Parking Design Manual, and the COSD Grading Ordinance. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
h. Parking areas shall be landscaped and designed pursuant to the Off-street Parking Design Manual and the County Zoning Ordinance Section 6793.b

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The *[PDS, LA]* and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

7. ROADS#7–TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the issuance of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

8. ROADS#8–HAUL ROUTE PLAN

INTENT: In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.

b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.

a. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Road Maintenance*]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [*DPW, Road Maintenance*]. **TIMING:** Prior to the issuance of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the HRP for compliance with this condition.

9. ROADS#9–DEBRIS MANAGEMENT PLAN (DMP)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5.000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:

- The type of project.
  - The total cubic yardage for the project.
  - The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
  - The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
  - The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
  - The name of the facility (or facilities) which debris will be exported to.

During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If

material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:

- Identify the project location.
- Log the date that material was transported off site.
- Log the type of graded or cleared material.
- Estimated material weight, tonnage, or cubic yards.
- Name of entity transporting the material.
- Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
- Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
- Daily logs shall include separate entries for each occurrence of materials reused on site.
- Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

Exemption:

- Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (I) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html.
TIMING: Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The [*DPW, CO*] shall review and approve the DMP documents for the project. The [*DPW, CO*], shall forward the approval of the DMP to [*PDS, LDR*] for compliance with this condition.

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

10. ROADS#10–TRANSPORTATION IMPACT FEE

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.223, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the County TIF Ordinance number 77.201-77.223 for Select Industrial Uses in the South area based on 123 Average Daily Trips (ADT) identified in the

approved Traffic Report. The fee is calculated pursuant to the ordinance. **DOCUMENTATION:** The applicant shall pay the TIF at the [*PDS, ZONING*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **MONITORING:** The [*PDS, ZONING*] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [*PDS, BD*] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance

11. **ROADS#11–DEBRIS MANAGEMENT REPORT (DMR)**

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. **DESCRIPTION OF REQUIREMENT:** Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

- Project name.
- List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- Provide copies of receipts for export facilities, haulers, or materials reused on site.
- Signed self-certification letter (see template).

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html. **TIMING:** Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The [*DPW, CO*] shall review and approve the DMR documents for the project. The [*DPW, CO*], shall forward the approval of the DMR to [*DPW, PDCI*] and [*PDS, Building PCC*] for compliance with this condition.

12. **NOISE#2–EXTERIOR USE AREA NOISE IMPACTS**

INTENT: In order to comply with the County of San Diego General Plan Noise Element Policy N-2.2 and protect future residents from unacceptable exterior noise exposure. **DESCRIPTION OF REQUIREMENT:** The applicant or designated contractor shall demonstrate the units with private exterior use areas within 140 feet for the SPRINTER rail line have been designed to incorporate methods to reduce exterior noise exposure to below 65 dBA CNEL in compliance with the County's General Plan Noise Element Policy N-2.2 to protect future residents from unacceptable noise levels. Design shall include a solid noise barrier on balconies and patios that still maintains the openness of the patio or balcony.

DOCUMENTATION: The applicant shall submit the site design for review and approval. The applicant shall place the design elements or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance. The *[PDS, BPPR]* shall review the site plan for balcony and patio design. If an alternative method for sound attenuation is provided, *[PDS, PCC]* shall review the new mitigation for compliance with Policy N-2.2. The [*PDS, PDCI*] shall ensure that the noise mitigation identified in the plan is implemented prior to certificate of occupancy.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

13. BIO#1–PERMANENT FENCING

INTENT: In order to protect the ephemeral non-wetland water from disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Fencing shall be placed along the ephemeral non-wetland water as indicated on the Tentative Map. The fencing design shall consist of a retaining wall with a tubular steel fence on top of the wall. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the fencing has been installed at the ephemeral non-wetland water boundary. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the fencing shall be placed. **MONITORING:** The *[PDS, PCC]* shall review the photos and statement for compliance with this condition.

14. CULT#3 - CULTURAL RESOURCES MONITORING REPORT

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 Native American cultural materials in order of preference have been conveyed as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.

or

Evidence that all prehistoric materials collected during the archaeological and tribal monitoring program have been repatriated 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) Evidence that all historic cultural materials have been conveyed as follows:

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 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), Rincon Band of Luiseño Indians, and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** 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.

14. LNDSCP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that screening and open space requirements, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street Parking Design Manual, and the COSD Grading ordinance, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PCC] [DPR, TC, PP]*. **DOCUMENTATION:** The applicant shall submit to the *[PDS LA, PCC],* a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

ONGOING: *(The following conditions shall apply during the term of this permit).*

15. ROADS#11–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 250 feet looking east (west-bound traffic) in accordance with the approved Design Exception dated 04/28/2024 and 355 feet looking west (east-bound traffic) along ***Hannalei Drive*** from the proposed private street "A" for the life of this permit. **DOCUMENTATION**: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

16. STRMWTR#5–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with *[DPW, WPP].* **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*DPW, WPP*] is responsible for compliance of this permit.

GRADING PLAN NOTES

NOTICE: If the grading project is not a single lot, conformance to the Conditions of Approval are required on a lot-by-lot basis for subdivisions, or pad-by-pad basis for multiple building pads.

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

17. BIO#2–TEMPORARY ORANGE FENCING [PDS, FEE]

INTENT: In order to prevent inadvertent disturbance to the ephemeral non-wetland water, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of the ephemeral non-wetland water. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the ephemeral non-wetland water. The applicant shall submit photos of the fencing along with the certification letter to the [*PDS, PCC*] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any

land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [*PDS, PCC*] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

18. BIO#3–RESOURCE AVOIDANCE [PDS, FEE X2]

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 January 15 and August 31. 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 completed no more than 72-hours prior to the start of brushing, 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.

19. BIO#4–OVERWINTERING MONARCH BUTTERFLY PRE-CONSTURCTION SURVEY [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to overwintering monarch butterflies, a pre-construction survey shall be conducted. **DESCRIPTION OF REQUIREMENT:** If brushing, clearing, and/or grading occurs during the winter (November 1 through February 28), a County-approved biologist shall perform a pre-construction survey no more than 48-hours prior to the start of brushing, clearing, or grading. If overwintering monarch butterflies are found during the pre-construction survey, a 50-foot buffer around the occupied vegetation shall be established, and no disturbance shall be allowed within the buffer until a qualified biologist determines that monarch butterflies are no longer occupying the vegetation. If there are no overwintering monarch butterflies on the project site, brushing, clearing, and grading shall proceed. **DOCUMENTATION**: The Biological Monitor shall prepare written documentation that certifies that the survey has been completed and that monarch butterflies have been avoided. **TIMING**: Prior to any clearing, grubbing, grading, or any land disturbances, this condition shall be completed and approved. **MONITORING**: The [*DPW, PDCI*] shall not allow any grading, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

20. CULT#GR-1 - ARCHAELOGICAL MONITORING – PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and

Luiseño 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 Luiseño 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 Luiseño 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 and as outlined in the Treatment Agreement and Preservation Plan. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseño 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.

21. NOISE#3–TEMPORARY NOISE AND VIBRATION NOISE IMPACTS

INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 through 36.410, and protect the surrounding areas from the temporary vibration noise impacts. **DESCRIPTION OF REQUIREMENT:** The applicant or designated contractor shall prepare a Construction Noise and Vibration Management Plan, which incorporate methods in to be implemented in order to reduce the noise impacts to compliance with the County's noise standards pursuant to Sections 36.408 through 36.410 and to protect the surrounding areas from impacts from the vibration noise.

DOCUMENTATION: The applicant shall submit the Construction Noise and Vibration plan for review and approval. The plan should include a signed, stamped statement from a licensed professional that the recommended action will be implemented throughout the grading/construction process. The applicant shall maintain the sound attenuation mitigation as indicated within the plan until all grading activities have been completed. The applicant is responsible for implementing any further mitigation to remain in compliance with this condition. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, the Construction Noise and Vibration Plan shall be submitted for review and approval. **MONITORING:** The *[PDS, PCC]* shall review the Construction Noise and Vibration pursuant to the approved grading plan for compliance with this condition. If an alternative method is provided, *[PDS, PCC]* shall review the new mitigation for compliance with this condition. The [*DPW, PDCI*] shall ensure that the noise mitigation identified in the plan is implemented throughout the grading process.

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

22. CULT#GR-2 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseño 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 Luiseño 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 Luiseño Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseño Native American Monitor.

b. **Inadvertant Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

1. The Project Archaeologist or the Luiseño 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 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. Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
5. 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.
6. 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.
7. 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, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Luiseño Native American Monitor 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.

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 Luiseño 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. **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 Luiseño Native American monitor 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.

23. AQ#1–AIR QUALITY FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
b. Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
g. Enforce a 15-mph speed limit on unpaved surfaces.
h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM_{10}) -efficient street sweepers certified to meet the

most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [*DPLU, PCC*] if the applicant fails to comply with this condition.

24. DPW RECYCLING - GRADING MATERIAL DIVERSION

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

A. Identify the project location.
B. Log date that material was transported off the site
C. Log type of grading or clearing material
D. Weight of the material or its approximate tonnage or cubic yards
E. Name of the party transporting the materials
F. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
G. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
H. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
I. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement.

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The *[DPW, PDCI]* shall contact the *[DPW, CO]* if the grading contractor or applicant fails to comply with this condition.

25. NOISE#4–TEMPORARY CONSTRUCTION NOISE

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409.

DESCRIPTION OF REQUIREMENT: The project shall comply with the following temporary construction noise control measures:

a. Turn off equipment when not in use.

b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

c. Use equipment with effective mufflers.

d. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.

e. Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;

f. Equipment staging areas should be placed at locations away from noise sensitive receivers.

g. Onsite acoustical monitoring of construction activities and remedial engineering practices be implemented on a case-by-case basis.

h. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site. Temporary sound barriers or sound blankets may be installed between construction operations and adjacent noise-sensitive receptors.

i. Construction activities that could generate high noise or vibration levels at receptors shall be scheduled during times that would have the least impact on sensitive receptor locations. This could include restricting construction activities in the areas of potential impact to the middle hours of the workday, such as from 10:00 a.m. to 4:00 p.m., Monday through Friday, when residents are least likely to be home.

j. Stationary construction noise sources, such as temporary generators, shall be as far from nearby noise-sensitive receptors as possible.

k. Trucks shall be prohibited from idling along streets serving the construction site where noise-sensitive residences are.

l. Simultaneous operation of construction equipment shall be limited or construction time shall be limited to within an hour to reduce the hourly average noise level and vibration exposure.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this

condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant fails to comply with this condition.

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

26. CULT#GR-3 - ARCHAEOLOGICAL MONITORING – ROUGH GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed, and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Luiseño 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 reburial 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, the Rincon Band of Luiseño Indians, 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.

27. DPW RECYCLING - GRADING MATERIAL DIVERSION

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the *[DPW, CO*] and shall include:

a) Project name.

b) List of total weight, tonnage, or cubic yards of materials, by type, which was recycled,

salvaged, or disposed of in a landfill.

c) Provide copies of receipts for export facilities, haulers, or materials reused on site.

d) Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection. **MONITORING:** The [*DPW, PDCI*] shall ensure that the grading contractor has prepared and submitted the final report to [*DPW, CO*]. The [*DPW, PDCI*] shall contact the [*DPW, CO*] if the grading contractor or applicant fails to comply with this condition.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

28. CULT#GR-4 - ARCHAEOLOGICAL MONITORING – FINAL GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all Native American cultural materials in order of preference have been conveyed as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.

or

(2) Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated 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.

d. Evidence that all historic cultural materials have been conveyed as follows:

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.

e. 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), the Rincon Band of Luiseño Indians, and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, 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.

29. STRMWTR#3–VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410 (County Code Section 67.801 et. seq.), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 10 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms *with* [*DPW, PDCI*] *or* [*PDS, BLDG]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

30. STRMWTR#4–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410 (County Code Section 67.801 et. seq.), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.

a. Sample copies of the following:

1. A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
2. One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed. **MONITORING:** The [*PDS, LDR*] and [*DPW, WPP*] shall review the letter provided by the applicant for consistency with the condition and County Standards.

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MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

> *A public agency shall provide {that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): 3, 4, 5, 11, 12, 13, GP17, GP18, GP19, GP20, GP21, GP22, GP25, GP26, GP28.

MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 (see Section 7359 for additional findings required for a "Specific Hazardous Waste Facility Project" and for in lieu findings for Large Wind Turbine permits) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

The majority of the properties surrounding the project site are developed with single-family residential and commercial uses, with some open space and education/institutional uses. The visual character surrounding the project site is characterized by medium density residential land uses, a church, an elementary school, and a rail line. The proposed development would be consistent with nearby medium density residential land uses with similar lot sizes, dwelling unit square footage, building heights, architectural design features, and landscaping. The project would include three private parks and private open space for every unit. The overall Landscape Concept Plan for the proposed project consists of a variety of native and non-native trees, shrubs, and ground cover that would be planted on site. A 6-foot-tall tubular fence would be constructed along the eastern, southern, and northern perimeters of the property. In addition, existing aboveground utility power poles on the project site would be undergrounded, further enhancing the visual aesthetic of the property. The overall bulk and scale of the proposed residences will be minimized and rendered more visually interesting through the use of three architectural styles. The resulting uses on the project site would be similar to those developed in the surrounding area. Additionally, the proposed design of the development footprint would be compatible with uses in the immediate area.

The project site as well as surrounding areas are zoned VR-7.3 with the Village General Plan designation. Properties within that zone are allowed a density of up to 7.3 dwelling units per acre. The current zoning designation permits only one detached single-family home per lot. The project seeks a waiver through the MUP process to allow multiple units per lot and to be consistent with the General Plan allowance of 7.3 units per acre. This results in a more economical and efficient use of land while providing additional amenities associated with development in Village areas. In addition to allowing multiple units, the MUP will reduce setback requirements, further enhancing land efficiency without compromising amenities or safety. The approval of the MUP, reviewed and accepted by the Vista Fire Protection District, will allow the development to achieve close to the maximum number of housing units allowed by the General Plan while ensuring that the

project meets the community character, minimizes environmental impacts, and maintains health and safety standards.

Lot coverage is the amount of building area that occupies an individual property and is expressed as percentage (building area divided by the total lot area). Based on the zoning, there are no coverage requirements. However, the project is consistent with the coverage of the surrounding area, which consists of developed residences of similar size, churches, and a school. The coverage of the surrounding uses ranges from 14% to 80%. The total coverage on the project site will total approximately 39%. Although the new buildings are taller than the surrounding buildings to the west of the project site, the apartments to the northeast of the subject site are of similar height (+/-30 feet). The proposed project is also consistent with the allowable height designation of 35-feet and no more than 2 stories. In addition, the proposed architectural materials are consistent with the surrounding areas and have optimum functionality. The architectural design includes earth tone colors, which match the surrounding development and are similar to the existing apartments located northeast of the project site.

Furthermore, a Preliminary Landscaping Plan was submitted for the project with landscaping proposed on all visible sides of the proposed development. Landscaping is proposed to help break up the view of the buildings' appearance. Trees and shrubs will be added along the perimeter of the project site. Therefore, as demonstrated above, the proposed project would be consistent with the scale and bulk of existing uses in the surrounding area.

2. *The availability of public facilities, services, and utilities*

Sewer service would be provided by Buena Sanitation District from an existing sewer line on Hannalei Drive. The project would receive water from the Vista Irrigation District (VID), which has adequate water to serve the project according to the water service availability form dated May 2023. The Vista Fire Protection District has indicated that there are adequate services and acceptable response time for the proposed project. Pursuant to the service availability letter from the Vista Unified School District, students living within this community would attend schools of the Vista Unified School District. The service availability letter indicates that schools of that district can accept the additional students which would be generated by the project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The project aligns with the allowable density of VR-7.3 which allows 7.3 units per acre, or 39 units. The project is for 37 units. The majority of the properties surrounding the project site are developed with single-family residential and commercial uses, with some open space and education/institutional uses. The visual character surrounding the project site is characterized by Medium Density Residential land uses, a church, an elementary school, and a rail line.

The proposed project is designed to harmonize with the existing visual character and quality of the surrounding area. The project would not detract from, or contrast with the existing visual character and/or quality of the surrounding areas. The

proposed development would be consistent with nearby Medium Density Residential land uses with similar lot sizes, dwelling unit square footage, building heights, architectural design features, and landscaping. The project would include three public parklets and private open space for every unit. The overall Landscape Concept Plan for the proposed project would consist of a variety of native and non-native trees, shrubs, and ground cover that would be planted on site. A 6-foot-tall tubular fence would be constructed along the eastern, southern, and northern perimeters of the property. In addition, existing aboveground utility power poles on the project site would be undergrounded, further enhancing the visual aesthetic of the property. Overall, the uses proposed for the project site will closely resemble those in the surrounding area. The proposed design of the development footprint would be compatible with uses in the immediate area. By maintaining these design principles, the project will enhance, rather than detract from, the desirable visual character of the community.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The Traffic Study determined that the Project would generate 370 average daily trips (ADT) with 30 AM and 37 PM Peak Hour trips. The Traffic Study analyzed Hannalei Drive and the intersections of Hannalei Drive and Watson Way, Hannalei Drive and Woodland Drive, and the Hannalei Drive project driveway. All roadways and intersections within the study area have sufficient capacity with the addition of project traffic and operate at acceptable levels of service. The Project has been conditioned to participate in the Transportation Impact Fee (TIF) program which provides funding for construction of transportation facilities in proximity to the project area. Also, the proposed project is located within a VMT efficient area. Therefore, the project would not result in a significant direct or cumulative transportation impact and will be consistent with what was assumed in the General Plan Update EIR.

Additionally, the project would not substantially alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road. The private driveways from Hannalei Drive and private “Street A” would meet County design standards with improved sight lines. The project includes two access routes and the construction of a turnaround for fire apparatus. Private “Street A” would be constructed north of Hannalei Drive and loop west through the development to a paved parking lot. Additionally, seven private alleys would be throughout the development. Private “Street A” and the private alleys would be constructed to meet County Fire Code Standard 503.2.6. Driveways/alleys would be constructed to a minimum of 16 feet in width.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The General Plan considered and approved the suitability of this site for 39 dwelling units. The proposed project, with 37 multi-family units, is consistent with the maximum allowable number of units projected for the site by the General Plan. The site was previously developed with ball fields and does not have significant

biological value. The site is surrounded by development and will not interfere with any surrounding agricultural or industrial uses. In addition, the site has access to public facilities, as detailed above. Therefore, the site is considered suitable for the type and intensity of the proposed development project.

6. Any other relevant impact of the proposed use:

None.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:

Based on the General Plan density of VR 7.3 and the acreage, the project is allowed up to 39 units and the project includes 37 units. The project provides public and private recreational amenities, connects with existing and proposed infrastructure, has adequate services to serve the project, and is within the density requirements of the General Plan.

(c) That the requirements of the California Environmental Quality Act have been complied with:

The project has been reviewed for compliance with CEQA Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183 (Attachment D). CEQA Section Guidelines Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan and as long as there are no project-specific impacts beyond those analyzed in the GPU EIR that was certified (i.e., peculiar impacts). For the proposed project, the planning level document is the General Plan Update EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are specific to the project or its site. Once certain mitigation measures from the GPU EIR are incorporated, there will not be any new significant effects on the environment. Ocean Breeze Ranch would not cause any significant effects on the environment with mitigation measures incorporated.

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ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (**5**) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

PARK LAND DEDICATION ORDINANCE COMPLIANCE: The TM 5647 project residential subdivision is subject to the County of San Diego Park Land Dedication Ordinance (PLDO) pursuant to Section 810.101 et. seq. The PLDO fee shall be paid and a note placed on the final map. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter].

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall comply with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas one acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:
https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE COMPLIANCE NOTICE: The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of the County Grading Ordinance.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County road rights-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works. The Encroachment Permit application form can be found at the following link:
https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County road rights-of-way. The Excavation Permit application form can be found at the following link: https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html

EXCAVATION MORATORIUM NOTICE: Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

JURISDICTIONAL WATERBODIES NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

- U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/
- Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/
- United States Fish and Wildlife Service: 2177 Salk Ave, Suite 250, Carlsbad, CA 92008;(760)431-9440; https://www.fws.gov/
- California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; http://www.dfg.ca.gov/

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (**5**) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

NOTICE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

VINCE NICOLETTI, INTERIM DIRECTOR

BY:

Mark Slovick, Chief
Project Planning Division
Planning & Development Services

email cc:

Taylor Ryan, Team Leader, Land Development/Engineering, PDS
Daniella Hofreiter, Project Planning, PDS
Bret Ilick, Project Applicant, bret@warmingtongroup.com

Attachment D – Environmental Documentation

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

Pursuant to CEQA Guidelines §15183

Project Name: Vista II Residential Project
Project Record Numbers: PDS2022-MPA-22-008
Environmental Log Number: PDS2022-TM5647/PDS2022-MUP-22-011

APN(s): 183-060-84-00

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

County Staff Contact:
Daniella Hofreiter Land Use/Environmental Planner
daniellat.hofreiter@sdcounty.ca.gov
619-619-4431

Project Location:
The proposed Vista II Residential Project (project) is within unincorporated North County Metro Community Planning Area of northern San Diego County. The approximately 5.33-acre project site is at 145 Hannalei Drive, located on the border with the City of Vista.

Project Applicant Name and Address:

General Plan

Community Plan:	North County Metro
Regional Categories:	Village
Land Use Designations:	Village Residential (VR-7.3)
Density:	7.3 units per acre
Floor Area Ratio (FAR)	0.5

Zoning

Use Regulation:	Single Family Residential (RS)
Minimum Lot Size:	5.33 acres
Special Area Regulation:	C

Description of Project:
The project site is in a residential portion of the County surrounded by single-family residential neighborhoods to the west and south, undeveloped land to the north slated for residential development, and the North County Transit District SPRINTER railroad tracks and South Santa Fe Avenue to the east. Currently, the site is developed with the Stonebrooke Church, which will remain. The church is located west of the proposed condominium development. The project site consists of disturbed habitats, one unnamed earthen-bottom and concrete-lined channel that runs along the northeastern site boundary, and urban/developed land. The majority of the project site is developed, and the northwestern undeveloped portion of the property has historically been disturbed with mowing and other mechanical disturbances.

Access to the project site is provided via an existing driveway serving the site from Hannalei Drive. Potable water is provided to the site by the Vista Irrigation District (VID) with sewer service provided by Buena Sanitation District. Overhead utility lines, pole-mounted electrical lines, traverse the site.

The project includes the construction of a multi-family residential development consisting of 37 detached dwelling units. Proposed units would be three- or four-bedroom, two-story, and vary from 1,875 square feet to 2,211 square feet. There would be three different types of residential buildings, which would differ by number of bedrooms, garage size, and exterior appearance. Unit sizes are presented in Table 1, Multi-Family Unit Sizes.

Table 1
Multi-Family Unit Sizes

Units	Square Feet (without garage)	Total Square Footage (with garage)
13	1,875	2,296
14	1,959	2,462
10	2,211	2,697

The project would include 37 two-car garages (74 spaces), 37 guest parking driveway spaces, 37 on-street parking spaces, and two Americans with Disabilities Act (ADA) parking stalls. The project would also include approximately 9,762 square feet of private open space (or a minimum of 100 square feet per unit), 12,125 square feet of common open space, and landscaping consisting of climate-adaptive and low- and medium-water-use plants. Common open space would include turf, picnic tables, a barbeque area, and dog bag dispensers.

As shown on the Preliminary Grading Plan, primary access would be off Hannalei Drive, with a secondary emergency access in the northwestern area of the site connecting to the adjacent church property to the west. Private “Street A” would be constructed north of Hannalei Drive and loop west through the development. Additionally, seven private alleys would be throughout the development. A 4-foot-wide sidewalk would be constructed along the western side of private “Street A.”

Utility infrastructure would be extended and relocated on the project site. Existing sewer and water infrastructure is in Hannalei Drive and would be extended throughout the site for the residential units. Dry utilities that include electric, gas, and telecommunication infrastructure would be extended to the site from existing infrastructure, and the current overhead electrical lines that traverse the site would be undergrounded across the site and reconnected to the existing infrastructure off site.

Project drainage would include the construction of curbs and gutters along new roads, a compact biofiltration basin combination, and two underground vaults that would be used for stormwater pollutant control, hydromodification management control, and flood control detention for drainage from the project site. The northern portion of the site would still flow southeasterly via inlets and would be treated by the underground vault and Modular Wetland System (MWS) combination. The mid-flows and high-flows would be discharged to the existing channel via proposed onsite storm drain. The outlet to the channel would be protected with a riprap pad. The low flows in the northern portion of the site would be treated by the compact biofiltration system in the southern portion of the site. The southern portion of the site would flow in the southerly direction, be treated by the underground vault and biofiltration basin combination, and ultimately tie into the proposed 36-inch RCP. The proposed 36-inch RCP would tie into the existing 36-inch RCP across Hannalei Drive.

Site construction is anticipated to take approximately 24 months. Project grading would include 10,700 cubic yards of cut, 22,500 cubic yards of fill, and 11,800 cubic yards of import. A total of approximately 1,479 total truck trips would be required during site grading and 188 during the demolition phase. A maximum of 2 trucks per day is estimated during building construction. On-site phases assumed include

demolition and hazardous material abatement, site preparation, grading, perimeter retaining wall construction, building construction, utility installation, street improvements, and architectural coatings.

Discretionary Actions:
The project applicant and/or contractor of the proposed project would be required to obtain the following additional approvals and/or permits from the County

- Grading Permit
- Landscape Construction Plan
- Building Permits

These approvals require meeting certain conditions of project approval before obtaining the required permits. In addition, before the Final Subdivision Map is recorded, all conditions of project approval (which would include the mitigation measures identified in this document) must be satisfactorily completed.

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

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

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

Summary of Findings

The project is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the project, identified applicable mitigation measures necessary to reduce project-specific impacts, and the project implements these mitigation measures (refer to https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf).

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

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

1. **The project is consistent with the development density established by existing zoning, community plan or General Plan policies for which an EIR was certified.**
   The project would develop a 5.33-acre property with 37 detached multi-family residential units, which is consistent with the development density established by the General Plan and the certified GPU EIR. The proposed subdivision lot design would comply with all applicable zoning requirements, including minimum lot size and setbacks.

2. **There are no project-specific effects which are peculiar to the project or its site, and which the GPU EIR failed to analyze as significant effects.**
   The subject property is no different than other properties in the surrounding area, and there are no project-specific effects that are peculiar to the project or its site. The project site is in an area developed with single-family residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.

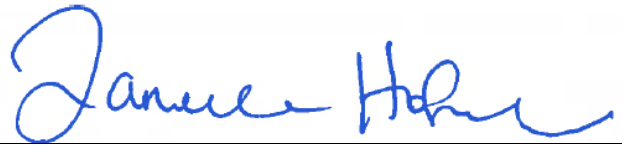
   In addition, as explained further in the 15183 Exemption Checklist below, all project impacts were adequately analyzed in the GPU EIR. The project could result in potentially significant impacts to biological resources, cultural resources, hazards and hazardous materials, noise, and transportation and traffic. However, applicable mitigation measures specified in the GPU EIR have been made conditions of approval for this project.

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

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

As explained in the 15183 Exemption Checklist below, no new information has been identified that would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

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



Signature	**September 23, 2024** Date
Daniella Hofreiter Printed Name	**Planning Manager** Title

CEQA Guidelines §15183 Exemption Checklist

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

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

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

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

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

Discussion

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

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

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

The project site is west of South Santa Fe Avenue and north of Hannalei Drive within the North County Metro Community Plan Area in the unincorporated County of San Diego. The San Marcos Mountains are the closest RCA identified by the County General Plan or North County Metro Community Plan. The project site is approximately 2.4 miles southwest of the San Marcos Mountains and is not visible from this RCA due to the surrounding topography and intervening structures.

As previously discussed, the GPU EIR determined impacts on scenic vistas to be less than significant with mitigation. As the project would have a less than-significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

1(b) The GPU EIR concluded this impact to be less than significant with mitigation. State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans California Scenic Highway Program). Generally, the area defined within a state scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway. The project site is not within the vicinity of a state-designated scenic highway, and therefore would not have any impacts to scenic resources within a state scenic highway.

As previously discussed, the GPU EIR determined impacts on scenic resources to be less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

1(c) The GPU EIR concluded this impact to be significant and unavoidable. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity, and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers.
The majority of the properties surrounding the project site are developed with single-family residential and commercial uses, with some open space and education/institutional uses. The visual character surrounding the project site is characterized by Medium Density Residential land uses, a church, an elementary school, and a rail line.

The project would not detract from, or contrast with the existing visual character and/or quality of the surrounding areas. The proposed development would be consistent with nearby Medium Density Residential land uses with similar lot sizes, dwelling unit square footage, building heights, architectural design features, and landscaping. The project would include three public parklets and private open space for every unit. The overall Landscape Concept Plan for the proposed project would consist of a variety of native and non-native trees, shrubs, and ground cover that would be planted on site. A 6-foot-tall tubular fence would be constructed along the eastern, southern, and northern perimeters of the property. In addition, existing aboveground utility power poles on the project site would be undergrounded, further enhancing the visual aesthetic of the property. The resulting uses on the project site would be similar to those developed in the surrounding area. Additionally, the proposed design of the development footprint would be compatible with uses in the immediate area. By resulting in a development similar to the existing visual environment, the project would not result in any change to visual character.

As previously discussed, the GPU EIR determined impacts on visual character or quality to be significant and unavoidable. The project would have a less than significant impact with no required mitigation for the reasons detailed above. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

1(d) The GPU EIR concluded this impact to be significant and unavoidable. The project would develop a 5.33-acre property with 37 detached multi-family residential units. Construction of the project would include the installation of new streetlights along the frontage of the project on Hannalei Drive and lighting at each of the residential units. However, the project site is not located within Zone A of the County of San Diego Light Pollution Code (within 15 miles of the Mount Laguna

Observatory or the Palomar Observatory). The project would not adversely affect nighttime views or astronomical observations because the project would be required to conform to the County Light Pollution Code (Sections 51.201–51.209) to prevent spillover onto adjacent properties and minimize impacts to dark skies. Compliance with the Code would be required prior to the issuance of a Building Permit. The Code was developed by the County in cooperation with lighting engineers, astronomers, and other experts to effectively address and minimize the impact of new sources of light pollution on nighttime views. Thus, the project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

As previously discussed, the GPU EIR determined impacts from light or glare to be significant and unavoidable. The project would have a less than significant impact with no required mitigation for the reasons detailed above. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of aesthetics, the following findings can be made:

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

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

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

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

	Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
2. Agriculture/Forestry Resources – Would the project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	☐	☐	☐
d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?	☐	☐	☐

Discussion

2(a) The GPU EIR concluded this impact to be significant and unavoidable. The project site was historically used for agricultural purposes. However, the project site is zoned Single Family Residential (RS) and has been designated as Urban and Built-Up Land by the Department of Conservation, Farmland Mapping and Monitoring Program, and as such, would not be classified as an important agricultural resource. Therefore, there are no agricultural resources on the site that would be impacted.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources to be significant and unavoidable. The project would have a less than significant impact for the reasons detailed above. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

2(b) The GPU EIR concluded this impact to be less than significant with mitigation. The project site is zoned Single Family Residential (RS); therefore, as mentioned above in Section 2(a), the project site would not be considered an agricultural resource. The nearest lands under Williamson Act Contract or in an agricultural preserve are located approximately 5.4 miles east of the project site. Due to distance, no land use interface conflicts would occur. Additionally, the project is for the development of a residential subdivision, which is compatible with the surrounding residential use

types. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act Contract.

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

2(c) Forestry resources were not specifically analyzed under the GPU EIR because Appendix G of the CEQA Guidelines was amended to include significance criteria for forestry resources after the release of the Notice of Preparation for the GPU EIR. The project site does not contain any forest lands as defined in California Public Resources Code, Section 12220(g); therefore, project implementation would not result in the loss or conversion of forest land to a non-forest use. The outer edge of the Elfin Forest is located approximately 7.4 miles to the southeast of the project site. Thus, due to distance, the project would have no impact on the forest. In addition, the County of San Diego does not have any existing Timberland Production Zones. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or Timberland Production Zones.

As previously discussed, forestry resources were not specifically analyzed under the GPU EIR because Appendix G of CEQA Guidelines was amended to include significance criteria for forestry resources after the release of the Notice of Preparation (NOP) for the GPU EIR. However, because the project would have a less than significant impact to forest resources for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

2(d) Forestry resources were not specifically analyzed under the GPU EIR because Appendix G of the CEQA Guidelines was amended to include significance criteria for forestry resources after the release of the NOP for the GPU EIR. As indicated in Section 2(c), the project site is not located near any forest lands. Therefore, the project would be consistent with the analysis provided in the GPU EIR because it would not increase impacts identified in the GPU EIR.

2(e) The GPU EIR concluded this impact to be significant and unavoidable. As mentioned in Section 2(a), the project site would not be considered an agricultural resource. Therefore, the project would not result in any conversion of on-site agricultural resources to a non-agricultural use.

Based on a review of the County of San Diego GIS and aerial imagery, it was found that the project is within 1 mile of an active agricultural operation. Further review was conducted to ensure that project would not create a land use conflict that could lead to the conversion of this agricultural operation to a non-agricultural use, resulting in an indirect off-site impact. The project site is separated by more than 5,000 feet from this agricultural operation. Furthermore, the applicant proposes a residential project that is consistent with the surrounding area and would therefore not lead to an intensification of the surrounding land uses. Therefore, the project would not create a land use conflict with the nearby agricultural operation and would likely not result in the conversion of agricultural resources to a non-agricultural use. Therefore, the project would not result in indirect impacts to off-site agricultural resources.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources (including forest resources) to be significant and unavoidable. The project would have less than significant impacts to agricultural resources. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or

increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of agricultural/forestry resources, the following findings can be made:

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

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

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

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

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

Discussion

Construction-related and operational air emissions resulting from the proposed project were estimated in an Air Quality Impact Analysis Technical Memorandum prepared by Harris & Associates, dated June 6, 2024 (Appendix C). The following responses have incorporated the analysis from the report.

3(a) The GPU EIR concluded this impact to be less than significant. San Diego County is currently designated as a non-attainment area for the federal standards for ozone (O_3) as well as the state

standards for O_3, particulate matter less than or equal to 10 microns (PM_{10}), and particulate matter less than or equal to 2.5 microns ($PM_{2.5}$). The RAQS and the region's portion of the SIP are the region's plans for attainment and maintaining air quality standards. The RAQS and SIP rely on information from the California Air Resources Board (CARB) and San Diego Association of Governments (SANDAG), including projected growth, to project future emissions and determine from that the strategies necessary for the reduction of stationary source emissions through regulatory controls. Projects that propose development that is consistent with the land use designations and growth anticipated by the local general plans and SANDAG are, by definition, consistent with the RAQS and SIP.

The project would include construction activities for and operation of up to 37 detached multi-family homes. Construction activities would include grading, building construction, paving, and architectural coating. Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures and San Diego County Air Pollution Control District (SDAPCD) Rule 55. Project grading would include 10,700 cubic yards of cut, 22,500 cubic yards of fill, and 11,800 cubic yards of import. The project is consistent with the density established under the County General Plan and certified by the GPU EIR. Therefore, because the project would not increase the density or intensity of the land assumed in the GPU EIR and would not result in growth beyond that assumed in SANDAG's growth assumptions or in the General Plan projections, the project would not conflict with or obstruct implementation of the RAQS or SIP.

As previously discussed, the GPU EIR determined impacts on air quality plans to be less than significant with mitigation. As the proposed project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

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

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

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

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

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

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

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

Air emissions were calculated using California Emissions Estimator Model (CalEEMod) 2020.4.0 (CAPCOA 2021). CalEEMod is a tool used to estimate air emissions resulting from land development projects in the State of California. The model generates air quality emission estimates from construction activities and breaks down operational criteria pollutant emissions into three categories: mobile sources (e.g., traffic), area sources (e.g., landscaping equipment, consumer projects, and architectural coatings), and energy sources (e.g., natural gas heating). CalEEMod provides emission estimates of NO_X, carbon monoxide (CO), oxides of sulfur (SO_X), respirable particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and VOCs. Inputs to CalEEMod include such items as the air basin containing the project, land uses, trip generation rates, trip lengths, duration of construction phases, construction equipment usage, and grading areas, as well as other parameters.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to non-attainment criteria pollutants. However, the project would have a less than significant impact to non-attainment criteria pollutants with the incorporation of project conditions. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Construction Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include:

- Fugitive dust from demolition and grading activities
- Construction equipment exhaust
- Construction-related trips by workers, delivery trucks, and material-hauling trucks
- Construction-related power consumption

Construction-related pollutants result from dust raised during demolition and grading, emissions from construction vehicles, and chemicals used during construction. Fugitive dust emissions vary greatly during construction and are dependent on the amount and type of activity, silt content of the soil, and the weather. Vehicles moving over paved and unpaved surfaces, demolition, excavation,

earth movement, grading, and wind erosion from exposed surfaces are all sources of fugitive dust. Construction operations are subject to the requirements established in SDAPCD Regulation 4, Rules 52, 54, and 55. Rule 52 sets limits on the amount of particulate matter that can be discharged into the atmosphere. Rule 54 sets limits on the amount of dust and fumes that can be released into the atmosphere. Rule 55 regulates fugitive dust and provides roadway dust trackout/carry-out requirements.

Heavy-duty construction equipment is usually diesel powered. In general, emissions from diesel-powered equipment contain more NO_X, SO_X, and PM than gasoline-powered engines. However, diesel-powered engines generally produce less CO and less VOCs than gasoline-powered engines. Standard construction equipment includes tractors/loaders/backhoes, rubber-tired dozers, excavators, graders, cranes, forklifts, rollers, paving equipment, generator sets, welders, cement and mortar mixers, and air compressors.

Primary inputs are the numbers of each piece of equipment and the length of each construction stage. Construction is anticipated to last approximately 24 months. CalEEMod estimates the required construction equipment for a project based on surveys, performed by the South Coast Air Quality Management District and the Sacramento Metropolitan Air Quality Management District of typical construction projects, which provide a basis for scaling equipment needs and schedule with a project's size. Air emission estimates in CalEEMod are based on the duration of construction phases; construction equipment type, quantity, and usage; grading area; season; and ambient temperature, among other parameters. Project emissions were modeled for the following stages: demolition, site preparation, grading, building construction/ architectural coatings, and paving. CalEEMod default construction equipment and usage were modeled. Table 3, Construction Parameters, summarizes the modeled construction parameters.

Table 3
Construction Parameters

Construction Phase	Phase Duration (Days)	Equipment	Amount	Hours per Day
Site Preparation	250	Rubber-Tired Dozers	3	8
		Tractors/Loaders/Backhoes	4	8
Demolition	10	Concrete/Industrial Saws	1	8
		Excavators	3	8
		Rubber Tired Dozers	2	8
Grading	85	Excavators	1	8
		Graders	1	8
		Rubber-Tired Dozers	1	8
		Tractors/Loaders/Backhoes	3	8
Building Construction	80	Cranes	1	7
		Forklifts	3	8
		Generator Sets	1	8
		Tractors/Loaders/Backhoes	3	7
		Welders	1	8
Architectural Coatings	40	Air Compressor	1	6
Paving	55	Pavers	2	8
		Paving Equipment	2	8
		Rollers	2	8

SOURCE: CalEEMod Output, Attachment 1 in Appendix C.

Construction activities would be subject to several control measures per the requirements of the County, SDAPCD Rules, and CARB Airborne Toxic Control Measures (ATCM). The following required control measures have been incorporated into the calculations of construction emissions:

- Per the County's Standard Mitigation and Project Design Consideration Grading, Clearing, and Watercourses Ordinance (Grading Ordinance), Section 87.428, and SDAPCD Rule 55, the applicant shall implement one or more of the following dust control measures during all grading activities:
  - Water actively disturbed surfaces three times a day.
  - Apply non-toxic soil stabilizers to inactive, exposed surfaces when not in use for more than 3 days. Non-toxic soil stabilizers should also be applied to any exposed surfaces immediately (i.e., less than 24 hours) following completion of grading activities if the areas would not be in use for more than 3 days following completion of grading.
  - Remove soil trackout from paved surfaces daily or more frequently as necessary.
  - Minimize the trackout of soil onto paved surfaces by installation of wheel washers.
- Per SDAPCD Rule 67, the applicant shall use regulated coatings for all architectural coating activities.
- Per CARB's ATCM 13 (California Code of Regulations, Title 13, Section 2485), the applicant shall not allow idling time to exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons.

Table 4, Summary of Maximum Construction Emissions (pounds per day), presents the total projected construction maximum daily emission levels for each criteria pollutant. Note that the emissions summarized in Table 4 are the maximum emissions for each pollutant that would occur during each phase based on all modeled construction equipment (refer to Table 3) being active on the same day. Actual construction activities would vary day to day, with all equipment active on some days, and less equipment active on other days depending on the construction task. Therefore, these are the maximum emissions that would occur in a day. As shown in Table 4, maximum construction emissions would not exceed the County's SLTs for any criteria pollutants. Furthermore, project construction would be limited and would last for approximately 24 months. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Table 4
Summary of Maximum Construction Emissions
(pounds per day)

	Pollutant					
	VOC	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation	4	36	34	<1	9	5
Demolition	3	27	23	<1	3	1
Grading	2	20	20	<1	4	2
Building Construction/Architectural Coatings	17	25	31	<1	1	1
Paving	1	8	11	<1	<1	<1
Maximum Daily Emissions	17	36	34	<1	9	5
County Screening Level Thresholds	75	250	550	250	100	55
Significant Impact?	*No*	*No*	*No*	*No*	*No*	*No*

Operational Emissions

The project would include construction activities for and operation of up to 37 detached multi-family homes. Table 5, Summary of Project Operational Emissions (pounds per day), presents daily operational emissions associated with these four residences. As shown in Table 5, the

project's daily operational emissions would not exceed the SLTs for any criteria pollutant. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Table 5
Summary of Project Operational Emissions
(pounds per day)

	Pollutant					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Natural Gas	<1	<1	<1	<1	<1	<1
Landscape	<1	<1	2	<1	<1	<1
Consumer Products	2	0	0	0	0	0
Architectural Coatings	<1	0	0	0	0	0
Hearths	57	1	70	<1	10	10
Vehicular Sources	2	1	10	<1	2	1
Total Operational Emissions	61	2	82	<1	12	11
SDAPCD Threshold	75	250	550	250	100	55
Significant Impact?	*No*	*No*	*No*	*No*	*No*	*No*

As previously discussed, the GPU EIR determined significant and unavoidable impacts to non-attainment criteria pollutants. However, the project would have a less than significant impact to non-attainment criteria pollutants with the incorporation of project conditions. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

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

Cumulative impacts could occur if the most intensive phases of construction for the proposed project occur simultaneously with other intensive phases of proposed projects within proximity. The most intensive construction phase for the project and for typical developments occurs during earthwork and grading activities. During these phases, the primary criteria air pollutant of concern would be PM_{10}. As discussed in the Air Quality Impact Analysis Technical Memorandum (Appendix C), the project's maximum daily emissions of PM_{10} was estimated to be 12 pounds/day, which would be well below the County's SLT of 100 pounds/day for PM_{10} during construction activities. Further, due to the highly dispersive nature of particulate matter, a cumulative impact during construction activities would only occur if a project adjacent to the proposed project undergoes simultaneous grading/earthwork activities and emits significantly greater PM_{10} emissions than the project. Because all projects developed within the County would be required to comply with the County Grading Ordinance and SDAPCD Rule 55, this scenario is not anticipated to occur.

The project would contribute PM_{10}, $PM_{2.5}$, NO_X, and VOC emissions from construction/grading activities; however, it would not exceed established SLTs (refer to Section 3(b)). As described above, the County's SLTs align with attainment of the NAAQS which were developed to protect the public health, specifically the health of "sensitive" populations, including asthmatics, children,

and the elderly. Consequently, project construction would have a less than significant impact to public health. Additionally, grading and all other construction activities would be subject to the measures listed above, including the implementation of dust control measures consistent with the County of San Diego Grading Ordinance and SDAPCD Rule 55. Given the developed nature of the project vicinity, it is unlikely that other major construction activities would occur in the same area at the same time. Therefore, project construction would not 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, and impacts would be less than significant.

The project would generate PM_{10}, $PM_{2.5}$, and NO_X emissions during project operations primarily from mobile sources (i.e., vehicle trips), and VOCs from area and mobile sources. However, as previously described, operational emissions of all pollutants would be below the County's recommended SLTs. As described above, the County's SLTs align with attainment of the NAAQS which were developed to protect the public health, specifically the health of "sensitive" populations, including asthmatics, children, and the elderly. Therefore, project operation would not 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, and impacts would be less than significant.

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

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

3(d) The GPU EIR concluded this impact to be significant and unavoidable. Air quality regulators typically define sensitive receptors as schools (preschool–12th grade), hospitals, resident care facilities, daycare centers, residences, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The project includes the development of 37 detached multi-family residences, with associated parking and open space. The project would not be considered a point source of significant emissions. The project would generate construction emissions in the vicinity of sensitive receptors including single-family residences (as near as approximately 130 feet to the southwest), the Stonebrooke Church (approximately 50 feet to the west), and Hannalei Elementary School (approximately 50 feet to the south).

Diesel particulate matter (DPM) is the primary toxic air contaminant (TAC) of concern and is generated from fuel consumption in heavy construction equipment. Projects that would result in exposure to TACs resulting in a maximum incremental cancer risk greater than one in one million without application of best available control technology for toxics, or a threshold of 10 in 1 million for projects implementing best available control technology for air toxics or a health hazard index greater than 1, would be considered as having a potentially significant impact.

Construction of the project would result in the generation of DPM emissions from the use of off-road diesel construction activities and on-road diesel equipment used to bring materials to and from the project site. Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the project would occur over a 24-month period. 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.

During construction, diesel equipment would not be operating all at once on-site and would be moved across the project site as construction goes on; therefore, construction near individual receptors would be temporary and would vary by day. As such, due to the limited time of exposure, project construction is not anticipated to create conditions where the probability is greater than 10 in 1 million of contracting cancer for the Maximally Exposed Individual or to generate ground-level concentrations of noncarcinogenic TACs that exceed a hazard index greater than 1 for the Maximally Exposed Individual. Additionally, with ongoing implementation of U.S. Environmental Protection Agency (USEPA) and CARB requirements for cleaner fuels, off-road diesel engine retrofits, and new low-emission diesel engine types, the DPM emissions of individual equipment would be substantially reduced. Consequently, DPM generated during construction would not result in the exposure of sensitive receptors to substantial pollutant concentration. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant.

The project would introduce additional residential homes which are considered new sensitive receptors; however, the project site is not located within 0.25 mile of any identified point source of significant emissions and is surrounded by residential homes. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and would not place sensitive receptors near any CO hotspots.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to sensitive receptors. The project would have a less than significant impact to sensitive receptors. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

3(e) The GPU EIR concluded this impact to be less than significant. The project could produce objectionable odors during construction of the residences; however, these substances, if present at all, would only be in trace amounts (less than 1 $\mu g/m^3$). Therefore, the project would not create objectionable odors affecting a substantial number of people.

As previously discussed, the GPU EIR determined less than significant impacts from objectionable odors. As the proposed project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of air quality, the following findings can be made:

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

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

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

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

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

Discussion

Potential impacts to biological resources resulting from the proposed project were analyzed in a Biological Resources Letter Report prepared by Harris & Associates, dated August 30,2024 (Appendix D). The following responses have incorporated the analysis from the report.

4(a) The GPU EIR concluded this impact to be significant and unavoidable. The site contains disturbed habitat, urban/developed land, and a non-vegetated, earthen-bottom, and concrete-lined channel that runs along the northeastern boundary of the project site. Special status plant species observed on the site include the San Diego County viguiera (*Bahiopsis laciniata*). Approximately 13 San Diego County viguiera individuals were observed surrounding the concrete and earthen portions of the channel in the northeastern corner of the project site. However, the project is designed to avoid impacts to the channel. Avoidance of the channel includes the banks of the channel where the approximately 13 San Diego County viguiera individuals occur. Project design features for avoidance of these sensitive resources would include temporary fencing during construction and permanent signage for operation of the project. Therefore, no direct impacts to San Diego County viguiera would occur and no mitigation is required. No other sensitive plant species were observed on the project site, and no sensitive plant species were determined to have a high potential to occur on the project site.

Indirect impacts to sensitive plants would primarily result from adverse edge effects during construction of the project. Edge effects could include trampling; dust, which could disrupt plant vitality in the short term; construction-related pollutant discharges; soil erosion; and runoff. Standard best management practices (BMPs), including dust suppression measures, weeds and invasive species control measures, equipment maintenance and cleaning protocols, erosion and sediment control measures (e.g., sand and gravel bags, fiber rolls, and silt fencing), use of weed-free erosion control products, and preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), would be required of the construction contractor. The SWPPP would be prepared pursuant to the National Pollutant Discharge Elimination System (NPDES) General Construction Permit (Water Quality Order 99-08-DWQ). The SWPPP would address the potential sources and locations of stormwater contamination characteristics, impacts of specific contaminants, and temporary and permanent erosion control practices and would include water sampling data, construction practices that minimize stormwater contamination, coordination of BMPs with planned construction activities, and compliance with County, state, and federal regulations. With the implementation of construction BMPs, temporary indirect impacts to San Diego County viguiera, the only sensitive plant species observed on the project site, would be less than significant, and no mitigation would be required.

Special status wildlife species observed on the site include the monarch butterfly (*Danaus plexippus*) and red-shouldered hawk (*Buteo lineatus*). No other sensitive wildlife species were observed on the project site, and no sensitive wildlife species were determined to have a high potential to occur on the project site. No sensitive or native vegetation communities that could support sensitive wildlife species were observed on the project site, and the disturbed habitat on the project site is unlikely to support sensitive wildlife species. However, the small number of cottonwood, eucalyptus, palm, and pine trees in the disturbed habitat and urban/developed land on the project site provide suitable nesting habitat for red-shouldered hawk and suitable overwintering habitat for monarch butterfly.

Permanent impacts to approximately 0.83 acre of disturbed habitat and approximately 3.54 acres of urban/developed land would occur during project implementation (Appendix D). The small area of disturbed habitat on the project site is mowed non-native grasses and other non-native annuals that provide marginal foraging habitat for sensitive mammals, raptors, and other sensitive bird species. The mature shrubs and trees in the central portion and around the edges of the project site provide nesting habitat for sensitive birds and raptors, including red-shouldered hawk, which was observed on and surrounding the project site during the 2021 survey. Removal of the potential nesting habitat would result in potentially significant impacts to sensitive birds and raptors; however, with implementation of Mitigation Measure BIO-1, impacts would be less than significant.

Adult monarch butterflies were observed flying through the project site during the 2021 survey. No milkweed that would support monarch butterfly reproduction occurs on the project site. However, a small number of eucalyptus and pine trees that could be suitable for overwintering monarch butterflies occur on the project site. Removal of the potential overwintering habitat would result in potentially significant impacts to sensitive monarch butterflies; however, with implementation of Mitigation Measure BIO-2, impacts would be less than significant.

Indirect impacts to sensitive wildlife species during project construction could include noise, dust deposition, increased soil erosion, increased human activity, introduction of non-native species, increased presence of predators (e.g., coyotes, ravens) from trash, and increased potential of exotic species invasion due to human activity and soil disturbance. Implementation of the project has the potential to drive sensitive wildlife species from the construction area because of noise, equipment operation, and human activity. Disturbance of this potential nesting and overwintering habitat would result in potentially significant impacts to sensitive wildlife species. As previously discussed, standard construction BMPs, including dust suppression measures, weeds and invasive species control measures, equipment maintenance and cleaning protocols, erosion and sediment control measures (e.g., sand and gravel bags, fiber rolls, and silt fencing), use of weed-free erosion control products, and preparation and implementation of a SWPPP, would be required of the construction contractor during construction. Additional BMPs that would be required during construction include noise suppression measures and trash containment methods. With the implementation of construction BMPs, indirect impacts to sensitive wildlife species during construction would be less than significant, and no mitigation would be required.

Indirect impacts from project operation, including noise, human activity, and predation by domestic animals, have the potential to disturb sensitive wildlife species. However, the project site is currently developed and surrounded by urban development. Operation of the project, which includes residential land uses, would not result in a significant increase to the current level of noise and human activity in the area. Therefore, potential indirect impacts to sensitive wildlife species during operation would be less than significant, and no mitigation would be required.

Project implementation has the potential to impact bird and raptor species that are protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, Section 3504. As previously discussed, adult red-shouldered hawks were observed perched on the baseball field fences and flying over the project site during the 2021 survey, potentially nesting in mature trees on or surrounding the project site. One Cassin's kingbird nest was observed in a cottonwood tree in the central portion of the project site. Large cottonwood trees throughout the project site, primarily in the central, northern, and southeastern portions of the project site, provide nesting habitat for many bird species. If construction is conducted during the general bird breeding season (January 15 through August 31), temporary direct impacts from disturbance and displacement of nesting birds during vegetation removal could result in potentially significant direct impacts to bird species protected under the MBTA. Indirect impacts from construction noise and vibration during clearing, grubbing, and trenching activities, if conducted during the bird breeding season, could result in potentially significant indirect impacts to bird species protected under the MBTA. With implementation of Mitigation Measure BIO-1, direct and indirect impacts to bird species would be less than significant.

The GPU EIR determined significant and unavoidable impacts to candidate, sensitive, or special status species. As considered by the GPU EIR, project impacts to sensitive habitat and/or species would be mitigated through ordinance compliance and through implementation of the following mitigation measures: installation of open space fencing and signage, and breeding season avoidance. The GPU EIR identified these mitigation measures as Bio-1.6 and Bio-1.7. As the

proposed project would have a less than significant impact with mitigation for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

BIO-1: General Nest Surveys

No grubbing, trimming, or clearing of vegetation from the project site shall occur during the general bird breeding season (January 15 through August 31). If grubbing, trimming, or clearing of vegetation cannot feasibly occur outside the general bird breeding season, a qualified biologist, as approved by the County of San Diego, shall perform a pre-construction nesting bird survey no more than 72 hours before the start of vegetation grubbing, trimming, or clearing to determine if active bird nests are present in the affected areas. If one or more active nests are found during the pre-construction survey, a 300-foot buffer (500-foot buffer for raptors or listed species) around the nest shall be established, and no disturbance shall be allowed within the buffer until a qualified biologist determines that the nest is no longer active. If there are no nesting birds (including nest building or other breeding or nesting behavior) on the project site, grubbing, trimming, or clearing shall proceed.

When construction occurs during the bird breeding season, a qualified biologist shall conduct weekly nest surveys of the area within 100 feet of construction to survey for nesting migratory birds and raptors.

BIO-2: Pre-Construction Overwintering Monarch Butterfly Survey

If grubbing, trimming, or clearing of vegetation occurs during the winter (November 1 through February 28), a qualified biologist, as approved by the County of San Diego, shall perform a pre-construction overwintering monarch butterfly survey no more than 48 hours before the start of vegetation grubbing, trimming, or clearing to confirm there are no overwintering monarch butterflies occupying vegetation on the project site. If overwintering monarch butterflies are found during the pre-construction survey, a 50-foot buffer around the occupied vegetation shall be established, and no disturbance shall be allowed within the buffer until a qualified biologist determines that monarch butterflies are no longer occupying the vegetation. If there are no overwintering monarch butterflies on the project site, grubbing, trimming, or clearing shall proceed.

4(b) As discussed in Section 4(a), no sensitive vegetation communities occur on the project site, and the project is designed to avoid impacts to the channel that runs along the northeastern boundary of the project site. Project design features for avoidance of the channel would include temporary fencing during construction and permanent signage for operation of the project.

Direct permanent impacts would occur to two non-sensitive vegetation communities and land cover types, including approximately 0.83 acre of disturbed habitat and approximately 3.54 acres of urban/developed land. Therefore, permanent direct or indirect impacts to sensitive vegetation communities from implementation of the project would be less than significant, and mitigation would not be required.

The GPU EIR determined significant and unavoidable impacts from impacts to sensitive natural communities. As the proposed project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

4(c) The GPU EIR concluded this impact to be less than significant with mitigation. The unnamed earthen-bottom and concrete-lined channel that runs along the northeastern boundary of the project site was determined to be an ephemeral non-wetland water that does not meet the U.S. Army Corps of Engineers (USACE) and County definitions of what constitutes a wetland (Appendix D). Based on the U.S. Fish and Wildlife Service's National Wetlands Inventory and U.S. Geological Survey National Hydrography Dataset, the channel is connected to Buena Creek, which is a tributary to Agua Hedionda Creek, a traditional navigable water as defined by the USACE. Based on the direct connectivity to a traditional navigable water, the channel is likely under the jurisdiction of the USACE, Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife pursuant to Sections 404 and 401 of the Clean Water Act and Section 1600 of the California Fish and Game Code.

As previously discussed, the project is designed to avoid impacts to the channel and the channel would remain unchanged by the project. Project design features for avoidance of the channel would include temporary fencing during construction and permanent signage for operation of the project. Additionally, drainage across the site would be treated to avoid erosion, sedimentation, and water quality impacts to the channel. The northern portion of the site would be treated by the proposed underground vault and compact biofiltration BMP before being conveyed to the proposed 36-inch RCP along the channel. The southern portion of the site would flow in a southerly direction and would be treated by the underground vault and biofiltration basin combination and ultimately ties into the proposed 36-inch RCP. The proposed 36-inch RCP would tie into the existing 36-inch RCP across Hannalei Drive. Biofiltration basins would detain runoff; riprap would decrease erosive velocities; and inlets and on-site storm drains would safely convey runoff in the historical drainage pattern. Therefore, the project would not result in a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means.

The GPU EIR determined less than significant impacts from impacts to federally protected wetlands. As the proposed project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

4(d) The GPU EIR concluded this impact to be significant and unavoidable. Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, and a Biological Resource Letter Report, it was determined that the site is not part of a regional linkage/corridor as identified on Multiple Species Conservation Program (MSCP) maps nor is it in an area considered regionally important for wildlife dispersal. The project site is completely surrounded by urban development, with single-family residential neighborhoods to the west and south, a small area of undeveloped land to the north, and the North County Transit District SPRINTER railroad tracks to the east and northeast. The project site is unlikely to provide movement and suitable dispersal areas for wildlife species or significant connections to open space areas outside the project site. Nesting and foraging opportunities within the site are limited. The presence of the urban development surrounding the project site limits large-scale east–west and north–south wildlife movement in the surrounding area.

4(e) The GPU EIR concluded this impact to be less than significant. The project site is not within the County of San Diego MSCP boundary and is not subject to the County of San Diego MSCP requirements. The project is consistent with the County's Guidelines for Determining Significance for Biology, the County's Resource Protection Ordinance (RPO), and MBTA, with the implementation of mitigation. The project would not conflict with the provisions of any adopted

Habitat Conservation Plan, NCCP, other approved local, regional, or state Habitat Conservation Plan or any other local policies or ordinances that protect biological resources.

Conclusion

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

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained in the GPU EIR (Bio-1.6 and Bio-1.7) as well as project-specific Mitigation Measures BIO-1 and BIO-2 would be applied to the project.

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

Discussion

Potential impacts to historical, archaeological, and Tribal Cultural Resources resulting from the proposed project were analyzed in a Cultural Resources Survey Report prepared by Harris & Associates, dated September 2024March 2023 (Appendix E). The following responses have incorporated the analysis from the report.

5(a) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County-approved archaeologist, Donna Beddow, it has been determined that there are no impacts to historical resources because they do not occur on the project site. The results of the survey are provided in the Cultural Resources Survey Report (September 2024).

5(b) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County-approved archaeologist, Donna Beddow, and Luiseño Native American monitor, Natane Mojado, it has been determined that one isolate (P-37-039630), which was discovered during the field survey conducted for the Cultural Resources Survey Report, is within the project footprint and would be subject to direct impacts from project implementation. However, the isolate is not a significant resource pursuant to CEQA or the RPO; therefore, direct impacts to the isolate would not constitute a significant impact and mitigation is not required. The results of the survey are provided in the Cultural Resources Survey Report (September 2024).

The Native American Heritage Commission (NAHC) was contacted on July 13, 2021, for a listing of Native American Tribes whose ancestral lands may be impacted by the project. The NAHC response was negative for resources and recommended that the list of Tribes provided be contacted for more information. All Tribal bands on the list provided by the NAHC were contacted for any information they may have regarding Sacred Sites that may be present on site. Four Tribes responded – the Jamul Band requested to be informed of the project and survey findings, the San Pasqual Band requested consultation so that they could help develop mitigation strategies to protect sites and mitigate adverse impacts, and Natane Mojado of the Luiseño Native American and Cami Mojado of the San Luis Rey Band requested that the project be conditioned with an Archaeological and Tribal Monitoring Program.

The Rincon Band responded identifying that the project is within their specific Area of Historic Interest (AHI). They have concerns that the project may impact tangible Traditional Cultural Resources, Traditional Cultural Landscapes, and potential Traditional Cultural Properties. Rincon identifies that embedded within these resources and within the AHI are Rincon's history, culture, and continuing traditional identity. They recommend that an archaeological/cultural study be conducted and that a professional Tribal monitor from the Rincon Band be present during the survey.

Although the Cultural Resources Survey Report was negative for resources, Donna Beddow of Harris & Associates recommended that an Archaeological and Tribal Monitoring Program be implemented due to the poor visibility, sensitivity of the area, and requests by Native American Tribes. The project would be conditioned with both an Archaeological and Tribal Monitoring Program and Treatment Agreement and Preservation Plan (CUL-1 and CUL-2).

As considered by the GPU EIR, potential impacts to cultural resources would be mitigated through ordinance compliance and through implementation of the following mitigation measures: grading monitoring under the supervision of a County-approved archaeologist and a Luiseño Native American monitor and conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-2.5. The project would be conditioned with archaeological monitoring (Cul-2.5) that includes the following requirements:

<u>CUL-1: Archaeological and Tribal Monitoring Program</u>

Prior to approval of grading or improvement plans, the applicant shall:

- Pre-Construction
  - Contract with a County approved archaeologist to perform archaeological monitoring and a potential data recovery program during all earth-disturbing activities. The Project Archaeologist shall perform the monitoring duties before, during, and after construction.
  - Pre-construction meeting to be attended by the Project Archaeologist and a Kumeyaay or Luiseño Native American monitor to explain the monitoring requirements.

- Construction
  - Monitoring. Both the Project Archaeologist and Kumeyaay or Luiseño Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay or Luiseño Native American monitor. Both the Project Archaeologist and Kumeyaay or Luiseño Native American monitor will evaluate fill soils to ensure they are negative for cultural resources.
  - If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report and/or environmental assessment prior to project approval, the following procedures shall be followed:
    - Both the Project Archaeologist and Kumeyaay or Luiseño Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
    - The Project Archaeologist shall contact the County Archaeologist and culturally-affiliated tribes as identified in the Treatment Agreement at the time of discovery.
    - 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.
    - After consultation with the developer, Project Archaeologist, tribal monitor(s), and tribal representative(s), a decision shall be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the identified cultural resources.
    - Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
    - Isolates and 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.
    - Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan (CUL-2) 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.
    - If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
      1. 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.
      2. 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 future impacts in perpetuity.
         - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an 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.

3. If preservation in place or reburial is not feasible, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Tribe and the Kumeyaay or Luiseño Native American monitor, 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 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.

- Human Remains:
  - The Property Owner or their representative shall contact the County Coroner and the Planning and Development Services Staff Archaeologist.
  - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay or Luiseño Native American monitor.
  - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), the NAHC shall immediately contact the MLD.
  - 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.
  - 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.
  - 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.
- 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.
- Fill Soils
  - The Project Archaeologist and Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

- Rough Grading

  - Monitoring Report. Upon completion of Rough Grading, a monitoring report shall be prepared by a qualified archaeologist identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.
- Final Grading
  - Final Report. A final report shall be prepared by a qualified archaeologist substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.
  - Cultural Material Conveyance.
    - The final report shall include evidence that all Native American cultural materials in order of preference have been conveyed as follows:
      - Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.

or

      - Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated 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.
    - The final report shall include evidence that all historic materials have been 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.

<u>CUL-2: Cultural Resources Treatment Agreement and Preservation Plan</u>

A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative and culturally-affiliated Tribes. 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:

- Parties entering into the agreement and contact information.
- Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Kumeyaay or Luiseño Native American monitors, and consulting tribes.
- 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, and analysis of identified cultural materials.
- Excavated soils. Project grading includes 10,700 cubic yards of cut, 22,500 cubic yards of fill, and 11,800 cubic yards of import. If excavation or export of soils increase, consultation with the culturally-affiliated tribes shall occur.
- Treatment of identified Native American cultural materials including isolates.
- Treatment of Native American human remains and associated grave goods.

- Confidentiality of cultural information including location and data.
- Negotiation of disagreements should they arise during the implementation of the Agreement and Preservation Plan.
- Regulations that apply to cultural resources that have been identified or may be identified during project construction.

5(c) 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.

5(d) The GPU EIR concluded this impact to be less than significant with mitigation. A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that do not contain unique paleontological resources. As such, a paleontological grading monitoring program is not required.

As considered by the GPU EIR, potential impacts to paleontological resources would be mitigated through ordinance compliance and through implementation of the following mitigation measures: grading monitoring under the supervision of a County-approved paleontologist and conformance with the County's Paleontological Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-3.1.

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

Conclusion

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

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

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

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

4. Feasible mitigation measures contained in the GPU EIR (Cul-2.5 and Cul-3.1) as well as project-specific Mitigation Measures CUL-1 and CUL-2 would be applied to the project.

	Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
6. Energy Use – Would the project:			
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐

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

Discussion

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

6(a) The project would increase the demand for electricity and natural gas at the project site, and gasoline consumption in the project site during construction and operation relative to existing conditions. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usages (California Public Resources Code, Section 21100(b)(3)). Neither the law nor the CEQA Guidelines establish criteria that define wasteful, inefficient, or unnecessary use. Compliance with the California Code of Regulations, Title 24, Part 6, Building Code would result in highly energy-efficient buildings. However, compliance with building codes does not adequately address all potential energy impacts during construction and operation. It can be expected that energy consumption, outside the Building Code regulations, would occur through the transport of construction materials to and from the site during the construction phase, the use of personal vehicles by residents, and the operation of delivery vehicles to service the new residential units.

The project includes the following energy conservation measures:

- Compliance with County's Water Conservation in Landscaping Ordinance, demonstrating a 40 percent reduction in outdoor use which would reduce energy required for water conveyance
- Installation of low-flow indoor water fixtures and at least one energy-efficient appliance in all residential units, reducing water and energy consumption
- Compliance with the California Code of Regulations 2019 Title 24 Part 6 Building Code. Compliance with Title 24 results in highly energy-efficient buildings
- Each proposed unit would be constructed as Electrical Vehicle (EV) Ready pursuant to CALGreenTier 2, including the installation of necessary electrical components to support future charging station
- Each proposed unit would be constructed as an all-electric structure, with no natural gas appliances or natural gas plumbing

<u>Grading and Construction</u>

Project grading includes 10,700 cubic yards of cut, 22,500 cubic yards of fill, and 11,800 cubic yards of import. During the grading and construction phases of the project, the primary energy source used would be petroleum from construction equipment and vehicle trips. To a lesser extent, electricity would also be consumed for the temporary electric power for as necessary lighting and electronic equipment. Activities including electricity would be temporary and

negligible; therefore, electricity use during grading and construction would not result in wasteful, inefficient, or unnecessary consumption of energy. In addition, natural gas is not anticipated to be required during construction of the project. Any minor amounts of natural gas that may be consumed as a result of the project construction would be temporary and negligible and would not have an adverse effect; therefore, natural gas used during grading and construction would also not result in wasteful, inefficient, or unnecessary consumption of energy.

The energy demand for project construction would be temporary and is not anticipated to require additional capacity or increase peak or base period demands for electricity or other forms of energy. Construction equipment use and associated energy consumptions would be typical of that associated with the construction of residential projects of this size in a suburban setting. Additionally, the project is consistent with the General Plan and Zoning Ordinance. As such, the project's energy consumption during the grading and construction phase would not be considered wasteful, inefficient, or unnecessary.

Operational

Operation of the project would be typical of residential land uses, including space and water heating and landscape maintenance activities. The project would meet the California Code of Regulations Title 24 Standards for energy efficiency that are in effect at the time of construction. The projects would be designed as all-electric structures, with no natural gas appliances or plumbing. The project would also comply with the County's Landscape Ordinance and the water use application using prescriptive compliance option to reduce overall water use on site.

The project is consistent with the General Plan density and zoning designation and would result in roughly equivalent or less operational mobile energy usage than what has been anticipated within the General Plan. Over the lifetime of the proposed project, fuel efficiency of vehicles is expected to increase as older vehicles are replaced with newer, more efficient models. As such, the amount of petroleum consumed as a result of vehicle trips to and from the project site during operation would decrease over time. State and Federal regulations regarding standards for vehicles (e.g., Advanced Clean Cars II Program, CAFE Standards) are designed to reduce wasteful, unnecessary, and inefficient use of fuel. The coupling of various state policies and regulations such as the Zero-Emission Vehicles Mandate and Senate Bill (SB) 350 would result in the deployment of EVs, which would be powered by an increasingly renewable electrical grid. The project would require future residences to be constructed as EV ready per CALGreen Tier 2, increasing the ability of future residents to use EVs. Therefore, the project would not be expected to result in wasteful, inefficient or unnecessary mobile energy usage throughout project operations beyond what was anticipated in the GPU EIR.

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

6(b) Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and reliance on fossil fuels. The project includes the following energy conservation measures:

- Compliance with County's Water Conservation in Landscaping Ordinance, demonstrating a 40 percent reduction in outdoor use which would reduce energy required for water conveyance.
- Installation of low-flow indoor water fixtures and at least one energy-efficient appliance in all residential units, reducing water and energy consumption.

- Compliance with the California Code of Regulations, Title 24, Part 6, Building Code. Compliance with Title 24 results in highly energy-efficient buildings.
- Each proposed unit would be constructed as EV ready pursuant to CALGreen Tier 2, including the installation of necessary electrical components to support future charging station.
- Each proposed unit would be constructed as an all-electric structure, with no natural gas appliances or natural gas plumbing.

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

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

Conclusion

With regard to the issue area of energy, the following findings can be made:

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

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

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

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

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

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

Discussion

Potential impacts related to geology and soils resulting from the project are evaluated in a Geotechnical Investigation prepared by Leighton and Associates, Inc., dated January 16, 2023 (Appendix F). The following responses have incorporated the analysis from the report.

7(a)(i) The GPU EIR concluded this impact to be less than significant. The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault Rupture Hazards Zones in California, or located on any known active, potentially active, or inactive fault traces. The nearest active fault is the Rose Canyon Fault Zone located approximately 11.4 miles west of the site.

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

7(a)(iii) The GPU EIR concluded this impact to be less than significant. The project is not within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining the Significance for Geologic Hazards. According to the Geotechnical Investigation (June 2021) prepared by Leighton and Associates, Inc., the site has a low risk of liquefaction. Additionally, the project would be required to comply with the County’s Grading Ordinance and Building Code and conduct a soils investigation prior to approval of a Building Permit. Therefore, compliance with the California Building Code and the County Building Code would ensure that the project would not result in a significant impact.

7(a)(iv) The GPU EIR concluded this impact to be less than significant. The project is not located in a Landslide Susceptibility Area classified as “generally susceptible” as identified in the County Guidelines for Determining Significance for Geologic Hazards. This refers to the hillside area abutting the property on the west. No ancient landslides or evidence of past slope instability have been mapped on the project site. The crystalline bedrock underlying off-site slopes is not prone to landsliding. In addition, no evidence of landsliding was encountered during the site investigation for the Geotechnical Investigation (January 2023). According to the Geotechnical Investigation, landsliding is not considered a constraint to the proposed project. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the Multi-Jurisdictional Hazard

Mitigation Plan, San Diego, CA (URS 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25 percent), soil series data (SANDAG based on USGS 1970s series), soil-slip susceptibility from USGS, and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15 percent in grade because these soils are slide prone.

As previously discussed, the GPU EIR determined less than significant impacts from exposure to seismic-related hazards and soil stability. As the proposed project would have a less than significant impact with the incorporation of project conditions for a soils compaction report, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

7(b) The GPU EIR concluded this impact to be less than significant. According to the Soil Survey of San Diego County, the soils on site are identified as artificial fill (undocumented), quaternary alluvial deposits (Qa), and cretaceous tonalite (Kt). However, the project would not result in substantial soil erosion or the loss of topsoil because the project would be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance. Compliance with these ordinances would ensure that the project would not result in any unprotected erodible soils, would not substantially alter existing drainage patterns, and would not develop on steep slopes. Additionally, the project would be required to implement BMPs per the Standard Development Project Storm Water Quality Management Plan (SWQMP) to prevent fugitive sediment. Please refer to Section 10, Hydrology and Water Quality, for a detailed discussion.

As previously discussed, the GPU EIR determined impacts from soil erosion and topsoil loss to be less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

7(c) The GPU EIR concluded this impact to be less than significant. As indicated in response (a)(iv), the site is not located in a Landslide Susceptibility Area, as identified in the County Guidelines for Determining Significance for Geologic Hazards. Furthermore, the site is not within a Potential Liquefaction Area. As such, the on-site geological formations are not expected to be unstable or become unstable as a result of the project.

To assure that any proposed buildings are adequately supported, a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, in addition to compliance with the County's Grading Ordinance and Building Code and implementation of standard engineering techniques, impacts would be less than significant.

As previously discussed, the GPU EIR determined impacts from soil stability to be less than significant. As the project would have a less than significant impact with the incorporation of standard conditions, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

7(d) The GPU EIR determined impacts from expansive soils to be less than significant. The project is underlain by expansive soils. However, the project would not result in a significant impact because compliance with the Building Code, preparation of a Soils Engineering Report, and implementation of standard engineering techniques would ensure structural safety.

As previously discussed, the GPU EIR determined impacts from expansive soils to be less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

7(e) The GPU EIR concluded this impact to be less than significant. The project would rely on the existing sewer lines that serve surrounding residential, commercial, and institutional properties. As such, the project would not place septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting the tanks or system.

As previously discussed, the GPU EIR determined impacts to wastewater disposal systems to be less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of geology and soils, the following findings can be made:

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

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

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

4. No mitigation measures contained in the GPU EIR would be required because project-specific impacts would be less than significant by adhering to the project conditions of approval, which are consistent with the GPU EIR.

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

Discussion

Potential impacts related to GHG emissions resulting from the project are evaluated in a GHG Emissions Analysis Technical Memorandum prepared by Harris & Associates, dated June 6, 2024 (Appendix G). The following responses have incorporated the analysis from the report.

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

CEQA Guidelines, Section 15064.4, states that "the determination of the significance of GHG emissions calls for careful judgment by the lead agency, consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of greenhouse gas emissions resulting from a project." Section 15064.4(b) further states that a lead agency should consider the following non-exclusive factors when assessing the significance of GHG emissions:

1. The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting;
2. Whether the project emissions exceed a threshold of significance that the lead agency applies to the project; and
3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

CEQA Guidelines, Section 15064(h)(1), states that "the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable." A cumulative impact may be significant when the project's incremental effect, though individually limited, is cumulatively considerable.

The County General Plan incorporates smart growth and land planning principles intended to reduce vehicle miles traveled (VMT) and thereby reduce GHG emissions. The General Plan directed preparation of a County Climate Action Plan (CAP) with reduction targets, development of regulations to encourage energy-efficient building design and construction, and development of regulations that encourage energy recovery and renewable energy facilities, among other actions. These planning and regulatory efforts are intended to ensure that actions of the County do not impede Assembly Bill (AB) 32 and SB 375 mandates.

On February 14, 2018, the County Board of Supervisors (Board) adopted a CAP, which identifies specific strategies and measures to reduce GHG emissions in the largely rural, unincorporated areas of San Diego County as well as County government operations (County of San Diego 2018). The CAP aimed to meet the state's 2020 and 2030 GHG reduction targets (AB 32 and SB 32, respectively), and demonstrate progress toward the 2050 GHG reduction goal.

On September 30, 2020, the County Board of Supervisors voted to set aside its approval of the County's 2018 CAP and related actions because the Final Supplemental EIR (2018 CAP SEIR) was found to be out of compliance with CEQA. In response to this County Board of Supervisors action, the County is preparing a CAP Update to revise the 2018 CAP and correct the items identified by the 4th District Court of Appeal in San Diego within the Final 2018 CAP SEIR that were not compliant.

The County of San Diego Board of Supervisors recently adopted a new Climate Action Plan (CAP) on September 11, 2024. The Draft Supplemental Environmental Impact Report and Draft Climate Action Plan were circulated for public review at the end of 2023 and the beginning of 2024. Due to the absence of an adopted CAP when the project was submitted with a complete application in 2022, compliance with the CAP was not utilized as the threshold in determining potential

greenhouse gas (GHG) emission impacts. It should be notes that the thresholds summarized below are reflexive of several of the CAP's overarching goals including building decarbonization and the electrification of the on-road vehicle fleet.

Executive Order (EO) S-3-05 and EO B-30-15 established GHG emission reduction targets for the state, and AB 32 launched the CARB Climate Change Scoping Plan that outlined the reduction measures needed to reach the 2020 target, which the state has achieved. As required by SB 32, the California Air Resource Board's (CARB) 2017 Climate Change Scoping Plan outlines reduction measures needed to achieve the 2030 target. AB 1279, the California Climate Crisis Act, codified the carbon neutrality target as 85 percent below 1990 levels by 2045. CARB's 2022 Scoping Plan was adopted by the CARB Board December of 2022. Project impacts were assessed using a project-specific, locally appropriate threshold, as guided by CEQA Guidelines Section 15064.4. Based on the specific characteristics of this project including the Project's less than significant impact associated with Vehicle Miles Traveled (VMT), current guidance provided by the Bay Area Air Quality Management District (BAAQMD) was used to evaluate GHG emissions. For land use development projects, the BAAQMD recommends using the approach endorsed by the California Supreme Court in Center for Biological Diversity v. Department of Fish & Wildlife (2015) (62 Cal.4th 204), which evaluates a project based on its effect on California's efforts to meet the state's long-term climate goals. As the Supreme Court held in that case, a project that would be consistent with meeting those goals can be found to have a less than significant impact on climate change under CEQA. If a project would contribute its "fair share" of what would be required to achieve those long-term climate goals, then a reviewing agency can find that the impact would not be significant because the project would help to solve the problem of global climate change (62 Cal.4th 220–223). If a land use project incorporates all of the design elements necessary for it to be carbon neutral by 2045, then it would contribute its portion of what is needed to achieve the state's climate goals and would help to solve the cumulative problem. It can therefore be found to make a less than cumulatively-considerable climate impact. Because this guidance supports how a project would contribute its "fair share" of the statewide long-term GHG reduction goals, it is not specific to the BAAQMD region and can also be applied in the San Diego region. The information provided in the BAAQMD Justification Report is intended to provide the substantial evidence that lead agencies need to support their determinations about significance using these thresholds. The BAAQMD Justification Report analyzes what would be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045. A new land use development project being built today needs to incorporate the following design elements to do its "fair share" of implementing the goal of carbon neutrality by 2045:

A) Projects must include, at a minimum, the following project design elements:
    1) Buildings
        a) The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
        b) The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the CEQA Guidelines.
    2) Transportation
        a) Achieve a reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted SB 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA:
            (i) Residential projects: 15 percent below the existing VMT per capita.
            (ii) Office projects: 15 percent below the existing VMT per employee.

(iii) Retail projects: no net increase in existing VMT.

b) Achieve compliance with off-street EV requirements in the most recently adopted version of CALGreen Tier 2.

Building Energy Use

Energy use emissions are generated by activities within buildings that use electricity and natural gas as energy sources. GHGs are emitted during the generation of electricity from fossil fuels off-site in power plants. These emissions are considered indirect but are calculated in association with a building's overall operation. Natural gas usage emits GHGs directly when it is burned for space heating, cooking, hot water heating and similar uses, whereas electricity usage emits GHGs indirectly to the extent that it is generated by burning carbon-based fuels. For the building sector to achieve carbon neutrality, natural gas usage will need to be phased out and replaced with electricity usage, and electrical generation will need to shift to 100 percent carbon-free sources. To support these shifts, new projects need to be built without natural gas and with no inefficient or wasteful energy usage.

The project would result in GHG emissions from energy used in 37 new residences. The approval of the project would be conditioned with the requirement that new residences will be required to be constructed as all-electric structures, with no natural gas appliances or natural gas plumbing.

As discussed in detail in Section 6, Energy, construction and operation of the project is not expected to result in the wasteful or inefficient use of energy. GHG emissions associated with electricity use would be eliminated as California decarbonizes the electrical generation infrastructure as committed to by 2045 through SB 100, the 100 percent Clean Energy Act of 2018. Therefore, the project would contribute its "fair share" of what is required to achieve carbon neutrality of buildings by 2045.

Transportation

GHG emissions from vehicles come from the combustion of fossil fuels in vehicle engines. Decarbonization of the transportation infrastructure serving land use development will come from shifting the motor vehicle fleet to EVs, coupled with a shift to carbon-free electricity to power those vehicles. Land use projects cannot directly control whether and how fast these shifts are implemented, but they can, and do, have an important indirect influence on California's transition to a zero-carbon transportation system. The Justification Report states that "motor vehicle transportation does not need to be eliminated entirely for the land use sector to achieve carbon neutrality, as carbon-free vehicle technology can be used (e.g., EVs powered by carbon-free electricity sources). But for that goal to be realistically implemented by 2045, California will need to reduce its per-capita VMT. How land use development is designed and sited can have a significant influence on how much VMT the project would generate." New land use development can influence transportation-related emissions in two areas related to how it is designed and built. First, new land use projects need to provide sufficient EV charging infrastructure to serve the needs of project users who would be driving EVs. Second, new land use projects can influence transportation-related GHG emissions by reducing the amount of VMT associated with the project.

SB 743 was signed into law on September 27, 2013, and changed the way that public agencies evaluate transportation impacts under CEQA. A key element of this law is the elimination of using auto delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant transportation impacts under CEQA. The 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." On September 28, 2022, the County Board of Supervisors adopted the County of San Diego Transportation Study Guidelines (TSG). The TSG implements the targets of SB 743 in the unincorporated area of San Diego County. The TSG provides screening criteria that can be used to demonstrate whether a project would have a significant VMT impact. These screening criteria were developed based on the OPR Technical Advisory on Evaluating Transportation Impacts in CEQA.

The project consists of 37 multi-family residences. The anticipated traffic to be generated by the project was determined using SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region. Per this guide, the project is estimated to produce 370 Average Daily Trips. Although traffic impacts were analyzed using the approach that was used in the General Plan EIR for Level of Service (LOS), a VMT Screening analysis was also conducted using the County of San Diego SB-743 Location-Based Screening Maps. Based upon the criterion provided above, the proposed project would be screened out from conducting a VMT analysis as the proposed project is located within a VMT efficient area. Therefore, the project would not require further VMT analysis and would not result in a significant direct or cumulative traffic impact.

The approval of the project would be conditioned with the requirement that new residences would meet the 2022 CALGreen Tier 2 voluntary requirements for EV charging infrastructure detailed in Section A4.106.8.1 of the 2022 California Green Building Standards Code (Title 24, Part 11, CALGreen). Tier 2 requires that new single-family residences are constructed with a dedicated 208/240-volt branch circuit, which would provide the necessary infrastructure to accommodate a future EV charger. Adherence to these Tier 2 voluntary requirements would be required prior to issuance of Building Permit predicated on sufficient load capacity from San Diego Gas & Electric (SDG&E) on the project site.

By meeting a locally adopted SB 743 target, and complying with the off-street EV requirements in the most recently adopted version of CALGreen Tier 2, the project would contribute its "fair share" of what is required to eliminate GHG emissions from the transportation sector by reducing levels of VMT per capita.

The project's "fair share" contribution toward the statewide goal of carbon neutrality by 2045, combined with the energy efficiency measures that would be implemented as described in Section 6, Energy, the project's consistency with the General Plan (refer to Section 11, Land Use and Planning), and the project's less than significant impact related to VMT (refer to Section 17, Transportation) demonstrates that the project would not make a cumulatively considerable contribution to GHG emissions.

Therefore, the project would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment, and impacts would be less than significant.

As previously discussed, the GPU EIR determined impacts to be less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

8(b) The GPU EIR concluded this impact to be less than significant.

Executive Order (EO) S-3-05 and EO B-30-15 established GHG emissions reduction targets for the state, and AB 32 launched the CARB Climate Change Scoping Plan that outlined the reduction measures needed to reach the 2020 target, which the state has achieved. As required by SB 32,

CARB's 2017 Climate Change Scoping Plan outlines reduction measures needed to achieve the 2030 target. AB 1279, the California Climate Crisis Act, codified the carbon neutrality target as 85 percent below 1990 levels by 2045. CARB's 2022 Scoping Plan outlines the reduction measures needed to achieve the 2045 target.

As detailed in the response in Section 8(a), the project would provide its "fair share" contribution toward the statewide goal of carbon neutrality by 2045. Furthermore, project emissions would decline beyond the buildout year of the project due to continued implementation of federal, state, and local reduction measures, such as increased federal and state vehicle efficiency standards, and SDG&E's increased renewable sources of energy in accordance with Renewables Portfolio Standard (RPS) goals. Based on currently available models and regulatory forecasting, project emissions would continue to decline through at least 2050. Given the reasonably anticipated decline in project emissions that would occur post-construction, the project is in line with the GHG reductions needed to achieve the 2045 GHG emissions reduction targets identified by AB 1279.

The 2017 and 2022 Scoping Plans identify state strategies for achieving the state's 2030 and 2045 GHG emissions reduction targets codified by SB 32 and AB 1279, respectively. Measures under the 2017 and 2022 Scoping Plans scenario build on existing programs such as the Low Carbon Fuel Standard, Advanced Clean Cars Program, RPS, Sustainable Communities Strategy (SCS), Short-Lived Climate Pollutant Reduction Strategy, and the Cap-and-Trade Program. The project would comply with all applicable provisions contained in the 2022 Scoping Plan, as the adopted regulations would apply to new development or the emission sectors associated with new development.

- **Transportation** – State regulations and the 2017 and 2022 Scoping Plans' measures that would reduce the project's mobile source emissions include the California Light-Duty Vehicle GHG Standards (AB 1493/Pavley I and II), and the Low Carbon Fuel Standard, and the heavy-duty truck regulations. These measures are implemented at the state level and would result in a reduction of project-related mobile source GHG emissions. The project would provide EV charging infrastructure consistent with 2022 CALGreen Tier 2 voluntary requirements and would result in less than significant VMT impacts.
- **Energy** – State regulations and 2017 and 2022 Scoping Plans' measures that would reduce the project's energy-related GHG emissions include RPS, Title 24 Energy Efficiency Standards, and CALGreen. The project would be served by SDG&E, which has achieved 44 percent renewables as of 2019. The project's energy related GHG emissions would decrease as SDG&E increases its renewables procurement toward the 2030 goal of 60 percent. Additionally, the project would be constructed in accordance with energy efficiency standards effective at the time building permits are issued and the residences are constructed. As discussed in Section 8(a), the project would contribute its "fair share" of what is required to achieve carbon neutrality of buildings by 2045.
- **Water** – State regulations and the 2017 and 2022 Scoping Plans' measures that would reduce the project's electricity consumption associated with water supply, treatment, and distribution, and wastewater treatment include RPS and CALGreen. The project would be required to reduce indoor water consumption by 20 percent in accordance with CALGreen. Additionally, the project would be subject to all County landscaping ordinance requirements.
- **Waste** – State regulations and 2017 and 2022 Scoping Plans' measures that would reduce the project's solid waste-related GHG emissions are related to landfill methane control, increases efficiency of landfill methane capture, and high recycling/zero waste. The project would be subject to CALGreen, which requires a diversion of construction and demolition waste from landfills. Additionally, the project would include recycling storage and would divert waste from landfills in accordance with AB 341.

The project was also evaluated for consistency with the San Diego Forward, which is the Regional Transportation Plan (RTP)/SCS that demonstrates how the region would meet its transportation-related GHG reduction goals. The project would be consistent with San Diego Forward as it would not conflict with implementation of its key goals. San Diego Forward goals include (1) the efficient movement of people and goods, (2) access to affordable, reliable, and safe mobility options for everyone, and (3) healthier air and reduced GHG emissions regionwide. As detailed in Section 8(a), the project is designed to be all-electric and EV ready consistent with the 2022 CALGreen Standards, supporting the goal of achieving healthy air and reduced GHG emissions regionwide. Tier 2 voluntary requirements do not require additional EV charging spaces for single-family residential development; however, mandatory standards already require all units to support EV infrastructure. The EV ready circuits would be designed consistent with the CALGreen requirements.

The project would not conflict with implementation of statewide GHG reduction goals, the 2017 Scoping Plan, the 2022 Scoping Plan, San Diego Forward, or the County General Plan. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs, and impacts would be less than significant. Thus, the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of GHGs emissions.

As previously discussed, the GPU EIR determined impacts to applicable regulation compliance to be less than significant. As the proposed project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of global climate change, the following findings can be made:

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

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

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

4. Feasible mitigation measures contained in the GPU EIR would be applied to the project.

	Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
9. Hazards and Hazardous Materials – Would the project:			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐

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

Discussion

The following technical studies were prepared for the project to evaluate any potentially hazardous conditions at the project site that could impact the project, public, or environment:

- Phase I Environmental Site Assessment (ESA) prepared by Stantec, dated February 26, 2021 (Appendix I)
- Phase II ESA prepared by Stantec, dated May 13, 2021 (Appendix J)

- Pre-Demolition Asbestos and Lead-Based Paint Survey Report prepared by Stantec, dated May 17, 2021 (Appendix K)

The following responses have incorporated the analysis from the reports.

9(a) The GPU EIR concluded this impact to be less than significant. According to the Phase I ESA, the project site appeared to be used for agriculture as an orchard from 1939 until approximately 1946. Surrounding properties were mostly agricultural in the 1940s and 1950s. Due to the past agricultural activities on site, the Phase I ESA recommended that a Phase II ESA be performed to evaluate whether residual pesticides or heavy metals associated with herbicide applications are present above regulatory screening levels, human health risk criteria, or California hazardous waste levels, including for determining the extent to which worker protection measures and/or special off-site disposal measures may be necessary. In addition, The Phase I ESA recommended that shallow soil be sampled for arsenic and lead, which are sometimes found in shallow soil adjacent to railroads, along the eastern project site boundary. Given the age of the buildings on the project site (circa 1980), the presence of asbestos-containing materials (ACM) and lead-based paint was also determined possible by the Phase I ESA. These buildings have since been demolished and removed from the project site in accordance with all applicable local, state, and federal regulations related to ACM abatement.

The Phase II ESA, completed in May 2021 by Stantec for the proposed project, included testing a series of soil samples throughout the site for the presence of organochlorine pesticides, heavy metals (lead and arsenic), asbestos, and lead-based paint. The results found that arsenic was detected in eight of the nine soil samples but was not in concentrations above the laboratory reporting limit. Lead and arsenic were detected in all nine soil samples but neither exceeded the California Department of Toxic Substance Control (DTSC) and USEPA thresholds for these chemicals. Based on the data collected for the Phase II ESA, it was concluded that the historical agricultural activities on site and the railroad tracks adjacent to the site does not pose a significant environmental risk for residential soil, and no further assessment of soil was determined to be warranted. However, the Phase II ESA determined that given the age of the structures on site (circa 1980), the presence of ACM and lead-based paint is possible. As previously discussed, these on-site structures have since been demolished and removed from the project site. The Phase II ESA recommended that prior to demolition, a comprehensive pre-demolition ACM survey be completed in accordance with the sampling criteria of the Asbestos Hazard Emergency Response Act, and that a certified asbestos abatement contractor be retained to remove ACM in accordance with all applicable laws. The Pre-Demolition Asbestos and Lead-Based Paint Survey Report was prepared by Stantec in May 2021 to analyze the results of a series of material and paint chip samples taken from existing structures on the project site. The paint sampled did not have any concentration of lead above the laboratory reporting limit. Therefore, lead-based paint is not considered an environmental concern for the project site. However, ACMs and asbestos-containing construction materials were identified on the project site. The California Division of Occupational Safety and Health requires employers to implement specific work practices that protect workers from airborne asbestos exposure when materials are found to contain detectable concentrations of asbestos. Building materials, which contain low levels of asbestos (trace amounts), can potentially generate concentrations of airborne asbestos fibers when disturbed. These structures have been demolished and removed from the project site in accordance with all applicable local, state, and federal regulations related to ACM abatement. Given that asbestos can occur in concrete and pavement that was installed between the 1930s and the early 1980s, there remains potential for release of ACMs during demolition of the existing pavement on site. However, the potential for accidental release of hazardous materials related to existing site

conditions would be less than significant with implementation of Mitigation Measure HAZ-1, described below.

Project construction would involve the transport of gasoline and other petroleum-based products associated with construction equipment. These materials are considered hazardous as they could cause temporary localized soil and water contamination. Incidents of spills or other localized contamination could occur during refueling, operation of machinery, undetected fluid leaks, or mechanical failure. However, all storage, handling, and disposal of these materials are regulated by the DTSC, the USEPA, and the Vista Fire Protection District.

Typically, residential uses do not generate, store, dispose of, or transport large quantities of hazardous substances. Operation of the proposed development would include the storage and use of household hazardous materials and wastes. Typical household hazardous materials associated with the residential land uses could include cleaning products, paints, solvents, adhesives, other chemical materials used in building maintenance and interior improvements, automotive lubricants, small combustion engine fuels and lubricants, expired pharmaceuticals, mercury thermometers, sharp or used needles, and electronic wastes from household and car batteries. No special permits would be required for such limited use or disposal of common agents and products. Therefore, operation of the project would not expose on-site users or the surrounding community to any health hazards from hazardous materials.

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

As previously discussed, the GPU EIR determined impacts from transport, use, and disposal of hazardous materials and accidental release of hazardous materials to be less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

HAZ-1: Asbestos Removal Program

Asbestos-containing materials and asbestos-containing construction materials present on site shall be removed by a licensed abatement contractor before demolition activities. If the entire area of asbestos-containing materials and asbestos-containing construction materials is not affected by demolition activities, spot abatement of the material shall be completed. This would entail only abating the affected areas. If the identified asbestos-containing materials and asbestos-containing construction materials are going to be managed in place, then written notification to employees, tenants, contractors, or purchasers of the project site regarding the presence and location of asbestos-containing materials shall be required pursuant to the California Health and Safety Code, Section 25915. If demolition of portions of the project site includes removal of on-site portions of underground utilities (storm drains, sewer, domestic water laterals), evaluation of the asbestos content of these components must be performed before the removal process. Suspect materials identified in these locations shall be assumed positive for asbestos until sampling and analysis indicates otherwise. If during the course of the demolition of the existing pavement, suspect asbestos-containing materials are discovered that were not previously analyzed, those materials

shall be assumed positive for asbestos unless additional sampling, analysis, and/or assessment indicates otherwise.

9(b) The GPU EIR concluded this impact to be less than significant. The project is within 0.25 mile of an existing or proposed school. The closest school, Hannalei Elementary School, is approximately 100 feet south of the project site. However, the project would not emit hazardous emissions and 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 Furthermore, the project is required to comply with applicable regulations pertaining to hazardous waste to ensure that impacts related to hazardous emissions and schools is less than significant.

As previously discussed, the GPU EIR determined impacts from hazards to schools to be less than significant. As the proposed project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

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

As previously discussed, the GPU EIR determined impacts from existing hazardous materials sites to be less than significant. As the proposed project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

9(d) The GPU EIR concluded this impact to be less than significant with mitigation. The project is located not within an Airport Land Use Compatibility Plan (ALUCP). The McClellan-Palomar Airport is located approximately 4.48 miles southwest of the project site, and the Pat Coyle Heliport is located approximately 4.87 miles southeast of the project site. Furthermore, the project does not propose the construction of any structure equal to or greater than 150 feet in height that would constitute a safety hazard to aircraft and/or operations from an airport or heliport.

As previously discussed, the GPU EIR determined impacts on public airports to be less than significant. As the proposed project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

9(e) The GPU EIR concluded this impact to be less than significant with mitigation. The project is not within 1 mile of a private airstrip. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

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

OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:
The project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

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

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

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

9(f)(v) DAM EVACUATION PLAN:
The project site is not within a Dam Inundation Zone. Therefore, the project would not impair implementation of or physically interfere with an adopted Dam Evacuation Plan.

As previously discussed, the GPU EIR determined impacts from emergency response and evacuation plans to be less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

9(g) The GPU EIR concluded this impact as significant and unavoidable. The project is within the Moderate Fire Hazard Severity Zone (FHSZ). The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County, including:

- All exterior walls would be 1-hour rated firewalls.
- All buildings would be fully sprinklered.
- Well-developed fuel treatments would be required throughout the entire site.
- All driveways will have a fire apparatus turnaround built to reduce fire apparatus backing incidents.

Implementation of these fire safety standards would occur during the Building Permit process and is consistent with GPU EIR Mitigation Measure Haz-4.3. In addition, the project is consistent with the Zoning Ordinance and the density established under the County General Plan. Therefore, for the reasons stated above, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. Moreover, the project would not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

As previously discussed, the GPU EIR determined impacts from wildland fires to be significant and unavoidable. As the project would have a less than significant impact with consistency to Mitigation Measure Haz-4.3, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

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

As previously discussed, the GPU EIR determined less than significant impacts with mitigation from vectors. The proposed project would have a less than significant impact. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

The project could result in potentially significant impacts to hazards and hazardous materials; however, further environmental analysis is not required because:

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

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

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

4. Feasible mitigation measures contained in the GPU EIR (Haz-4.3) as well as project-specific Mitigation Measure HAZ-1 would be applied to the project.

	Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
10. Hydrology and Water Quality – Would the project:			
a) Violate any waste discharge requirements?	☐	☐	☐
b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	☐	☐	☐
c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	☐	☐	☐

	Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
10. Hydrology and Water Quality – Would the project:			
d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐
f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐
g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?	☐	☐	☐
h) Provide substantial additional sources of polluted runoff?	☐	☐	☐
i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?	☐	☐	☐
j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐
k) Expose people or structures to a significant risk of loss, injury or death involving flooding?	☐	☐	☐
l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?	☐	☐	☐
m) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐

Discussion

The following technical studies were prepared for the project related to hydrology and water quality:

- Drainage Study prepared by Rick Engineering Company, dated April 17, 2024 (Appendix L)
- SWQMP for Priority Development Projects prepared by Rick Engineering Company, dated April 17, 2024 (Appendix M)

The following responses have incorporated the analysis from the reports.

10(a) The GPU EIR concluded this impact to be significant and unavoidable. Development projects have the potential to generate pollutants during both the construction and operational phases. During the construction phase, the project would prepare and implement a SWPPP. The SWPPP would implement the following typical erosion control BMPs: tackifier and Bonded Fiber Matrix on disturbed slopes; silt fencing, fiber rolls (straw wattles), gravel and sand bags, and storm drain inlet protection for sediment control; and measures to control materials management and waste management. The SWPPP would be prepared in accordance with Order No. 2009-009-DWQ, NPDES Order CAS000002 Construction General Permit (CGP) adopted by the State Water Resources Control Board (SWRCB) on September 2, 2009.

During the post-construction phase, as outlined in the PDP SWQMP, the project would implement site design, source control and structural BMPs to prevent potential pollutants from entering stormwater runoff (Table 6, Summary of Project Operational Emissions (pounds per day)). The PDP SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) Permit (2013), as adopted by the RWQCB on May 8, 2013.

Table 6
Summary of Project Operational Emissions
(pounds per day)

Type of BMP	Description of BMP and Project Consistency
Low-Impact Development Site Design	Maintain Natural Drainage Pathways and Hydrologic Features: Drainage areas would be delineated to conserve the approximate acreage draining to each off-site area. The earthen channel that runs along the eastern boundary of the site would be preserved.
	Conserve Natural Areas, Soils, and Vegetation: The project would be developed in a least sensitive soil area, and the existing channel east of the site would remain unchanged.
	Minimize Impervious Areas: The project proposes roadway improvements.
	Minimize Soil Compaction: Soil compaction would be minimized in areas designed for biofiltration construction.
	Impervious Area Dispersion: Runoff from walkways would be directed to landscaped areas where feasible.
	Landscaping with Native or Drought-Tolerant Species: The project site would be landscaped with native and drought-tolerant species pursuant to the landscape plans.
Source Control	Prevent Illicit Discharges into the Municipal Separate Storm Sewer System: The project would provide effective irrigation and dispersion of non-stormwater discharges into landscape.
	Storm Drain Stenciling or Signage: The project would provide prohibitive dumping placards and/or signage and maintain legibility of placards and/or signage. Posted signage would be provided at public access points to deter prohibitive dumping.

Table 6 Summary of Project Operational Emissions (pounds per day)	
Type of BMP	**Description of BMP and Project Consistency**
	Additional BMPs Based on Potential Sources of Runoff Pollutants: Additional BMPs would be incorporated based on potential sources of runoff pollutants such as chemicals from household cleaners, pathogens from pet wastes, nutrients from fertilizer, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles.
Treatment Control	MWSs: Linear biofiltration systems would be used to provide pollution control.
	Underground storage vaults: Proposed underground storage vaults would receive flows treated in the biofiltration system and release them slowly to the points of compliance.
SOURCE: Rick Engineering Company 2024 (Appendix M). NOTES: BMP = best management practice; MWS = Modular Wetland System.	

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

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. As the project would have a less than significant impact to water quality standards through ordinance compliance as detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

10(b) The GPU EIR concluded this impact to be significant and unavoidable. The site is located within Vista Hydrologic Sub-Area (HSA 904.22), which is part of the Buena Vista Hydrologic Area (HA 904.2). Under Section 303(d) of the Clean Water Act, the Buena Vista Watershed was identified as impaired for a number of pollutants, including fecal bacteria, metals/metalloids, nutrients, salinity, toxicity, pesticides, and sediment. The project could contribute to release of these pollutants; however, the project would comply with the WPO and implement site design measures, source control BMPs, and structural BMPs to prevent a significant increase of pollutants to receiving waters.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, project would have a less than significant impact to water quality standards and requirements with implementation of the BMPs described in Table 6. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

10(c) The GPU EIR concluded this impact to be significant and unavoidable. As stated in Sections 10(a) and 10(b), implementation of BMPs and compliance with required ordinances would ensure that project impacts are less than significant. As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements and groundwater supplies and recharge. However, the proposed project would have a less than significant impact to water quality standards and requirements and groundwater supplies and recharge with

implementation of the source control and treatment control BMPs described in Table 6. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

10(d) The GPU EIR concluded this impact to be significant and unavoidable. The project is within the service area of the VID, which obtains water from a combination of local groundwater and surface water sources and imported water. The project would increase demand for potable water and non-potable water for irrigation. Given that Water Management Plans use projections in local planning documents and that the project is consistent with the County General Plan land use designation and zoning, potable water demands of the project (that would include groundwater) would be similar to those accounted for in the VID's 2015 Urban Water Management Plan and 2017 Water Master Plan. Consequently, significant impacts to groundwater resources are not anticipated with development of the project. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to groundwater supplies and recharge. As the project would have a less than significant impact to groundwater recharge, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

10(e) The GPU EIR concluded this impact to be less than significant with mitigation. The project would not result in substantial erosion or siltation on or off-site because stormwater quality management plans are prepared for both the construction and post-construction phases of the development project. During the construction phase, the project would be required to prepare a SWPPP. The SWPPP would implement the following typical erosion control BMPs: The SWPPP would implement the following typical erosion control BMPs: tackifier and Bonded Fiber Matrix on disturbed slopes; silt fencing, fiber rolls (straw wattles), gravel and sand bags, and storm drain inlet protection for sediment control; and measures to control materials management and waste management.

The SWPPP would be prepared in accordance with Order No. 2009-009-DWQ, NPDES Order CAS000002 CGP adopted by the SWRCB on September 2, 2009. During the post-construction phase, as outlined in the PDP SWQMP dated April 17, 2024, the project would implement site design, source control and structural BMPs to prevent potential pollutants from entering stormwater runoff. The SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013- 0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

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

Under existing conditions, runoff from the northern portion of the site flows southerly and then easterly to an existing channel via overland flow. The existing channel then flows southerly until it is intercepted by an existing headwall and conveyed into the existing storm drain network. Runoff from the southern portion of the site also flows south overland and then east along Hannalei Drive before it is intercepted by the existing headwall.

The development of the project site would not substantially modify the on-site drainage patterns. The northern portion of the site would drain toward the southeasterly via inlets and proposed on-site storm drains and would be treated by the proposed underground vault and compact biofiltration BMP combination. The mid-flows and high-flows would discharge to the existing channel via proposed onsite storm drain. The outlet to the channel would be protected with a riprap pad. The low flows in the northern portion of the site would be treated by the compact biofiltration system in the southern portion of the site. The southern portion of the site would flow in a southerly direction and would be treated by the underground vault and compact biofiltration system combination and ultimately ties into the proposed 36-inch RCP. The proposed 36-inch RCP would tie into the existing 36-inch RCP across Hannalei Drive. The two underground vaults would also detain the 100-year 6-hour peak flows back to less than pre-project conditions. Therefore, the project would not result in substantial erosion or siltation on- or off-site

As previously discussed, the GPU EIR determined significant and unavoidable impacts to erosion or siltation. However, the project would have a less than significant impact to erosion or siltation with the implementation of project BMPs, consistent with GPU EIR mitigation measures (Hyd-1.2 through Hyd-1.5). Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

10(f) The GPU EIR concluded this impact to be less than significant with mitigation. As previously discussed, the SWQMP prepared by Rick Engineering Company, dated April 17, 2024, determined that the project would not alter the existing drainage pattern in a manner that would result in flooding on- or off-site.

As discussed in Section 10(e), the development of the project site would not substantially modify the on-site drainage patterns. The northern portion of the site would drain southeast via inlets and proposed on-site storm drains and would be treated by the proposed underground vault and compact biofiltration BMP combination. The mid-flows and high-flows would discharge to the existing channel via proposed onsite storm drain. The outlet to the channel would be protected with a riprap pad. The low flows in the northern portion of the site would be treated by the compact biofiltration system in the southern portion of the site. The southern portion of the site would flow in a southerly direction and would be treated by the underground vault and compact biofiltration system combination and ultimately ties into the proposed 36-inch RCP. The proposed 36-inch RCP would tie into the existing 36-inch RCP across Hannalei Drive. Biofiltration basins would detain runoff, riprap would decrease erosive velocities, and inlets and on-site storm drains would safely convey runoff in the historical drainage pattern. Therefore, the project would not result in substantial erosion or siltation on or off site.

Through the use of Low-Impact Development practices and the underground vault and biofiltration basin, flows leaving the site would be detained to be less than pre-project conditions.

As previously discussed, the GPU EIR determined impacts to flooding as less than significant with mitigation. The project would have a less than significant impact with regard to flooding with design features and improvements consistent with GPU EIR mitigation measures (Hyd-1.2 through Hyd-1.5). Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

10(g) The GPU EIR concluded this impact to be less than significant with mitigation. Pursuant to the Drainage Study prepared by Rick Engineering Company and dated February 27, 2024, the project would detain stormwater on site and would not increase peak flows; therefore, the project would

not contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

As previously discussed, the GPU EIR determined impacts to exceed capacity of stormwater systems as less than significant with mitigation. With implementation of treatment control BMPs, the proposed project would have a less than significant impact with regard to exceeding the capacity of stormwater systems. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

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

As previously discussed, the GPU EIR determined impacts to water quality standards and requirements as significant and unavoidable. However, the project would have a less than significant impact to water quality standards with the implementation of project conditions listed in 10(a). The conditions are consistent with the GPU EIR Mitigation Measures Hyd-1.2 through Hyd-1.5. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

10(i) The GPU EIR concluded this impact to be less than significant with mitigation. No Federal Emergency Management Agency (FEMA) or County-mapped floodplains were identified on the project site. The project would not place housing within a County or federal floodplain or flood way.

As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area as less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

10(j) The GPU EIR concluded this impact to be less than significant with mitigation. No FEMA or County-mapped floodplains were identified on the project site. The project would therefore not place housing within a County or federal floodplain or flood way.

As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area as less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

10(k) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not propose development within any identified special flood hazard area. As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area and emergency response and evacuation plans as less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

10(l) The GPU EIR concluded this impact to be less than significant with mitigation. The County Office of Emergency Services maintains Dam Evacuation Plans for each dam operational area. These plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions, and event responses. If a “unique institution” is proposed, such as a hospital, school, or retirement home, within a Dam Inundation Zone, an amendment to the Dam Evacuation Plan would be required.

The site is not within a Dam Inundation Zone. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam.

As previously discussed, the GPU EIR determined impacts from dam inundation and flood hazards and emergency response and evacuation plans as less than significant with mitigation. The project would have a less than significant impact for the reasons detailed above. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

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

SEICHE: The project site is not located along the shoreline of a lake or reservoir.

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

10(m)(iii) MUDFLOW: Mudflow is type of landslide. Refer to Section 7(a)(iv).

As previously discussed, the GPU EIR determined impacts from seiche, tsunami, and mudflow hazards to be less than significant with mitigation. However, the proposed project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of hydrology and water quality, the following findings can be made:

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

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

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

4. Feasible mitigation measures contained in the GPU EIR (Hyd-1.2 through Hyd-1.5) would be applied to the project as BMPs. The mitigation measures, as detailed above, requires compliance with the Guidelines for Determining Significance for Hydrology and Water Quality, as well as for Dam Inundation, the WPO, the Stormwater Standards Manual, and the RPO.

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

Discussion

11(a) The GPU EIR concluded this impact to be less than significant with mitigation. The project does not include the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. The project is for a minor residential subdivision and is consistent with the County Zoning Ordinance Land Use Regulation and density established under the County General Plan. Therefore, the project does not propose any development which would be expected to divide the surrounding established community.

As previously discussed, the GPU EIR concluded physically dividing an established community as less than significant with mitigation. The project would have a less than significant impact for the reasons detailed above. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

11(b) The GPU EIR concluded this impact to be less than significant. The project is a development consisting of 37 detached dwelling units on a 5.33-acre site. The residential use types and density are consistent with the Village Residential (VR-7.3) land use designation and with the County Zoning Ordinance. While the project site is zoned Single Family Residential (RS), the proposed detached dwelling units would be located all on one 5.33-acre lot, and therefore, must be considered “multi-family” units. Given that the proposed units are detached, they are consistent with the Single Family Residential (RS) zoning regulations. Additionally, with the processing of the Major Use Permit, the proposed development is granted a more flexible design for development of an area than is generally possible under conventional zoning regulations. This results in a more economical and efficient use of land while providing additional amenities associated with development in Village areas. Although the current zoning designation permits only one detached single-family home per lot, the MUP would allow the development of more dwelling units per lot while remaining consistent with the General Plan's density standards for the site. The project site is zoned VR 7.3, which allows for 39 dwelling units per acre. In addition to the increase in density, , the MUP will reduce setback requirements, further enhancing land efficiency without compromising amenities. Therefore, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

As previously discussed, the GPU EIR determined impacts to conflicts with land use plans, policies, and regulations to be less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of land use and planning, the following findings can be made:

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

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

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

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

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

Discussion

12(a) The GPU EIR determined that impacts to mineral resources would be significant and unavoidable. The California Surface Mining and Reclamation Act required classification of land into Mineral Resource Zones (MRZs). The project site has been classified by the California Department of Conservation – DMG (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as being within an area of Potential Mineral Resource Significance (MRZ-3). However, the project site has no alluvium or mines and is surrounded by residential, commercial, and institutional (e.g., churches, schools) development. 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 has already been lost due to incompatible land uses.

As previously discussed, the GPU EIR determined impacts to mineral resources to be significant and unavoidable. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

12(b) The GPU EIR concluded this impact to be significant and unavoidable. The project site is located in an MRZ-3 zone. There are no active mines on the project site. Therefore, no potentially significant loss of availability of a known mineral resource of 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. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of mineral resources, the following findings can be made:

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

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

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

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

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

Discussion

Potential noise impacts resulting from the proposed project were analyzed in a Noise Impact Analysis Technical Memorandum prepared by Harris & Associates, dated August 14, 2023 (Appendix N). The following responses have incorporated the analysis from the report.

13(a) The GPU EIR concluded this impact to be less than significant with mitigation. The area surrounding the project site consists of residences, institutional, and commercial uses. With implementation of a Construction Noise and Vibration Management Plan (NOI-1), the project would not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: The Noise Element of the County General Plan includes a noise/land use compatibility matrix for assessing the suitability of different categories of planned land uses based on exterior ambient noise level exposure (Table N-1 from the County General Plan) (County of San Diego 2011). For the project site's zoning designation (Single Family Residential), the Noise Element specifies projects generating a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA) as normally acceptable and up to 75 CNEL as conditionally acceptable. Exterior noise levels up to 65 dBA CNEL are normally acceptable for multi-family residential development. Noise levels exceeding 75 CNEL are generally unacceptable for residential uses. In addition, the County defines a noise standard of 45 dBA CNEL for residential interior areas. A land use in an area identified as "acceptable" indicates that standard construction methods would attenuate exterior noise to an acceptable indoor noise level and that people can carry out outdoor activities with minimal noise interference. For land uses indicated as "conditionally acceptable," structures must be able to attenuate the exterior noise to the indoor noise level limit (45 dBA CNEL). Projects that could produce noise in excess of these noise standards are required to incorporate design measures or mitigation as necessary to comply with the Noise Element.

Noise Ordinance: Sections 36.401 through 36.435 of the Noise Ordinance pertain to noise requirements and enforcement of violations. Section 36.404 of the Noise Ordinance states that the exterior property line noise limits for Single Family Residential zoning is 50 1-hour average dB between 7 a.m. and 10 p.m. and 45 1-hour average dB between 10 p.m. and 7 a.m. Sections 36.408 and 36.409 of the Noise Ordinance state that construction operations shall not occur between 7 p.m. and 7 a.m., on Sundays, or holidays, and that average sound levels shall not exceed 75 dBA for an 8-hour period between 7 a.m. and 7 p.m.

Construction

Construction of the proposed project would have the potential to result in temporary noise level increases as a result of operation of heavy equipment. The three noisiest pieces of construction equipment (concrete saw, excavator, dozer) that could be required for the project were assumed to operate simultaneously in the same location and would have the potential to generate noise levels up to 84.6 dBA at 50 feet from the construction site. An average distance of 50 feet from the project boundary is assumed for worst-case noise levels because individual equipment location would vary throughout a given day, and all equipment would not operate in the same location on a given day.

Construction equipment noise would be considered significant if it exceeds an 8-hour average exterior noise level of 75 dBA or a maximum impulsive noise level of 82 dBA at an occupied residential use. Construction activities would take place across the project site within the allowable hours of 7 a.m. and 7 p.m.; thus, noise exposure at individual residences would vary. The nearest receiver, the adjacent church, is approximately 50 feet west of the project site. At this distance, construction would have the potential to reach 84.6 dBA, which exceeds the average exterior

noise level of 75 dBA. However, the project would be required to implement a Construction Noise and Vibration Management Plan (NOI-1) to comply with the noise levels limits specified in Sections 36.408 and 36.409 of the Noise Ordinance. Therefore, the project would comply with the Noise Ordinance, and impacts would be less than significant, with implementation of Mitigation Measure NOI-1.

Operation

Implementation of the proposed project would not cause any roadway segment to exceed 60 CNEL or result in an increase of the noise level of 10 CNEL or more above existing noise levels. Therefore, operational noise related to off-site vehicle traffic would be less than significant.

A multi-family townhome development would likely be exposed to and generate occasional nuisance noise (i.e., intermittent or temporary neighborhood noise from sources such as amplified music, barking dogs, and landscape maintenance equipment that may be disturbing to other residents). Section 36.404 of the County Municipal Code contains the noise control standards for the County and prohibits nuisance noise from exceeding the noise standards at any time. Compliance with the County Municipal Code would limit exposure to excessive nuisance noise. Additionally, nuisance noises would be different from each other in kind, duration, and location. Therefore, the overall effects would be separate and, in most cases, would not affect the receptors at the same time. Therefore, operational nuisance noise would not result in a significant impact.

Heating, ventilation, and air conditioning (HVAC) equipment would be at ground-level locations on the side of the proposed townhomes. This HVAC equipment would have the potential to generate noise levels that average 56 dBA at a distance of 7 feet and may run continuously during the day and night (Appendix N). As such, HVAC equipment could have the potential to generate noise that may exceed the County's hourly noise limit for sensitive receptors of 50 dBA during daytime hours (45 dBA at night). The nearest receptor is a church, approximately 50 feet west from each property line. At this distance, noise from HVAC equipment would be approximately 36.9 dBA at the property line, which complies with the County Municipal Code limit of 50 dBA during daytime hours and 45 dBA during nighttime hours. Therefore, operational noise from the proposed HVAC systems would be less than significant.

Noise sources from the proposed parking lot would include car alarms, door slams, radios, and tire squeals. These sources typically range from approximately 51 to 66 dBA at a distance of 10 feet and are generally short term and intermittent. Parking lots have the potential to generate temporary noise levels that exceed 50 dBA, depending on the location of the source; however, noise sources from the parking lot would be different from each other in kind, duration, and location. Therefore, the overall effects would be separate and, in most cases, would not affect noise-sensitive receptors at the same time, and noise generated from the proposed parking lot would not exceed the 1-hour average sound level limit of 50 dBA. Therefore, operational noise from the proposed parking lot would be less than significant.

Operation of the North County Transit District SPRINTER rail line adjacent to the eastern boundary of the project site has the potential to generate noise levels exceeding the noise level limits established by the County General Plan Noise Element and Noise Ordinance. However, per the California Building Industry Association v. BAAQMD decision, the California Supreme Court ruled that the purpose of CEQA is to analyze impacts of a project on the existing environment. It is not to analyze impacts of the existing environment on future projects or to analyze the impacts of the project itself on its own future users or residents. Project design would be required to consider potential noise exposure in demonstrating consistency with building codes; however, project exposure to existing noise is not a CEQA impact. Nevertheless, conflicts with County General Plan

Noise Element may be considered a potentially significant land use impact. Policy N 2.1 of the Noise Element discourages new noise-sensitive land uses from locating, and existing noise-sensitive land uses from expanding, in areas where noise levels are 60 dB CNEL or above. Additionally, Policy N-2.2 requires noise attenuation to be incorporated into balcony and patio design where exterior noise would exceed 65 dBA at a proposed mixed-use residential development.

During operations, the project may be exposed to noise from the SPRINTER rail line, adjacent to the east of the project site and west of South Santa Fe Avenue. According to the Vista General Plan 2030 (2012), at a distance of approximately 100 feet from the center of the SPRINTER rail line, noise levels could be up to 68 dBA, which would exceed the screening level of 60 dBA CNEL for residences and the exterior noise level standard of 65 dBA CNEL for multi-family residences. The 60 dBA CNEL screening level indicates that interior noise levels may exceed an acceptable interior noise level of 45 dBA CNEL without consideration for noise attenuation. As such, a noise easement would be required for the portion of the site within 300 feet of the SPRINTER rail line, and an interior noise study would be required to confirm exterior and interior noise levels at the project site meet General Plan standards. Compliance with the interior noise standard is also required in accordance with the existing California Building Code before obtaining a Building Permit.

Residential units with the potential to be exposed to exterior noise levels in excess of 60 dBA CNEL would be designed to include window and wall construction that would reduce interior noise levels to an acceptable level. Adequate air circulation and provision of fresh air would be ensured to allow windows to remain closed for extended intervals of time in order to maintain acceptable interior noise levels. The building design would include a mechanical ventilation system that would meet the criteria of the International Building Code (2019 California Building Code, Chapter 12, Section 1202) to ensure that windows would be able to remain permanently closed.

Additionally, the exterior noise level standard of 65 dBA CNEL applies to usable open space such as yards, decks, and balconies. Residential units with a balcony or patio within 140 feet of the railroad centerline would potentially be exposed to exterior noise levels above 65 dBA CNEL. As required by Policy N-2.2, as a condition of approval, these residential units would be designed to include a solid noise barrier that reduces noise exposure in the balcony or patio to below 65 dBA CNEL but does not completely enclose the usable area. Decorative six-foot-high fencing and landscaping on the northwestern boundary of the project site between residences and the rail line may provide additional noise reduction, but wall specifications are not available at this time to estimate potential noise attenuation. However, this potential noise-related land use impact would be less than significant with implementation of conditions of approval to prepare an interior noise study and to install solid noise barriers on residential units exposed to railroad noise.

As previously discussed, the GPU EIR determined impacts to excessive noise levels as less than significant with mitigation. The project would have a less than significant impact with mitigation. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

<u>NOI-1: Construction Noise and Vibration Management Plan</u>

Measures to achieve the Noise Ordinance standards would be included on construction plans that are submitted to the County of San Diego Planning and Development Services for approval before issuance of the grading permit. Measures in the Construction Noise and Vibration Management Plan may include but not be limited to the following:

- Construction activities that could generate high noise or vibration levels at receptors shall be scheduled during times that would have the least impact on sensitive receptor locations. This could include restricting construction activities in the areas of potential impact to the middle hours of the workday, such as from 10:00 a.m. to 4:00 p.m., Monday through Friday, when residents are least likely to be home.
- Stationary construction noise sources, such as temporary generators, shall be as far from nearby noise-sensitive receptors as possible.
- Trucks shall be prohibited from idling along streets serving the construction site where noise-sensitive residences are.
- Construction equipment shall be outfitted with properly maintained, manufacturer-approved, or recommended sound and vibration abatement means on air intakes, combustion exhausts, heat dissipation vents, and interior surfaces of engine hoods and power train enclosures.
- Construction laydown and vehicle staging areas shall be positioned (to the extent practical) as far from noise-sensitive land uses as feasible.
- Simultaneous operation of construction equipment shall be limited or construction time shall be limited to within an hour to reduce the hourly average noise level and vibration exposure.
- Temporary sound barriers or sound blankets may be installed between construction operations and adjacent noise-sensitive receptors. Due to equipment exhaust pipes being approximately seven to 8 feet above ground, a sound wall at least 10 feet in height above grade located along the western and southern property lines between the project and neighboring residences would mitigate noise levels to within acceptable levels. To effectively reduce noise levels, the sound barrier should be constructed of a material with a minimum weight of 2 pounds per square foot with no gaps or perforations and should remain in place until the conclusion of demolition, grading, and construction activities.

13(b) The GPU EIR concluded this impact to be less than significant with mitigation. Operation of the SPRINTER rail line has the potential to generate vibration on the project site. However, per the California Building Industry Association v. BAAQMD decision, the California Supreme Court ruled that the purpose of CEQA is to analyze impacts of a project on the existing environment. It is not to analyze impacts of the existing environment on future projects or to analyze the impacts of the project itself on its own future users or residents. Project design would be required to consider potential vibration exposure in demonstrating consistency with building codes; however, project exposure to existing vibration is not a CEQA impact. Therefore, this analysis focuses on the potential for the project to generate vibration at surrounding land uses.

Construction techniques that commonly result in excessive vibration, such as blasting and pile driving, are not anticipated for the proposed project. Groundborne vibration occurring as part of the project would result from construction equipment, such as earth movement by trucks. The nearest structure to the project site is the adjacent church approximately 50 feet to the west. Construction equipment would have the potential to result in groundborne vibration above the Federal Transit Administration threshold of 0.014 inch per second threshold at up to 150 feet from the project construction area. However, off-site exposure to such groundborne vibration would be temporary because it would be limited to the short-term construction period. Additionally, a Construction Noise and Vibration Management Plan (NOI-1) would be implemented to achieve Noise Ordinance standards for construction to minimize vibration. Finally, per Section 87.208 of the County's Grading Ordinance, all property owners within 300 feet of the construction area would be notified prior to the start of grading, when the most intense construction would occur, which would reduce nuisance impacts by allowing receptors to prepare. Therefore, temporary impacts would be less than significant with implementation of Mitigation Measure NOI-1. Following construction, the proposed residences would not generate groundborne vibration.

As previously discussed, the GPU EIR determined impacts to excessive groundborne vibration as less than significant with mitigation. The project would have a less than significant impact with implementation of Mitigation Measure NOI-1. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

13(c) The GPU EIR concluded this impact to be significant and unavoidable. As indicated in the response listed under Section 13(a), implementation of the proposed project would not cause any roadway segment to exceed 60 CNEL or result in an increase of the noise level of 10 CNEL or more above existing noise levels. Additionally, operational noise from the proposed residences, HVAC systems, and parking lot would be less than significant. As indicated in the response listed under Section 13(a), the project would not expose existing noise-sensitive areas in the project vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project would not expose existing noise-sensitive areas to noise levels of 10 dB CNEL over existing ambient noise levels as required by the County Noise Ordinance.

As previously discussed, the GPU EIR determined impacts from a permanent increase in ambient noise levels to be significant and unavoidable. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

13(d) The GPU EIR concluded this impact to be less than significant with mitigation. Project operations would not create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Construction noise would be subject to the County 75 dBA 8-hour average requirement between 7 a.m. and 7 p.m. at the boundary of any occupied property.

As previously discussed, the GPU EIR determined impacts from temporary increase in ambient noise levels to be less than significant with mitigation. As the project would have a less than significant impact, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

13(e) The GPU EIR concluded this impact to be less than significant with mitigation. The project site is not within the boundaries of an Airport Land Use Plan and is not within 2 miles of a public use airport or private airstrip. The nearest airports are the McClellan-Palomar Airport, approximately 4.5 miles to the southwest, and Oceanside Municipal Airport, approximately 7.8 miles to the northwest. The project site is outside the noise contours for either airport. As such, the project would not expose residents to excessive noise levels and no impacts would occur. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

13(f) The GPU EIR concluded this impact to be less than significant with mitigation. The project is not located within a 1-mile vicinity of a private airstrip. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

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

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

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

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

4. Feasible mitigation measures contained in the GPU EIR (Noi-1.1) as well as project-specific Mitigation Measure NOI-1 would be applied to the project.

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

Discussion

14(a) The GPU EIR concluded this impact to be less than significant. The General Plan Land Use Designation for the project site is Village Residential (VR-7.3), which allows for 7.3 units per acre. Given that the project site is 5.33 acres, the allowable buildout of the project site is 39 dwelling units. Therefore, since the project would develop 37 detached multi-family residential units, the proposed project is consistent with the development density evaluated by the GPU EIR for this setting. The Zoning Use Regulation for the site is Single Family Residential (RS). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance. The project is consistent with the density allowable under the General Plan, and thus would not induce substantial unplanned population growth in the area as development of the site was accounted for within the GPU. In addition, the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in the area.

As previously discussed, the GPU EIR determined impacts from population growth to be less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

14(b) The GPU EIR concluded this impact to be less than significant. The project does not include the demolition of any residential structures and thus would not displace substantial numbers of existing housing. As such, replacement housing would not be required elsewhere.

As previously discussed, the GPU EIR determined impacts from the displacement of housing to be less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

14(c) The GPU EIR concluded this impact to be less than significant. The project does not include the demolition of any residential structures and thus would not displace substantial numbers of existing housing. As such, replacement housing would not be required elsewhere.

As previously discussed, the GPU EIR determined impacts from displacement of people to be less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of population and housing, the following findings can be made:

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

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

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

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

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

Discussion

15(a) The GPU EIR concluded this impact to be less than significant with mitigation for all public services with the exception of school services, which would remain significant and unavoidable. The project would develop a 5.33-acre property with 37 detached multi-family residential units. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project would not have an adverse effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

Water service would be provided by the VID from an existing 8-inch water line on Hannalei Drive. A service availability letter from the VID (Appendix O) indicated that it has sufficient capacity to serve the project.

Sewer service would be provided by Buena Sanitation District from an existing sewer line on Hannalei Drive. A service availability letter from the Buena Sanitation District (Appendix P) indicated that it has sufficient capacity to serve the project.

Fire and emergency protection would be provided by the Vista Fire Protection District. The nearest fire station is the Vista Fire Department Station 4, located at 2121 Thibodo Road, Vista, California 92083, approximately 1.6 miles (driving) south of the project site. A service availability letter from the Vista Fire Protection District (Appendix Q) indicated that the station has sufficient capacity to serve the project.

Pursuant to the service availability letter from the Vista Unified School District (Appendix R), students living within this community would attend schools of the Vista Unified School District.

Therefore, the project would not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed. Based on the project's service availability forms, and the discussion above, the project would not result in the need for significantly altered services or facilities.

As previously discussed, the GPU EIR determined impact to fire protection services, police protection services and other public services as significant with mitigation while school services remained significant and unavoidable. However, as the project would have a less than significant impact for the reasons stated above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of public services, the following findings can be made:

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

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

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

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

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

Discussion

16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The project would require the removal of existing on-site recreational facilities, including three baseball fields, a snack shack, covered seating for the baseball field, and associated parking. The project would also increase the use of existing parks and other recreational facilities for new project residents; however, the project would be subject to Park Land Dedication Ordinance fees. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

16(b) The GPU EIR concluded this impact to be less than significant with mitigation. While the project does not include the construction of new active recreational facilities, the project would include approximately 9,762 square feet of private open space (or a minimum of 100 square feet per unit), 12,125 square feet of common open space, and landscaping consisting of climate-adaptive and low- and medium-water-use plants. Common open space would include turf, picnic tables, a barbeque area, and dog bag dispensers. Given the limited scope of these common open space uses, the construction of these on-site recreational facilities would not have an adverse physical effect on the environment. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of recreation, the following findings can be made:

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

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

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

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

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

Discussion

The following technical studies were prepared for the project related to transportation and traffic:

- VMT Screening prepared by CR Associates, dated April 11, 2023 (Appendix S)
- Local Transportation Assessment prepared by CR Associates, dated April 2023 (Appendix T)

The following responses have incorporated the analysis from the reports.

17(a) The GPU EIR concluded this impact to be significant and unavoidable. The County of San Diego previously adopted Guidelines for Determining Significance and Report Format and Content

Requirements for Transportation and Traffic in 2006, with revisions and modifications approved in 2007, 2009, 2010, and 2011. Revisions and modifications focused primarily on metrics related to vehicle delay through LOS. These guidelines presented an evaluation of quantitative and qualitative analyses and objective and predictable evaluation criteria and performance measures for determining whether a land development project or a public project like a community plan has a significant traffic impact on the environment pursuant to CEQA, as well as a determination of the required level of CEQA analysis.

SB 743 was signed into law on September 27, 2013, and changed the way that public agencies evaluate transportation impact under CEQA. A key element of this law is the elimination of using auto delay, LOS, and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant transportation impacts under CEQA. 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." According to the law, "traffic congestion shall not be considered a significant impact on the environment" within CEQA transportation analysis.

In response, OPR updated CEQA Guidelines to establish new criteria for determining the significance of transportation impacts. Based on input from the public, public agencies, and various organizations, OPR recommended that VMT be the primary metric for evaluating transportation impacts under CEQA. VMT measures the number of vehicle trips generated and the length or distance of those trips.

SB 743 does not prevent a city or County from continuing to analyze delay or LOS as part of other plans (i.e., General Plan), studies, congestion management, and transportation improvements, but these metrics may no longer constitute the basis for transportation impacts under CEQA analysis as of July 1, 2020. For example, in the County, the General Plan identifies LOS as being a required analysis, and even though it would no longer be a requirement of CEQA, unless the General Plan is amended, LOS would continue to be analyzed as part of project review.

On September 28, 2022, the County Board of Supervisors adopted the County of San Diego TSG. The TSG implements the requirements of SB 743 in the unincorporated area of San Diego County. The TSG provides screening criteria that can be used to determine whether a project would have a significant VMT impact. These screening criteria were developed based on the OPR Technical Advisory on Evaluating Transportation Impacts in CEQA.

The project consists of 37 detached multi-family residential units. The anticipated traffic to be generated by the project was determined using SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region. Per this guide, the project is estimated to produce 370 Average Daily Trips. However, per the County of San Diego TSG, a project may be screened out from conducting a detailed VMT analysis based on the project's size, location, transit availability, and provision of affordable housing. These screening thresholds are meant to quickly identify when a project should be expected to cause a less than significant impact without conducting a detailed study. The screening threshold criteria used for this project is the Map-Based Screening for Residential Project criteria. Under this criteria, residential projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary. A VMT efficient area for residential projects is any area with an average VMT per resident 15 percent below the baseline average for the entire San Diego County region, including the incorporated cities. Similarly, OPR's technical advisory suggests that lead agencies may screen out VMT using the threshold for Map-Based Screening for Residential and Office Project, which claims that residential and office projects located in areas with low VMT

per capita, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), tend to exhibit similarly low VMT.

The VMT Screening analysis was conducted using the County of San Diego SB-743 Location-Based Screening Maps. Based upon the criterion provided above, the proposed project would be screened out from conducting a VMT analysis as the proposed project is located within a VMT efficient area. Therefore, the project would not require further VMT analysis and would not result in a significant direct or cumulative VMT impact, and mitigation measures are not required. Therefore, the project would not conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system and impacts would be less than significant.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to unincorporated County traffic and LOS standards. As the project would have a less than significant impact for reasons stated above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

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

Section 15064.3 of the CEQA Guidelines details new regulations, effective July 1, 2020, that sets forth specific considerations for evaluating a project's transportation impacts. Generally, VMT is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided regarding roadway capacity, a project's effect on automobile delay shall not constitute a significant environmental impact. As discussed in Section 17(a), the project would be screened out from a VMT analysis and would not result in a significant direct or cumulative VMT impact, and mitigation measures are not required.

As previously discussed, the GPU EIR concluded this impact to be significant and unavoidable. As the project would not conflict with an applicable congestion management program, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

17(c) The GPU EIR concluded this impact to be less than significant with mitigation. The project site is not within an ALUCP. As discussed in Section 9(d), The McClellan-Palomar Airport is approximately 4.48 miles southwest of the project site and the Pat Coyle Heliport is approximately 4.87 miles southeast of the project site. Furthermore, the project does not propose the construction of any structure equal to or greater than 150 feet in height that would constitute a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not increase impacts identified in the GPU EIR.

17(d) The GPU EIR concluded this impact to be significant and unavoidable. The project would not substantially alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight

distance on a road. The private driveways from Hannalei Drive and private “Street A” would meet County design standards with improved sight lines.

As previously discussed, the GPU EIR determined impacts on rural road safety to be significant and unavoidable. The project would have a less than significant impact as improvements would not result in changes to roadway design that would cause increased hazards. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

17(e) The GPU EIR concluded this impact to be less than significant with mitigation. The project would not result in inadequate emergency access. The project includes two access routes and the construction of a turnaround for fire apparatus. Private “Street A” would be constructed north of Hannalei Drive and loop west through the development to a paved parking lot. Additionally, seven private alleys would be throughout the development. Private “Street A” and the private alleys would be constructed to meet County Fire Code Standard 503.2.6. Driveways/alleys would be constructed to a minimum of 16 feet in width. In addition, consistent with GPU EIR Mitigation Measure Tra-4.2, the project would implement the Building and Fire Codes to ensure emergency vehicle accessibility.

As previously discussed, the GPU EIR determined impacts on emergency access as less than significant with mitigation. The project would have a less than significant impact with the implementation of project conditions of approval for adherence to the Building and Fire Codes, consistent with GPU EIR Mitigation Measure Tra-4.2. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

17(f) The GPU EIR concluded this impact to be less than significant with mitigation. The project is not within the vicinity of any planned public transit or pedestrian facilities. The south side of Hannalei Drive provides a 4-foot-wide sidewalk for pedestrians. Along the west side of South Santa Fe Avenue, adjacent to the project border, is a Class I multi-use path for pedestrians and bicyclists. A Class I multi-use path provides a completely separate path for shared use by bike riders, pedestrians, and other non-motorized users with minimal vehicle crossings. Additionally, the east side of South Santa Fe Avenue is a Class II bike lane. A Class II bike lane provides a striped lane for one-way bike travel on a street or highway. The project does not include any improvements which would inhibit the future performance of these pedestrian and bike facilities. Therefore, the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

As previously discussed, the GPU EIR determined impacts on alternative transportation to be significant and unavoidable. The project would have a less than significant impact. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

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

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

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

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

4. Feasible mitigation measures contained in the GPU EIR (Tra-4.2) would be applied to the project. The project-specific mitigation measures, as detailed above, would require the project applicant to comply with the County Public Road Standards and Guidelines for Determining Significance, coordinate with other jurisdictions to identify appropriate mitigation, and implement the Building and Fire Codes to ensure adequate services are in place.

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

Discussion

18(a) The GPU EIR concluded this impact to be less than significant with mitigation. Sewer service would be provided by Buena Sanitation District from an existing sewer line on Hannalei Drive. A service availability letter from Buena Sanitation District dated January 2023 (Appendix P) indicated that it

has sufficient capacity to serve the project. Therefore, the project would be consistent with the wastewater treatment requirements of the RWQCB.

As previously discussed, the GPU EIR determined impacts on wastewater treatment requirements as less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

18(b) The GPU EIR concluded this impact to be less than significant with mitigation. The project requires water service from the VID. According to the water service availability form dated May 2023 (Appendix O), adequate water resources and entitlements are available to serve the project. In addition, the project would be served by the Buena Sanitation District from an existing sewer line on Hannalei Drive. A service availability letter from Buena Sanitation District dated January 2023 (Appendix P) indicated that it has sufficient capacity to serve the project. Therefore, the project would not require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

The GPU EIR determined impacts associated with new water and wastewater treatment facilities to be less than significant with mitigation. As the project would have a less than significant, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

18(c) The GPU EIR concluded this impact to be less than significant with mitigation. The project involves new stormwater drainage facilities, however, these facilities would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

As previously discussed, the GPU EIR determined impacts on sufficient stormwater drainage facilities to be less than significant. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

18(d) The GPU EIR concluded this impact to be significant and unavoidable. The project would receive water from the VID, which has adequate water to serve the project according to the water service availability form dated May 2023 (Appendix O). As the project would have a less than significant impact, the project would be consistent with the analysis provided in the GPU EIR because it would not increase impacts identified in the GPU EIR.

18(e) The GPU EIR concluded this impact to be less than significant with mitigation. The project would be served by Buena Sanitation District, which has sufficient capacity to serve the project according to a service availability letter dated January 2023 (Appendix P). Therefore, the project would not interfere with any wastewater treatment provider's service capacity.

As previously discussed, the GPU EIR determined impacts to adequate wastewater facilities to be less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

18(f) The GPU EIR concluded this impact to be significant and unavoidable. All solid waste facilities, including landfills, require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

18(g) The GPU EIR concluded this impact to be less than significant. The project would deposit all solid waste at a permitted solid waste facility. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of utilities and service systems, the following findings can be made:

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

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

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

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

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

Discussion

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

19(a) The GPU EIR concluded this impact to be significant and unavoidable. The project site is located within the Moderate FHSZ. Fire and emergency protection would be provided by the Vista Fire Protection District. The nearest fire station is the Vista Fire Department Station 4, located at 2121 Thibodo Road, Vista, California 92083, approximately 1.6 miles (driving) south of the project site. A service availability letter from the Vista Fire Protection District (Appendix Q) indicated that the station has sufficient capacity to serve the project.

According to the service availability letter from the Vista Fire Protection District (Appendix Q), the project site has an Emergency Response Travel Time of 4 minutes, which meets the General Plan Safety Element standard of 5 minutes for lands designated as Village Residential 7.3 (VR-7.3).

The project access from Hannalei Drive would meet County road standards. The service availability letter from the Vista Fire Protection District (Appendix Q) includes the following project conditions of approval related to emergency access:

- Private residential driveways and roadways that provide access to not more than two single family dwellings or dwelling lots are required to be a paved minimum unobstructed width of 16 feet and a minimum 13’6” vertical clearance.
- At the minimum of 24 feet wide there will be no parking on the private street, cul-de-sac, and the private driveway.
- The roadways shall be marked as “No Parking.”
- Roadway design features (speed bumps, speed humps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on fire access roadways.
- All fire access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. If the roadway becomes undrivable, a Stop Work Order may be issued until access is restored.

As previously stated, wildfire was analyzed in GPU EIR Section 2.7, Hazards and Hazardous Materials, and was determined to be significant and unavoidable. As the project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis within the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

19(b) The GPU EIR concluded this impact to be significant and unavoidable. The project is within the Moderate FHSZ. The project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. Specifically, all exterior walls would be 1-hour rated firewalls. In addition to the conditions of approval related to emergency access, the service availability letter from the Vista Fire Protection District (Appendix Q) includes the following addition conditions of approval for the project:

- Address numbers shall be at least 4 inches in height and placed upon a background of contrasting color. Additional address number signs visible from either direction of approach shall be provided at the entry to driveways when the building address cannot be read from the street.
- All residential structures and attached garages built on the subject property are required to have residential fire sprinkler systems installed.

Implementation of these fire safety standards would occur during the Building Permit process and is consistent with GPU EIR Mitigation Measure Haz-4.3. In addition, the project is consistent with the Zoning Ordinance and the density established under the County General Plan. Therefore, for the reasons stated above, the project would not be expected to experience exacerbated wildfire risks due to slope, prevailing winds, or other factors.

As previously stated, wildfire was analyzed in GPU EIR Section 2.7, Hazards and Hazardous Materials, and was determined to be significant and unavoidable. The project would have a less than significant impact with the implementation of GPU EIR Mitigation Measure Haz-4.3 for compliance with the Building and Fire Codes. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

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

As previously discussed, the GPU EIR determined impacts from wildfire to be significant and unavoidable. However, the project would have a less than significant impact for the reasons detailed above. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

19(d) The GPU EIR concluded this impact to be significant and unavoidable. As previously stated in Section 19(b), the project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. The site is not located within a Landslide Susceptibility Area as identified in the County Guidelines for Determining Significance for Geologic Hazards and is identified as Generally Susceptible to potential landslides. Therefore, potential hazards associated with landslides are less than significant. Additionally, compliance with the County's Grading Ordinance and Building Code and implementation of standard engineering techniques would ensure structural safety. Therefore, for the reasons stated above, the project site would not expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.

The GPU EIR concluded significant and unavoidable impacts associated with wildfire under Section 2.7, Hazards and Hazardous Materials. However, the proposed project would have a less than significant impact for the reasons detailed above. Therefore, the project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion

With regard to the issue area of wildfire, the following findings can be made:

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

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

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

4. Feasible mitigation measures contained in the GPU EIR (Haz-4.3) and project conditions of approval by the Vista Fire Protection District would be applied to the project. These mitigation measures, as detailed above, requires the project applicant to implement brush management and comply with the Building and Fire Codes.

Appendices

Appendix A – References

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

Appendix C – Air Quality Impact Analysis Technical Memorandum

Appendix D – Biological Resources Letter Report

Appendix E – Cultural Resources Survey Report

Appendix F – Geotechnical Investigation

Appendix G – GHG Emissions Analysis Technical Memorandum

Appendix H – BAAQMD Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plan

Appendix I – Phase I Environmental Site Assessment

Appendix J – Phase II Environmental Site Assessment

Appendix K – Pre-Demolition Asbestos and Lead-Based Paint Survey Report

Appendix L – Drainage Study

Appendix M – Stormwater Quality Management Plan for Priority Development Projects

Appendix N – Noise Impact Analysis Technical Memorandum

Appendix O – Vista Irrigation District Service Availability Letter

15183 Exemption Checklist

Appendix P – Buena Sanitation District Service Availability Letter

Appendix Q – Vista Fire Protection District Service Availability Letter

Appendix R – Vista Unified School District Service Availability Letter

Appendix S – VMT Screening

Appendix T – Local Transportation Assessment

Appendix A

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

References

For a complete list of technical studies, references, and significance guidelines used to support the analysis of the General Plan Update Final Certified Program EIR, dated August 3, 2011, please visit the County's website at: https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf.

BAAQMD. Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plan (April 2022).

Buena Sanitation District. Sewer Service Availability Letter (2023).

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County of San Diego. General Plan Update Environmental Impact Report (2011).

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CR Associates. Local Transportation Assessment (April 2023).

CR Associates. VMT Screening (April 11, 2023).

Harris & Associates. Air Quality Impact Analysis Technical Memorandum (June 7, 2024).

Harris & Associates. Biological Resources Letter Report (March 31, 2023).

Harris & Associates. Cultural Resources Survey Report (March 2023).

Harris & Associates. GHG Emissions Analysis Technical Memorandum (June 7, 2024).

Harris & Associates. Noise Impact Analysis Technical Memorandum (August 14, 2023).

Leighton and Associates, Inc. Geotechnical Investigation (June 11, 2021).

Rick Engineering Company. Drainage Study (February 27, 2024).

Rick Engineering Company. SWQMP For Priority Development Projects (PDPs) (February 27, 2024).

Stantec. Phase I ESA (February 26, 2021).

Stantec. Phase II ESA (May 13, 2021).

Stantec. Pre-Demolition Asbestos and Lead-Based Paint Survey Report (May 17, 2021).

URS. (2004). Multi-Jurisdictional Hazard Mitigation Plan. https://www.sandiegocounty.gov/oes/emergency_management/oes_jl_mitplan.html.

Vista Fire Protection District. Fire Service Availability Form (2023).

Vista Irrigation District. Water Service Availability Form (2023).

Vista Unified School District. School Service Availability Form (2023).

Appendix B

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

Appendix C

Air Quality Impact Analysis Technical Memorandum. March 2023.

Appendix D

Biological Resources Letter Report. March 2023.

Appendix E

Cultural Resources Survey Report. March 2023.

Appendix F

Geotechnical Investigation. June 2021.

Appendix G

GHG Emissions Analysis Technical Memorandum. March 2023.

Appendix H

Bay Area Air Quality Management District. Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans. April 2022.

Appendix I

Phase I Environmental Site Assessment. February 2021.

Appendix J

Phase II Environmental Site Assessment. May 2021.

Appendix K

Pre-Demolition Asbestos and Lead-Based Paint Survey Report. May 2021.

Appendix L

Drainage Study. February 2024.

Appendix M

Stormwater Quality Management Plan for Priority Development Projects. February 2024.

Appendix N

Noise Impact Analysis Technical Memorandum. August 2023.

Appendix O

Vista Irrigation District Service Availability Letter. May 2023.

Appendix P

Buena Sanitation District Service Availability Letter. January 2023.

Appendix Q

Vista Fire Protection District Service Availability Letter. March 2023.

Appendix R

Vista Unified School District Service Availability Letter. March 2023.

Appendix S

VMT Screening. April 2023.

Appendix T

Local Transportation Assessment. April 2023.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
VISTA II, PDS2022-TM-5647; PDS2022-MUP-22-011;
PDS2022-ER-22-08-005

September 26, 2024

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:

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

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:

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

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:

The project is exempt from the requirements of the San Diego County Groundwater Ordinance Section 67.720. The project will not have a significant adverse impact on

groundwater quantity because the total project demand will be less than 20,000 gallons per day and the project complies with the San Diego County Groundwater Ordinance.

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

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

Discussion:

Wetland and Wetland Buffers:

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

Steep Slopes:

The project would not result in substantial soil erosion or the loss of topsoil because the project would be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance. Compliance with these ordinances would ensure that the project would not result in any unprotected erodible soils, would not substantially alter existing drainage patterns, and would not develop on steep slopes. Additionally, the project would be required to implement BMPs per the Standard Development Project Storm Water Quality Management Plan (SWQMP) to prevent fugitive sediment.

The Floodways and Floodplain Fringe:

No Federal Emergency Management Agency (FEMA) or County-mapped floodplains were identified on the project site. The project would not place housing within a County or federal floodplain or flood way. In addition, the Stormwater Quality Management Plan (SWQMP) prepared by Rick Engineering Company, dated February 27, 2024, determined that the project would not alter the existing drainage pattern in a manner that would result in flooding on- or off-site.

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

Significant Prehistoric and Historic Sites:
The property has been surveyed by a County of San Diego approved archaeologist/historian, Donna Beddow with Harris & Associates, and it has been determined that the property does not contain any archaeological/ historical sites. As such, the project complies with the RPO.

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

YES	NO	NOT APPLICABLE
☒	☐	☐

Discussion:
The Project Storm Water Quality Management Plan prepared by Rick Engineering has been reviewed and is found to be complete and in compliance with the WPO. The project would detain stormwater on site and would not increase peak flows; therefore, the project would not contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. The project's conformance to the waste discharge requirements of both the CGP and MS4 stormwater permits ensures the project would not create cumulatively considerable water quality impacts and addresses human health and water quality concerns. The site is located within Vista Hydrologic Sub-Area (HSA 904.22), which is part of the Buena Vista Hydrologic Area (HA 904.2). Under Section 303(d) of the Clean Water Act, the Buena Vista Watershed was identified as impaired for a number of pollutants, including fecal bacteria, metals/metalloids, nutrients, salinity, toxicity, pesticides, and sediment. The project could contribute to release of these pollutants; however, the project would comply with the WPO and implement site design measures, source control BMPs, and structural BMPs to prevent a significant increase of pollutants to receiving waters.

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

YES	NO	NOT APPLICABLE
☒	☐	☐

Discussion:
The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the

General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Staff have completed the review of the plans and Noise Letter Report prepared by Harris & Associates dated August 14, 2023, all previous comments have been addressed and the report is considered accepted. The project consists of a development of 37 units multi-family condominium on 5.33 acres of the 8.97-acre parcel. The project is subject to the County Noise Element which requires that the exterior noise level for noise sensitive land uses does not exceed 65 dBA CNEL noise requirement and 45 dBA CNEL for interior for multi-family residences. The project is adjacent to the sprinter rail line and S. Santa Fe and thus would be impacted by these noise sources. Based on the noise report, implementation of the proposed project would expose the future development to noise from the SPRINTER rail line and S. Santa Fe, in excess of County standards. To protect the future noise sensitive land uses from the impacts from these sources, a noise protection easement will be placed within 300 feet from the centerline of that roadway/Sprinter rail line. In addition, development within 140 feet of that noise easement would be required to evaluate both the exterior and interior noise impacts prior to issuance of a building permit. The decorative/landscape barrier is mentioned in the noise report, but is not mitigation, although it may provide some benefit. The intent was that the requirement to include a solid noise barrier on use areas within 140 feet may be required to mitigate the noise impacts within that area, however, further analysis would be required as outlined in the draft condition below.

Additionally, the project related traffic contributions to nearby roadways are considered minimal as it will not increase the noise levels by more than 3 dBA on any impacted roadways. No off-site direct and cumulative noise impacts are anticipated. Based on the project's location and layout, the project demonstrates conformance with the County Noise Element.

The project is also subject to the Noise Ordinance, which regulates operational and temporary noise from the project to the surrounding property lines. The project site as well as the parcels to the north and west are zoned Single Family Residences (RS), which is subject the one-hour average noise level limit of 50 dBA daytime and 45 dBA nighttime. The surrounding parcels to the east are zoned Rural Residential, which is also subject to the noise level threshold of 50 dBA daytime and 45 dBA nighttime. It is anticipated that the main source of noise generated from the project is from the mechanical Heating, Ventilation, and Air Conditioning unit (HVAC) and typically activities associated with multi-family uses such as parking lot car movement and people socializing. Based on the noise report, the nearest noise sensitive land use is located at approximately 50 feet from the property line and at that location the noise level from the HVAC would be attenuated to approximately 36.9 dBA. The additional noise sources generated by the project include comment parking lot activities such as radios, tire squeals, and car alarms. Notably, based on the report, the noise levels from these sources typically range from approximately 51 to 61 dB when measured at a distance of 10 feet. Therefore, implementation of the project would not expose existing or future noise sensitive land uses to noise levels that exceed the County's Noise Ordinance.

Lastly, based on the noise report, implementation of the proposed project would have the potential to result in temporary noise and vibration exposure from construction equipment. However, the project will continue to incorporate the best management practices to ensure that the project complies with the Noise Ordnance Sections 36.408 and 36.409. The project would achieve compliance with the County Noise Ordinance and reduce nuisance impacts from vibration by implementing a Construction Noise and Vibration Management Plan.

Attachment E – Environmental Findings

Vista II

PDS2022-TM-5467; PDS2022-MUP-22-011;
PDS2022-ER-22-08-005

ENVIRONMENTAL FINDINGS
December 6, 2024

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1. Find that the Planning Commission has reviewed and considered the information contained in the 15183 CEQA Exemption Checklist on file with Planning & Development Services as Environmental Review Number PDS2022-ER-22-08-005 before making its decision on the proposed project.

2. California Public Resources Code, Section 21083.3, and California Environmental Quality Act (CEQA) Guidelines, Section 15183, provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, Community Plan, or General Plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site.

3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).

4. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the Biological Mitigation Ordinance (County Code, Section 86.501 et seq.) as the proposed project and any offsite improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program.

5. Find that the project complies with the Habitat Loss Protection Ordinance. While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance.

6. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment F – Public Documentation

San Diego County Archaeological Society, Inc.

Environmental Review Committee

October 8, 2024

To: Ms. Daniella Hofreiter
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Notice of Intent to Adopt Findings Pursuant to CEQA Section 15183
Vista II Tentative Map and Major Use Permit
PDS-2022-TM-22-5647, PDS2022-MUP-22-001, PDS2022-ER-22-08-005

Dear Ms. Hofreiter:

I have reviewed the subject document on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the cultural resources study for the project, we agree with the impact analysis and the monitoring program proposed as mitigation for any potential adverse impacts.

Thank you for the opportunity to participate in the County's environmental review of this project.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: Harris & Associates
SDCAS President
File

RICK

619-291-0707
rickengineering.com

5620 Friars Road
San Diego, CA 92110

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

November 15, 2024

SUBJECT: RESPONSE TO PUBLIC COMMENTS FOR THE VISTA II PROJECT

To Whom it May Concern:

Two drainage related comments were received during the period of public review for the Vista II project located near 145 Hannalei Drive in Vista, California. The two comments are provided below and a response from RICK follows in bold.

Comment 1: From Hannalei Elementary School

Hello Mrs. Hofreiter,

I appreciate the notification that our school district received concerning the project located across the street from Hannalei Elementary School 120 Hannalei Dr. Vista, CA 92084.

I'm reaching out to ensure that as part of this project, the County of San Diego has reviewed the impact and design of the storm water that enter and leaves the parcels. Our school has been repeatedly flooded for the past 5 consecutive years during major rain events, from water directly related to this property and currently being introduced from a storm basin maintained by the San Diego County. I've included Anthony Arias on my Grounds Team, here as he manages the crew that responds to these flooding events and has had previous communications with San Diego County.

Please feel free to reach out to me directly if you have any questions or would like to set up a site meeting to ensure that this concern is being addressed as part of this project.

Thank You
Kevin Kirby

Comment 2: Downstream Property 110 ½ Hannalei Dr

Dear Ms Hofreiter,

I am writing to express our intent to consult a Hydrology engineer to explain and assess the results of the report on the above property. We are concerned with the possibility of increase water flow to the properties downstream for the proposed development.

Our concern is based on previous experience with local building projects that had approved reports that said there would be no affectual water increase, but in reality, have increased the water flow to the downstream properties and increased flooding on those properties.

We will provide you with any findings and propose that the impact of water runoff from this development be very carefully researched.

Thank you for your attention to the development of this project.

Kellie Hodawnaus

Response to Comments:

Thank you for your comments, Section 1.3 of the County of San Diego's Hydraulic Design Manual states, "that upstream landowners may not increase the volume or velocity of surface flows to the detriment of downstream landowners. Readers of this Manual are encouraged to have a familiarity with drainage law and practice their drainage design, construction, and maintenance in a manner consistent with 'good neighbor' policies". Understanding that this is the case, RICK has provided a report titled, "Drainage Study for Vista II Ballfields" dated April 17, 2024 that includes detailed hydrological analysis of the site in its existing condition and its proposed condition. To mitigate peak flows, underground storage vaults are proposed to store and slowly release stormwater. It has been found that during a 100-year storm event, the peak flows in the post-project condition (10.8 cubic feet per second(cfs)) are less than that of the existing condition (11.2cfs).

If you have any questions regarding the response to comments, please contact me directly at 619-291-0707. Thank you for requesting the services of RICK.

Sincerely,

RICK

Shavger Rekani, PE, CFM
RCE #90893, Exp. 3/26
Associate

From: Kirby, Kevin
To: Hofreiter, Daniella T; Arias, Anthony
Subject: [External] Permit PDS2022-TM-22-5647 PDS2022-MUP-22-001, PDS2022-ER-22-08-005
Date: Thursday, September 26, 2024 8:29:44 AM

Hello Mrs Hofreiter,

I appreciate the notification that our school district received concerning the project located across the street from Hannalei Elementary School 120 Hannalei Dr. Vista, CA 92084.

I'm reaching out to ensure that as part of this project, the County of San Diego has reviewed the impact and design of the storm water that enter and leaves the parcels. Our school has been repeatedly flooded for the past 5 consecutive years during major rain events, from water directly related to this property and currently being introduced from a storm basin maintained by the San Diego County.
I've included Anthony Arias on my Grounds Team, heres as he manages the crew that responds to these flooding events and has had previous communications with San Diego County.

Please feel free to reach out to me directly if you have any questions or would like to set up a site meeting to ensure that this concern is being addressed as part of this project.
Thank You

Kevin Kirby

ToC Director of Maintenance, Operations and Grounds
Maintenance Department, VUSD
KevinKirby@Vistausd.org
Cell:760-419-1693
Office:760-726-2170 ext. 92705

From: Kellie Hodawanus
To: Hofreiter, Daniella T
Subject: [External] 145 Hannalei Dr Vista
Date: Tuesday, October 15, 2024 4:41:02 PM

Kellie Hodawanus
110 1/2 Hannalei Dr
Vista CA 92083
760-216-4915

10/15/2024

Daniella Hofreiter
SD County Planning and Developement

Dear Ms Hofreiter,

I am writing to express our intent to consult a Hydrology engineer to explain and assess the results of the report on the above property. We are concerned with the possibility of increase water flow to the properties downstream for the proposed development.

Our concern is based on previous experience with local building projects that had approved reports that said there would be no affectual water increase, but in reality, have increased the water flow to the downstream properties and increased flooding on those properties.

We will provide you with any findings and propose that the impact of water runoff from this development be very carefully researched.

Thank you for your attention to the development of this project.

Kellie Hodawnaus

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

Memorandum

TO: File

FROM: Daniella Hofreiter, Planning Manager

SUBJECT: Response to Comments; Vista II; PDS2022-TM5647; PDS2022-MUP-22-011, PDS2022-ER 22-08-005

DATE: November 21, 2024

The following are staff's responses to comments received during the public disclosure period for the draft Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist pursuant to CEQA Guidelines 15183, dated September 23, 2024. The draft Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist was circulated for public disclosure from September 26, 2024 to October 25, 2024. The following transportation related comments were received and responses from our transportation staff are provided below.

Comment 1: From Naseem Alkaabi
Hi Daniella Hofreiter,

When is the hearing?

I'm not sure if you're aware, but there's another new project called Mountain Vista, formerly known as the Woodland and Watson Tentative Map, which includes 18 single-family homes. Additionally, to Vista II Tentative Map project for 37 condominium units. These two large construction projects are too big for the small roads and the currently underserved
community.

I live on Hannalier Drive, and this community cannot handle additional construction due to the narrow roads and insufficient schools to support the growing population. Although there is a nearby school, drivers frequently ignore the speed limit, putting residents' lives at risk. The already heavy traffic would worsen, increasing safety concerns in the area. Additionally, the lack of a community center, playground, and hospital services makes it difficult to support further development in this expanding community.

Thank you
Response to Comment:
Thank you for your comments. The hearing is scheduled for December 6th, 2024 at 9:00 am. The Mountain Vista Tentative Map is an approved project with 18 single-family homes and will generate 180 Average Daily Trips (ADT) once it is

constructed. A Traffic Study was completed for the proposed project by ChenRyan and Associates dated April 2023. The anticipated traffic from the Mountain Vista project was not included in the study scenarios within the traffic study per the County's Guidelines for Determining Significance. Projects with the amount of ADT as Vista II are required to only analyze the existing plus project traffic condition, and since Mountain Vista is yet to be constructed, their project trips are not part of the existing condition. However, based on the Traffic Study for Vista II, there is sufficient capacity on the nearby roadways and intersection to accommodate trips from both projects. Furthermore, Vista II is being conditioned to pay a Transportation Impact Fee (TIF) which is a County program tthat provides funding for construction of transportation facilities needed to support traffic generated by new development and is the mechanism for projects to mitigate any transportation impacts in the cumulative scenario, which would include buildout of future projects such as Mountain Vista.

Comment 2: From Susan Hallam

The traffic study for this project is inadequate, unrealistic, and problematic. The study was conducted on June 22, well after school had ended on June 4 and before it resumed in July. It's concerning that peak hour traffic is marked as nearly zero, despite the fact that the local school serves approximately 500 students. This is a critical flaw in the study, whether intentional or not, and requires a thorough reassessment.

1. The project's traffic pattern fails to account for the most likely routes for both pedestrian and vehicle traffic, including deliveries from Amazon, UPS, and the U.S. Postal Service.

2. There are only two main routes in and out of the area:
- One via Hanalei, Woodland, or Watson
- The other via Hanalei, Avocado, Mar Vista, or Santa Fe.
  - The route to the freeway via Woodland is about 1.6 miles, while the Mar Vista ramp is less than a mile away.

3. The route to MarVista:Mar Vista only has two stop signs compared to the four stop signs and traffic lights via Woodland and Robelini.

4. Pedestrians:
    1. Robelini becomes heavily congested during peak hours, causing many residents to opt for the Mar Vista ramp instead. The Robelini route is also susceptible to train crossings, causing further delays.

5. Pedestrian traffic along Hanalei, especially heading to Avocado, is dangerous, as there are no sidewalks, and cars often travel at speeds over 40 mph. Parents, children, and pets walk in hazardous conditions.
    1. No improvements have been made along Hanalei from Watson to Avocado, forcing pedestrians to walk on the road or on uneven dirt paths, despite ample

space for sidewalks. g. Any increase in vehicle traffic due to the project will only exacerbate these safety issues for pedestrians and their pets.

6. Residents are **unlikely** to use the Robelini route simply because the study suggests it. Coming out of the new development, it is easier to turn right toward Mar Vista than to make a left turn toward Robelini.

7. Many homes in the Hanalei area have driveways that back directly onto the street, further complicating traffic flow.

8. Lovely Lane is also problematic, with poor visibility due to overgrown plants, making it difficult for residents to safely exit onto the road. Sidewalks or traffic calming measures would improve this situation.

9. During school hours, vehicular and pedestrian traffic near the proposed development is already substantial and hazardous. Woodland is backed up with hundreds of cars during school drop-off and pick-up times, while children and parents are frequently jaywalking across Hanalei.

10. While the study claims that traffic routes are below capacity, it fails to reflect how people actually navigate the area. Drivers are unlikely to take the longer Robelini route, which is 1.65 miles away, when the shorter Mar Vista ramp is only a mile from the development.

I have personally observed the traffic from 2:10 to 4:00 p.m. during school dismissal times. The mix of regular traffic, school traffic, and landscaping trucks hauling trailers adds to the danger along Hanalei. Even at the posted speed of 25 mph, these trucks pose a significant risk to students crossing the road with their parents. The traffic study does not accurately reflect the likely travel patterns of residents in the new development. It is unjust for the county to approve this project without addressing the necessary infrastructure improvements, as the increased pedestrian and vehicular traffic will significantly impact existing residents. If the county is using a quarter-mile radius to assess road safety, it should be responsible for funding the necessary improvements to ensure the community’s safety.

Recommendations:
1. Require the installation of sidewalks along at least one side of Hanalei and along Avocado leading to Mar Vista.
1. Hannalei Rd is designated to be at least 40 feet wide, but the road only utilizes about 23 feet. There is ample space for a sidewalk.
2. Implement traffic calming measures on Hanalei, such as a speed bump halfway down or a three-way stop at Watson.
3. Expand the roadway in front of the development to include a left-turn lane or an island, allowing safer traffic flow and protecting children.

Response to Comments
PDS2018-STP-98-031W1

4. Install a crosswalk to the north side of the street at the entrance to Hanalei Elementary's driveway near the proposed development, as the current setup encourages dangerous jaywalking. The entrance to the development is only about 10 feet from where hundreds of cars line up to pick up children, increasing the potential for accidents. I have not fully reviewed every aspect of the plan, but I feel it is once again ignoring the needs of the community where substantial traffic will be created by the addional homes on this already dangerous road configuration
Best,
Suzanne H

Response to Comment:

Thank you for your comments. A Traffic Study was completed for the proposed project by ChenRyan and Associates dated April 2023 that did includes counts from June 2021 while school was not in session. The analysis that followed was not an accurate depiction of the worst-case scenario that the County's Guidelines for Determining Significance requires. Consequently, county staff requested revised counts to be taken and the assessment of the roadway segments and three intersections to be re-analyzed. Counts were taken Tuesday October 22, 2024, and while there was an 80 to 90 percent average increase in traffic volumes, the roadways and intersections maintained level of service grades (LOS) at acceptable levels and did not require mitigation.

Project trip distribution was developed based on the geographical location of the project, as well as the characteristics of the proposed and surrounding land uses. It was estimated that 50% of the project traffic will turn east, while the other 50% turn west on Hannalei Drive. Assuming that either direction was underestimated, based on the analysis, there is sufficient capacity on the nearby roadways and intersection to accommodate additional trips without degrading the LOS below County standards.

The Project is being conditioned to make the following transportation improvements on Hannalei Drive along the Project's frontage:

- **Widen Hannalei Drive to ensure a consistent 20-ft from the center of the roadway. This will provide sufficient right-of-way for a shoulder and allow for clearer sight distance for vehicles, pedestrians, and bicyclists.**
- **Construct a sidewalk for the length of their frontage.**
- **Install two streetlights, one at the project driveway, and the other near the bend of Hannalei Drive, east of the Project.**
- **Modify the roadway striping on Hannalei Drive.**
- **Construct an ADA compliant crosswalk from the Project side of Hannalei Drive to the Elementary School.**

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From:	Suzanne Hallam
To:	Hofreiter, Daniella T
Subject:	[External] Re: PROJECT CASE NUMBER(S): PDS2022-TM-22- 5647; PDS2022-MUP-22-001; PDS2022-ER-22-08-005
Date:	Friday, October 4, 2024 5:42:43 PM

Sorry, I hit the send button before I was finished formatting this, but I think you get the idea.
Suzanne

On Friday, October 4, 2024 at 05:41:34 PM PDT, Suzanne Hallam <suzannehallam@yahoo.com> wrote:

Comments Regarding the Hannalei Project:

The traffic study for this project is inadequate, unrealistic, and problematic. The study was conducted on June 22, well after school had ended on June 4 and before it resumed in July. It's concerning that peak hour traffic is marked as nearly zero, despite the fact that the local school serves approximately 500 students. This is a critical flaw in the study, whether intentional or not, and requires a thorough reassessment.

1. The project's traffic pattern fails to account for the most likely routes for both pedestrian and vehicle traffic, including deliveries from Amazon, UPS, and the U.S. Postal Service.
2. There are only two main routes in and out of the area:
    - One via Hanalei, Woodland, or Watson
    - The other via Hanalei, Avocado, Mar Vista, or Santa Fe.

    1. The route to the freeway via Woodland is about 1.6 miles, while the Mar Vista ramp is less than a mile away.
3. The route to MarVista:Mar Vista only has two stop signs compared to the four stop signs and traffic lights via Woodland and Robelini.
4. Pedestrians:
    1. Robelini becomes heavily congested during peak hours, causing many residents to opt for the Mar Vista ramp instead. The Robelini route is also susceptible to train crossings, causing further delays.
5. Pedestrian traffic along Hanalei, especially heading to Avocado, is dangerous, as there are no sidewalks, and cars often travel at speeds over 40 mph. Parents, children, and pets walk in hazardous conditions.
    1. No improvements have been made along Hanalei from Watson to Avocado, forcing pedestrians to walk on the road or on uneven dirt paths, despite ample space for sidewalks. g. Any increase in vehicle traffic due to the project will only exacerbate these safety issues for pedestrians and their pets.
6. Residents are **unlikely** to use the Robelini route simply because the study suggests it. Coming out of the new development, it is easier to turn right toward

Mar Vista than to make a left turn toward Robelini.

7. Many homes in the Hanalei area have driveways that back directly onto the street, further complicating traffic flow.
8. Lovely Lane is also problematic, with poor visibility due to overgrown plants, making it difficult for residents to safely exit onto the road. Sidewalks or traffic calming measures would improve this situation.
9. During school hours, vehicular and pedestrian traffic near the proposed development is already substantial and hazardous. Woodland is backed up with hundreds of cars during school drop-off and pick-up times, while children and parents are frequently jaywalking across Hanalei.
10. While the study claims that traffic routes are below capacity, it fails to reflect how people actually navigate the area. Drivers are unlikely to take the longer Robelini route, which is 1.65 miles away, when the shorter Mar Vista ramp is only a mile from the development.

I have personally observed the traffic from 2:10 to 4:00 p.m. during school dismissal times. The mix of regular traffic, school traffic, and landscaping trucks hauling trailers adds to the danger along Hanalei. Even at the posted speed of 25 mph, these trucks pose a significant risk to students crossing the road with their parents.

The traffic study does not accurately reflect the likely travel patterns of residents in the new development. It is unjust for the county to approve this project without addressing the necessary infrastructure improvements, as the increased pedestrian and vehicular traffic will significantly impact existing residents. If the county is using a quarter-mile radius to assess road safety, it should be responsible for funding the necessary improvements to ensure the community's safety.

Recommendations:

1. Require the installation of sidewalks along at least one side of Hanalei and along Avocado leading to Mar Vista.
    1. Hannalei Rd is designated to be at least 40 feet wide, but the road only utilizes about 23 feet. There is ample space for a sidewalk.
2. Implement traffic calming measures on Hanalei, such as a speed bump halfway down or a three-way stop at Watson.
3. Expand the roadway in front of the development to include a left-turn lane or an island, allowing safer traffic flow and protecting children.
4. Install a crosswalk to the north side of the street at the entrance to Hanalei Elementary's driveway near the proposed development, as the current setup encourages dangerous jaywalking. The entrance to the development is only about 10 feet from where hundreds of cars line up to pick up children, increasing the potential for accidents.

I have not fully reviewed every aspect of the plan, but I feel it is once again ignoring the needs of the community where substantial traffic will be created by the addional homes on this already dangerous road configuration

Best,

Suzanne H
Lovely Lane

From: Naseem Alkaabi
To: Hofreiter, Daniella T
Subject: [External] Vista II Tentative Map
Date: Monday, September 30, 2024 8:26:24 PM

Hi Daniella Hofreiter,

When is the hearing?

I'm not sure if you're aware, but there's another new project called Mountain Vista, formerly known as the **Woodland and Watson Tentative Map,** which includes **18 single-family homes**. Additionally, to **Vista II Tentative Map** project for **37 condominium units.** These two large construction projects are too big for the small roads and the currently underserved community.

I live on Hannalier Drive, and this community cannot handle additional construction due to the narrow roads and insufficient schools to support the growing population. Although there is a nearby school, drivers frequently ignore the speed limit, putting residents' lives at risk. The already heavy traffic would worsen, increasing safety concerns in the area.

Additionally, the lack of a community center, playground, and hospital services makes it difficult to support further development in this expanding community.

Thank you

Attachment G – Ownership Disclosure

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) PDS2022-MPA-22-008

Assessor's Parcel Number(s) 183-060-84

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Non Applicable

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Does Not Apply

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Jesse H. Balderrama — President of Trustees

NOTE: **Section 1127 of The Zoning Ordinance defines *Person* as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

11/15/22

Print Name

----- *OFFICIAL USE ONLY* -----

SDC PDS RCVD 11-17 -22
TM5647