



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	January 24, 2025	<b>Case/File No.:</b>	Old San Marcos Schoolhouse Event Center Expansion; PDS2019-MUP-02-027W1; PDS2019-ER-03-08-044A
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Major Use Permit Modification for an Event Center
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	236 Deer Springs Road
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	Semi-Rural Residential (SR-2)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Limited Agriculture (A70)
<b>Applicant/Owner:</b>	Terry Mathew on behalf of 236 Deer Springs Road LLC	<b>Community:</b>	North County Metropolitan Subregional Planning Area (Twin Oaks Valley Community)
<b>Environmental:</b>	CEQA § 15164 Addendum	<b>APN:</b>	182-073-04-00

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## A. OVERVIEW

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

The Old San Marcos Schoolhouse Event Center MUP Modification (Project) includes a request for the expansion of the existing event center that primarily holds events such as weddings by adding a new prep kitchen, an as-built tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. The Project is located on an approximately 2.87-acre property located at 236 Deer Springs Road within the Twin Oaks Valley Community of the North County Metropolitan Subregional Planning Area.

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, Twin Oaks Valley Community 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 Form of Decision (Attachment B). 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 its analysis of the Project, staff can make the required findings and recommends approval of the Project.

**B. REQUESTED ACTIONS**

This is a request for the Planning Commission to evaluate the Project for the expansion of an existing event center; determine if the required findings can be made; and, if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which concludes that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum.
- b. Approve MUP Modification PDS2019-MUP-02-027W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

**C. PROJECT BACKGROUND**

The Project site was previously used as an elementary school from the 1890s to 1940s and has since been used as a community and event center. On November 3, 2006, the Planning Commission approved a MUP (Record ID: P02-027) to authorize the use of the property as an event center that primarily holds events such as weddings or private parties with a maximum of 150 people. The event schedule was limited to Saturdays and Sundays from 8:00 a.m. to 9:00 p.m. Staff and visitors were permitted on the Project site on Saturdays and Sundays from 7:00 a.m. to 10:00 p.m. At the time of approval, the property included an existing schoolhouse and an adjacent covered patio, parking lot, agricultural accessory structures, signage, and mature landscaping. Since the approval of the MUP, there have been no approved minor deviations or modifications to the MUP. The Project site contains an as-built tent structure and a design center.

**D. REGIONAL SETTING AND PROJECT LOCATION**

The Project site consists of an approximately 2.87-acre parcel located at 236 Deer Springs Road within the Twin Oaks Valley Community of the North County Metropolitan Subregional Planning Area (Figures 1 and 2). The site is developed with an existing restored schoolhouse as well as an adjacent covered patio, a tent structure, accessory structures, a parking lot, signage, and landscaping. The City of San Marcos jurisdictional boundaries are located directly south and west of the property. The Walnut Grove Park within the City of San Marcos is located less than 500 feet south of the Project site. Access to the site is provided by Deer Springs Road, a county-maintained road. Surrounding land uses are primarily agriculture, single-family residential, and recreational.



Figure 1: Vicinity Map

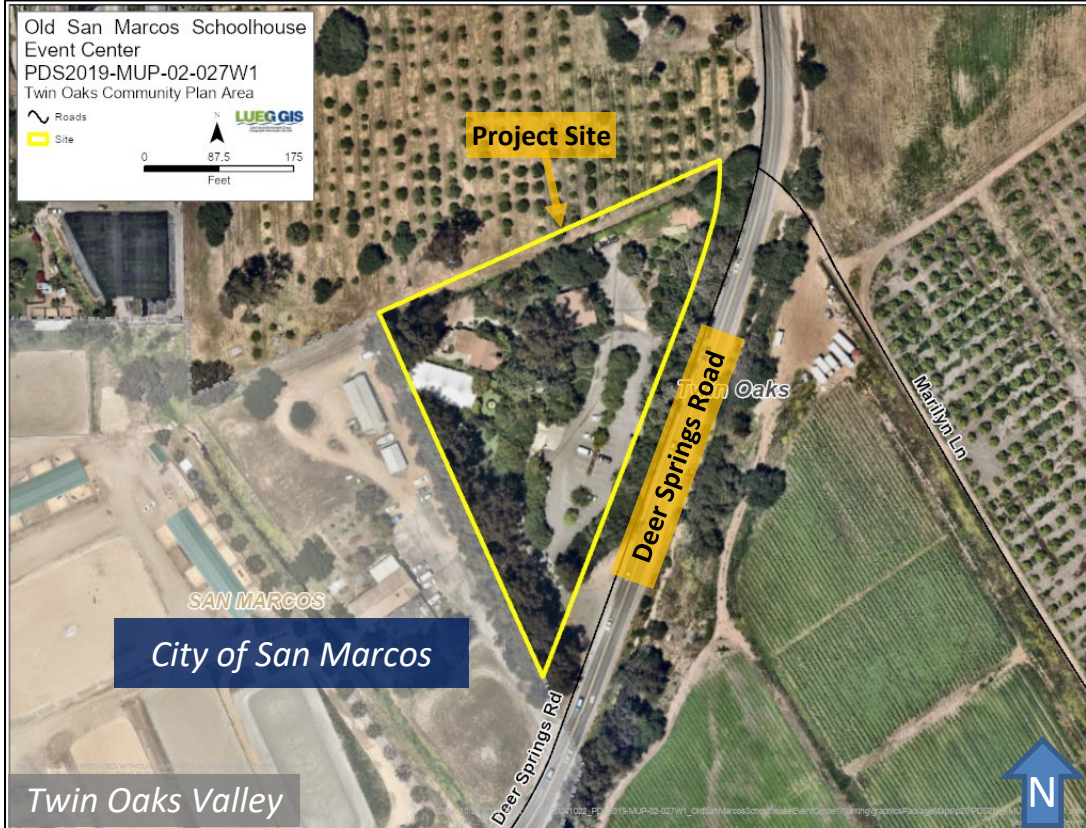


Figure 2: Vicinity Map (Closer Extent)

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-2). The Semi-Rural Residential Land Use Designation is intended to allow for lower density residential neighborhoods, recreation areas, agricultural operations, and commercial uses that support rural communities. The zoning use regulation for the site is Limited Agriculture (A70). The Project consists of expanding an event center which is defined as Participant Sports and Recreation: Outdoor in the Zoning Ordinance and allowed in the A70 zone through the processing of a MUP. The use of an event center is defined as a recreational use and is consistent with the intended uses of the Semi-Rural Land Use Designation.

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

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-10)	Limited Agriculture (A70)	Deer Springs Road	Agriculture
East	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	Deer Springs Road	Agriculture
South	City of San Marcos	City of San Marcos	Deer Springs Road, Sycamore Drive	Residential, Agriculture
West	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	Twin Oaks Valley Road	Agriculture

**E. DEVELOPMENT PROPOSAL**

**1. Project Description**

The applicant requests a MUP Modification to expand an event center by adding a prep kitchen, an as-built tent structure, an as-built design center and office, and adding additional days and hours to the event schedule and operations of the event center that primarily holds weddings. The original MUP for the event center authorized events for 150 people on Saturdays and Sundays from 8:00 a.m. to 9:00 p.m. Staff and visitors were permitted on the Project site on Saturdays and Sundays from 7:00 a.m. to 10:00 p.m. The MUP Modification will expand the operations to include Thursdays and Fridays and to allow staff to remain on property until 10:30 p.m. following events. Typical events and operations of the site are expected to occur between 10:00 a.m. to 10:00 p.m. primarily between March to October of a year during a typical wedding season. Any amplified music will be required to end at 10:00 p.m. and all speakers shall be located indoors or within structures. The event center can also hold community meetings or business events.

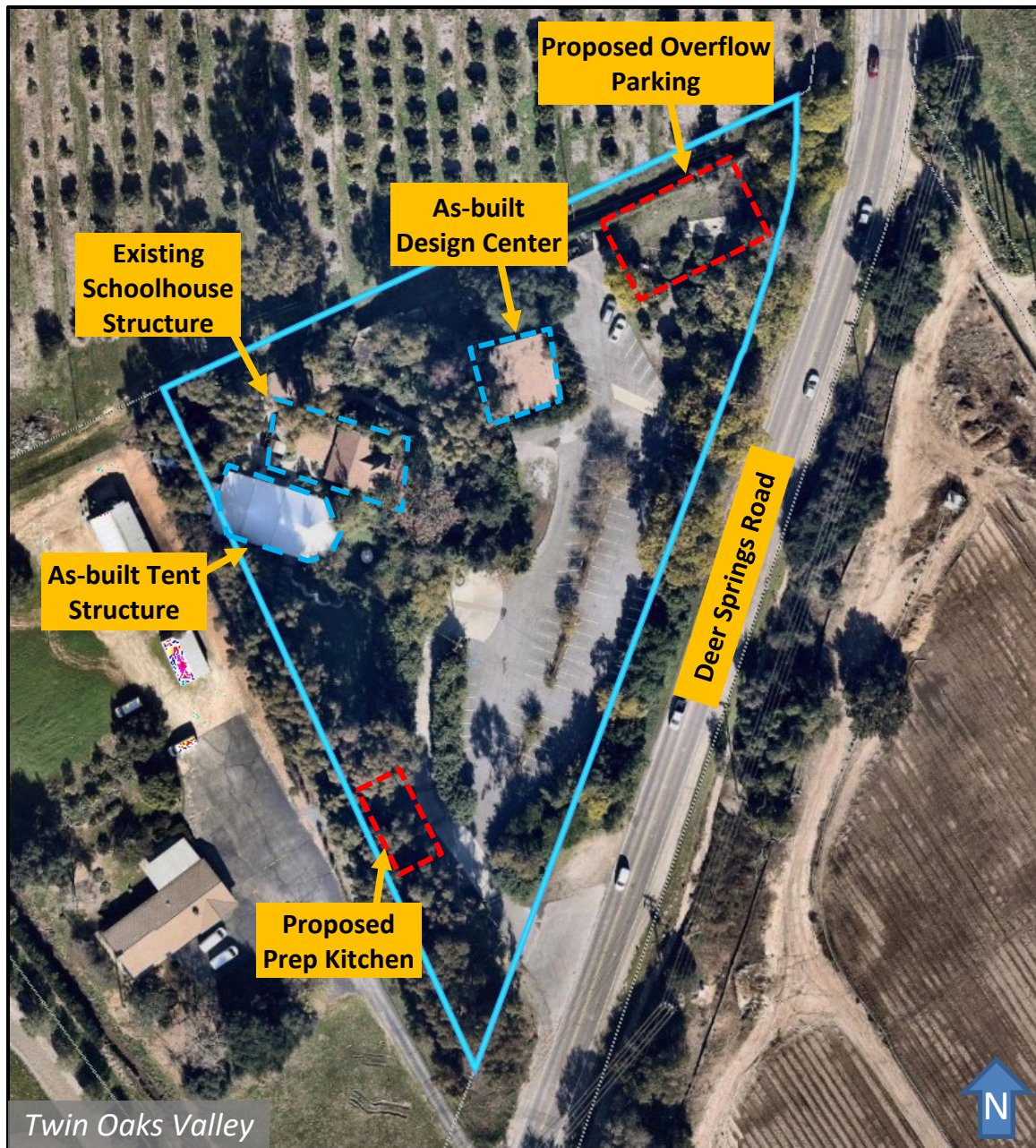


Figure 3: Proposed Project Layout

All structures associated with the previous operations of the site will be retained including the existing schoolhouse and accessory structures. The Project includes an approximately 1,300 square foot new prep kitchen as well as an approximately 3,400 square foot tent structure and a 1,120 square foot design center. The existing tent structure will be used for guests and receptions and will require building permits as a condition of approval. The design center will include office and desk space and be used as an area for renters of the site to plan weddings or events. The existing schoolhouse and accessory structures will continue to be used as wedding party preparation areas and venue amenities. The Project site contains existing landscaping throughout the site as part of amenities of the venue (Figures 4, 5, and 6).

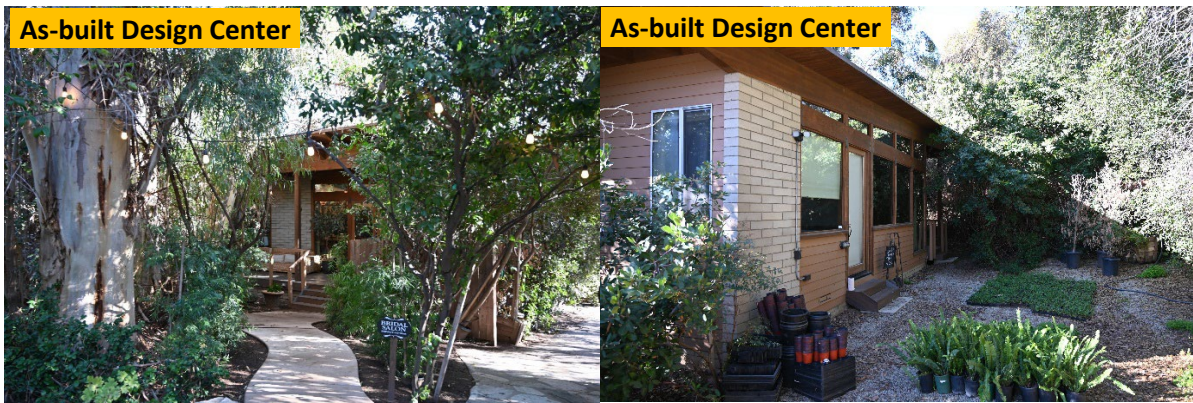


Figure 4: As-built Design Center



Figure 5: Existing Schoolhouse and as-built tent structure



Figure 6: Views of landscaping on Project Site

The original MUP authorized 54 parking spaces within an existing parking lot (Figure 3). The proposed Project consists of additional parking spaces as well as an overflow parking area resulting in approximately 77 total parking spaces. Access to the site is provided by an existing private driveway connecting to Deer Springs Road, a county-maintained road. The private driveway contains an access gate with an override switch in order to allow for access by fire personnel.

Please refer to Attachment A – Planning Documentation, to view the plot plans and existing elevations.

**F. ANALYSIS AND DISCUSSION**

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Twin Oaks Valley Community 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 Project consistent with the vision, goals, and policies of the General Plan?
- b. Does the Project comply with the policies set forth under the Twin Oaks Valley Community of the North County Metropolitan Subregional Plan?
- c. Is the 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 items.

The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent agricultural, recreational, and residential uses.

The Project proposes additional structures with earth-tone colors and materials and will continue to utilize existing structures in order to maintain community character. Portions of the Project site are lower in elevation than Deer Springs Road and the Project site and is surrounded by mature vegetation and trees along the Project frontage and property lines. The Project site contains existing dense landscaping and mature trees. Existing and proposed structures on the Project site are screened from adjacent properties and roadways by the existing mature vegetation on the site and along Deer Springs Road (Figures 6 and 7).

The Project is located near other primarily recreational and civic uses that are larger in bulk and scale such as the Walnut Grove Park in the City of San Marcos located less than 500 feet of the Project site. The Project site is not located adjacent to multiple residential uses as the adjacent parcels are primarily used for agricultural, recreational, and equestrian uses.



Figure 7: Existing view of Project Site from Deer Springs

The proposed use is consistent with the General Plan and Zoning designations upon approval of a MUP Modification, and all necessary public facilities and services are available to the site based on service availability forms provided by the applicable utility providers and districts. Therefore, the Project will maintain the property's compatibility with the surrounding community. All applicable MUP Modification findings have been made and are located in the MUP Modification decision in Attachment B.

#### Traffic and Parking

A traffic analysis was prepared for the Project that analyzed potential traffic impacts associated with the Project. The traffic analysis concluded that the operations of the Project would generate 10 Average Daily Trips (ADT) Monday through Wednesday on days when the event center is not in operation and 224 ADT on Thursday through Sunday. Based on operating schedules of the project and the number of events per year, the project is anticipated to generate less than 110 ADT which is the small project screening threshold for impacts associated with Vehicle Miles Traveled (VMT) in accordance with the County's Transportation Study Guide (TSG). Additionally, the original traffic analysis for the MUP approved in 2006 for the existing event center anticipated that the Project would generate 146 ADT on Saturdays and Sundays when it was authorized to operate events. The Project is anticipated to generate 78 ADT more during event operations than the previously authorized MUP for an event center that has been in operation for more than 15 years. The increase of 78 ADT is also smaller than the 110 ADT small project screening threshold.

The original MUP authorized the use of 54 spaces and a driveway and on-site circulation system to assist with traffic flow. The Project will include a total of approximately 77 parking spaces including a new overflow parking area. Wedding venues in the County require one parking space for every three guests and one parking space for every employee or operator of weddings. Event centers in the County for all events other than weddings require one parking space for every two and a half guests and one parking space for every employee or operator of an event. The Project is compliant with both parking ratios and will even include adequate parking for a maximum attendee event of



150 guests with 15 employees. Based on the ADT generated by the project as well as adequate access and parking, the Project will not have potential transportation and traffic impacts.

Noise

A noise analysis was prepared for the Project that analyzed the Project’s consistency with the Noise Ordinance and Noise Standards. Consistent with the original MUP for operations of the site, the Project will not include amplified noise or speakers outdoors. Any speakers or amplified music will be required to be indoors within structures such as in specific locations of the existing tent as detailed in the Noise Analysis for the Project. The noise analysis for the project modeled noise generated by the Project including the use of a speaker within the existing tent. The analysis concluded that noise generated by the Project will be consistent with County Standards and all noise measured at adjacent property lines will be below the one-hour average sound level limits. The Project is conditioned for all speakers to be indoors and for all music to end by 10 p.m. The Project is located near uses that are primarily recreational, agricultural, or equestrian including uses that have similar events such as the Walnut Grove Park located less than 500 feet south of the Project site. Additionally, the Project site is surrounded by dense landscaping and vegetation that can assist in attenuating noise generated by the Project. Based on the Project conditions and design features and location of the Project, the Project will not generate noise beyond County Standards.

**3. General Plan Consistency**

The site is subject to the Semi-Rural General Plan Regional Category and Semi-Rural Residential (SR-2) Land Use Designation. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

*Table F-1: General Plan Conformance*

<b>General Plan Policy</b>	<b>Explanation of Project Conformance</b>
<p><b>Goal LU-10 – Function of Semi-Rural and Rural Lands.</b> Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.</p> <p><b>Policy LU-10.2 – Development—Environmental Resource Relationship.</b> Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>	<p>The Project consists of expanding an existing event center on a site that has previously been developed and permitted. The site is relatively flat, and the Project will not require substantial amounts of grading. The Project will not result in the removal of natural resources such as biological resources.</p>

General Plan Policy	Explanation of Project Conformance
<b>Policy LU-2.8 – Mitigation of Development Impacts.</b> Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment, and/or are detrimental to human health and safety.	The Project consists of expanding existing operations of a previously permitted event center and involves minimal construction. The Project is consistent with the measures of a previously adopted Mitigated Negative Declaration for the original MUP for the Project site. The Project will be required to implement standard dust control measures such as the use of water trucks during construction. All speakers will be located indoors in order to comply with the Noise Ordinance.
<b>Policy LU-13.1 – Commitment of Water Supply.</b> Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	The Project will continue to obtain water service from the Vallecitos Water District and no expansion of water resources is required to serve the site.

**4. Community Plan Consistency**

The Proposed Project is consistent with the following relevant North County Metropolitan Subregional Plan (Twin Oaks Valley Community) goals, policies, and actions as described in Table F-2.

*Table F-2: Community Plan Conformance*

North County Metropolitan Subregional Plan Policy	Explanation of Project Conformance
<b>Goal 4: Protect Environmental Resources –</b> Because: A. The Subregion includes scenic rugged terrain, which is not suitable for urbanization; and B. Resource Conservation Areas have been identified to help protect valuable resources throughout the Subregion.	The Project consists of the expansion of an existing event center on a property that has previously been disturbed or developed. The Project will continue to use existing structures and will not result in impacts to environmental resources such as biological resources. The site is flat and previously developed, and the Project will require less than 200 cubic yards of grading.

**5. Zoning Ordinance Consistency**

The Project complies with all applicable zoning requirements of the Limited Agriculture (A70) zone with the incorporation of conditions of approval (Table F-3).

*Table F-3: Zoning Ordinance Development Regulations*

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a MUP Modification
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	2 AC	N/A
Building Type:	C	Yes, upon approval of a MUP Modification
Height:	G	Yes

Lot Coverage:	-	N/A
Setback:	C	Yes, upon approval of MUP Modification
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Sections 2705 of the Zoning Ordinance allows for Participant Sports and Recreation: Outdoor uses within the A70 Zoning Use Regulation upon issuance of a MUP.	All uses proposed for the Project are allowed within the A70 zone through the processing of a MUP Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of a MUP Modification
Section 4300 of the Zoning Ordinance requires the Project to comply with the “C” building type requirements.	The Project proposes additional structures but is exempt from the building type of the site upon approval of a MUP in accordance with Section 4315 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of a MUP Modification
Section 4600 of the Zoning Ordinance requires that the Project meet the “G” height requirement of 35 feet.	All buildings associated with the Project are less than 35 feet in height and meet the height requirements.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the Project meet the “C” setback requirements for structures proposed on the Project site.	The majority of existing and proposed buildings within the MUP Modification boundaries comply with all applicable setbacks. The Project site contains existing accessory structures such as a corral and barn that were previously permitted within the setbacks by the original MUP. The MUP Modification will authorize a small corner of the tent structure to be permitted within the rear yard setback by approximately 10 to 20 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of a MUP Modification

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

The Project has been reviewed for compliance with CEQA. An Addendum dated January 24, 2025 to the previously adopted Mitigated Negative Declaration (MND) (Log No. 03-08-044) dated October 12, 2006, was prepared and is on file with Planning & Development Services. It has been determined that the Project, as designed, will not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted MND.

**7. Applicable County Regulations**

*Table F-5: Applicable Regulations*

<b>County Regulation Policy</b>	<b>Explanation of Project Conformance</b>
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, steep slopes, or sensitive habitat lands. The Project is conditioned for all structures to be designed in compliance with the floodplain and floodways on the Project site.
b. County Consolidated Fire Code	The Project has been reviewed by the San Marcos Fire Protection District and County Fire Protection District and has been found to comply with the County Consolidated Fire Code.
c. Noise Ordinance	The Project’s Noise Study found that the operations of the Project with the inclusion of design features will comply with the County’s Noise Ordinance.
d. Light Pollution Code	The Project will continue to implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code. All lighting is conditioned to comply with the Lighting code during the building permit process.
e. Watershed Protection Ordinance (WPO)	The Project stormwater quality management plan has been reviewed and demonstrates that the Project will not result in operations or construction that are in conflict with the Watershed Protection Ordinance.

**G. COMMUNITY PLANNING GROUP (CPG)**

On November 16, 2022, the Twin Oaks Valley Community Planning Group (CPG) unanimously voted to recommend approval of the Project by a vote of 4-0-1 (4 ayes, 0 noes, 1 vacant/absent) with the recommendation that the proposed Project comply with County Noise regulations. The Project is conditioned with design elements and noise attenuation measures intended to reduce impacts of exterior sound levels from the Project site. These measures will be indicated on the building plans prior to the issuance of the permit. The Project is also conditioned to comply with the County Noise Ordinance during the duration of the term of the permit.

The Twin Oaks Valley CPG Meeting Action Sheet can be found in Attachment E – Public Documentation.

**H. PUBLIC INPUT**

No formal comments were received by the County as a result of the public notices sent at the time of the MUP Modification application submittal. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the Project site until at least 20 different property owners were noticed. Three general support letters for the Project were received at the end of 2024 from neighboring property owners in the area. The legal ad and public notices for the Planning Commission Hearing were sent to approximately 30 property owners at a radius of 1,500 feet from the Project site.

**I. STAFF RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which concludes that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum.
2. Approve MUP Modification PDS2019-MUP-02-027W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision.

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**Report Prepared By:**

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



VINCE NICOLETTI, DIRECTOR

**ATTACHMENTS:**

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving Major Use Permit Modification PDS2019-MUP-02-027W1
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Ownership Disclosure

## **Attachment A – Planning Documentation**

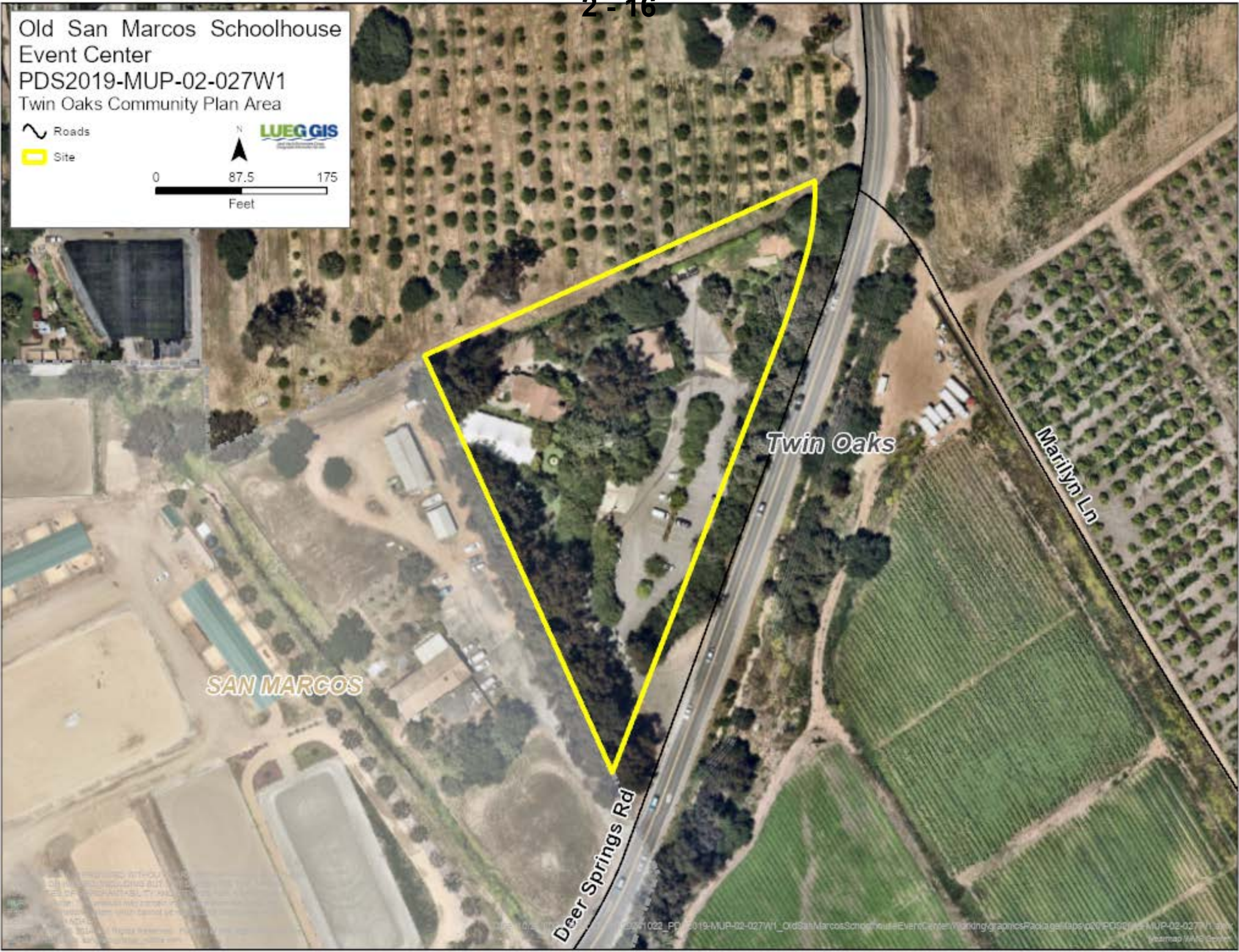


Old San Marcos Schoolhouse  
Event Center  
PDS2019-MUP-02-027W1  
Twin Oaks Community Plan Area

~ Roads  
□ Site

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Feet

**LUEGGIS**  
LAND USE ENGINEERING & GIS





Old San Marcos Schoolhouse  
Event Center  
PDS2019-MUP-02-027W1  
Twin Oaks Community Plan Area

Roads

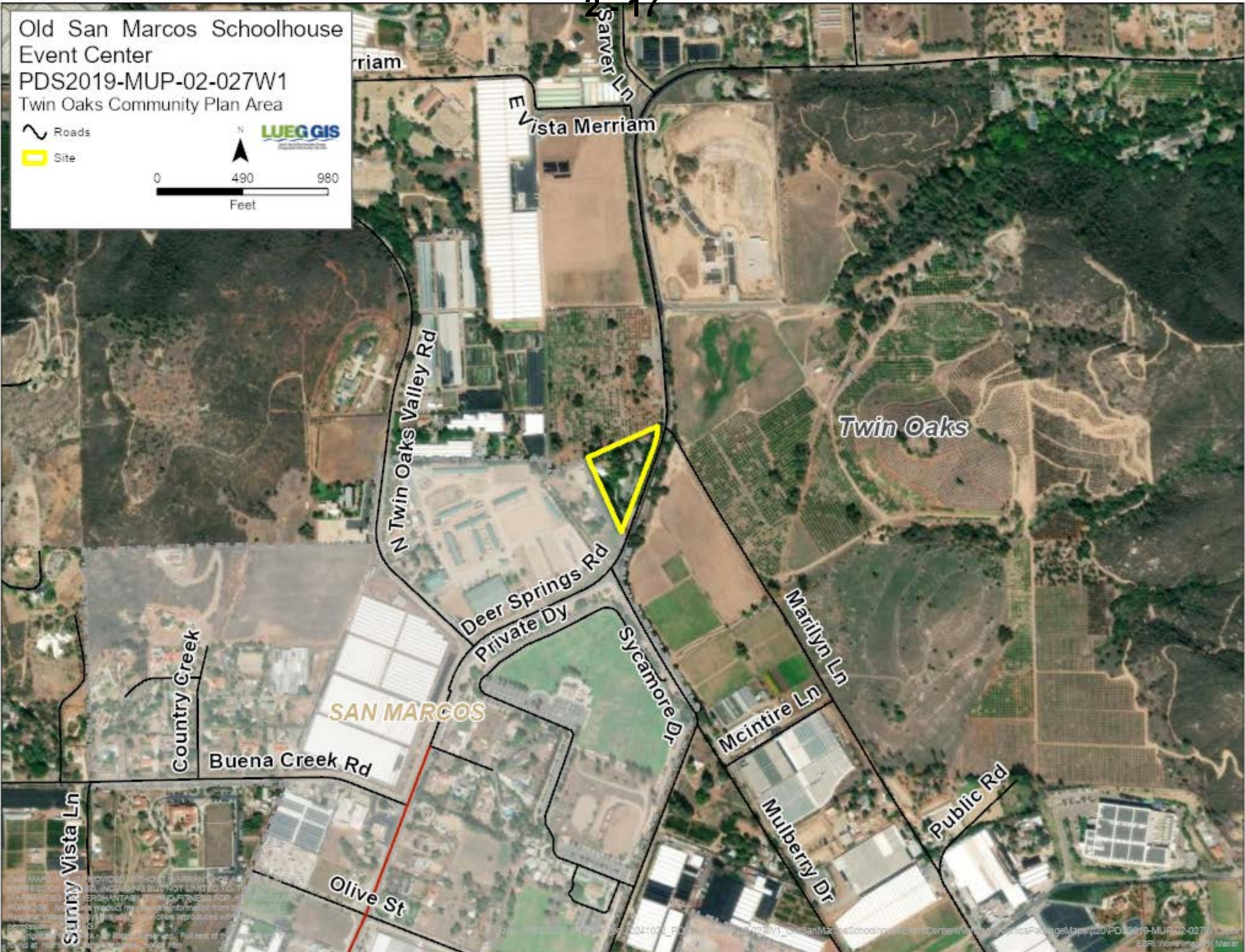
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2 - 19

W Vista Merriam

E Vista Merriam

27

Old San Marcos Schoolhouse Event Center  
PDS2019-MUP-02-027W1

**General Plan**

*Twin Oaks  
Community Plan Area*

*Twin Oaks*

- (11) Semi-Rural Residential (SR-2)
- (17) Semi-Rural Residential (SR-10)
- (27) Rural Commercial

17

11

N Twin Oaks Valley Rd

Deer Springs Rd

Sycamore Dr

Mulberry Dr

Marilyn Ln

Mcintire Ln

SAN MARCOS

Buena Creek Rd

11

Olive St



THIS MAP IS A SUPPORTING DOCUMENT FOR THE REGIONAL INFRASTRUCTURE COMMISSION OF THE SAN MARCOS REGION. IT IS NOT A LEGAL INSTRUMENT AND DOES NOT CONSTITUTE A CONTRACT. THE REGIONAL INFRASTRUCTURE COMMISSION OF THE SAN MARCOS REGION IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE REGIONAL INFRASTRUCTURE COMMISSION OF THE SAN MARCOS REGION IS NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ACCURACY, COMPLETENESS, OR MERCHANTABILITY. THE REGIONAL INFRASTRUCTURE COMMISSION OF THE SAN MARCOS REGION IS NOT PROVIDING ANY ADVICE OR OPINIONS. THE REGIONAL INFRASTRUCTURE COMMISSION OF THE SAN MARCOS REGION IS NOT PROVIDING ANY SERVICES. THE REGIONAL INFRASTRUCTURE COMMISSION OF THE SAN MARCOS REGION IS NOT PROVIDING ANY PRODUCTS. THE REGIONAL INFRASTRUCTURE COMMISSION OF THE SAN MARCOS REGION IS NOT PROVIDING ANY INFORMATION. THE REGIONAL INFRASTRUCTURE COMMISSION OF THE SAN MARCOS REGION IS NOT PROVIDING ANY DATA. 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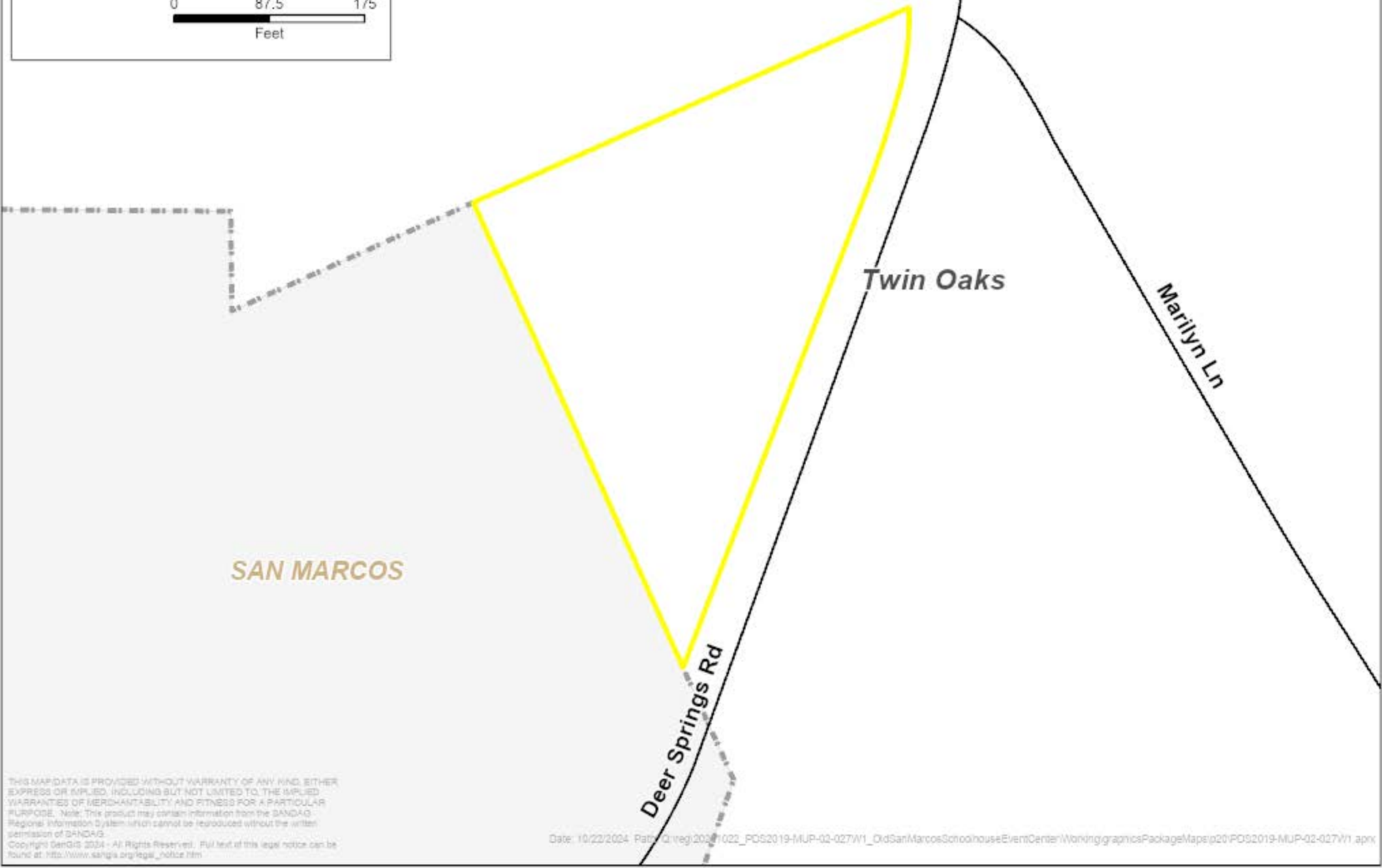
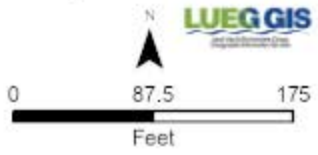
Old San Marcos Schoolhouse  
Event Center  
PDS2019-MUP-02-027W1  
Twin Oaks Community Plan Area



Roads






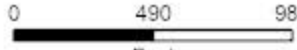
Site




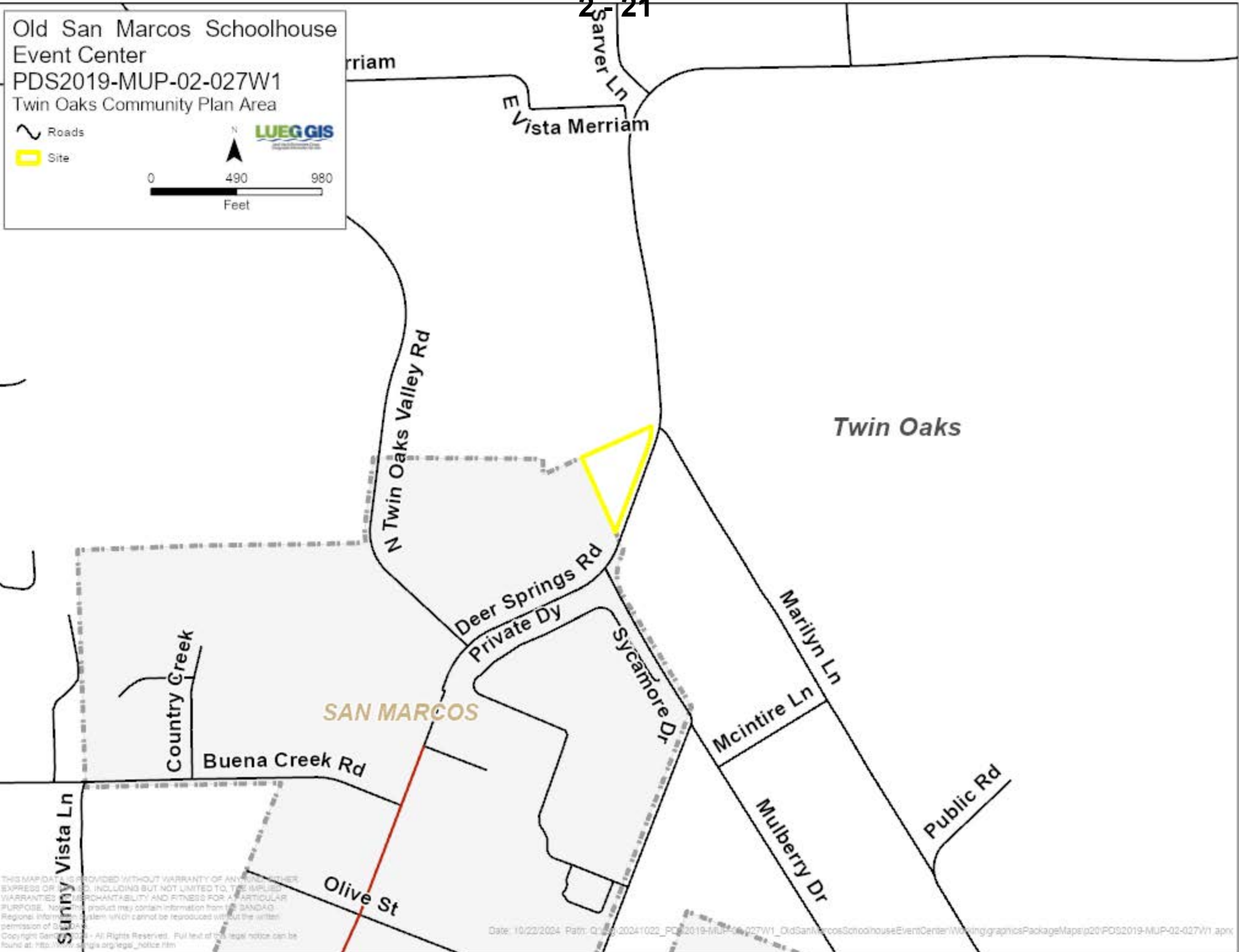
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Old San Marcos Schoolhouse  
 Event Center  
 PDS2019-MUP-02-027W1  
 Twin Oaks Community Plan Area

 Roads  
 Site

 N  
 0 490 980  
 Feet





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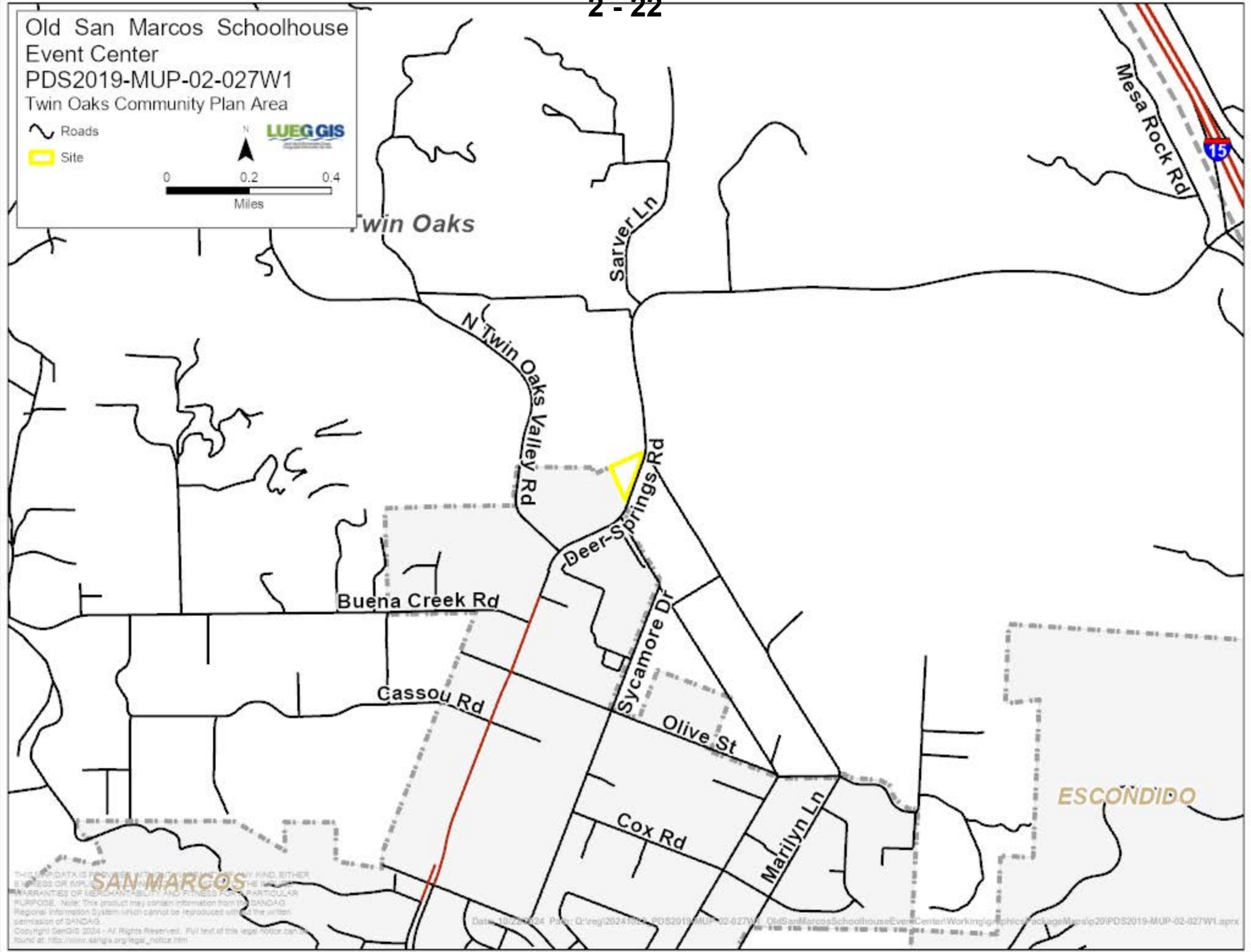
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Old San Marcos Schoolhouse  
Event Center  
PDS2019-MUP-02-027W1  
Twin Oaks Community Plan Area

~ Roads  
□ Site

**LUeGGIS**  
Landscape Use & Geographical Information System

0 0.2 0.4  
Miles



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Old San Marcos Schoolhouse Event Center  
PDS2019-MUP-02-027W1  
Vicinity Map

Twin Oaks  
Community Plan Area



1:3,500,000



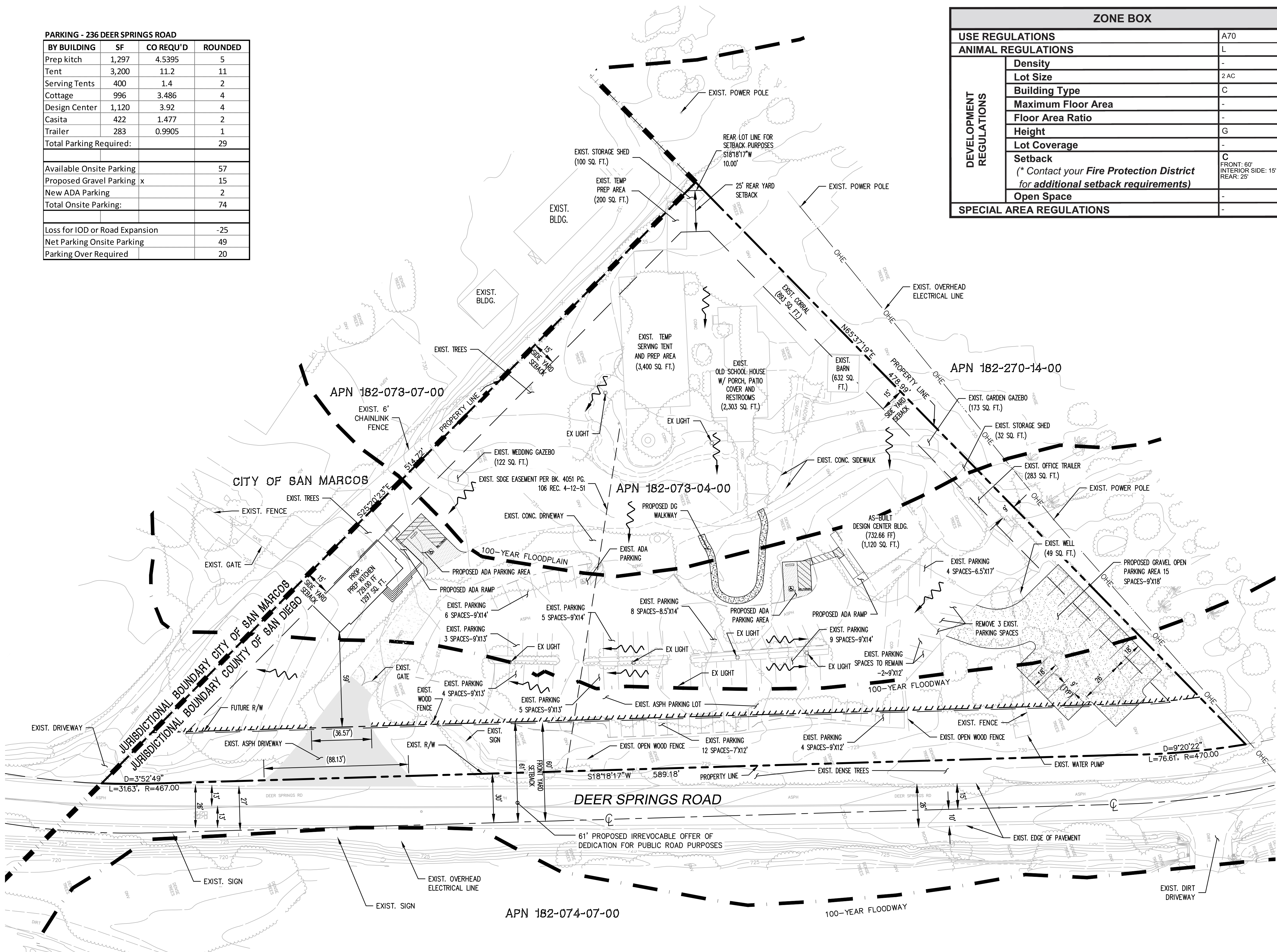
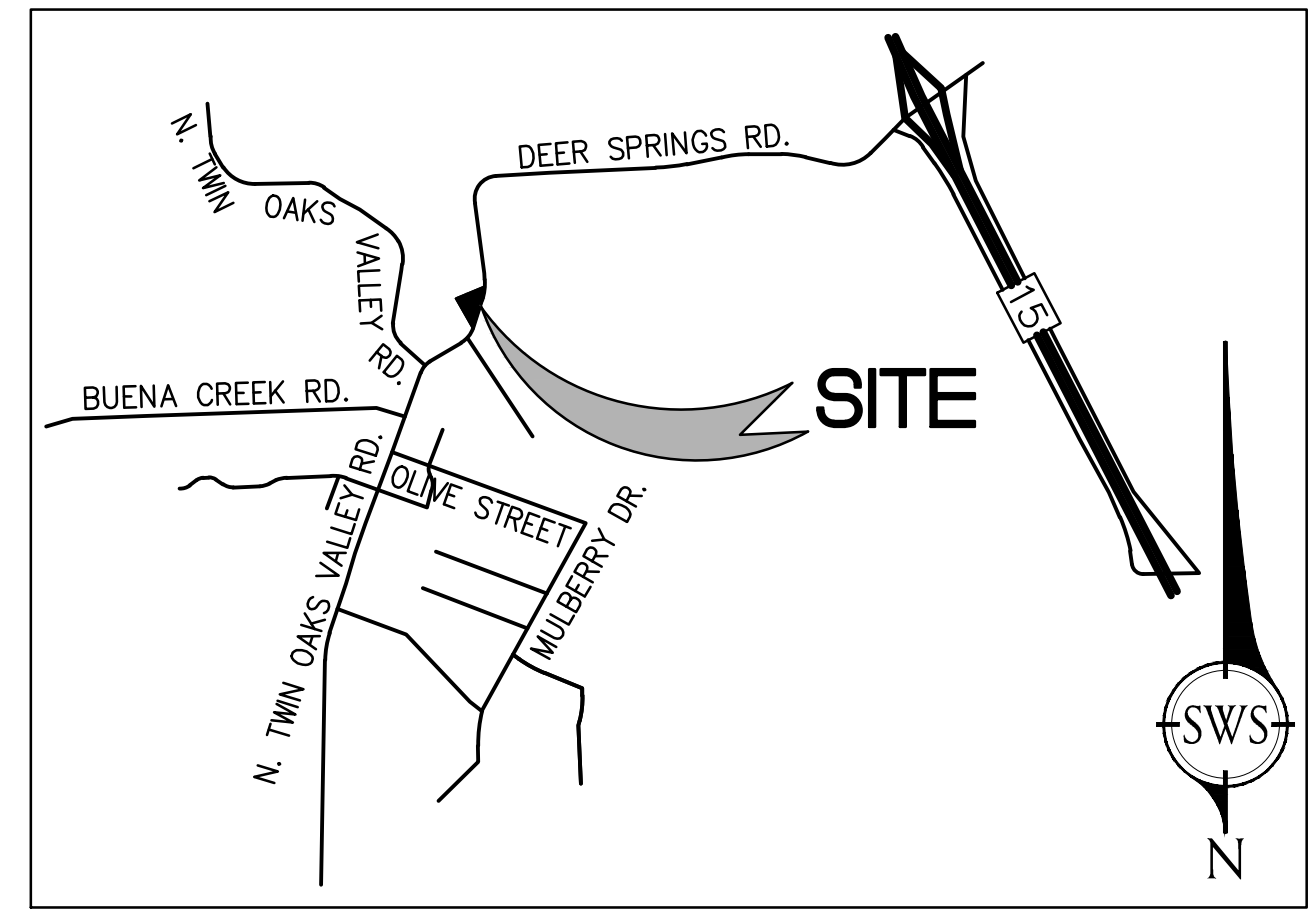






PARKING - 236 DEER SPRINGS ROAD			
BY BUILDING	SF	CO REQU'D	ROUNDED
Prep kitch	1,297	4.5395	5
Tent	3,200	11.2	11
Serving Tents	400	1.4	2
Cottage	996	3.486	4
Design Center	1,120	3.92	4
Casita	422	1.477	2
Trailer	283	0.9905	1
<b>Total Parking Required:</b>			<b>29</b>
Available Onsite Parking			57
Proposed Gravel Parking	x		15
New ADA Parking			2
<b>Total Onsite Parking:</b>			<b>74</b>
Loss for IOD or Road Expansion			-25
Net Parking Onsite Parking			49
Parking Over Required			20

ZONE BOX		
USE REGULATIONS	A70	
ANIMAL REGULATIONS	L	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	2 AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
SPECIAL AREA REGULATIONS	Setback (* Contact your Fire Protection District for additional setback requirements)	C FRONT: 60' INTERIOR SIDE: 15' REAR: 25'
	Open Space	-



**OWNER**  
 236 DEER SPRINGS ROAD, LLC  
 2938 RECHE ROAD  
 FALLBROOK, CA 92028

**APPLICANT**  
 236 DEER SPRINGS ROAD, LLC  
 2938 RECHE ROAD  
 FALLBROOK, CA 92028  
 (760) 510-1606

**SITE ADDRESS**  
 236 DEER SPRINGS ROAD  
 SAN MARCOS, CA 92069

**ASSESSOR'S PARCEL NUMBER**  
 182-073-04-00

**LEGAL DESCRIPTION**  
 A PORTION OF LOT ONE IN BLOCK THIRTY-SEVEN OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895

**SITE AREA**  
 TOTAL GROSS/NET AREA = 125,002 SF / 2.87 ACRES

**UTILITIES**  
 WATER: VALLECITOS WATER DISTRICT  
 SEWER: VALLECITOS WATER DISTRICT  
 FIRE: SAN MARCOS FIRE PROTECTION DISTRICT

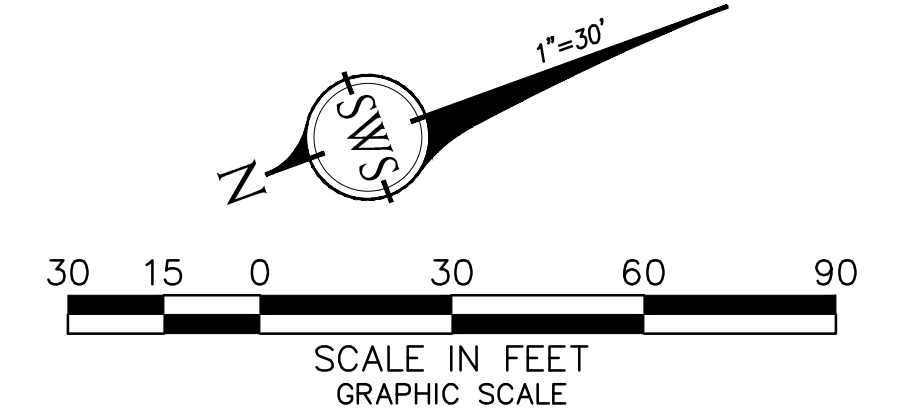
**PARKING SUMMARY**  
 EXISTING CONDITION:  
 65 STANDARD SPACES  
 1 ADA SPACE  
 PROPOSED CONDITION:  
 77 STANDARD SPACES  
 3 ADA SPACES

- NOTES**
1. NO GRADING PROPOSED
  2. NO NEW FENCING PROPOSED
  3. NO NEW SIGNAGE PROPOSED
  4. THE HOURS OF OPERATIONS WOULD BE LIMITED TO 10:00 AM TO 10:00 PM, WHERE NO MUSIC, LIVE OR RECORDED WOULD OCCUR AFTER 10:00 PM TO REMAIN IN COMPLIANCE WITH THE COUNTY'S MORE RESTRICTIVE NIGHTTIME STANDARD.
  5. DJ WILL BE LOCATED AT THE SAME LOCATION DURING EVENTS AND IN THE DESIGNATED AREA (TEMP. TENT AREA, NORTHERN AREA OF PROJECT SITE) IDENTIFIED IN FIGURE 2 OF THE NOISE REPORT PREPARED BY LDN CONSULTING, INC. AND DATED NOVEMBER 2021.

- LEGEND**
- DIRECTION OF FLOW
  - PROPOSED RELINQUISHMENT OF ACCESS RIGHTS
  - JURISDICTIONAL BOUNDARY
  - 100-YEAR FLOODWAY
  - 100-YEAR FLOODPLAN

**SWS ENGINEERING, INC.**  
 CIVIL ENGINEERING • LAND PLANNING • SURVEYING  
 261 Autumn Drive, Suite 115  
 San Marcos, CA 92069  
 P: 760-744-0011 F: 760-744-0046

**236 DEER SPRINGS RD  
 PLOT PLAN**



**Water Conservation Concept Statement:**  
This conceptual landscape plan complies with the requirements for landscape improvement plans as described in the San Diego County Code, Title 8, Division 6, Chapter 7 and has been prepared in compliance with those regulations. The use of drought tolerant planting material ensure a water wise site plan for the County of San Diego. Per Vallecitos Water District, reclaimed water will not be available at this location.

**Irrigation Statement:**  
1. The irrigation system shall comply with the requirements of the County of San Diego Water Efficient Landscape Ordinance and California Executive Order B-29-15.  
2. All planted areas shall have an automatic irrigation system. Shrub and ground cover areas shall utilize low-volume subsurface drip emission devices, preventing runoff and overspray.  
3. The irrigation system valves shall be separated by hydrozone, with respect to similar site, sun exposure, soil conditions and plant material with similar water use.  
4. Trees shall be placed on separate valves from shrubs and ground cover, utilizing deep root bubblers.  
5. The projects estimated water use (ETWU) shall not exceed the maximum applied water allowance (MAWA).

**Design Features:**  
1. All planting within corner sight line distance areas shall have a maximum mature height of 30'.  
2. All planted areas shall receive a 3" layer of shredded bark mulch.  
3. All plants shall be selected for drought tolerance and low maintenance. All shrubs and ground covers shall be WUCOLS rated 'low' for water use.

**Proposed Gravel Open Parking Area:**  
1. New parking area complies with County of San Diego Requirements -  
a. 14 s.f. of landscaping per parking space.  
b. Perimeter screen shrubs around parking area.  
c. Each parking space is within 30' of a tree trunk.  
d. One (1) 24" box tree per every 5 parking spaces.

**Protection for Existing Trees to Remain during construction**

- All existing trees to remain that are located within 20' of new construction shall be identified, tagged and verified by landscape architect at site prior to start of construction.
- All areas within the dripline of each tree shall be protected with a physical barrier such as temporary fencing (min. 3' ht)
- Within the drip line there shall be:
  - no construction or altering of grade
  - no dumping or storage of construction material, equipment or waste
  - no disposal of liquids, including concrete, oil and paint
  - no movement of vehicles or machinery
  - no trenching or disturbance of root system.
  - no excessive pruning or trimming.
- Any existing trees that are damaged or destroyed by construction activities shall be replaced in kind.

**Invasive Species Note:**  
No non-native invasive plant species shall be used, per the California Exotic pest Plant Council List A-1, and California Invasive Plant Council (Cal-IPC).

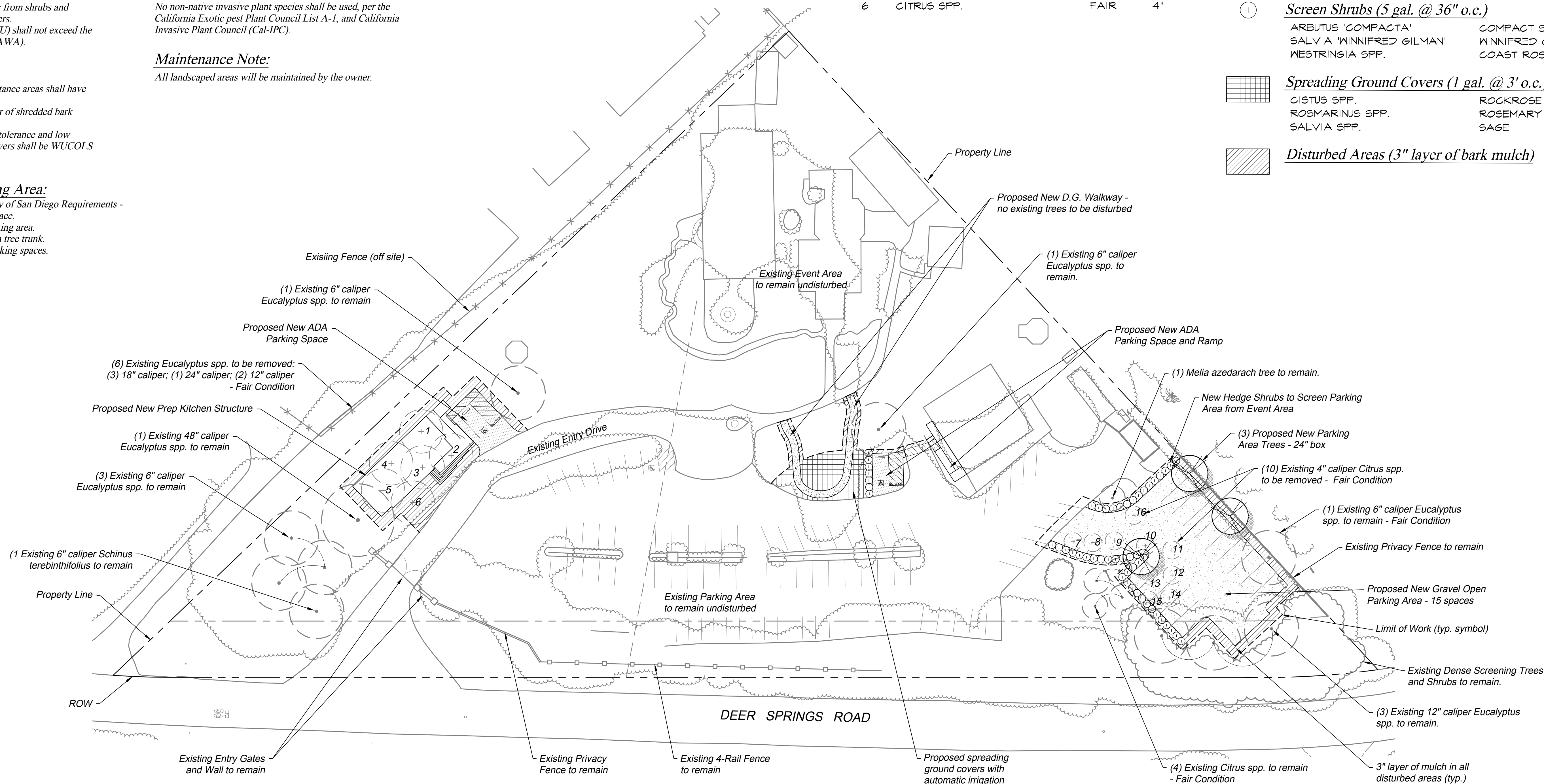
**Maintenance Note:**  
All landscaped areas will be maintained by the owner.

**Tree to be removed:**

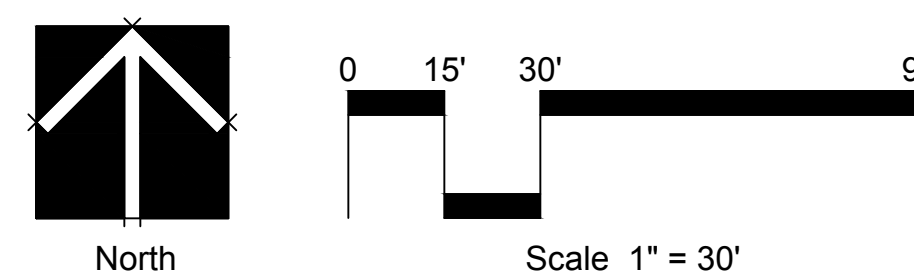
SYMBOL	BOTANICAL NAME	CONDITION	DBH
1	EUCALYPTUS SPP.	FAIR	12"
2	EUCALYPTUS SPP.	FAIR	24"
3	EUCALYPTUS SPP.	FAIR	18"
4	EUCALYPTUS SPP.	FAIR	18"
5	EUCALYPTUS SPP.	FAIR	12"
6	EUCALYPTUS SPP.	FAIR	18"
7	CITRUS SPP.	FAIR	4"
8	CITRUS SPP.	FAIR	4"
9	CITRUS SPP.	FAIR	4"
10	CITRUS SPP.	FAIR	4"
11	CITRUS SPP.	FAIR	4"
12	CITRUS SPP.	FAIR	4"
13	CITRUS SPP.	FAIR	4"
14	CITRUS SPP.	FAIR	4"
15	CITRUS SPP.	FAIR	4"
16	CITRUS SPP.	FAIR	4"

**Plant Legend**

SYMBOL	BOTANICAL NAME	COMMON NAME	ZONE 3 WUCOLS
<b>Trees:</b>			
	<b>Parking Lot Trees: (24" Box)</b> ULMUS PARVIFOLIA		CHINESE ELM L
<b>Existing Trees:</b>			
	EXISTING TREE TO BE PROTECTED IN PLACE		
	EXISTING TREE TO BE REMOVED		
<b>Ornamental Shrubs &amp; Groundcovers:</b>			
	<b>Screen Shrubs (5 gal. @ 36" o.c.)</b> ARBUTUS 'COMPACTA' SALVIA 'WINNIFRED GILMAN' WESTRINGIA SPP.		COMPACT STRANBERRY TREE WINNIFRED GILMAN SAGE COAST ROSEMARY L L L
	<b>Spreading Ground Covers (1 gal. @ 3' o.c.)</b> CISTUS SPP. ROSMARINUS SPP. SALVIA SPP.		ROCKROSE ROSEMARY SAGE L L L
	<b>Disturbed Areas (3" layer of bark mulch)</b>		

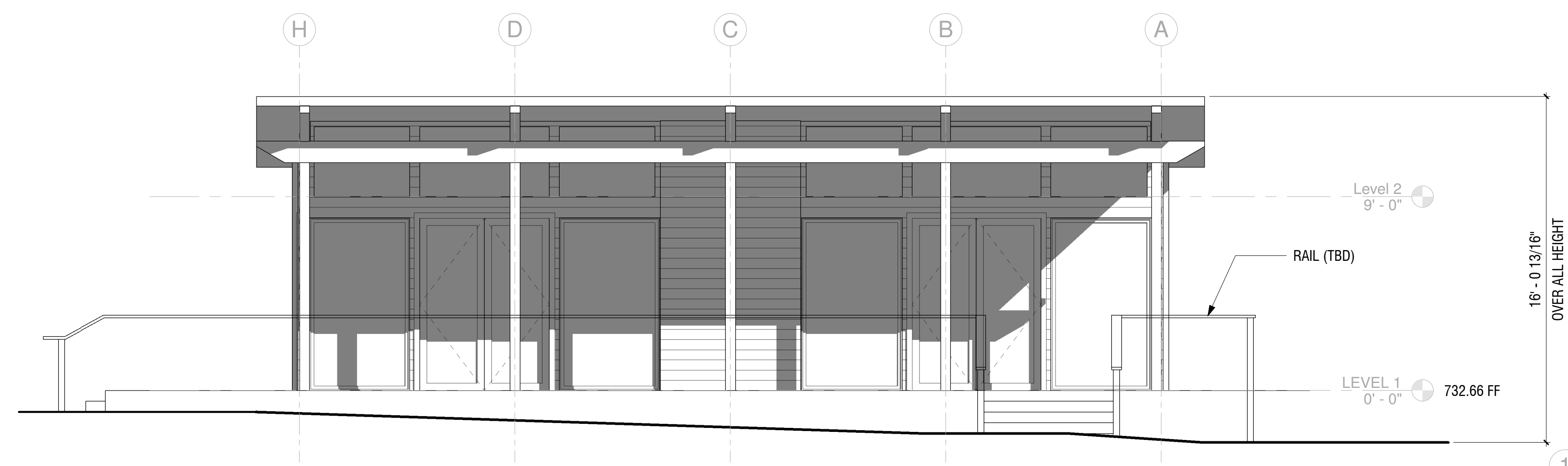


Landscape Concept Plan  
236 Deer Springs Road

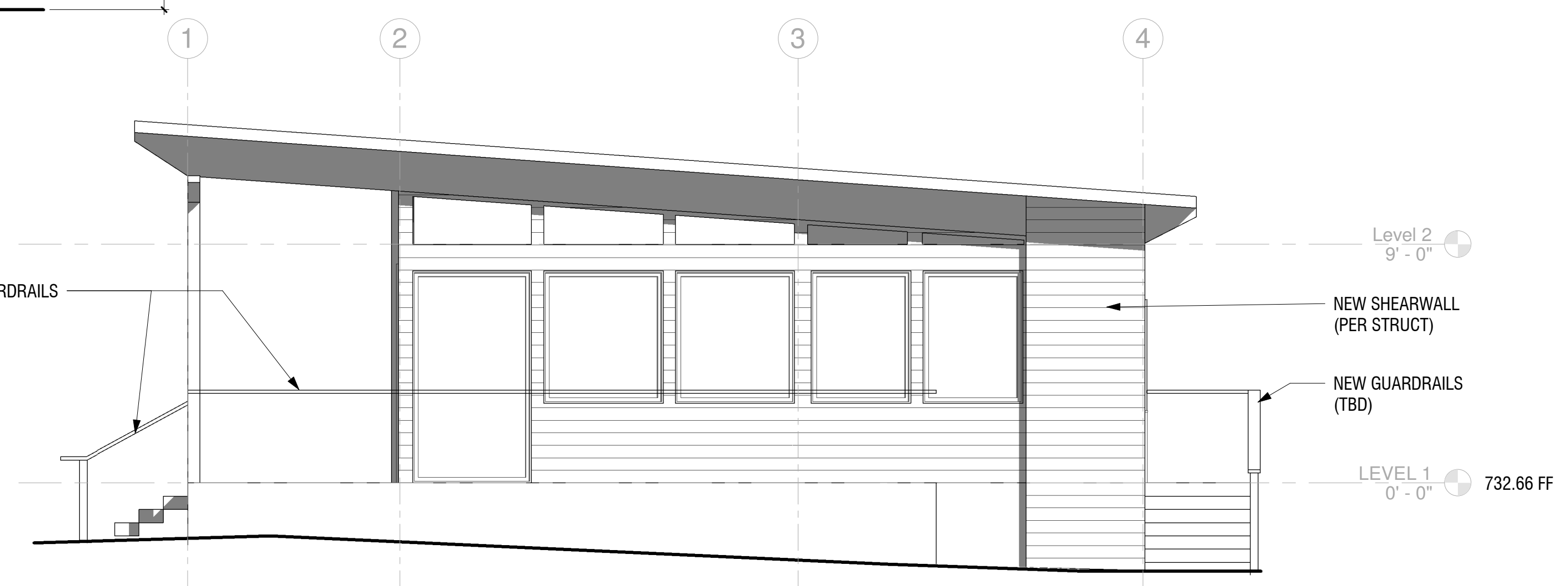


ria 2681  
**HOWARD ASSOCIATES**  
landscape architecture  
2442 second avenue  
san diego ca 92101 619 718 9660

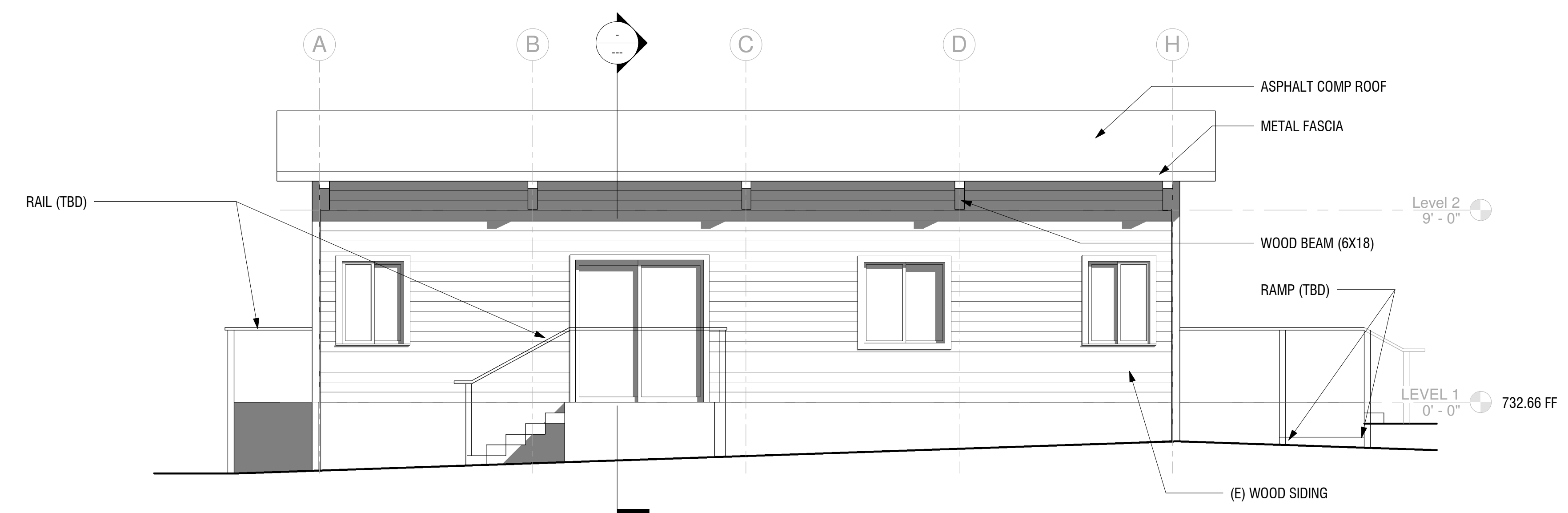
December 9, 2019



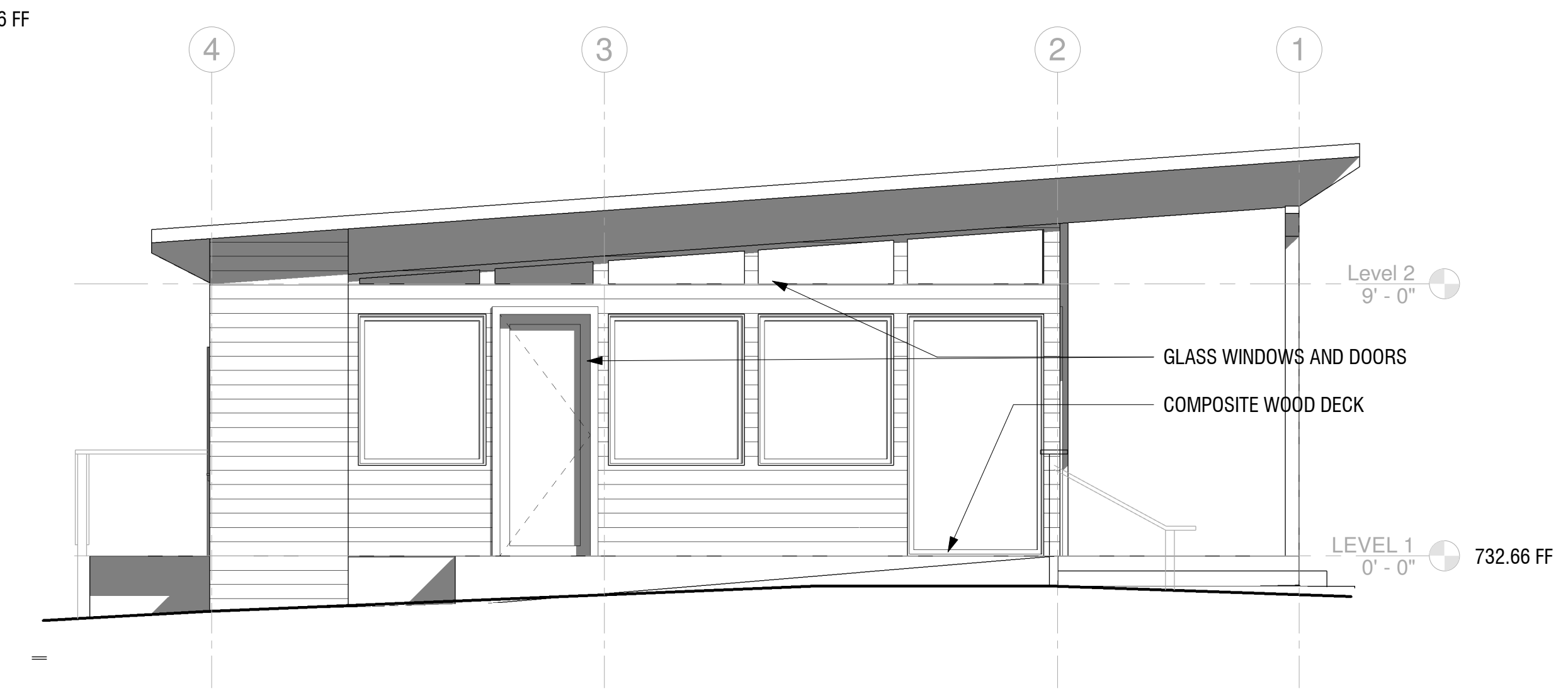
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1/4" = 1'-0"



**2 RIGHT**  
1/4" = 1'-0"



**3 REAR**  
1/4" = 1'-0"



**4 LEFT**  
1/4" = 1'-0"



**James Cummings, AIA**  
Principal Architect

3255 Oleander Avenue  
San Marcos  
California  
92078

T: 760.591-4555  
M: 760.402.1256  
E: jmc@cta-architects.com



**PROJECT:**  
236 Deer Springs Road  
San Marcos, CA 92069

**PROPERTY OWNER:**  
Richard & Karen Sherman  
2940 Reche Road  
Fallbrook, CA 92028

**CURRENT REVISION:**

**REVISION DESCRIPTION:**


**CTA PROJECT #:** 17-539

**DATE / TIME STAMP:** 1/9/20

**SHEET ISSUED:** 1/9/20

**DRAWN BY:** Jc

**CHECKED BY:** TM

**PROJECT STATUS:** MUP PRELIMINARY

**SCALE:** 1/4" = 1'-0"

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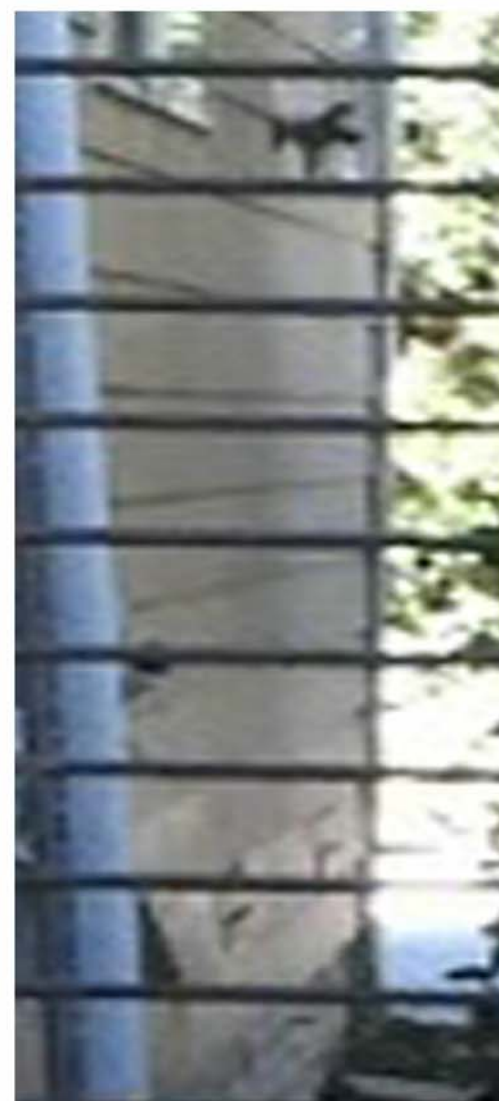
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**DESIGN CENTER ELEVATIONS**

**NUMBER:**

**A-3.1**

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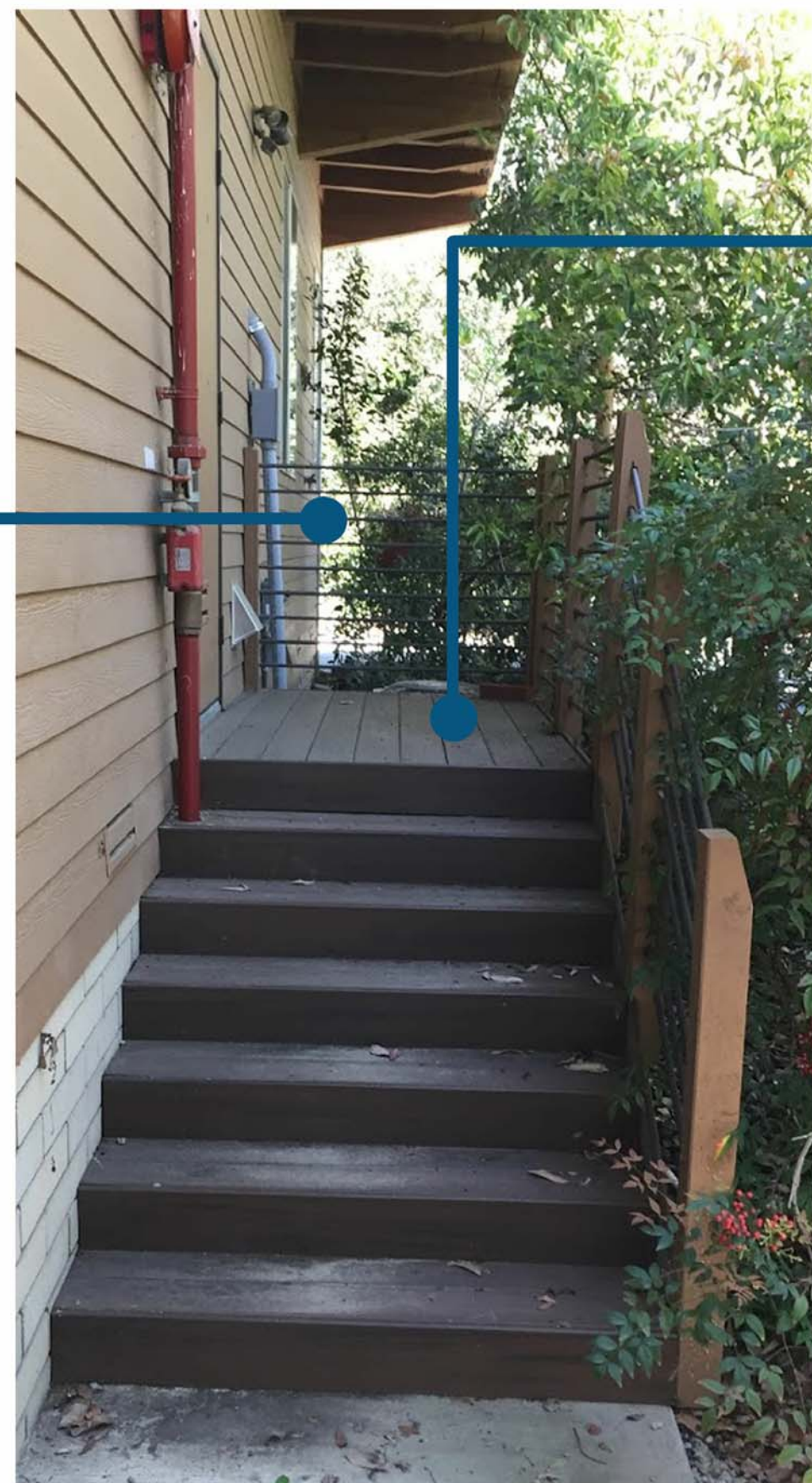
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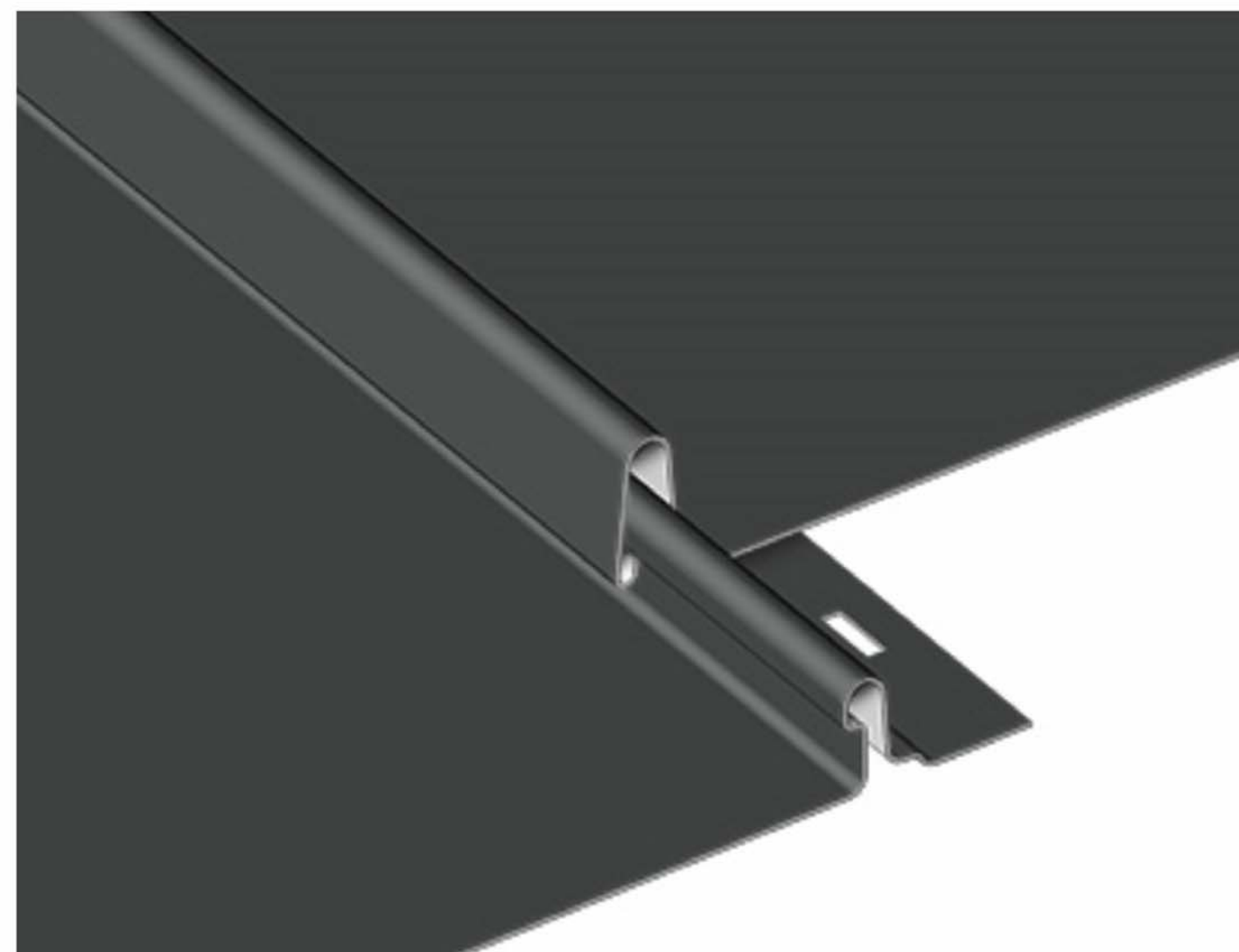
MARINE OVAL BULKHEAD  
EXT SCONCE BY GALAXY



ORCO PRECISION BLOCK  
6X16; COLOR: NUFAD MW



STAIR, DECK & RAIL



METAL STANDING SEAM ROOFING  
BY ATAS: COLONIAL STYLE SEAM  
COLOR: CHARCOAL GREY



TREX COMPOSITE DECKING  
COLOR: PEBBLE



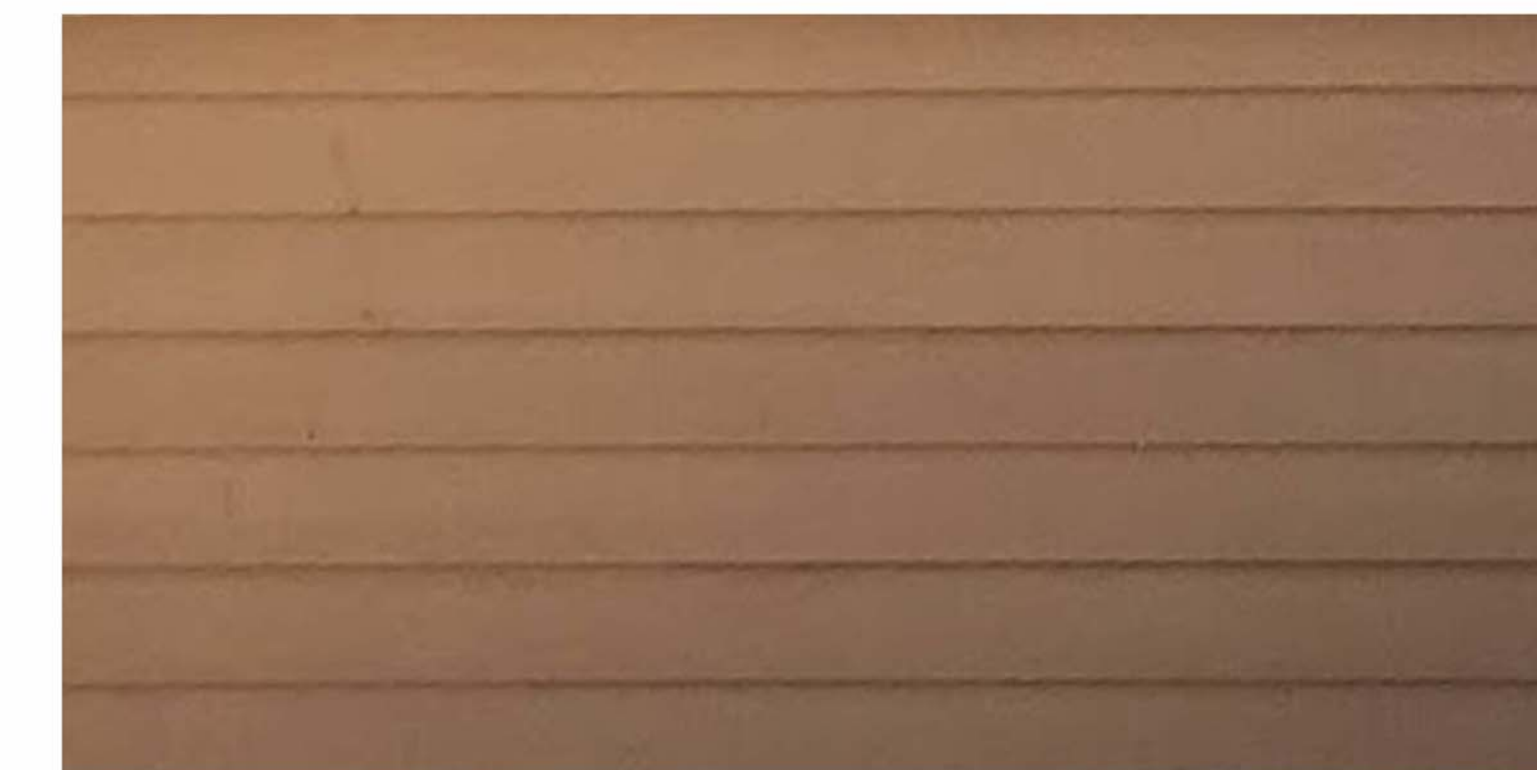
GLASS: CLEAR WITH LOW E FILM



GLUE LAMINATED BEAM  
COLOR: PANTONE 4705 C



2X6 T&G ROOF SHEATHING  
COLOR: PANTONE 7518 C



FIBRE CEMENT SIDING BY JAMES HARDIE  
COLOR: PANTONE 4645 C



TYPICAL BUILDING ELEVATION



James Cummings, AIA  
Principal Architect

3255 Oleander Avenue  
San Marcos  
California  
92078

T: 760.591-4555  
M: 760.402.1256  
E: jmc@cta-architects.com



PROPERTY OWNER:  
Richard & Karen Sherman  
2940 Reche Road  
Fallbrook, CA 92028

CURRENT REVISION:

REVISION DESCRIPTION:


CTA PROJECT #:

17-550

DATE / TIME STAMP:

SHEET ISSUED:

1/9/20

DRAWN BY:

Jc

CHECKED BY:

TM

PROJECT STATUS:

MUP PRELIMINARY

SCALE

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NUMBER:

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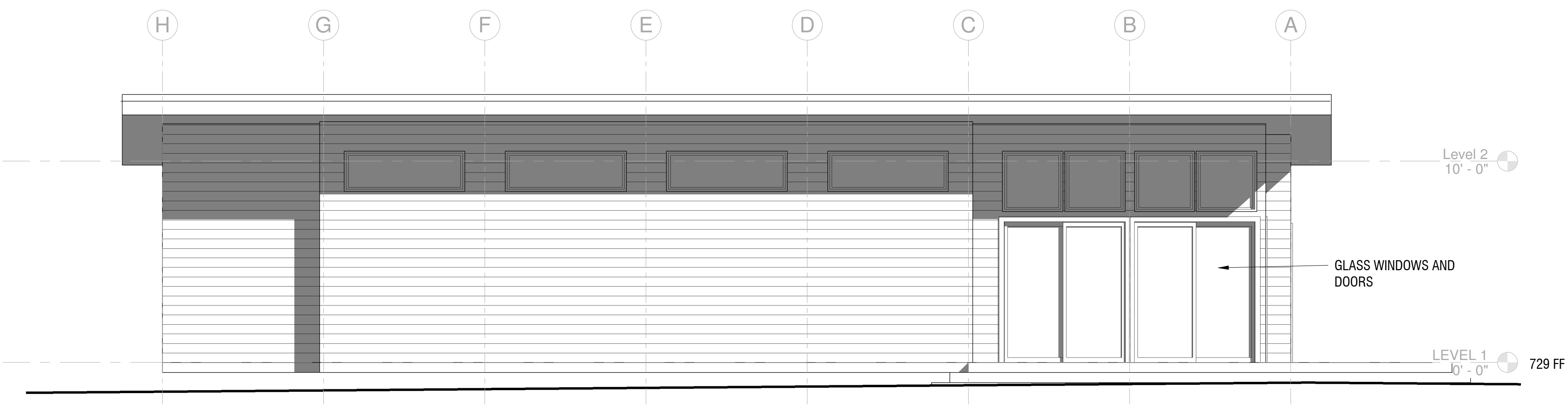
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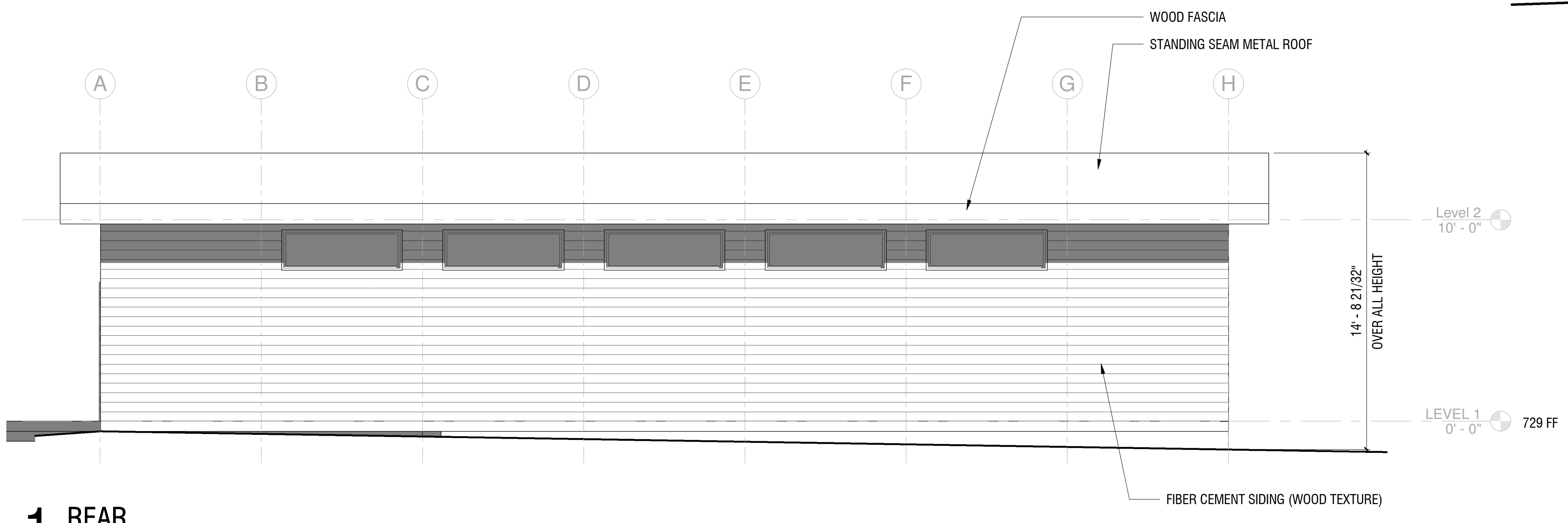
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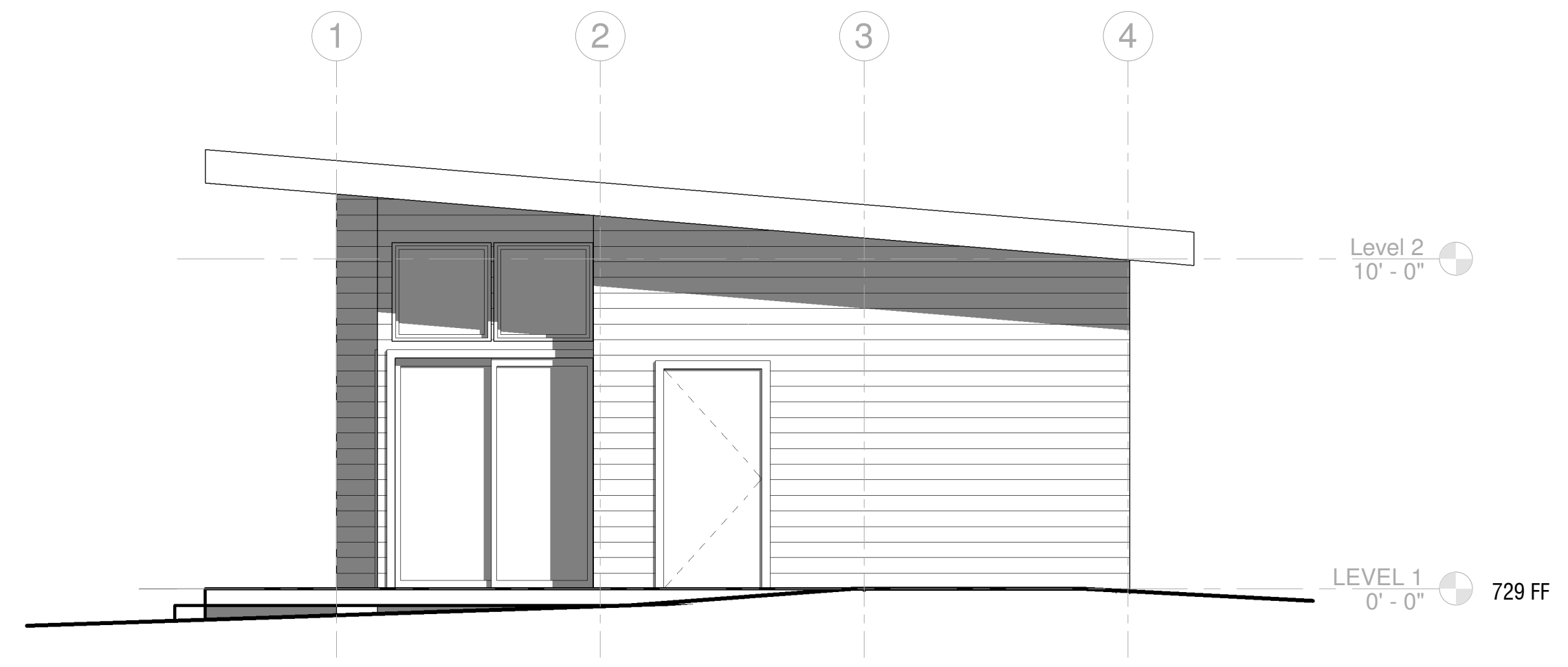
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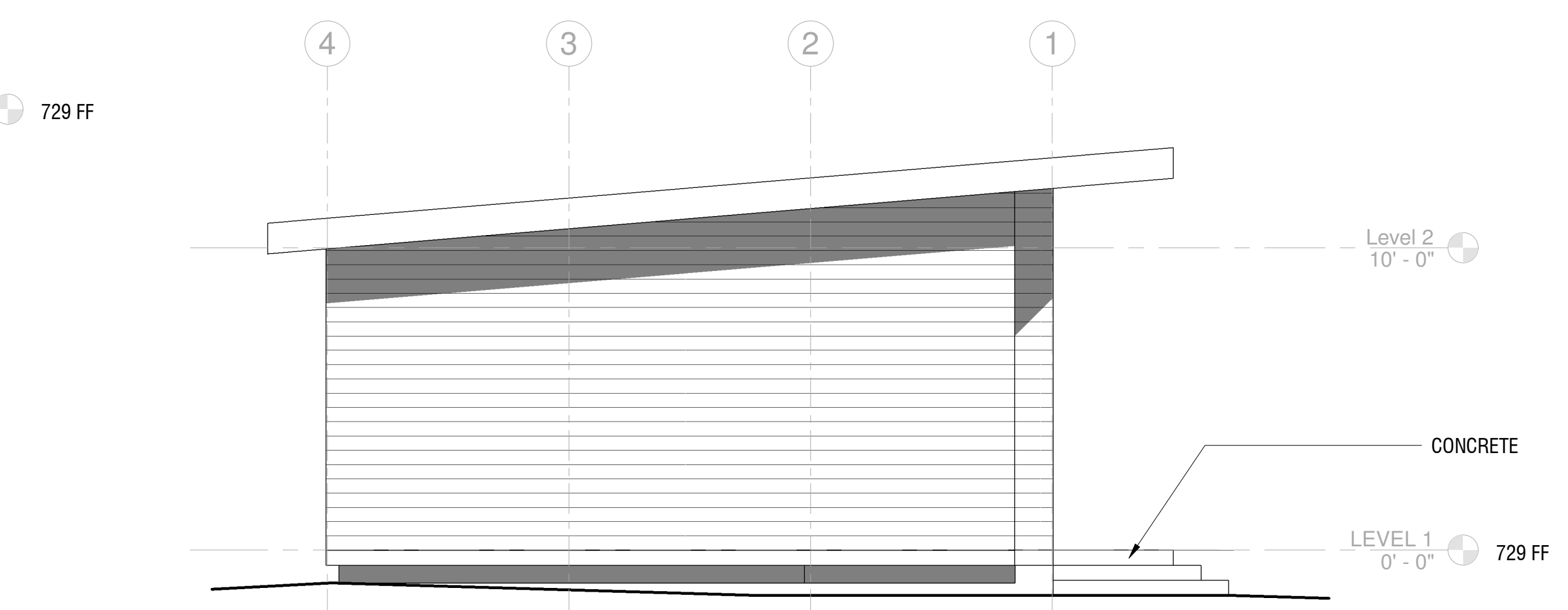
**3 NORTH**  
1/4" = 1'-0"



**1 REAR**  
1/4" = 1'-0"



**4 WEST**  
1/4" = 1'-0"



**2 LEFT**  
1/4" = 1'-0"



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**REVISION DESCRIPTION:**


**CTA PROJECT #:** 17-550

**DATE / TIME STAMP:**

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**PROJECT STATUS:** MUP PRELIMINARY

**SCALE:** 1/4" = 1'-0"

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**TITLE:**  
**PREP KITCHEN ELEVATIONS**

**NUMBER:**

**A-2.1**

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**Attachment B – Form of Decision Approving  
PDS2019-MUP-02-027W1**





**County of San Diego  
PLANNING & DEVELOPMENT SERVICES**

VINCE NICOLETTI  
*Director*

5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
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**COMMISSIONERS**

Douglas Barnhart (Chair)  
Ronald Ashman (Vice Chair)  
Ginger Hitzke  
Michael Edwards  
Molly Weber  
Yolanda Calvo  
David Pallinger

January 24, 2025

**PERMITTEE:** 236 DEER SPRINGS ROAD, LLC (ATTN: TERRY MATHEW)  
**MAJOR USE PERMIT:** PDS2019-MUP-02-027W1  
**E.R. NUMBER:** PDS2019-ER-03-08-044A  
**PROPERTY:** 236 DEER SPRINGS ROAD, WITHIN THE TWIN OAKS COMMUNITY OF THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLANNING AREA WITHIN UNINCORPORATED SAN DIEGO COUNTY  
**APNs:** 182-073-04-00

**DECISION OF THE PLANNING COMMISSION**

ORIGINAL MAJOR USE PERMIT: 3300-02-027  
GRANT, as per plot plan dated July 13, 2006, consisting of three sheets (Site Plan, parking study and landscaping plans), as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 2705b and 7350 of the Zoning Ordinance, for Community Recreation that will allow community events and activities including cultural exhibits, private parties such as weddings, receptions, and public meetings for a maximum of 150 people within a property that already includes a restored historic school house. In addition to the school house, the property consists of an adjacent covered patio, orchard, parking lot and several farming type outbuildings as well as signage and mature landscaping. No changes to the existing facilities are proposed.

MAJOR USE PERMIT MODIFICATION: PDS2019-MUP-02-027W1  
GRANT, as per plot plans approved January 24, 2024 a Major Use Permit Modification for an expanded event center to include additional operating hours and structures and allow for a maximum of 150 people. The event center will continue to authorize private parties, weddings, and events. The Major Use Permit Modification includes additional structures in addition to the existing structures on the property including an approximately 1,300 square foot new prep kitchen as well as an approximately as-built 3,400 square foot tent structure and an as-built 1,120 square foot design center. This Major Use Permit Modification authorizes setback encroachments and location of parking spaces as detailed on the Major Use Permit plot plans. This permit authorizes the proposed development in accordance with Section 2705, 4813, 6787.d, and 7350 through 7362 of the Zoning Ordinance.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **January 24, 2027** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....

**WAIVER(S) AND EXCEPTION(S):** This Major Use Permit Modification is hereby approved pursuant to the provisions of the San Diego County Zoning Ordinance, the County Public Road Standards and Private Road Standards, and all other required ordinances of the County of San Diego. The sole exceptions to the aforementioned are:

Allow the use of a minimum stopping sight distance of 390 feet, based on a prevailing speed of 38.3 MPH, in lieu of the County Criteria noted in Section 6.1.E., Table 5 for the intersection of the existing private driveway and Deer Springs Road (6.2 Prime Arterial) in the northerly direction pursuant to the Design Exception Request that was approved on May 6, 2024.

Allow the use of a minimum stopping sight distance of 610 feet, based on a prevailing speed of 60.8 MPH, in lieu of the County Criteria noted in Section 6.1.E., Table 5 for the intersection of the existing private driveway and Deer Springs Road (6.2 Prime Arterial) in the southerly direction pursuant to the Design Exception Request that was approved on May 6, 2024.

Allow an exception to the County of San Diego Design Standard for a Gated Driveway Entrance, DS-17, -18, and -19 pursuant to the Design Exception Request that was approved on May 6, 2024.

Allow a reduction in the required minimum separation distance between intersecting centerlines of a Non-Mobility Element Road (including driveways) entering a Mobility Element Road, in accordance with Section 6.1.C.2 for the proposed driveway along Deer Springs Road pursuant to the Design Exception Request that was approved on May 6, 2024.

**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:

**Previous Major Use Permit Conditions in Strikeout-Underline**

The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every 12 months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every 12 months until the County determines the applicant is in compliance.

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

- A. Within 120 days from the approval of this permit by the decision making body (Planning Commission), the applicant shall submit to the Director of Planning and Land Use evidence that the following conditions pursuant to this Major Use Permit have been satisfied to the satisfaction of the Director of Planning and Land Use:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
  2. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public works stating Condition A.7 has been complied with to that Department's satisfaction.
  3. The applicant shall prepare and submit to the County of San Diego Historic Site Board (Historic Site Board), an application the Department of Planning and Land Use for Landmark Designation for the Old San Marcos (Twin Oaks) Schoolhouse that is described in the Cultural Resources report prepared by Edith Bagwell Hughes dated 1995. The Historic Site Board shall examine the documentation and make a recommendation to the Director of Planning and Land Use (Director). The Director shall review the nomination for Landmark Designation and make a decision whether the resource is eligible for Historic Designation in accordance with Ordinance 9493 (Local Register of Historical Resources adopted August 14, 2002). A copy of the Landmark Decision will be placed in the project file.
  4. Provide the Director of Planning and Land use with a copy of a Certificate of Occupancy for assembly use from the San Marcos Fire Department (contact will be John Twyman at 760-744-3407). (Satisfied, see updated fire conditions in modification)
  5. Provide evidence that a Knox lock box, or equivalent, shall be installed on the entrance gate for emergency access (photographs, receipt). (Satisfied, see updated fire conditions in modification)
  6. Provide evidence that parking spaces have been delineated by railroad ties, or the equivalent for parking control per parking study, Sheet 2 of the Site Plans (photographs). (Satisfied, new parking spaces to be delineated for updated parking space count)
  7. Cause to be granted an Irrevocable Offer of Dedication for real property for public highway required to complete a fifty-five foot (55') wide, one-half right-of-way width on the project side of the ultimate centerline of Deer Springs Road, SF 1414 (Major Road with Bike Lane), plus the right to construct and maintain slopes and drainage improvements as required beyond the fifty-five foot (55')

limit for that portion within the land division.

Any dedication or offer of dedication shall be free of any burdens or encumbrances that would interfere with the purpose for which the dedication or offer of dedication is required. All access easements for any utilities must be plotted on the Plot Plan. The IOD shall be consistent with the right-of-way width requirements as detailed on the approved Design Exception Requests for the modified Major Use Permit proposal.

- B. Within one (1) year from the approval of this permit by the decision making body (Planning Commission), the applicant shall submit to the Director of Planning and Land Use evidence that the following conditions pursuant to this Major Use Permit have been satisfied to the satisfaction of the Director of Planning and Land Use:
1. Within one year from the approval date of this Major Use Permit, the existing structures (two bathroom facilities) will be connected to public sewer through the Vallecitos Water District. Should the sewer connection not happen within one year, DPLU will revoke this Major Use Permit and all associated operations will cease and desist. (Satisfied, any remaining expansion of use shall be permitted by the applicable water/sewer district provider)
  2. Within the one year time frame for connection to public sewer, if for whatever reasons any component of the septic system should fail, the operation under this Major Use Permit will cease and desist until at which time the parcel is connected to public sewer. (Satisfied, any remaining expansion of use shall be permitted by the applicable water/sewer district provider)
- C. The following conditions shall apply during the term of the Major Use Permit:
1. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
  2. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance
  3. The parking areas and driveways shall be well maintained.
  4. All landscaping shall be adequately watered and well maintained at all times.
  5. All potable water serving this parcel will be provided by the Vallecitos Water District. The existing well is to be used for irrigation purposes only and will be secured and protected as per California Well Standards Bulletins 74-81, 74-90 and County Code Section 67.421.
  6. No building permits to expand the footprint of existing structures or construct new structures will be issued prior to connection to public sewer.

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7. Limit the recreational/social events held at the Old San Marcos Schoolhouse to Thursdays, Fridays, and Saturdays and Sundays between the hours of 8:00-a.m. and 9:30 p.m. 10:00 p.m.
- ~~8. All personnel, maintenance staff, visitors, and their vehicles shall not be allowed on the premises after 10:00 p.m. or before 7:00 a.m. at any time.~~
9. Prohibit the permanent installation of exterior noise generating equipment such as air conditioners without a modification of this use permit.
10. ~~Prohibit the use of sound amplifying devices such as a public address system or speakers at any outdoor location on the project site. (See updated modified conditions related to noise and ongoing operation of facility)~~
11. Limit the total number of participants at these recreational or social events to 150 at any time on the project site.
12. Obtain approval from the San Marcos Fire Department for any future construction or occupancy changes; new construction will need to be designed using current local and state codes.
13. The applicant shall allow the County to inspections of the property for which the Major Use Permit has been granted, at least once every 12 months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every 12 months until the County determines the applicant is in compliance.
14. Obtain a Construction Permit and/or Encroachment Permit for any and all work within the County road right-of-way. Contact DPW Construction/ Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements.
15. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Marcos Fire Protection District and the Director of Public Works.
16. Provide for the maintenance of the onsite and off-site private road that serves the property.
17. Obtain a grading permit prior to commencement of grading when quantities exceed 200 cubic yards of excavation or five feet (5') of cut/fill per criteria of Section 87.201 of the County Zoning and Land Use Regulations.
18. Comply with all applicable Stormwater regulations at all times. 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 and all other applicable ordinances and standards. This

includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

19. Comply with street lighting requirements as follows:  
Allow transfer of the property subject to Major Use Permit 02-027 into Zone A of the San Diego County Street Lighting District without notice or hearing and pay the cost to process such transfer.
20. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
21. **DEFENSE OF LAWSUITS AND INDEMNITY:** The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

## **MAJOR USE PERMIT CONDITIONS**

**ANY PERMIT:** *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

### **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, 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, 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. LNDSKP#1–LANDSCAPE DOCUMENTATION PACKAGE

**INTENT:** In order to provide adequate Landscaping that complies with the [County of San Diego’s Water Efficient Landscape Design Manual](#), the County’s Water Conservation in Landscaping Ordinance, and the North County Metropolitan Subregional Plan Area, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** *Note: A Landscape Documentation Package is only needed for this project if determined that a Landscape Plan submittal is needed during the building permit application process.* The Landscape Documentation Package 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 obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way, including BMP Tree Wells. 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](#).
- f. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- g. Show location of any proposed fencing and ensure all fencing is consistent with Section 6708 of the Zoning Ordinance.

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

**4. NOISE#1–TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].**

**INTENT:** In order to minimize temporary construction noise for any potential construction 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. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- f. Limiting hours of construction to normal weekday working hours (to the best extent possible).
- g. Comply with Noise Ordinance Sections 36.408, 409 and 410.

**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.

**5. EASEMENTS#1–EASEMENT CONCURRENCE LETTERS**

**INTENT:** In order to ensure work is constructed within easements through authorization of the public entity or grantee of the easement. **DESCRIPTION OF REQUIREMENT:** A letter of authorization or documentation shall be provided demonstrating that work or construction can occur within applicable easements on the subject property.

**DOCUMENTATION:** The applicant shall provide letters of authorization from a grantee of an easement or documentation demonstrating that work or construction can occur within applicable easements on the subject property. The applicant shall submit the documentation to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the improvement plans or grading plan, the documentation shall be submitted. **MONITORING:** The [PDS, LDR] shall review the documentation.



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

## 6. ROADS#1–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 390 feet of unobstructed intersectional sight distance in the northerly direction, and 610 feet of unobstructed intersectional sight distance in the southerly direction along **Deer Springs Road** from the proposed driveway in accordance with the methodology described in the approved Design Exception Request for PDS2019-MUP-02-027W1 dated May 6, 2024. 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. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way or a clear space easement."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

## 7. ROADS#2–CLEAR SPACE EASEMENT

**INTENT:** In order to promote orderly development necessary for public health and safety of the area, and to comply with the County of San Diego Public Road Standards and County Standard Drawing, clear space easement shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego a clear space easement or demonstrate line of sight falls within an existing clear space easement to provide adequate sight distance at the proposed driveway location along **Deer Springs Road**. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approval the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements to assure compliance with this condition.

## 8. ROADS#3–RELINQUISH ACCESS

**INTENT:** In order to promote orderly development and to comply with the Mobility Element of the General Plan access shall be relinquished. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto **Deer Springs Road (SF 1414)**, a 6.2 Prime Arterial Mobility Element Road, with the exception of the driveway as shown on the approved plot plan. The access relinquishment shall be free of any burdens or

encumbrances, which would interfere with the purpose for which it is required. Only the one access point is permitted along Deer Springs Road as indicated on the approved plot plan. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

**9. ROADS#4–IRREVOCABLE OFFER OF DEDICATION**

**INTENT:** In order to promote orderly development and to comply with the County of San Diego Board Policy I-18, the County of San Diego Public Road Standards, and the Community Trails Master Plan, an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:** Execute an Irrevocable Offer to Dedicate (IOD) real property for public road purposes, to the County of San Diego. The IOD shall provide a one-half right-of-way width of sixty-one feet (61') from the ultimate centerline, plus slope rights and drainage easements for **Deer Springs Road** along the frontage of the project. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan and prior to use of the premises in reliance of this permit the IOD shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the IOD documents for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the IOD to assure compliance with this condition.

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

**10. BLD#1–LIGHTING COMPLIANCE**

**INTENT:** In order to ensure that all lighting proposed (*Newly proposed and unpermitted structures such as the prep kitchen, tent, and design center*) for the project conforms with the Lighting Ordinance, the following notes and condition shall apply. **DESCRIPTION OF REQUIREMENT:** The Building Division [PDS, BPPR] shall review that all lighting indicated on the plans comply with Section 59.101 et. Seq. of the San Diego County Code, Section 6322 et. Seq. of the San Diego County Zoning Ordinance, and all outdoor lighting will conform to Title 24 or other applicable requirements, be fully shielded, and downward facing. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and the [PDS, BPPR] shall review the lighting and notes for compliance. **MONITORING:** The [PDS, BPPR] shall review all proposed lighting and notes for compliance with the applicable lighting code and requirements.

**11. FIRE#1–SAN MARCOS FIRE PROTECTION DISTRICT**

**INTENT:** In order to promote orderly development and to comply with the County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The building permit plans for the Major Use Permit Modification shall be reviewed and approved by the San Marcos Fire Protection District. The project will require installation of a Knox Box or similar fire

gate access, improvements to the existing gate access to comply with fire code requirements, and installation of fire suppressing features including but not limited to sprinklers to the existing tent as required by San Marcos Fire Protection District and the Building Code. **TIMING:** Prior to approval of any building permits, the San Marcos Fire Protection District shall review the building plans and the applicable building design measures shall be included. **MONITORING:** The San Marcos Fire Protection District shall review the building plans and the [PDS, BPPR] shall review the plans for consistency with the San Marcos Fire Protection District requirements.

## 12. NOISE#2–NOISE REQUIREMENT [PDS, FEE X2]

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be indicated on the building plans and made conditions of its issuance:

- a. Include a plan detail that states the following: “Project Conditions: All events with amplified music will be limited to inside the tent/event structure and in an enclosed structure and would promptly end by 10:00 p. m. All speakers will be placed inside enclosed structures.” Note: In the event that the tent structure is removed, a new event structure shall require additional noise analysis demonstrating that the materials and noise are compliant with County including the Noise Ordinance and Noise Element of the General Plan. The noise analysis prepared by Ldn Consultants, Inc dated September 2022 identifies specific speaker and DJ locations within the tent structure.
- c. Include a plan detail that states the following: “Hours of operations with speakers would be limited to 10:00 am to 10:00 pm, where no music, live, or recorded would occur after 10:00 pm”.
- d. Include a plan detail that states the following: “Project Conditions: All operations with amplified music shall ensure that structures containing speakers are closed to the best extent feasible in order to attenuate sound during operations including but not limited to closing of doors/windows/entryways”
- e. General Note: If substantial new information and/or major project design changes occur to what was previously assessed, then additional noise review may be necessary to ensure noise ordinance compliance.

**DOCUMENTATION:** 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.

**13. DRNG#1–FLOODPLAIN COMPLIANCE**

**INTENT:** As required by the Code of Federal Regulations (CFR) and to protect persons and property from harm in an area of special flood hazard in the unincorporated County by ensuring compliance with the more restrictive of the Flood Damage Prevention Ordinance (FDPO), Section 811.101, et seq., the San Diego County Code of Regulatory Ordinances (County Code), or the National Flood Insurance Program requirements set forth at 44 Code of Federal Regulations, (CFR) Section 60.1 et seq. References to the 44 CFR Section 60.1 et seq. are for convenience only and are not intended to limit the applicability of other federal laws or regulations that comprise the National Flood Insurance Program.

**DESCRIPTION OF REQUIREMENT:** The project site is located within an Special Flood Hazard Area AE Flood Zone as indicated on FEMA Flood Insurance Rate Map (FIRM) map panel #06073C0784G and 06073C0792G. FEMA mapped Special Flood Hazard Area Zones are required to be developed and used in accordance with restrictions set forth in the County's Flood Damage Prevention Ordinance for "special flood hazard areas." These requirements were developed to allow for continued County participation in the National Flood Insurance Program (NFIP) in accordance with 44 CFR 60.1 et seq. *(Please note that a no-rise analysis has been submitted per PDS2024-LDREFL-00879 and is in review with the Department of Public Works Flood Control).* Consistent with these requirements, the following must be complied with:

1. Determine the base flood elevation (BFE) and flood plain boundary during the occurrence of the base flood of the Stevenson Creek both before and after all proposed work, through hydraulic analyses acceptable to County Department of Public Works (DPW) Flood Control Section and performed by a California licensed civil engineer in accordance with standard engineering practice, to the satisfaction of the County Flood Plain Administrator, Demonstrate compliance with all NFIP and FDPO requirements to the satisfaction of the County Flood Plain Administrator and DPW Flood Control.
2. Determine, to the satisfaction of the County Flood Plain Administrator through hydraulic analyses performed by a licensed engineer in accordance with standard engineering practice and accepted by Public Works Flood Control, the base flood elevation (BFE) and flood plain boundary during the occurrence of the base flood of the Stevenson Creek both before and after all proposed work. Demonstrate compliance with all NFIP and FDPO requirements to the satisfaction of the County Flood Plain Administrator and Public Works Flood Control. If it is demonstrated that the post-project BFEs differ from the pre-project BFEs by more than 0.5', or that the post floodplain delineation differs from the FEMA effective mapping, a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) from FEMA will be required in accordance with the FDPO. NOTE: If after hydraulic analysis and grading plan review it is determined that changes to lot design or pad elevations are needed or the design will impact off-site properties and/or necessitate obtaining off-site easements or waivers for drainage or grading purposes then the applicant may be required to revise their project and go through the discretionary approval process again.
3. Demonstrate to the satisfaction of the County Flood Plain Administrator through acceptable hydrologic and hydraulic analyses, acceptable to DPW Flood Control and performed by a California licensed engineer in accordance with standard

engineering practice, that all proposed structures will be reasonably safe from flooding of the one percent annual chance event as calculated following the methodology described in the County Hydrology Manual.

4. All structures to be constructed or substantially improved shall comply with the more restrictive of the County's Flood Damage Prevention Ordinance or the criteria set forth in 44 CFR 59.1 et seq.
5. Show and label existing drainage easements on the plans.
6. Elevation Certificates for structures located within the Special Flood Hazard Area (SFHA).

**TIMING:** Elevation Certificates required prior to certificate of occupancy and final grading release, all other items required prior to approval of any building plan or issuance of any building permit. **MONITORING:** The [PDS, LDR, DPW, FCE] shall review the hydraulic analysis, and associated plans and maps for compliance with this condition.

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

#### 14. **BLD#2–BUILDING PERMIT**

**INTENT:** In order to permit unpermitted structures, the following condition shall apply.

**DESCRIPTION OF REQUIREMENT:** The applicant shall submit an application for a building permit and obtain approval for unpermitted structures on the property including but not limited to the design center and the tent. The applicant shall conform to the building permit requirements including but not limited to parking spaces, fire sprinklers, Flood Control review requirements, and requirements set by San Marcos Fire Protection District. **DOCUMENTATION:** The applicant shall submit an application for a building permit and obtain approval for the unpermitted on-site structures. The applicant shall conform to the building permit requirements including but not limited to parking spaces, fire sprinklers, Flood Control, and San Marcos Fire Protection District. **TIMING:** Prior to any occupancy, or use of the premises in reliance of this permit, an approved building permit and plans shall be obtained and the requirements of the building permits shall be fulfilled. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans and Building Permit.

#### 15. **LNDSKP#2–CERTIFICATION OF INSTALLATION**

**INTENT:** In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, the Lakeside Design Guidelines, all landscaping shall be installed.

**DESCRIPTION OF REQUIREMENT:** *Note: A Landscape Documentation Package is only needed for this project if determined that a Landscape Plan submittal is needed during the building permit application process.* 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.

#### 16. **PLN#1–SITE PLAN IMPLEMENTATION**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.

#### 17. **ROADS#5–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 390 feet of unobstructed intersectional sight distance in the northerly direction, and 610 feet of unobstructed intersectional sight distance in the southerly direction along **Deer Springs Road** from the proposed driveway in accordance with the methodology described in the approved Design Exception Request for PDS2019-MUP-02-027W1 dated May 6, 2024. 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. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way or a clear space easement."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure (*Newly proposed and unpermitted structures such as the prep kitchen, tent, and design center*) built in association with this permit, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

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

**18. PLN#2–SITE CONFORMANCE**

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, and driveways areas, trash enclosures, removal of graffiti from walls, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting, wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**19. PLN#3–ACCESSORY USES**

**INTENT:** A Minor Deviation or Modification to a Major Use Permit is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Major Use Permit and meets all other conditions and restriction in the Major Use Permit. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**20. NOISE#3–ON-GOING SOUND LEVEL COMPLIANCE:**

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon

establishment of the use, this condition shall apply for the duration of the term of this permit.

## 21. **PLN#4–MAJOR USE PERMIT ONGOING OPERATIONS**

**INTENT:** In order to comply with applicable regulations and enforce ongoing requirements and design features of the project. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following maintenance and operating requirements listed below:

- a. The project shall conform to the noise measure plan details including but not limited to operating hours, closing windows/doors of buildings, and placement of speakers.
- b. Operations of events will occur from Thursday, Friday, Saturday, and Sunday between 8 A.M. and 10 P.M. and up to a maximum of 43 weeks per year. Staff can remain on-site prior to events starting at 7:00 AM and after events up to 10:30 P.M.
- c. All fire-related design features shall be maintained including but not limited to Knox Box access gate equipment, sprinklers, etc.
- d. The parking lot shall be maintained with a surface in compliance with the building code and the local fire protection district and provide adequate parking for operations at a ratio of 2.5 guests per parking space and 1 parking space per employee/event operator.

**DOCUMENTATION:** None. The property owner and permittee shall conform to the applicable requirements. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Enforcement Division*] is responsible for enforcement of this permit.

## 22. **ROADS#6–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 390 feet in the northerly direction and 610 feet in the southerly direction along ***Deer Springs Road*** from the project driveway openings for the life of this permit pursuant to the approved Design Exception request for PDS2019-MUP-02-027W1 dated May 6, 2024.

**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.



## MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit (MUP) 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*

Scale and Bulk

The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent agricultural, recreational, and equestrian uses. The Project proposes additional structures with earth-tone colors and materials and will continue to utilize existing structures in order to maintain community character. The existing and proposed structures such as the accessory farm buildings are compatible with the agricultural uses in the community. The Project site and is surrounded by mature vegetation and trees along the Project frontage and property lines. The Project site contains existing dense landscaping and mature trees. Existing and proposed structures on the Project site are screened from adjacent properties and roadways by the existing mature vegetation on the site and along Deer Springs Road.

The Project is located near other primarily recreational and civic uses that are larger in bulk and scale such as the Walnut Grove Park in the City of San Marcos located less than 500 feet of the Project site. The Project site is not located adjacent to multiple residential uses as the adjacent parcels are primarily used for agricultural, recreational, and equestrian uses. The Project consists of expanding an existing event center on a site that has contained civic and recreational uses such as an elementary school and an event center for over 50 years in the community.

Coverage

The existing project site is 2.87 acres and has previously been developed and used as an event center. The proposed Project includes an approximately 1,300 square foot new prep kitchen as well as an approximately 3,400 square foot tent structure and a 1,120 square foot design center. The combined total coverage of the property including all existing and proposed structures is approximately 10 percent. Parcels in the Project vicinity range in size from approximately 2.5 to 55 acres. The coverage of the surrounding properties range from approximately 0 to 60 percent as the surrounding properties are primarily agriculture, recreational parks, and equestrian uses. The coverage of the site is compatible with the coverage of the adjacent properties within the project vicinity.

Density

The proposed project is a Major Use Permit Modification to expand an existing event center. The project does not propose additional density or residential uses.

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

All necessary public facilities and services are available as detailed in the service availability letters submitted for the project. The project will be served by water and sewer by the Vallecitos Water District. Fire service will be provided by the San Marcos Fire Protection District. As such, all necessary public facilities and services are available.

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

The project proposes to expand an existing event center. The project site is approximately 2.87 acres and is located along East Mission Road within the Twin Oaks Valley Community of the North County Metropolitan Subregional Planning Area.

The Project proposes additional structures with earth-tone colors and materials and will continue to utilize existing structures in order to maintain community character. The Project site and is surrounded by mature vegetation and trees along the Project frontage and property lines. The Project site contains existing dense landscaping and mature trees. Existing and proposed structures on the Project site are screened from adjacent properties and roadways by the existing mature vegetation on the site and along Deer Springs Road.

The Project is located near other primarily recreational and civic uses that are larger in bulk and scale such as the Walnut Grove Park in the City of San Marcos located less than 500 feet of the Project site. The Project site is not located adjacent to multiple residential uses as the adjacent parcels are primarily used for agricultural, recreational, and equestrian uses. The Project consists of expanding an existing event center on a site that has contained civic and recreational uses such as an elementary school and an event center for over 50 years in the community.

A traffic analysis and noise analysis were prepared to evaluate potential impacts by the project to surrounding properties and the existing community. Both analyses found that the project will not have impacts to surrounding properties. The project is conditioned to require all amplified music to be within a building. The project will not result in light pollution to the surrounding areas. All proposed lighting will be required to comply with the County's Light Pollution Code. All light fixtures are required to be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance and the Light Pollution Code.

When considering that potential visual, noise, and traffic impacts have been addressed during the discretionary review process through design considerations and conditions of approval, and all potential impacts have been adequately addressed, it has been demonstrated that the proposed project will not have harmful effect upon desirable neighborhood character.

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

The Project site has been used as a variety of civic and recreational uses including as an elementary school and an event center for over 50 years in the community. The Project consists of expanding an existing event center. A traffic analysis was prepared for the Project that analyzed potential traffic impacts associated with the Project. The traffic analysis concluded that the operations of the Project would generate 10 Average Daily Trips (ADT) Monday through Wednesday on days when the event center is not in operation and 224 ADT on Thursday through Sunday. Based on operating schedules of the project and the number of events per year, the project is anticipated to generate less than 110 ADT which is the small project screening threshold for impacts associated with Vehicle Miles Traveled (VMT) in accordance with the County's Transportation Study Guide (TSG). Additionally, the original traffic analysis for the MUP approved in 2006 for the existing event center anticipated that the Project would generate 146 ADT on Saturdays and Sundays when it was authorized to operate events. The Project is anticipated to generate 78 ADT more during event operations than the previously authorized MUP for an event center that has been in operation for more than 15 years. The increase of 78 ADT is also smaller than the 110 ADT small project screening threshold. It should be noted that the original Major Use Permit analysis estimated that the previous operations of the schoolhouse was anticipated to generate 258 ADT and the subject Proposed Project would be less than the prior schoolhouse operation as well as it would result in 224 ADT for event operations.

The Project site contains an existing parking lot with 57 spaces and a driveway and on-site circulation system to assist with traffic flow. The Project will include a total of approximately 77 parking spaces including a new overflow parking area. Wedding venues in the County require one parking space for every three guests and one parking space for every employee or operator of weddings. Event centers in the County for all events other than weddings require one parking space for every two and a half guests and one parking space for every employee or operator of an event. The Project is compliant with both parking ratios and will even include adequate parking for a maximum attendee event of 150 guests with 15 employees. Based on the ADT generated by the Project, adequate access and parking, and the previous use of the site historically being an event center or similar civic and recreational use, the Project will not have potential transportation and traffic impacts.

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

The design and site layout of the proposed project is compatible with adjacent uses, residences, parks, and agriculture. The project consists of expanding an existing event center. The project site has historically been used as various civic and recreational uses for over 50 years in the community. All uses associated with the project are allowed within the Limited Agricultural (A70) zone upon approval of a Major Use Permit. The project is able to accommodate adequate on-site parking as well as space for internal circulation within the development. Therefore, the type and intensity of the proposed use is suitable for the project site.

6. *Any other relevant impact of the proposed use:*

No relevant impacts were identified.

(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:*

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-2). The Semi-Rural Residential Land Use Designation is intended to allow for lower density residential neighborhoods, recreation areas, agricultural operations, and commercial uses that support rural communities. The zoning use regulation for the site is Limited Agriculture (A70). The Project consists of expanding an event center which is defined as Participant Sports and Recreation: Outdoor in the Zoning Ordinance and allowed in the A70 zone through the processing of a MUP. The use of an event center is defined as a recreational use and is consistent with the intended uses of the Semi-Rural Land Use Designation. The project has been reviewed for consistency with the goals and policies of the general plan, specifically with Goal LU-10, Policy LU-10.2, Policy LU-2.8, and Policy LU-13.1 which primarily involve consistency with the function of Semi-Rural and Rural Lands, the relationship between development and environmental resources, mitigation of development impacts, and commitment of utility services. The Project is located in the Twin Oaks Valley Community of the North County Metropolitan Subregional Planning Area. The North County Metropolitan Subregional Plan is a component of the General Plan. The project is consistent with the goals and policies of the Twin Oaks Valley Community of the North Count Metropolitan Subregional Plan such as Goal 4: Protection of Environmental Resources as it consists of expanding an existing developed site and includes less than 200 cubic yards of grading. Therefore, the project complies with the North County Metropolitan Subregional Plan and the County of San Diego General Plan.

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

The project has been reviewed for compliance with the CEQA and an Addendum dated January 24, 2025 to the previously adopted Mitigated Negative Declaration (MND) (Log No. 03-08-044) dated October 12, 2006, was prepared and is on file with Planning & Development Services. It has been determined that the Project, as designed, will not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted MND.

## ORDINANCE COMPLIANCE NOTIFICATIONS

**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:

**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 \(SDRWQCB\)](#) 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 be in compliance 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 1 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. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below. <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.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 [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and 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:** The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

**GRADING PERMIT:** A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.202 \(a\) of the County Code](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**EXCAVATION PERMIT REQUIRED:** An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

**BUILDING PERMITS:** Please note that this permit does not permit any unpermitted structures on the subject property. A building permit is required for any unpermitted structures.

**LIGHTING ORDINANCE COMPLIANCE:** In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health and Quality (DEHQ)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMDS HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
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.

COUNTY OF SAN DIEGO PLANNING COMMISSION  
VINCE NICOLETTI, DIRECTOR

BY:

Mark Slovick, Deputy Director  
Project Planning & Land Development Division  
Planning & Development Services

email cc:

Sean Oberbauer, Planning Manager, PDS  
Ashley Smith, Chief, PDS  
Mark Slovick, Deputy Director, PDS  
Taylor Ryan, Project Manager, PDS  
Terry Mathew, Applicant Team  
Matt Simmons, Applicant Team  
Twin Oaks Valley Community Sponsor Group



**Attachment C – Environmental Documentation**



# County of San Diego

VINCE NICOLETTI  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123  
PHONE (858) 694-2962 FAX (858) 694-2555  
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## AN ADDENDUM TO THE PREVIOUSLY APPROVED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2019-MUP-02-027W1

January 24, 2025

**CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent Negative Declaration have occurred.**

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Mitigated Negative Declaration to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: Old San Marcos Schoolhouse Event Center Expansion
2. To the Project Number(s) add: PDS2019-MUP-02-027W1; PDS2019-ER-03-08-044A
3. To the first paragraph add as indicated: The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated January 24, 2025, which includes the following forms attached.
  - A. An Addendum to the previously Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated January 24, 2025.
  - B. An Ordinance Compliance Checklist



## County of San Diego

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January 24, 2025

### Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

#### FOR PURPOSES OF CONSIDERATION OF Old San Marcos Schoolhouse Event Center Expansion PDS2019-MUP-02-027W1; PDS2019-ER-03-08-044A

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Mitigated Negative Declaration (MND) or a previously certified Environmental Impact Report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted MND:  
A Mitigated Negative Declaration dated revised October 12, 2006 (Environmental Log No. 03-08-044) was adopted by the County of San Diego Planning Commission in order to find a Major Use Permit in conformance with the CEQA. The Major Use Permit authorized the use of an event center. The Mitigated Negative Declaration identified mitigation for Noise and Cultural Resources in order to reduce impacts below a level of significance.
2. Lead agency name and address:  
County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 210  
San Diego, CA 92123
  - a. Contact Sean Oberbauer, Project Manager
  - b. Phone number: (619) 629-7535
  - c. E-mail: Sean.Oberbauer@sdcounty.ca.gov
3. Project applicant's name and address:  
Applicant Contact Information:
  - a. Contact: Terry Mathew, Project Planner of CCI  
on behalf of 236 Deer Springs Road, LLC
  - b. Phone number: (760) 471-2365
  - c. E-mail: Terry@cciconnect.com

- 4. Summary of the activities authorized by present permit/entitlement application(s):  
 A Major Use Permit for the operations of an event center was approved by the County of San Diego Planning Commission on November 3, 2006. The Major Use Permit authorized the use of the subject property as an event center that primarily holds events such as weddings with a maximum of 150 people. The event schedule was limited to Saturdays and Sundays from 8:00 a.m. to 9:00 p.m. Staff and visitors were permitted on the Project site on Saturdays and Sundays from 7:00 a.m. to 10:00 p.m. At the time of approval, the property included an existing schoolhouse and an adjacent covered patio, parking lot, agricultural accessory structures, signage, and mature landscaping. Since the approval of the Major Use Permit, there have been no approved minor deviations or modifications to the Major Use Permit.
  
- 5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

The applicant requests a Major Use Permit Modification to expand an existing event center by adding a prep kitchen, an as-built tent structure, an as-built design center and office, and adding additional days and hours to the event schedule and operations of the event center that primarily holds weddings. The original Major Use Permit for the event center authorized events for 150 people on Saturdays and Sundays from 8:00 a.m. to 9:00 p.m. Staff and visitors were permitted on the Project site on Saturdays and Sundays from 7:00 a.m. to 10:00 p.m. The Major Use Permit Modification will expand the operations to include Thursdays and Fridays and to allow staff to remain on property until 10:30 p.m. following events. Typical events and operations of the site are expected to occur between 10:00 a.m. to 10:00 p.m. primarily between March to October of a year during a typical wedding season. Any amplified music will be required to end at 10:00 p.m. and all speakers shall be located indoors or within structures which is consistent with the conditions of the original Major Use Permit. The event center can also hold community meetings or business events.

All structures associated with the previous operations of the site will be retained including the existing schoolhouse and accessory structures. The Project includes an approximately 1,300 square foot new prep kitchen as well as an approximately 3,400 square foot tent structure and a 1,120 square foot design center. The tent structure will be used for guests and receptions. The design center will include office and desk space and be used as an area for renters of the site to plan weddings or events. The existing schoolhouse and accessory structures will continue to be used as wedding party preparation areas and venue amenities. The Project site contains existing landscaping throughout the site as part of amenities of the venue.

The original Major Use Permit authorized the use of 54 parking spaces within an existing parking lot. The proposed Project consists of additional parking spaces as well as an overflow parking area resulting in approximately 77 total parking spaces. Access to the site is provided by an existing private driveway connecting to Deer Springs Road, a county-maintained road. The private driveway contains an access gate with an override switch in order to allow for access by fire personnel.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- NONE
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> I. Aesthetics                      | <input type="checkbox"/> II. Agriculture and Forest Resources | <input type="checkbox"/> III. Air Quality                        |
| <input type="checkbox"/> IV. Biological Resources           | <input type="checkbox"/> V. Cultural Resources                | <input type="checkbox"/> VI. Energy                              |
| <input type="checkbox"/> VII. Geology and Soils             | <input type="checkbox"/> VIII. Greenhouse Gas Emissions       | <input type="checkbox"/> IX. Hazards and Hazardous Materials     |
| <input type="checkbox"/> X. Hydrology and Water Quality     | <input type="checkbox"/> XI. Land Use and Planning            | <input type="checkbox"/> XII. Mineral Resources                  |
| <input type="checkbox"/> XIII. Noise                        | <input type="checkbox"/> XIV. Population and Housing          | <input type="checkbox"/> XV. Public Services                     |
| <input type="checkbox"/> XVI. Recreation                    | <input type="checkbox"/> XVII. Transportation                 | <input type="checkbox"/> XVIII. Tribal Cultural Resources        |
| <input type="checkbox"/> XIX. Utilities and Service Systems | <input type="checkbox"/> XX. Wildfire                         | <input type="checkbox"/> XXI. Mandatory Findings of Significance |

**DETERMINATION:**

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted EIR is adequate with the preparation of an Addendum.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature	<b>January 24, 2025</b> Date
<b>Sean Oberbauer</b> Printed Name	<b>Project Manager</b> Title

**INTRODUCTION**

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
  - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

**ENVIRONMENTAL REVIEW UPDATE CHECKLIST**

**I. AESTHETICS** – Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Aesthetics to be less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The Project site is surrounded by dense landscaping and vegetation which screens the site from adjacent properties or views from nearby roadways. The wireless telecommunication facility is not visible from Twin Oaks Valley Road which is the nearest Scenic Highway identified in the County of San Diego General Plan due to the existing vegetation and distance from the road. The subject property has been previously developed and contains existing structures and parking areas. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Aesthetics.

**II. AGRICULTURE AND FORESTRY RESOURCES** – Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Agriculture and Forestry Resources to be less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. Proposed construction associated with the Project is not located in areas that contain existing agricultural operations or forestry resources. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Agriculture and Forestry Resources.



**III. AIR QUALITY** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; 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; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Air Quality to be less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. All construction associated with the Project is required to comply with APCD regulations regarding fugitive dust control measures. The Project consists of minimal construction including an overflow parking area on a previously disturbed property as well as an approximately 1,300 square foot prep kitchen structure that are anticipated to require less than 200 cubic yads of cut and fill. As detailed in the Transportation/Traffic section, the Project will not result in a substantial increase of traffic and is anticipated to generate approximately 224 Average Daily Trips (ADT) during an event. Concentration of criteria pollutants that is associated with the congregation of a substantial amount of vehicles and generated traffic is not anticipated due to the minimal amount of ADT associated with the Project. Both operations of the Project and construction of the Project will not generate pollutants beyond standards and thresholds of significance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Air Quality.

**IV. BIOLOGICAL RESOURCES** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Biological Resources to be less than significant or no impact. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. The Project site does not contain native vegetation or habitat as it has been previously disturbed. Construction associated with the Project is proposed in areas that have previously been disturbed or graded or contain ornamental landscaping. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Biological Resources.

**V. CULTURAL RESOURCES** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Cultural Resources to be less than significant with mitigation incorporated. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The Project site is surrounded by dense landscaping and vegetation which screens the site from adjacent properties or views from nearby roadways. The previously adopted MND identified measures for evaluating the significance of the existing Old San Marcos (Twin Oaks) Schoolhouse and the potential eligibility of listing of the structure to the Local Register of Historical Resources for the County of San Diego. The currently proposed Project does not consist of alterations to the existing Old San Marcos Schoolhouse structure. The Project will retain the previous condition of requiring documentation and a potential application for Historic Landmarking for review and recommendation. The documentation for the Project will include an integrity analysis and describe if the structure is eligible for listing. All other structures or construction associated with the Project are detached from the existing Old San Marcos Schoolhouse. Views of the existing schoolhouse are screened from views along adjacent roadways due to vegetation along Deer Springs Road. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Cultural Resources.

**VI. ENERGY** - Since the previous EIR was certified or MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or

unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES

NO

The previously adopted Mitigated Negative Declaration is dated October 2006 which is prior to Energy being added as an environmental factor to be reviewed in accordance with CEQA. The adopted MND includes analysis related to energy or use of resources in a portion of the Air Quality section of the MND. The Project was evaluated in accordance with potential impacts related to Energy. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. The proposed Project consists of expanding an existing event center that has been operating in the community for over 15 years and includes the addition of new and as-built structures which require permitting in accordance with the California Building Code. Since the adoption of the MND, California Building Code requirements and the building permit process have included increases in energy efficient requirements and standards. The Project does not include wasteful uses of energy or resources and does not include features such as large decorative ponds or structures anticipated to use substantial amounts of electricity. Any new landscaping proposed with the Project requires conformance with the Landscape Ordinance which includes standards for water conservation measures. Therefore, the proposed Project would not result in a significant impact related to energy or energy efficiency.

**VII. GEOLOGY AND SOILS** - Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having 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?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Geology and Soils to be less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. Construction associated with the Project is proposed in areas that have previously been disturbed

or graded or contain ornamental landscaping. The Project site is not located within an Alquist-Priolo fault rupture hazard zone. All structures associated with the Project will require permitting in accordance with the California Building Code. All as-built unpermitted structures are required to be permitted which may require the structures to be retrofitted in order to comply with building code, fire, and flood control regulations. The Project is required to implement best management practices in accordance with a stormwater quality management plan and the Watershed Protection Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Geology and Soil.

**VIII. GREENHOUSE GAS EMISSIONS** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB 32), which set a GHG emissions reduction goal for the state into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain new requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. AB 1279 was recently passed in September of 2022 and would declare the policy of the state both to achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and achieve and maintain net negative greenhouse gas emissions thereafter, and to ensure that by 2045, statewide anthropogenic greenhouse gas emissions are reduced to at least 85% below the 1990 levels. AB 1279 would require the state board to work with relevant state agencies to ensure that updates to the scoping plan identify and recommend measures to achieve these policy goals and to identify and implement a variety of policies and strategies that enable carbon dioxide removal solutions and carbon capture, utilization, and storage technologies in California, as specified. To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions. The Project was submitted in 2019 and the MND for the original MUP on the Project site is dated 2006 which is prior to the adoption of the County of San Diego's Climate Action Plan in 2024.

The previously adopted Mitigated Negative Declaration is dated October 2006 which is prior to Greenhouse Gas Emissions being added as an environmental factor to be reviewed in accordance with CEQA. The adopted MND includes analysis related to evaluating emissions that are typically associated with Greenhouse Gas in a portion of the Air Quality section of the MND. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. The proposed Project consists of expanding an existing event center that has been operating in the community for over 15 years and includes the addition of new and as-built structures which require permitting in accordance with the California Building Code. Since the adoption of the MND, California Building Code requirements and the building permit process have included increases in energy efficient requirements and standards. The Project does not include wasteful uses of energy or resources and does not include features such as large decorative ponds or structures anticipated to use substantial amounts of electricity. Any new landscaping proposed with the Project requires conformance with the Landscape Ordinance which includes standards for water conservation measures. Greenhouse Gas Emissions are also generated from mobile sources or traffic. Since the MND was adopted, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted and the intent of SB 743 focused on addressing impacts for traffic related to Greenhouse Gas Emissions. The original MND for the Major Use Permit is dated prior to July 1, 2020, which is the effective date of VMT. A traffic analysis was prepared for the Project that analyzed potential traffic impacts associated with the Project. The traffic analysis concluded that the operations of the Project would generate 10 Average Daily Trips (ADT) Monday through Wednesday on days when the event center is not in operation and 224 ADT on Thursday through Sunday. Based on operating schedules of the project and the number of events per year, the project is anticipated to generate less than 110 ADT which is the small project screening threshold for impacts associated with Vehicle Miles Traveled (VMT) in accordance with the County's Transportation Study Guide (TSG). Additionally, the original traffic analysis for the MUP approved in 2006 for the existing event center anticipated that the Project would generate 146 ADT on Saturdays and Sundays when it was authorized to operate events. The operations of the event center for holding weddings includes carpooling for guests attending the site which reduces the amount of vehicles traveling to the property and reduces potential emissions generated by mobile sources. As discussed in the Transportation and Traffic section, the Project is not anticipated to generate substantial amounts of Average Daily Trips and the property has been previously in use as an event center for over 15 years. Due to the minimal scale and scope of the Project, nature of the use, and standard code requirements for the Project since the adoption of the MND, there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

**IX. HAZARDS AND HAZARDOUS MATERIALS** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably

foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location 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; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of 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?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Hazards and Hazardous Materials to be less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. Operations of the project are not anticipated to require the storage or use of hazardous materials. The Project consists of minimal construction and is required to implement standard measures in accordance with APCD regulations in order to address dust control. All structures associated with the Project will require permitting in accordance with the California Building Code. All as-built unpermitted structures are required to be permitted which may require the structures to be retrofitted in order to comply with building code, fire, and flood control regulations. The Project is required to implement best management practices in accordance with a stormwater quality management plan and the Watershed Protection Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Hazards and Hazardous Materials.

**X. HYDROLOGY AND WATER QUALITY** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; 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; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows 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; expose people or

structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Hydrology and Water Quality to be less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. The Project required preparation of a stormwater quality management plan and intake form which identifies best management practices for construction and operations of the Project in order to address stormwater runoff in accordance with the Watershed Protection Ordinance and requirements set by the Regional Water Quality Control Board. The Project includes a limited amount of construction and is anticipated to have less than 200 cubic yards of grading. A preliminary drainage study has been prepared for the Project that demonstrates that the Project will not increase off-site flows to downstream neighboring properties. The proposed Project does not include residential structures for occupancy within the onsite Floodway/Floodplain. The Project is conditioned for ensuring as-built structures within the Floodway/Floodplain on the Project site are reviewed during the building permit process with construction level drawings in order to ensure that the Project is in compliance with the Flood Damage Prevention Ordinance. The structures will be retrofitted upon consultation and recommendations from a structural engineer in order to demonstrate compliance with the Flood Damage Prevention Ordinance. Hydraulic analysis will be required to demonstrate no impacts to the Floodway/Floodplain upon construction level drawings of recommendations to retrofit the as-built design center and the proposed prep kitchen in the Floodway/Floodplain. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

**XI. LAND USE AND PLANNING** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Land Use and Planning to be less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. The Project does not include the introduction of major roadways or new infrastructure for use of the site.

All utilities are available to the property in accordance with the service availability forms prepared for the Project. The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-2). The Semi-Rural Residential Land Use Designation is intended to allow for lower density residential neighborhoods, recreation areas, agricultural operations, and commercial uses that support rural communities. The zoning use regulation for the site is Limited Agriculture (A70). The Project consists of expanding an event center which is defined as Participant Sports and Recreation: Outdoor in the Zoning Ordinance and allowed in the A70 zone through the processing of a Major Use Permit. The Project has been reviewed for consistency with the goals and policies of the general plan, specifically with Goal LU-10, Policy LU-10.2, Policy LU-2.8, and Policy LU-13.1 which primarily involve consistency with the function of Semi-Rural and Rural Lands, the relationship between development and environmental resources, mitigation of development impacts, and commitment of utility services. The Project is consistent with several goals and policies of the General Plan and North County Metropolitan Subregional Plan. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Land Use and Planning.

**XII. MINERAL RESOURCES** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Mineral Resources to be less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. The Project site is approximately 2.87 acres and not zoned for extractive use operations. As previously discussed, the Project site is developed and in a developed area that would preclude the ability to excavate materials from the Project site. A mining operation on the Project site would potentially create a significant impact to neighboring properties for issues such as noise, air quality, traffic, etc. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Mineral Resources.

**XIII. NOISE** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: 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; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity



above levels existing without the project; for projects 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, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Noise to be less than significant with mitigation incorporated. The mitigation measures associated with the Project included preventing the use of outdoor speakers, limiting the number of guests to the property, and setting operating hours of the event center. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. A noise analysis by Ldn Consulting Inc. dated September 2022 was prepared for the Project that analyzed the Project's consistency with the Noise Ordinance and Noise Standards. Consistent with the original MUP for operations of the site, the Project will not include amplified noise or speakers outdoors. Any speakers or amplified music will be required to be indoors within structures such as the tent. The noise analysis for the project modeled noise generated by the Project including the use of a speaker within the existing tent. The analysis concluded that noise generated by the Project will be consistent with County Standards and all noise measured at adjacent property lines will be below the one-hour average sound level limits. The Project is conditioned for all speakers to be indoors in specific locations and for all music to end by 10 p.m. The tent structure will require building permits which will result in the structure to be retrofitted. In the event that the tent structure is removed and a new structure is proposed, the Project is conditioned to include an additional noise analysis that requires demonstrating that the building materials for the structure will attenuate noise in accordance with the Noise Ordinance and County Standards. The Project is located near uses that are primarily recreational, agricultural, or equestrian including uses that have similar events such as the Walnut Grove Park located less than 500 feet south of the Project site. Additionally, the Project site is surrounded by dense landscaping and vegetation that can assist in attenuating noise generated by the Project. Construction associated with the Project is minimal with less than 200 cubic yards of grading and includes an overflow parking lot and an approximately 1,300 square foot prep kitchen structure. All construction will be required to occur during permissible hours and the Project is conditioned to comply with the Performance Standards of the Zoning Ordinance and the Noise Ordinance. The Project is also conditioned with standard measures during construction such as turning off vehicles when not in use in order to prevent idling and unnecessary noise during construction. No blasting is anticipated for construction of the Project. As discussed in the Traffic/Transportation section, the Project is anticipated to generate 224 ADT during event operations. The amount of traffic generated for events is anticipated to be associated with guests arriving or exiting the property. In accordance with the noise analysis for the Project, noise generated by traffic by the Project is anticipated to be minimal and difficult to perceive due to the Project's location adjacent to Deer Springs Road and existing traffic on County roadways. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with Noise and the Project is consistent with the General Plan Noise Element as well as the Noise Ordinance.

**XIV. POPULATION AND HOUSING** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Population and Housing to be less than significant or no impact. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. The Project will not result in the removal of existing residences or dwelling units and does not consist of structures for residential occupancy. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Population and Housing.

**XV. PUBLIC SERVICES** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Public Services to be no impact or less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. The Project does not include the introduction of major roadways or new infrastructure for use of the site. All utilities and services (Fire, Water, Sewer) are available to the property in accordance with the service availability forms prepared for the Project. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Public Services.

**XVI. RECREATION** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in 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; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Recreation to be less than significant or no impact. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. The Project does not consist of structures for residential occupancy that are typically associated with requiring the use of existing parks. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Recreation.

**XVII. TRANSPORTATION/TRAFFIC** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Transportation and Traffic to be less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. Since the MND was adopted, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted. The original MND for the Major Use Permit is dated prior to July 1, 2020, which is the effective date of VMT. A traffic analysis was prepared for the Project that analyzed potential traffic impacts associated with the Project. The traffic analysis concluded that the operations of the Project would generate 10 Average Daily Trips (ADT) Monday through Wednesday on days when the event center is not in operation and 224 ADT on Thursday through Sunday. Based on operating schedules

of the project and the number of events per year, the project is anticipated to generate less than 110 ADT which is the small project screening threshold for impacts associated with Vehicle Miles Traveled (VMT) in accordance with the County's Transportation Study Guide (TSG). Additionally, the original traffic analysis for the MUP approved in 2006 for the existing event center anticipated that the Project would generate 146 ADT on Saturdays and Sundays when it was authorized to operate events. The Project is anticipated to generate 78 ADT more during event operations than the previously authorized MUP for an event center that has been in operation for more than 15 years. The increase of 78 ADT is also smaller than the 110 ADT small project screening threshold. The original Major Use Permit authorized the use of 54 spaces and a driveway and on-site circulation system to assist with traffic flow. The Project will include a total of approximately 77 parking spaces including a new overflow parking area. Wedding venues in the County require one parking space for every three guests and one parking space for every employee or operator of weddings. Event centers in the County for all events other than weddings require one parking space for every two and a half guests and one parking space for every employee or operator of an event. The Project is compliant with both parking ratios and will even include adequate parking for a maximum attendee event of 150 guests with 15 employees. The Project site contains existing access which require maintenance of sight distance in accordance with County standards. Based on the ADT generated by the project as well as adequate access and parking, the Project would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

**XVIII. TRIBAL CULTURAL RESOURCES** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

NO

Since the MND was adopted for the original Major Use Permit, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. All construction associated with the Project is located in areas that have previously been disturbed.

**XIX. UTILITIES AND SERVICE SYSTEMS** -- Since the previous EIR was certified or previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or

expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

The previously adopted Mitigated Negative Declaration identified impacts associated with Utilities and Service Systems to be no impact or less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. The Project does not include the introduction of major roadways or new infrastructure for use of the site. All utilities and services (Fire, Water, Sewer) are available to the property in accordance with the service availability forms prepared for the Project. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to Utilities and Service Systems.

**XX. WILDFIRE** -- Since the previous EIR was certified or MND was adopted are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that would result in an increased risk of wildfire to persons or property.

YES

NO

The previously adopted Mitigated Negative Declaration addressed potential impacts associated with fire or wildfire within Hazards and Hazardous Materials, Public Services, and Utilities and Service Systems. Impacts associated with Hazards and Hazardous Materials, Public Services, and Utilities and Service Systems were identified as no impact or less than significant. The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The subject property has previously been developed and contains existing structures and parking areas. Operations of the project are not anticipated to require the storage or use of hazardous materials. The majority of the Project site is located within a Very High Fire Hazard Severity Zone with a small portion of the site subject to a High Fire Hazard Severity Zone. All structures associated with the Project will require permitting in accordance with the California Building Code. All as-built unpermitted structures are required to be permitted which may require the structures to be retrofitted in order to comply with building code, fire, and flood control regulations. Event gathering structures will require the installation of exit signs as well as measures such as sprinklers in order to conform with California Building Code and Fire requirements. The access gate for the Project is required to conform with San Marcos Fire Protection District

requirements which includes an override switch for fire access. The Project site is subject to the Semi-Rural General Plan Regional Category which requires a 10-minute maximum fire response time and the fire service availability form for the Project indicates that it has adequate service and an approximately 6-minute response time. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to fire and wildfire that were addressed in Hazards and Hazardous Materials, Public Services, and Utilities and Service Systems of the MND.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE:** Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

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

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

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

YES

NO

As described in this Addendum, there are no physical changes or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. There are no proposed changes to resources as previously identified and analyzed in the adopted MND.

The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. The Project will not result in an increase of the severity of impacts identified and analyzed in the previously adopted MND.

#### Attachments

- Previous environmental documentation
- Addendum to the previously adopted MND

**REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM**

236 Deer Springs Road, Trip Generation Study, Linscott, Law & Greenspan, Engineers, October 18, 2021

236 Deer Springs Road, Trip Generation Study Response, Linscott, Law & Greenspan, Engineers, September 26, 2022

Deer Springs Event Venue Noise Assessment, Ldn Consulting, Inc., September 22, 2022

Project Facility Availability – Fire, San Marcos Fire Protection District, January 2019

Project Facility Availability – Sewer, Vallecitos Water District, January 2019

Project Facility Availability – Water, Vallecitos Water District, January 2019

Standard Stormwater Quality Management Plan, January 2020

Preliminary Drainage Analysis, Tory R. Walker Engineering, January 23, 2020

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Goal COS-17: Solid Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region



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

**FOR PURPOSES OF CONSIDERATION OF**

**Old San Marcos Schoolhouse Event Center Expansion  
PDS2019-MUP-02-027W1; PDS2019-ER-03-08-044A**

**November 16, 2023**

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

YES

NO

NOT APPLICABLE/EXEMPT

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

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

YES

NO

NOT APPLICABLE/EXEMPT

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

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

YES

NO

NOT APPLICABLE/EXEMPT

The project will obtain water services from Vallecitos Water District and does not propose the use of groundwater.

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

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

***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The Project does not propose development in areas that 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 the Resource Protection Ordinance.

***Floodways and Floodplain Fringe:***

The proposed Project does not include residential structures for occupancy within the onsite Floodway/Floodplain. The Project is conditioned for ensuring as-built structures within the Floodway/Floodplain on the Project site are reviewed during the building permit process with construction level drawings in order to ensure that the Project is in compliance with the Flood Damage Prevention Ordinance. The structures will be retrofitted upon consultation and recommendations from a structural engineer in order to demonstrate compliance with the Flood Damage Prevention Ordinance. Hydraulic analysis will be required to demonstrate no impacts to the Floodway/Floodplain upon construction level drawings of recommendations to retrofit the as-built design center and the proposed prep kitchen in the Floodway/Floodplain. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

***Steep Slopes:***

The scope of the Project includes expansion of an existing event center on a site that has previously been developed. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes

identified on the Project site. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitats:***

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

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

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site may contain historic site including the Old San Marcos Schoolhouse. The previously adopted MND identified measures for evaluating the significance of the existing Old San Marcos (Twin Oaks) Schoolhouse and the potential eligibility of listing of the structure to the Local Register of Historical Resources for the County of San Diego. The currently proposed Project does not consist of alterations to the existing Old San Marcos Schoolhouse structure. The Project will retain the previous condition of requiring documentation and a potential application for Historic Landmarking for review and recommendation. The documentation for the Project will include an integrity analysis and describe if the structure is eligible for listing. All other structures or construction associated with the Project are detached from the existing Old San Marcos Schoolhouse. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES                      NO                      NOT APPLICABLE  
                                           

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

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

YES                      NO                      NOT APPLICABLE  
                                           

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

The proposed Project consists of the expansion of an existing event center that primarily holds events such as weddings by adding a new prep kitchen, a tent structure, an as-built office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. Grading associated with the Project is anticipated to be less than 200 cubic yards. A noise analysis by Ldn Consulting Inc. dated September 2022 was prepared for the Project that analyzed the Project's consistency with the Noise Ordinance and Noise Standards. Consistent with the original MUP for operations of the site, the Project will not include amplified noise or speakers outdoors. Any speakers or amplified music will be required to be indoors within structures such as the tent. The noise analysis for the project modeled noise generated by the Project including the use of a speaker within the existing tent. The analysis concluded that noise generated by the Project will be consistent with County Standards and all noise measured at adjacent property lines will be below the one-hour average sound level limits. The Project is conditioned for all speakers to be indoors in specific locations and for all music to end by 10 p.m. The tent structure will require building permits which will result in the structure to be retrofitted. In the event that the tent structure is removed and a new structure is proposed, the Project is conditioned to include an additional noise analysis that requires demonstrating that the building materials for the structure will attenuate noise in accordance with the Noise Ordinance and County Standards. The Project is located near uses that are primarily recreational, agricultural, or equestrian including uses that have similar events such as the Walnut Grove Park located less than 500 feet south of the Project site. Additionally, the Project site is surrounded by dense landscaping and vegetation that can assist in attenuating noise generated by the Project.

Construction associated with the Project is minimal with less than 200 cubic yards of grading and includes an overflow parking lot and an approximately 1,300 square foot prep kitchen structure. All construction will be required to occur during permissible hours and the Project is conditioned to comply with the Performance Standards of the Zoning Ordinance and the Noise Ordinance. The Project is also conditioned with standard measures during construction such as turning off vehicles when not in use in order to prevent idling and unnecessary noise during construction. No blasting is anticipated for construction of the Project. As discussed in the Traffic/Transportation section, the Project is anticipated to generate 224 ADT during event operations. The amount of traffic generated for events is anticipated to be associated with guests arriving or exiting the property. In accordance with the noise analysis for the Project, noise generated by traffic by the Project is anticipated to be minimal and difficult to perceive due to the Project's location adjacent to Deer Springs Road and existing traffic on County roadways. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with Noise and the Project is consistent with the General Plan Noise Element as well as the Noise Ordinance.



GARY L. PRYOR  
DIRECTOR

# County of San Diego

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## DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
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### CERTIFICATE OF FEE EXEMPTION CALIFORNIA DEPARTMENT OF FISH AND GAME (De Minimis Impact Finding)

August 3, 2006

**Project Name and Number(s):** Old San Marcos Schoolhouse; P 02-027; Log No. 03-08-044

**Location:** 236 Deer Springs Road, San Marcos, 92069

**Description:** The project is a Major Use Permit (pursuant to Section 2705 of the Zoning Ordinance) to allow community events and activities including cultural exhibits, private parties such as weddings, receptions, and public meetings within a property that already includes a restored historic school house. The project is 2.87 acres in size and in addition to the school house, consists of an adjacent covered patio, orchard, parking lot and several farming type outbuildings. No changes to the existing facilities are proposed. The project site is located on 236 Deer Spring Road in the North County Metro Community Planning Group and the Twin Oaks Sponsor group, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Environmentally Constrained Area (ECA), Land Use Designation (17) Estate Residential. Zoning for the site is A70. The site contains a historic school house, originally constructed in 1891 and served as an elementary school, grades K through 8 until 1943, several outbuildings, orchard, parking lot and mature landscaping, all of which will be retained. Access would be provided by a driveway connecting to Deer Springs Road.

#### Exemption Findings:

1. The San Diego County Department of Planning and Land Use has completed an Environmental Initial Study for the above referenced property, including evaluation of the proposed project's potential for adverse environmental impacts on fish and wildlife resources.
2. Based on the completed Environmental Initial Study, the Department of Planning and Land Use finds that the proposed project will not encroach upon wildlife habitat area, will have no potential adverse individual or cumulative effects on wildlife resources, and requires no mitigation measures to be incorporated into the proposed project which would affect fish or wildlife.

#### Certification:

I hereby certify that the public agency has made the above findings and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

\_\_\_\_\_  
(Chief Planning Official)

Title: Director of Planning  
Lead Agency: County of San Diego  
Date: \_\_\_\_\_

GW:gw

FILED IN THE OFFICE OF THE COUNTY CLERK  
San Diego County on DEC 13 2006  
Posted DEC 13 2006 Removed JAN 13 2007  
Returned to agency on JAN 13 2007  
Deputy A. Consul



**GARY L. PRYOR**  
DIRECTOR

## County of San Diego

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### MITIGATED NEGATIVE DECLARATION

August 3, 2006  
Revised October 12, 2006

Project Name: Old San Marcos (Twin Oaks) Schoolhouse

Project Number(s): P02-027, Log No. 03-08-044

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

- a. Initial Study Form
- b. Environmental Analysis Form and attached extended studies for Drainage, Noise, Stormwater, Traffic and Cultural Resources

1. California Environmental Quality Act Negative Declaration Findings:

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

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

DEPARTMENT OF PLANNING AND LAND USE MITIGATION

Within 120 days from the approval of this permit by the decision making body (Planning Commission), the applicant shall submit to the Director of Planning and Land Use evidence that the following conditions pursuant to this Major Use Permit have been satisfied to the satisfaction of the Director of Planning and Land Use.

## A. LANDMARKING

The applicant shall prepare and submit to the County of San Diego Historic Site Board (Historic Site Board), an application the Department of Planning and Land Use for Landmark Designation for the Old San Marcos (Twin Oaks) Schoolhouse that is described in the Cultural Resources report prepared by Edith Bagwell Hughes dated 1995. The Historic Site Board shall examine the documentation and make a recommendation to the Director of Planning and Land Use (Director). The Director shall review the nomination for Landmark Designation and make a decision whether the resource is eligible for Historic Designation in accordance with Ordinance 9493 (Local Register of Historical Resources adopted August 14, 2002).

As on-going conditions of the project, the applicant shall comply with the following: NOTE: The project will be subject to periodic inspections authorized under Section 7702 of the Zoning Ordinance (refer to section 3.C below).

## B. NOISE CONDITIONS:

1. Limit the recreational/social events held at the Old San Marcos Schoolhouse to Saturdays and Sundays between the hours of 8:00 a.m. and 9:30 p.m.
2. All personnel, maintenance staff, visitors, and their vehicles shall not be allowed on the premises after 10:00 p.m. or before 7:00 a.m. at any time.
3. Prohibit the permanent installation of exterior noise generating equipment such as air conditioners without a modification of this use permit.
4. Prohibit the use of sound amplifying devices such as a public address system or speakers at any outdoor location on the project site.

5. Limit the total number of participants at these recreational or social events to 150 at any time on the project site.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

DEPARTMENT OF PLANNING AND LAND USE CONDITIONS:

- A. Within 120 days from the approval of this permit by the decision making body (Planning Commission), the applicant shall submit to the Director of Planning and Land Use evidence that the following conditions pursuant to this Major Use Permit have been satisfied to the satisfaction of the Director of Planning and Land Use.
  1. Provide the Director of Planning and Land use with a copy of a Certificate of Occupancy for assembly use from the San Marcos Fire Department (contact will be John Twyman at 760-744-3407).
  2. Provide proof that a Knox lock box, or equivalent, shall be installed on the entrance gate for emergency access (photographs, receipt).
  3. Provide evidence that parking spaces have been delineated by railroad ties, or the equivalent for parking control per parking study, sheet 2 of the site plans (photographs).
- B. The following conditions shall apply during the term of the Major Use Permit.
  1. Obtain approval from the San Marcos Fire Department for any future construction or occupancy changes; new construction will need to be designed using current local and state codes.
  2. The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every 12 months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and



conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every 12 months until the County determines the applicant is in compliance.

DEPARTMENT OF ENVIRONMENTAL HEALTH CONDITIONS:

- A. Within one (1) year from the approval of this permit by the decision making body (Planning Commission), the applicant shall submit to the Director of Planning and Land Use evidence that the following conditions pursuant to this Major Use Permit have been satisfied to the satisfaction of the Director of Planning and Land Use:
1. Within one year from the approval date of this Major Use Permit, the existing structures (two bathroom facilities) will be connected to public sewer through the Vallecitos Water District. Should the sewer connection not happen within one year, DPLU will revoke this Major Use Permit and all associated operations will cease and desist.
  2. Within the one year time frame for connection to public sewer, if for whatever reason any component of the septic system should fail, the operation under this Major Use Permit will cease and desist until at which time the parcel is connected to public sewer.
  3. All potable water serving this parcel will be provided by the Vallecitos Water District. The existing well is to be used for irrigation purposes only and will be secured and protected as per California Well Standards Bulletins 74-81, 74-90 and County Code Section 67.421.
  4. No building permits to expand the footprint of existing structures or construct new structures will be issued prior to connection to public sewer.

DEPARTMENT OF PUBLIC WORKS CONDITIONS:

- A. Within 120 days from the approval of this permit by the decision making body (Planning Commission), the applicant shall submit to the Director of Planning and Land Use evidence that the following conditions pursuant to this Major Use Permit have been satisfied to the satisfaction of the Director of Planning and Land Use.

1. Cause to be granted an Irrevocable Offer of Dedication for real property for public highway required to complete a fifty-five foot (55') wide, one-half right-of-way width on the project side of the ultimate centerline of **Deer Springs Road, SF 1414** (Major Road with Bike Lane), plus the right to construct and maintain slopes and drainage improvements as required beyond the fifty-five foot (55') limit for that portion within the land division.

Any dedication or offer of dedication shall be free of any burdens or encumbrances that would interfere with the purpose for which the dedication or offer of dedication is required. All access easements for any utilities must be plotted on the Plot Plan.

As on-going conditions of the project, the applicant shall comply with the following:

1. Obtain a Construction Permit and/or Encroachment Permit for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements.
2. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Marcos Fire Protection District and the Director of Public Works.
3. Provide for the maintenance of the on-site and off-site private road that serves the property.
4. Obtain a grading permit prior to commencement of grading when quantities exceed 200 cubic yards of excavation or five feet (5') of cut/fill per criteria of Section 87.201 of the County Zoning and Land Use Regulations.
5. Comply with all applicable Stormwater regulations at all times. 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 and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the

Negative Declaration,  
P02-027, Log No. 03-08-044

- 6 -

August 3, 2006

property owner keep additional and updated information on-site concerning Stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

6. Comply with street lighting requirements as follows:
  - a. Allow transfer of the property subject to Major Use Permit 02-027 into Zone A of the San Diego County Street Lighting District without notice or hearing and pay the cost to process such transfer.
7. Furnish the Director of Planning and Land Use, along with his request for final inspection of any future construction, a letter from the Director of Public Works, stating Conditions A-1, thru A.7.a have been completed to the department's satisfaction.

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

Director of Planning and Land Use

on \_\_\_\_\_

  
JOSEPH FARACE, Planning Manager  
Regulatory Planning Division

JF:GW:jcr

ND07-06\0308044-ND



GARY L. PRYOR  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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# FINAL

August 3, 2006  
Revised October 12, 2006

### CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

1. Project Number(s)/Environmental Log Number/Title:  
  
P02-027, Log No. 03-08-044 – Old San Marcos (Twin Oaks) Schoolhouse
2. Lead agency name and address:  
County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666
3.
  - a. Contact Gail Wright, Project Manager
  - b. Phone number: (858) 694-3003
  - c. E-mail: [gail.wright@sdcounty.ca.gov](mailto:gail.wright@sdcounty.ca.gov).
4. Project location:  
  
The project is located at 236 Deer Springs Road, San Marcos, 92069. It is in the North County Metro community planning group area, the Twin Oaks Sponsor group area and is in the unincorporated area of the County of San Diego  
  
Thomas Brothers Coordinates: Page 1108, Grid H/1
5. Project Applicant name and address:  
  
Goodson Family Trust  
Attn: Karen Tork  
236 Deer Springs Road  
San Marcos, CA 92069
6. General Plan Designation  
Community Plan: North County Metro, Twin Oaks Sponsor group  
Land Use Designation: 17 (Estate Residential)  
Density: 1 du/2, 4 acre(s)

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 2 -

August 3, 2006  
Revised October 12, 2006

7. Zoning  
Use Regulation: A70 Limited Agriculture  
Minimum Lot Size: 4 acre(s)  
Special Area Regulation: None

8. Description of project

The project is a Major Use Permit (pursuant to Section 2705 of the Zoning Ordinance) to allow community events and activities including cultural exhibits, private parties such as weddings, receptions, and public meetings within a property that already includes a restored historic school house. The project is 2.87 acres in size and in addition to the school house, consists of an adjacent covered patio, orchard, parking lot and several farming type outbuildings. No changes to the existing facilities are proposed. The project site is located on 236 Deer Spring Road in the North County Metro Community Planning Group and the Twin Oaks Sponsor group, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Environmentally Constrained Area (ECA), Land Use Designation (17) Estate Residential. Zoning for the site is A70. The site contains an historic school house, originally constructed in 1891 and served as an elementary school, grades K through 8 until 1943, several outbuildings, orchard, parking lot and mature landscaping, all of which will be retained. Access would be provided by a driveway connecting to Deer Springs Road. The project is currently served by an on-site septic system and imported water from the Vallecitos Water District. However, the project will be conditioned to be connected to the public sewer line at Deer Springs Road fronting the property (Vallecitos Water District). No earthwork will be required as no grading, construction or removal of structures is proposed. No off-site improvements are required by the project; however, an Irrevocable Offer of Dedication for real property is required to accommodate the proposed expansion of Deer Springs Road.

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

Lands surrounding the project site are used for agriculture, field crops and orchards. The topography of the project site and adjacent land is relatively flat farm lands. The jurisdiction of San Marcos is located directly to the south. The site is located within one mile of State Route S12, Twin Oaks Valley Road, and approximately 1½ miles west of Interstate 15.

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

<b>Permit Type/Action</b>	<b>Agency</b>
Major Use Permit	County of San Diego

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 3 -

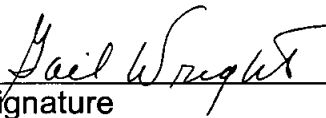
August 3, 2006  
Revised October 12, 2006

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

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> <u>Aesthetics</u>                      | <input type="checkbox"/> <u>Agriculture Resources</u>              | <input type="checkbox"/> <u>Air Quality</u>              |
| <input type="checkbox"/> <u>Biological Resources</u>            | <input checked="" type="checkbox"/> <u>Cultural Resources</u>      | <input type="checkbox"/> <u>Geology &amp; Soils</u>      |
| <input type="checkbox"/> <u>Hazards &amp; Haz. Materials</u>    | <input type="checkbox"/> <u>Hydrology &amp; Water Quality</u>      | <input type="checkbox"/> <u>Land Use &amp; Planning</u>  |
| <input type="checkbox"/> <u>Mineral Resources</u>               | <input checked="" type="checkbox"/> <u>Noise</u>                   | <input type="checkbox"/> <u>Population &amp; Housing</u> |
| <input type="checkbox"/> <u>Public Services</u>                 | <input type="checkbox"/> <u>Recreation</u>                         | <input type="checkbox"/> <u>Transportation/Traffic</u>   |
| <input type="checkbox"/> <u>Utilities &amp; Service Systems</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |  |

**DETERMINATION:** (To be completed by the Lead Agency)  
On the basis of this initial evaluation:

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

  
\_\_\_\_\_  
Signature

August 3, 2006  
\_\_\_\_\_  
Date

Gail Wright  
\_\_\_\_\_  
Printed Name

Land Use/Environmental Planner  
\_\_\_\_\_  
Title

**INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

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

**I. AESTHETICS** -- Would the project:

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

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

Discussion/Explanation:

**No Impact:** Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. Based on a site visit completed by staff on January 22, 2003, the proposed project is not located near or visible from a scenic vista and will not change the composition of an existing scenic vista. The project site is located in the Twin Oaks sponsor group area of north county surrounded by agricultural lands. Therefore, the proposed project will not have any 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?

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

Discussion/Explanation:

**No Impact:** State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. Based on a site visit completed by staff on January 22, 2003, the proposed project is not located near or visible within the same composite viewshed as a State scenic highway and will not change the visual composition of an existing scenic resource within a State scenic highway. 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 project site is surrounded by farms and orchards. In addition, no new construction is proposed to an existing facility. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.



CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 6 -

August 3, 2006  
Revised October 12, 2006

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

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

Discussion/Explanation:

**No Impact:** The proposed project does not propose any visible alterations to the visual environment, including landform modification or construction. The project is a Major Use Permit (pursuant to Section 2705 of the Zoning Ordinance) to allow community events and activities including cultural exhibits, private parties such as weddings, receptions, and public meetings within a property that already includes a restored historic school house. Therefore, the project will not alter the existing visual character or quality of the project site and surrounding area.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project will use outdoor lighting. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 59.101-59.115), including the 8-foot Victorian lamp type with 3,100 watt bulbs and shielding requirements per fixture and hours of operation limitations for outdoor lighting.

In addition, the proposed project will control outdoor lighting and sources of glare in the following ways:

1. The project will not install outdoor lighting that directly illuminates neighboring properties.
2. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.
3. The project will not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.
4. The project will not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that will be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level

In addition, the project's outdoor lighting is controlled through the Major Use Permit, which further limits outdoor lighting through strict controls. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensures that the project will not create a significant new source of substantial light or glare.

**II. AGRICULTURE RESOURCES** -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site has land designated as Farm Land of Local and Statewide Importance. As a result, the proposed project was reviewed by staff and was determined not to have significant adverse project or cumulative level impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use for the following reasons: Because the site is already developed as a community use facility

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 8 -

August 3, 2006  
Revised October 12, 2006

having existing structures. In addition, the project does not propose any additional construction or change to its existing use. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site is zoned A70-Limited Agriculture, which is considered to be an agricultural zone. However, the proposed project will not result in a conflict in zoning for agricultural use, because the site is already developed with community use facilities and is a permitted use in A70 zones and will not create a conflict with existing zoning for agricultural use. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site and surrounding area within radius of three miles have land designated as A70. As a result, the proposed project was reviewed by staff and was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance to a non-agricultural use for the following reasons: The project is an existing facility, and no new development is proposed. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 9 -

August 3, 2006  
Revised October 12, 2006

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

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

Discussion/Explanation:

**No Impact:** Operation of the project will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. Therefore, the project will not conflict or obstruct with the implementation of the RAQS nor the SIP on a project or cumulative level.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the county have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

**Less Than Significant Impact:** The project proposes a Major Use Permit to allow existing facilities to be used for community activities. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures.

Emissions from the construction phase would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook section 6.2 and 6.3. In addition, the vehicle trips generated from the project will result in 146 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants. As such, the project will not 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)?

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

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O<sub>3</sub>). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM<sub>10</sub>) under the CAAQS. O<sub>3</sub> is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM<sub>10</sub> in both urban and rural areas include: 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.

**Less Than Significant Impact:** Air quality emissions associated with the project include emissions of PM<sub>10</sub>, NO<sub>x</sub> and VOCs from construction/grading activities, and VOCs as the result of increase of traffic from operations at the facility. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM<sub>10</sub> and VOC emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. The vehicle trips generated from the project will result in 146 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 11 -

August 3, 2006  
Revised October 12, 2006

Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM<sub>10</sub>.

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM<sub>10</sub>, or any O<sub>3</sub> precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

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

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

**No Impact:** Based a site visit conducted by staff on January 22, 2003, sensitive receptors have not been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project. Furthermore, no point-source emissions of air pollutants (other than vehicle emissions) are associated with the project. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

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

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 12 -

August 3, 2006  
Revised October 12, 2006

Discussion/Explanation:

**No Impact:** No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

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

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

Discussion/Explanation:

**No Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, it has been determined that the site has been completely disturbed and contains no native vegetation or habitats. Therefore, no species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service would be expected to occur on-site.

- 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 Game or US Fish and Wildlife Service?

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

Discussion/Explanation:

**No Impact:** County Based on a site visit conducted by County staff, it has been determined that the proposed project site does not contain any riparian habitats or other sensitive natural communities as defined by the County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act or any other local or regional plans, policies or regulations. In addition, no riparian or otherwise sensitive habitat has been identified within or adjacent to the area proposed for off-site impacts resulting from road improvements, utility extensions, etc. Therefore, the project is not expected to have direct or indirect impacts from development on any riparian habitat or other sensitive natural community.

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 13 -

August 3, 2006  
Revised October 12, 2006

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

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

Discussion/Explanation:

**No Impact:** County staff conducted a site visit and determined that the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act in which the Army Corps of Engineers maintains jurisdiction over.

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

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

Discussion/Explanation:

**No Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a site visit by County Staff, it has been determined that the site has been completely disturbed and contains no native vegetation or habitats. Therefore, impedance of the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impedance of the use of native wildlife nursery sites would not be expected as a result of the proposed project.

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

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



## Discussion/Explanation:

Refer to the attached Ordinance Compliance Checklist dated June 1, 2006 for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP) Special Area Management Plans (SAMP) or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

**V. CULTURAL RESOURCES** -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

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

## Discussion/Explanation:

**Potentially Significant Unless Mitigation Incorporated:** Based on an analysis of records by County of San Diego staff archaeologist, Gail Wright, it has been determined that there is one historical resource within the project site. This resource includes the Old San Marcos Schoolhouse, which has been restored and is an important cultural, historic and educational facility serving the Twin Oaks Valley and San Marcos area. The schoolhouse was constructed in 1891 and served as an elementary school, grades K through 8, until 1943. An historical resources report titled, "Twin Oaks Memories", dated 2001, and prepared by Edith Bagwell Hughes, evaluated the significance of the historical resources for the Twin Oaks community. These resources are protected because, as a condition of approval of the proposed Major Use Permit, the property owner must submit an application for Historic Landmarking to the County Historic Site Board for review and recommendation. The current project does not propose to alter the existing restored schoolhouse in any way. Because of the mitigation requirement to landmark the historic structure, it has been determined that the project will be protected pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. Moreover, because the significant historic resources are completely protected and will not be modified, the project will not contribute to a potentially significant cumulative impact on historical resources.

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

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 15 -

August 3, 2006  
Revised October 12, 2006

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

Discussion/Explanation:

**No Impact:** Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Gail Wright on January 22, 2003, it has been determined that the project site does not contain any archaeological resources.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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

Discussion/Explanation:

**Less Than Significant Impact:** Unique Paleontological Resources - A review of the paleontological maps provided by the San Diego Museum of Natural History, combined with available data on San Diego County's geologic formations indicates that the project is located on geological formations that have low resource potential. Low resource potential is assigned to geologic formations that, based on their relative young age and/or high-energy depositional history, are judged unlikely to produce important fossil remains. Typically, low sensitivity formations produce invertebrate fossil remains in low abundance, which are not considered highly sensitive.

In addition, the project does not propose any grading that will exceed a cut depth of 10 feet. (The project does not propose any grading or construction.) The minimum graded cut depth of 10 feet is the approximate depth at which bedrock is unweathered and is the depth at which unique paleontological resources can typically begin to be found. This excavation guideline is based on professional opinions of paleontological experts from the San Diego Natural History Museum and discussions with City and County of San Diego staff. Therefore, the project will not result in the permanent loss of significant paleontological information. Moreover, the project will not contribute to a cumulatively considerable loss of information, because all projects that exceed a cut depth of 10 feet and will disturb the unweathered bedrock in the areas with high or moderate resource potential are required to have a paleontological monitor present during grading operations.

Unique Geologic Features – The site does contain any unique geologic features that have been catalogued within the Conservation Element (Part X) of the County's General Plan or support any known geologic characteristics that have the potential to support

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 16 -

August 3, 2006  
Revised October 12, 2006

unique geologic features. Additionally, based on a site visit by staff on staff, no known unique geologic features were identified on the property or in the immediate vicinity.

d) Disturb any human remains, including those interred outside of formal cemeteries?

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

Discussion/Explanation:

**No Impact:** Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Gail Wright, on January 22, 2003, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

**VI. GEOLOGY AND SOILS** -- Would the project:

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

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

Discussion/Explanation:

**No Impact:** 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 within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

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

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 17 -

August 3, 2006  
Revised October 12, 2006

Discussion/Explanation:

**No Impact:** The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. In addition, the project will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

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

Discussion/Explanation:

**No Impact:** The geology of the project site is identified as Quarternary Alluvium. This geologic environment is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be no impact from the exposure of people to adverse effects from a known area susceptible to ground failure.

iv. Landslides?

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

Discussion/Explanation:

**No Impact:** The site is not located within a landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity.

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 18 -

August 3, 2006  
Revised October 12, 2006

b) Result in substantial soil erosion or the loss of topsoil?

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

Discussion/Explanation:

**Less Than Significant Impact:** According to the Soil Survey of San Diego County, the soils on-site are identified as VaB, Visalia sandy loam, that has a soil erodibility rating of "moderate" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.
- The project has prepared a Storm water Management Plan for minor projects dated December 18, 2002, prepared by Eric Kallen, Senior Planner.
- The project involves no grading.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

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

## Discussion/Explanation:

**No Impact:** The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. On a site visit conducted by staff on January 22, 2003, no geological formations or features were noted that would produce unstable geological conditions as a result of the project. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

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

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

## Discussion/Explanation:

**Less Than Significant Impact:** The project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are VaB, Visalia sandy loam. However, the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create 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?

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

## Discussion/Explanation:

**Less Than Significant Impact:** The project is currently using on-site wastewater systems (OSWS), also known as septic systems. The project involves an existing OSWS. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards. However, as a condition of approval of this Major Use Permit, the applicant must hook up to the Vallecitos water main that serves the community and runs along the right of way on Deer Springs Road adjacent to the project.

**VII. 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?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

Discussion/Explanation:

**No Impact:** The project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.

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

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

Discussion/Explanation:

**No Impact:** The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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

Discussion/Explanation:

**No Impact:** The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

- 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 result in a safety hazard for people residing or working in the project area?

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

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

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

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

Discussion/Explanation:

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.



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

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

Discussion/Explanation:

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

i. OPERATIONAL AREA EMERGENCY PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

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

iii. OIL SPILL CONTINGENCY ELEMENT

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

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

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone.

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

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

Discussion/Explanation:

**No Impact:** The proposed project is completely surrounded by urbanized areas, and/or irrigated lands and there are no adjacent wildland areas. Also, a Fire Service Availability Letter and conditions, dated May 15, 2006, have been received from the San Marcos Fire Protection District. The conditions from the San Marcos Fire Protection District include: 100 feet of clearing around structures. Therefore, based on the location of the project; review of the project by County staff; and through compliance with the San Marcos Fire Protection District's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

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

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

Discussion/Explanation:

**No Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by staff on January 22, 2003, there are none of these uses on adjacent properties. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

a) Violate any waste discharge requirements?

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

Discussion/Explanation:

**No Impact:** The project does not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, the project does not propose any known sources of polluted runoff or land use activities that would require special site design considerations, source control Best Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. 2001-01).

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

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

Discussion/Explanation:

**No Impact:** The project lies in the Twin Oaks hydrologic subarea, within the Carlsbad hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, portions of this watershed, along the coast of the Pacific Ocean at Buena Vista Lagoon, Escondido Creek, Loma Alta Slough, and San Marcos are impaired for coliform bacteria; Agua Hedionda Lagoon is impaired for coliform bacteria and sedimentation; Buena Vista Lagoon is impaired for coliform bacteria, nutrients, and sedimentation; Loma Alta Slough is impaired for eutrophication and coliform bacteria; San Elijo Lagoon is impaired for eutrophication, coliform bacteria and sedimentation. Constituents of concern in the Carlsbad watershed include coliform bacteria, nutrients, sediment, trace metals, and toxics. However, the project does not propose any known sources of pollutants, or land use activities that might contribute these pollutants.

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?

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 25 -

August 3, 2006  
Revised October 12, 2006

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

Discussion/Explanation:

**No Impact:** The project does not propose any known sources of polluted runoff. In addition the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff off-site.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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

Discussion/Explanation:

**No Impact:** The project will obtain its water supply from the Vallecitos Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

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

## Discussion/Explanation:

**Less Than Significant Impact:** The project proposes a Major Use Permit for various uses of an existing historic school house site. As outlined in the Storm water Management Plan (Minor Project's form) received December 18, 2002 and prepared by Eric Kallen, the project will implement site design measures and source control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. The measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any on-site and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

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

## Discussion/Explanation:

**Less Than Significant Impact:** The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons, based on a Drainage/Flooding Report prepared by Szytel Engineering dated June 2003:

- a. The project is for a Major Use Permit for various uses for an existing historic schoolhouse site and no new development is proposed.
- b. Drainage will be conveyed to natural drainage channels and existing drainage facilities.
- c. The project will not significantly increase water surface elevation in a watercourse.

- d. The project will not significantly increase surface runoff exiting the project site and no impacts to downstream properties are anticipated.

Therefore, the project will not 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. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems and will not significantly increase runoff.

- h) Provide substantial additional sources of polluted runoff?

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

Discussion/Explanation:

**No Impact:** The project does not propose any known additional sources of polluted runoff. In addition, the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff off-site.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

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

## Discussion/Explanation:

**Less Than Significant:** The property is adjacent to Stevenson Creek, Deer Springs Creek, and Twin Oaks Valley Creek. Stevenson Creek flows onto the easterly portion of the subject property, adjacent to Deer Springs Road. However, the project is not proposing to place structures with a potential for human occupation within these areas or affect downstream properties. The existing old school house on-site lies entirely outside of and approximately three feet above the calculated 100-year flood area of the Stevenson Creek.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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

## Discussion/Explanation:

**Less Than Significant Impact:** The property is adjacent to Stevenson Creek, Deer Springs Creek, and Twin Oaks Valley Creek. Stevenson Creek flows onto the easterly portion of the subject property, adjacent to Deer Springs Road. However, the project is not proposing to place structures with a potential for human occupation within these areas or affect downstream properties. The existing old school house on-site lies entirely outside of and approximately three feet above the calculated 100-year flood area of the Stevenson Creek.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

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

## Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 29 -

August 3, 2006  
Revised October 12, 2006

l) Inundation by seiche, tsunami, or mudflow?

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

Discussion/Explanation:

i. SEICHE

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

**No Impact:** The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

**No Impact:** Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**IX. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

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

Discussion/Explanation:

**No Impact:** The project does not propose the introducing new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the 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?

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

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is subject to the Regional Land Use Element Policy 1.6 Environmentally Constrained area (ECA) and General Plan Land Use Designation (17) Estate Residential. The project is consistent with the General Plan because a single-family residential use is anticipated by the (17) Estate Residential Land Use Designation that provides for residential use. The project is subject to the policies of the North County Metro Community Plan. The proposed project is consistent with the policies of the North County Metro Community Plan; this project is located within the Twin Oaks Sponsor Group area. The property is zoned A70, Limited Agriculture which permits Civic Use Types with a Major Use Permit pursuant to The Zoning Ordinance Section 2705; therefore, the proposed project is consistent with plan and zone.

**X. MINERAL RESOURCES** -- Would the project:

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as MRZ-4, which are areas where geologic information does not rule out either the presence or absence of mineral resources. According to geologic maps of the area, the site is underlain by Quaternary alluvium. However, the site is only 2.87 acres and is in a developed area which would preclude the ability to excavate the materials from the site. A mining operation at the project site would create a significant impact to neighboring properties for issues such as noise, air quality, traffic, etc.

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 31 -

August 3, 2006  
Revised October 12, 2006

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

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

Discussion/Explanation:

**No Impact:** The project site is zoned A70, which is not considered to be an Extractive Use Zone (S82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000).

**XI. NOISE** -- Would the project result in:

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

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

Discussion/Explanation:

**Potentially significant Unless Mitigation Incorporated:** The project is a Major Use Permit to allow the operation of a community recreation center and will be occupied by members of the Twin Oaks community for special events on weekends. Based on a site visit completed by staff on January 22, 2003 and as described in the Noise Analysis prepared by Investigative Science and Engineering and dated October 18, 2005, the surrounding area supports agriculture and is occupied by scattered rural residential farms. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons: The project is for a Major Use Permit to use an existing facility for community activities and will only be used on weekends. Traffic noise from Deer Springs Roads will not be an issue for this project since it will be used only on weekends. To ensure that the potentially significant noise from the facility are controlled, as on-going conditions of the project, the applicant shall comply with the following:

1. Limit the recreational/social events held at the Old San Marcos Schoolhouse to Saturdays and Sundays between the hours of 8:00 a.m. and 10:00 p.m.
2. All personnel, maintenance staff, visitors, and their vehicles shall not be allowed on the premises after 10:00 p.m. or before 7:00 a.m. at any time.

3. Prohibit the permanent installation of exterior noise generating equipment such as air conditioners without a modification of this use permit.
4. Prohibit the use of sound amplifying devices such as a public address system or speakers at any outdoor location on the project site.
5. Limit the total number of participants at these recreational or social events to 150 at any time on the project site.

#### General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Based on a Noise Analysis prepared by Investigative Science and Engineering and dated October 18, 2008 project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

#### Noise Ordinance – Section 36-404

Based on a Noise Analysis prepared by Investigative Science and Engineering and dated October 18, 2006, non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line. The site is zoned A70 that has a one-hour average sound limit of 50 dBA. The adjacent properties are zoned A70 and have one-hour average sound limit of 50 dBA. The Noise Analysis state's the project's noise levels will not exceed County Noise Standards.

#### Noise Ordinance – Section 36-410

Based on a Noise Analysis prepared by Investigative Science and Engineering and dated October 18, 2005, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. No grading or construction is proposed by this project.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 33 -

August 3, 2006  
Revised October 12, 2006

considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

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

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

Discussion/Explanation:

**No Impact:** The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project involves the following permanent noise sources that may increase the ambient noise level: noise generated from weekend events such as wedding receptions. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise

Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels based on a Noise Analysis prepared by Investigative Science and Engineering and dated October 18, 2005. The project will not increase the ambient noise level because no amplification of music or other speakers would be allowed. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project does involve any uses that may create temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to outdoor sound systems. However, as on-going conditions of the project, the applicant shall comply with the following:

1. Limit the recreational/social events held at the Old San Marcos Schoolhouse to Saturdays and Sundays between the hours of 8:00 a.m. and 9:30 p.m.
2. All personnel, maintenance staff, visitors, and their vehicles shall not be allowed on the premises after 10 pm or before 7 am at any time.
3. Prohibit the permanent installation of exterior noise generating equipment such as air conditioners without a modification of this use permit.
4. Prohibit the use of sound amplifying devices such as a public address system or speakers at any outdoor location on the project site.

No grading or construction is proposed for this 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?

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

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related 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?

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

Discussion/Explanation:

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

## **XII. POPULATION AND HOUSING** -- Would the project:

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

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

Discussion/Explanation:

**No Impact:** The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated

conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

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

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

Discussion/Explanation:

**No Impact:** The proposed project will not displace any existing housing since the site is currently used for community activities and no additional construction is proposed.

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

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

Discussion/Explanation:

**No Impact:** The proposed project will not displace a substantial number of people since the site is currently used for community events and this use will continue. The property is not a residential development and no additional construction is proposed.

### **XIII. PUBLIC SERVICES**

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

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

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

## Discussion/Explanation:

**No Impact:** Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: San Marcos Fire Department and Vallecitos Water District. 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 in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will 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.

**XIV. RECREATION**

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

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

## Discussion/Explanation:

**No Impact:** The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

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

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



## Discussion/Explanation:

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

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

## Discussion/Explanation:

**Less Than Significant Impact:**

## DIRECT IMPACTS:

The proposed project generates 146 ADT (weekend only trips). The project's Traffic Impact Analysis, dated November 2005 by Katz, Okitsu, and Associates was reviewed by the Department of Public Works and the project was determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The proposed project would not result in a degradation of the level of service (LOS) of affected roadways. Deer Springs Road (SF 1414) is a Collector Road on the San Diego County Circulation Element of the General Plan with a current LOS D (approximately 10,664 ADT) {threshold of 10,900 ADT for LOS D, based upon existing two-lane road}. The traffic volume from the project (146 ADT) would not result in any impacts, degradation, or threshold increase on Deer Springs Road, because the project will be conditioned to operate only during weekend hours. The project will have no peak hour weekday intersection impacts. Therefore, the project will not have a significant direct project level impact increase in traffic, which is considered substantial in relation to existing traffic load and capacity of the street system.

## CUMULATIVE IMPACTS:

The project will generate 146 off-peak ADTs, which is significantly less than the existing 258 ADTs of the prior use of the schoolhouse. The prior use of the schoolhouse included use of the facilities during the week and weekends for various group activities, which have since been discontinued. In addition, the proposed change in use of the schoolhouse has eliminated peak hour traffic, in that no weekday activities will occur.

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 39 -

August 3, 2006  
Revised October 12, 2006

The resulting changes have reduced the schoolhouse's cumulative impact on the regional traffic system, because fewer trips and no peak hour trips will occur. The County's Traffic Impact Fee (TIF) has been waived for this project.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

Potentially Significant Impact  
Potentially Significant Unless  
Mitigation Incorporated

Less than Significant Impact  
 No Impact

Discussion/Explanation:

### **Less Than Significant Impact**

#### **DIRECT IMPACTS:**

The proposed project generates 146 ADT (weekend only trips). The project's Traffic Impact Analysis, dated November 2005 by Katz, Okitsu, and Associates was reviewed by the Department of Public Works and the project was determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The proposed project would not result in a degradation of the level of service (LOS) of affected roadways. Deer Springs Road (SF 1414) is a Collector Road on the San Diego County Circulation Element of the General Plan with a current LOS D (approximately 10,664 ADT) {threshold of 10,900 ADT for LOS D, based upon existing two-lane road}. The traffic volume from the project (146 ADT) would not result in any impacts, degradation, or threshold increase on Deer Springs Road, because the project will be conditioned to operate only during weekend hours. The project will have no peak hour weekday intersection impacts. Therefore, the project will not have a significant direct project level impact increase in traffic, which is considered substantial in relation to existing traffic load and capacity of the street system.

#### **CUMULATIVE IMPACTS:**

The project will generate 146 off-peak ADTs, which is significantly less than the existing 258 ADTs of the prior use of the schoolhouse. The prior use of the schoolhouse included use of the facilities during the week and weekends for various group activities, which have since been discontinued. In addition, the proposed change in use of the schoolhouse has eliminated peak hour traffic, in that no weekday activities will occur. The resulting changes have reduced the schoolhouse's cumulative impact on the regional traffic system, because fewer trips and no peak hour trips will occur. The County's Traffic Impact Fee (TIF) has been waived for this project.

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 40 -

August 3, 2006  
Revised October 12, 2006

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

Discussion/Explanation:

**No Impact:** The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

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

Discussion/Explanation:

**Less Than Significant:** Safe and adequate sight distance shall be required at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public Road Standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

- e) Result in inadequate emergency access?

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

Discussion/Explanation:

**No Impact:** The proposed project will not result in inadequate emergency access. The San Marcos Fire Department has reviewed the proposed project and has determined that there is adequate emergency fire access. Additionally, roads used to access the proposed project site are up to County standards.

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 41 -

August 3, 2006  
Revised October 12, 2006

f) Result in inadequate parking capacity?

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

Discussion/Explanation:

**Less Than Significant Impact:** The Zoning Ordinance Section 6766 Parking Schedule requires provision for on-site parking spaces based upon the maximum number of persons permitted to occupy the premise. The project description provides an analysis for the total parking requirement for the proposed project. Fifty seven (57) spaces are proposed; this is consistent with the requirements of the Parking Schedule (one space for every four visitors; this project will limit guests to 150). Therefore, the proposed project is providing sufficient on-site parking capacity when considering the type of use and number of employees.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

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

Discussion/Explanation:

**Less Than Significant:** The project does not propose any hazards or barriers for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists.

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves one on-site wastewater system. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 42 -

August 3, 2006  
Revised October 12, 2006

13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH approved the project's OSWS as DEH #VS0688 with the requirement that the project be connected to Vallecitos Water District sewer system, which has approved the hookup to existing sewer lines that front the project property. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

Discussion/Explanation:

**Less Than Significant Impact:** Based on the service availability forms received for the project new wastewater treatment facilities are required. Service availability forms have been provided which indicate services are available to the project from the following agencies/districts: Vallecitos Water District. Pursuant to the Vallecitos service availability form, the following new wastewater treatment facilities must be constructed as a part of the project. The new expanded facilities include the connection to the 8-inch sewer main available along Deer Spring Road fronting the property that is available for service. However, as outlined in this Environmental Analysis Form Section I-XVII, the new facilities will not result in adverse physical effect on the environment.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 43 -

August 3, 2006  
Revised October 12, 2006

Discussion/Explanation:

**No Impact:** The project does not include new or expanded storm water drainage facilities. Moreover, the project does not involve any landform modification or require any source, treatment or structural Best Management Practices for storm water. Therefore, the project will not require any construction of new or expanded facilities, 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?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project requires water service from the Vallecitos Water District. A Service Availability Letter from the Vallecitos Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project requires wastewater service from the Vallecitos Water District., although the project is currently on a septic system. A Service Availability Letter from the Vallecitos Water District has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 44 -

August 3, 2006  
Revised October 12, 2006

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

Discussion/Explanation:

**Less Than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

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

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

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 45 -

August 3, 2006  
Revised October 12, 2006

of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

Discussion/Explanation:

Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly Cultural Resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes the condition that the property owner must submit an application for Historic Landmarking to the County Historic Site Board for review and recommendation. The current project does not propose to alter the existing restored schoolhouse in any way. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

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

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:



PROJECT NAME	PERMIT/MAP NUMBER
SP 04-006	Merriam Mountain Development
TPM 20846	Pizzuto 3-lot split
P02-019	T.E.R.I Project
P05-003	Solar View
P03-003	Pine Valley Community Church

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to **traffic**. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes payment of the Traffic Impact Fee (TIF) . As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined to not meet this Mandatory Finding of Significance.

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

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

Discussion/Explanation:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following: **noise**. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes the following:

- Limit the recreational/social events held at the Old San Marcos Schoolhouse to Saturdays and Sundays between the hours of 8:00 a.m. and 10:00 p.m.
- All personnel, maintenance staff, visitors, and their vehicles shall not be allowed on the premises after 10:00 p.m. or before 7:00 a.m. at any time.
- Prohibit the permanent installation of exterior noise generating equipment such as air conditioners without a modification of this use permit.

CEQA Initial Study,  
P02-027, Log No. 03-08-044

- 47 -

August 3, 2006  
Revised October 12, 2006

- Prohibit the use of sound amplifying devices such as a public address system or speakers at any outdoor location on the project site.
- Limit the total number of participants at these recreational or social events to 150 at any time on the project site.

As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

## XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

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

### AESTHETICS

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

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

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

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

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

County of San Diego, General Plan, Scenic Highway Element VI and Scenic Highway Program. ([ceres.ca.gov](http://ceres.ca.gov))

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

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

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

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

Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000  
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- 51 -

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

**FOR PURPOSES OF CONSIDERATION OF  
Old San Marcos School House, P 02-027, Log No. 03-08-044**

**August 3, 2006**

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

Discussion:

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

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

Discussion:

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

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

Discussion:

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

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

The wetland and wetland buffer regulations (Article IV, Sections 1 & 2) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

**Wetland and Wetland Buffers:**

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

**Floodways and Floodplain Fringe:**

*The project is in compliance. The project is adjacent to the Stevenson Creek floodway/floodplain fringe area, but there are no proposals for any offsite uses or improvements that need compliance with the Resource Protection Ordinance.*

The property is adjacent to Stevenson Creek, Deer Springs Creek, and Twin Oaks Valley Creek. Stevenson Creek flows onto the easterly portion of the subject property, adjacent to Deer Springs Road. However, the project is not proposing to place structures with a potential for human occupation within these areas or affect downstream properties. The existing old school house on-site lies entirely outside of and approximately three feet above the calculated 100-year flood area of the Stevenson Creek.

**Steep Slopes:**

This parcel is relatively flat with minimal slope. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. The project is in conformance with the RPO.



**Sensitive Habitats:**

No sensitive habitat lands were identified on the site as determined on a site visit conducted by staff on 1/22/2003. Therefore, it has been found that the proposed project complies with Article IV, Item 6 of the Resource Protection Ordinance.

**Significant Prehistoric and Historic Sites:**

The property has been surveyed by a the San Marcos Historical Society and it has been determined there is one site. Testing and other investigation determined the historical site meets the definition of a significant site set forth in the Resource Protection Ordinance. The project complies with the Resource Protection Ordinance because the site will be preserved in place for future scientific research. In addition, the project will be conditioned to require that the property owner submit an application to the County of San Diego Historic Site Board for historic landmarking, which will protect the historic site.

**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 Management Plan (Minor Project's Form) for this project is complete and in compliance with the Watershed Protection Ordinance (WPO).*

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

YES

NO

NOT APPLICABLE

Discussion:

Even though the proposal could generate potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

As on-going conditions of the project, the applicant shall comply with the following:

1. Limit the recreational/social events held at the Old San Marcos Schoolhouse to Saturdays and Sundays between the hours of 8 am and 9:30 pm.
2. All personnel, maintenance staff, visitors, and their vehicles shall not be allowed on the premises after 10 pm or before 7 am at any time.

3. Prohibit the permanent installation of exterior noise generating equipment such as air conditioners without a modification of this use permit.
4. Prohibit the use of sound amplifying devices such as a public address system or speakers at any outdoor location on the project site.
5. Limit the total number of participants at these recreational or social events to 150 at any time on the project site.

**NOTE: OTHER POLICIES/ORDINANCES – None**

## **Attachment D – Environmental Findings**

**OLD SAN MARCOS SCHOOLHOUSE EVENT CENTER  
MAJOR USE PERMIT MODIFICATION  
PERMIT NO.: PDS2019-MUP-02-027W1  
ENVIRONMENTAL LOG: PDS2019-ER-03-08-044A**

**ENVIRONMENTAL FINDINGS**

January 24, 2025

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2019-ER-03-08-044A was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Mitigated Negative Declaration dated revised October 12, 2006 that there is no substantial increase in the severity of previously identified impacts, and that no new information of substantial importance has become available since the Mitigated Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated January 24, 2025.

2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. 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 E – Public Documentation**



GOLDEN DOOR®

December 18, 2024

Sean Oberbaur  
Project Manager  
County of San Diego Planning and Development Services  
5510 Overland Avenue, Suite 210  
San Diego, CA 92123

**Re: Old San Marcos Schoolhouse Event Center, 236 Deer Springs Road, San Marcos**

Dear Mr. Oberbaur:

Golden Door is a nationally acclaimed health and wellness spa located at 777 Deer Springs Road in San Marcos, which adjoins Trademark Venues' wedding business located at 236 Deer Springs Road. Trademark Venues has been a good neighbor, and we view the Old Schoolhouse located on its property to be a benefit to the community. Golden Door understands that Trademark Venues will be expanding its kitchen operations modestly by approximately 1000 square feet next to the Old Schoolhouse. Golden Door supports Trademark Venues' planned expansion.

Regards,

Kathy Van Ness  
Golden Door

Friday, December 20, 2024 at 10:11:41 Pacific Standard Time

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**Subject:** FW: Neighbor support for Twin Oaks School House upgrade plans  
**Date:** Friday, December 20, 2024 at 10:11:40 AM Pacific Standard Time  
**From:** Kelly O'Donnell  
**Attachments:** image001.png, image001.png

To whom it may concern,

I am the next-door neighbor and owner of Deer Springs Equestrian Center and Deer Springs Feed and Supply and my 21 acre property runs alongside the Twin Oaks school House located at 236 Deer Springs Rd., San Marcos.

It has been my experience that the owner operator Mrs. Sherman and her team at the Twin Oaks school house continue to be a positive reflection on the neighborhood as well as an exceptional neighbor. I look forward to a continued good relationship over the years to come and the other benefits that can come from the continued restoration and enhancements that are proposed at the location.

Therefore, I am in favor of the current project request.

Barton H. Boll  
BHB Ventures  
6748 Calle Ponte Bella  
Rancho Santa Fe, CA 92091  
858-583-4630



December 15, 2024

To whom it may concern at the County of San Diego

This letter is to offer my support of the improvement project at 236 Deer Springs Rd., San Marcos 92069 otherwise known as the Old Twin Oaks School House.

I have been a neighbor approximately half a mile to Mrs. Sherman and her school house for over 20 years. I believe that the school house venue is a benefit to the community. It continues to be beautifully restored and maintained. Any improvements would just further their ability to benefit the community as a beautiful place of gathering.

I offer my support of the project.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Liz Bolton". The signature is fluid and cursive, with the first name "Liz" and last name "Bolton" clearly distinguishable.

Liz Bolton  
Liz Bolton Stables  
858-229-9691  
2635 N Twin Oaks Valley Rd  
San Marcos, CA 92069





County of San Diego, Planning & Development Services  
**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT REVIEW**  
ZONING DIVISION

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Record ID(s): \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Manager: \_\_\_\_\_

Project Manager's Phone: \_\_\_\_\_

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



**COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION**  
**ZONING DIVISION**

Record ID(s): \_\_\_\_\_

Project Name: \_\_\_\_\_

Planning/Sponsor Group: \_\_\_\_\_

Results of Planning/Sponsor Group Review

Meeting Date: \_\_\_\_\_

**A. Comments made by the group on the proposed project.**

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

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

- MOTION:**
- Approve without conditions
  - Approve with recommended conditions
  - Deny
  - Continue

**VOTE:** \_\_\_\_\_ **Yes** \_\_\_\_\_ **No** \_\_\_\_\_ **Abstain** \_\_\_\_\_ **Vacant/Absent**

**C. Recommended conditions of approval:**

Reported by: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_

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



**Attachment F – 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) PDS 2019-MUP-02-027W1

Assessor's Parcel Number(s) 182-073-04-00

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.

236 Deer Springs Road, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Karen A. Sherman 95%  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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."

[Handwritten Signature]  
Signature of Applicant

Karen A. Sherman  
Print Name

1/10/19  
Date

---- OFFICIAL USE ONLY ----  
**SDC PDS RCVD 01-15-19**  
**MUP02-027W1**

